

# **SITE ANALYSIS REPORT**

**FOR**

**PLAZA DE LUNA  
LOCATED AT  
5341 NORTH LA CHOLLA BOULEVARD**

**TUCSON, ARIZONA 85705**

Within  
Section 16, T13S, R13E  
Pima County, Arizona

**P19RZ00008**

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## PREFACE

This report summarizes the site inventory and analysis for the subject property located in Pima County at 5341 North La Cholla Boulevard. The purpose of the study is to identify factors directly or indirectly influencing the rezoning of the property to the proposed level. The 1.74-acre project site is assessor parcel number 101-13-015N, which currently is zoned SH (Suburban Homestead Zone). The proposal is to rezone the project site to CB-2 (General Business Zone) for restaurant (coffee shop and tap room), hair salon, eye brow services, massage, physical therapy, and dance activities uses

The following Site Analysis Report and Preliminary Development Plan were prepared in accordance with Pima County Zoning, Chapter 18.91: Rezoning Procedures. The Site Analysis and Preliminary Development Plan sections address the required written and graphic information as specified in Chapter 18.91.03 and the Pima County Planning and Development Services Site Analysis Requirements (dated October 17, 2017).

This Site Analysis Report was compiled based on information found on Pima County websites, site visits, hydrologic and topographic analyses, aerial photography, and discussions with staff of various Pima County departments. Sound engineering and planning practices were used to develop the Preliminary Development Plan based on existing constraints and opportunities of the site.

This report was compiled by Jeffrey A. Stanley, P.E., of JAS Engineering (PO Box 1888, Tucson, Arizona 85702, (520) 390-7920, [stanley19263@msn.com](mailto:stanley19263@msn.com)).

# **PART I SITE INVENTORY**

## **I-A. EXISTING LAND USES**

### **1. Location and Regional Context**

Exhibit I-A.1 shows the site location in a regional context. The property is:

- Located in within unincorporated Pima County, Arizona.
- Parcel 101-13-015N
- Located within Section 16, T13S, R13E

### **2. Existing Onsite Land Uses**

- a. The 1.74-acre rezoning district is currently undeveloped.
- b. There is a Drainage Easement and a Drainage and Recreation Easement across the site. There are also blanket easements for Electrical Facilities, Right-of-Entry, and Recreation on the site, which can be seen on Exhibit I-A.2b.
- c. Comprehensive Plan.
  - The site is located within the Catalina Foothills Planning Area as shown on the Pima County Comprehensive Plan.
  - The Plan designation for the subject property is Neighborhood Activity Center (NAC). There is also some Resource Sensitive (RS) area on the portion of the site that is within the Rillito River, which will not be developed.
  - The property is subject to Special Area Policies S-20 (Urban Floodplain) and S-18B (Floodplain Management).
  - The site is subject to a Flood Control Resource Area.
  - Exhibit I-A.2c, 4e shows the planned land use for the site and nearby area.
  - Growth Area – Flowing Wells Focused Development Investment Area

### **3. Aerial Photograph**

Exhibit I-A.3 is an aerial photograph showing the subject property and surrounding properties within a 600-foot radius of the site.

### **4. Existing Zoning and Land Uses within a One-Quarter Mile Radius**

The properties within one-quarter mile are depicted on two exhibits. Exhibit I-A.4a depicts the zoning and Exhibit I-A.4b shows the land use.

- a. Existing On-site and Offsite Zoning
  - The rezoning district is zoned SH
  - The project is not subject to any overlay zones

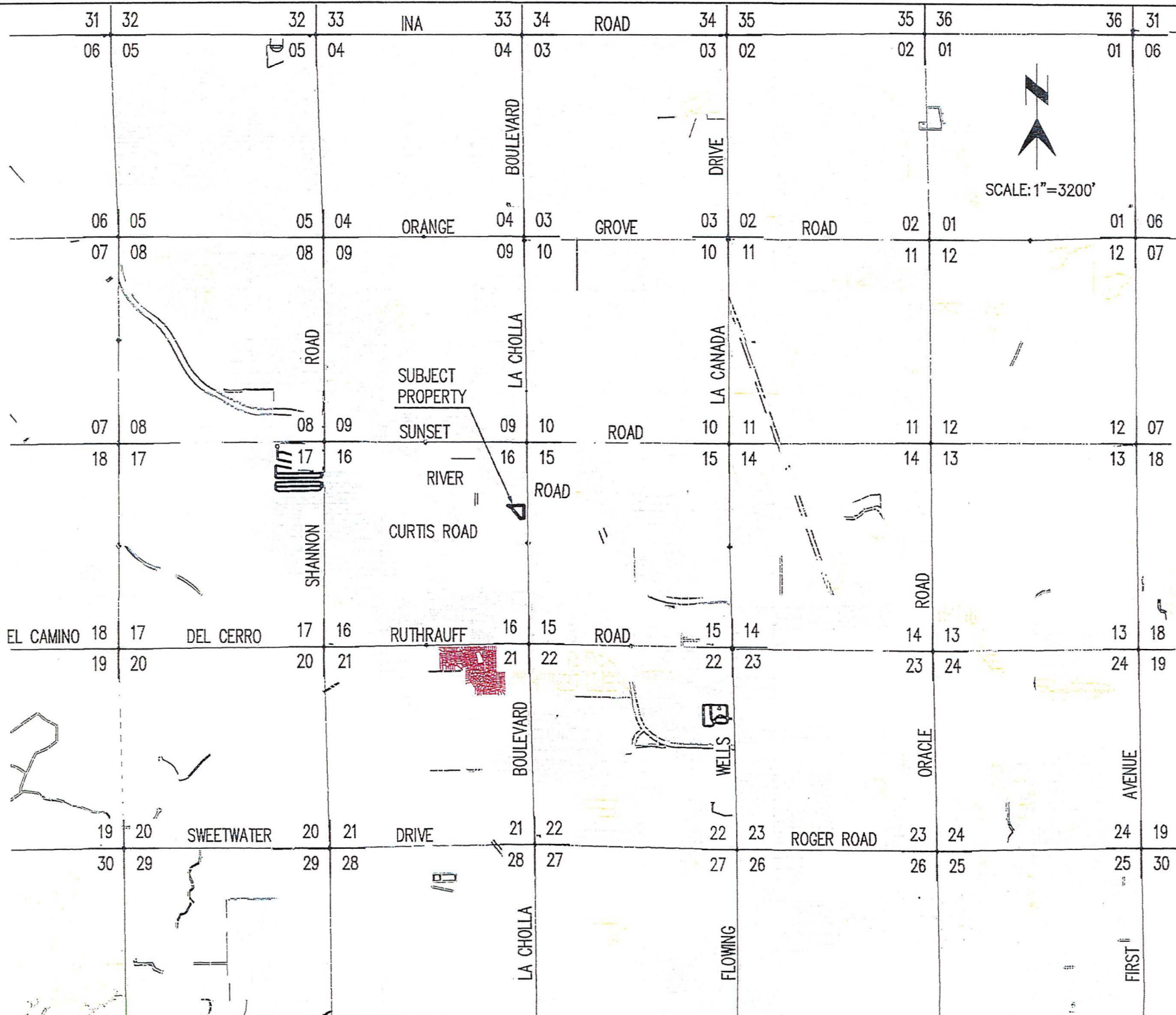
- b. Exhibit I-A.4b shows nearby existing land uses including residential uses with associated density as well as commercial businesses. Commercial uses currently exist in each quadrant of the River Road and La Cholla Boulevard intersection as well as south of the site on the east side of La Cholla Boulevard. A Pima County recreation facility is located south of the site in the northwest corner of the La Cholla Boulevard/Curtis road intersection. Residential uses are located farther east and west of the commercial developments at River Road and La Cholla Boulevard.
- c. Most of the residential structures that are within a ¼ mile radius are more than one story.
- d. The project is not subject to another rezoning case.
- e. Comprehensive Plan designations are included on Exhibit I-A.2c, 4e.



101-13-015N  
1.74 AC  
SEC 16 T13S R13E

**EXHIBIT I-A.1**  
**REGIONAL**  
**LOCATION MAP**

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SCALE: 1"=150'

LA CHOLLA BOULEVARD

RIVER ROAD

SUBJECT  
PROPERTY

DRAINAGE AND RECREATION EASEMENT  
DKT 10636 PG 1948

RILLITO RIVER & DRAINAGEWAY

DRAINAGE EASEMENT  
DKT 6532 PG 971

**BLANKET EASEMENT**  
ELECTRICAL FACILITIES DKT 176 PG 495  
RIGHT-OF-ENTRY DKT 9380 PG 541  
RECREATION DKT 13817 PG 3551

101-13-015N

1.74 AC  
SEC 16 T13S R13E

**EXHIBIT I-A.2b**  
**EASEMENT MAP**

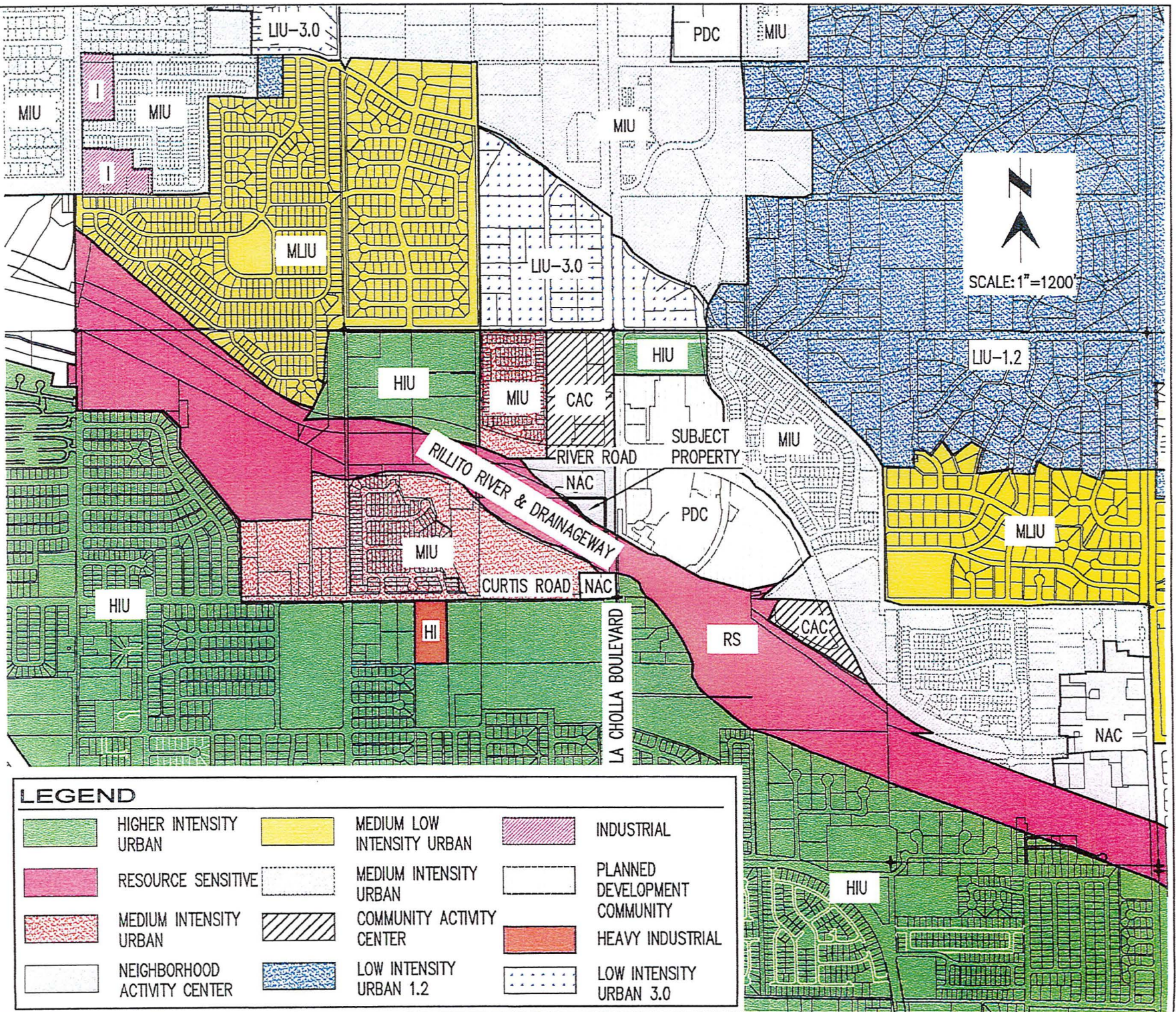
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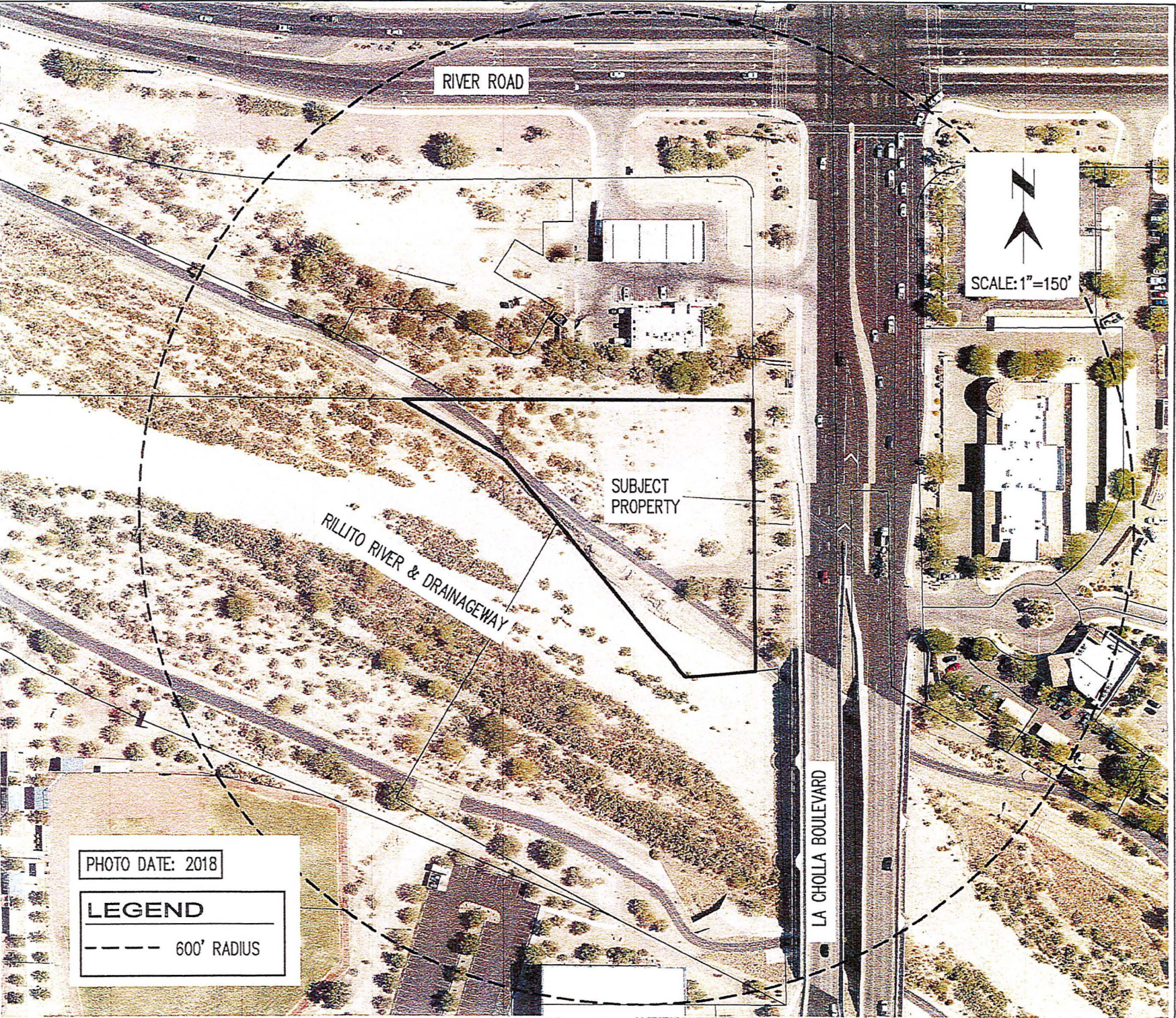
101-13--015N  
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**EXHIBIT I-A.2c4e  
COMPREHENSIVE  
PLAN MAP**

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EXHIBIT I-A.3  
REGIONAL  
AERIAL PHOTO  
MAP

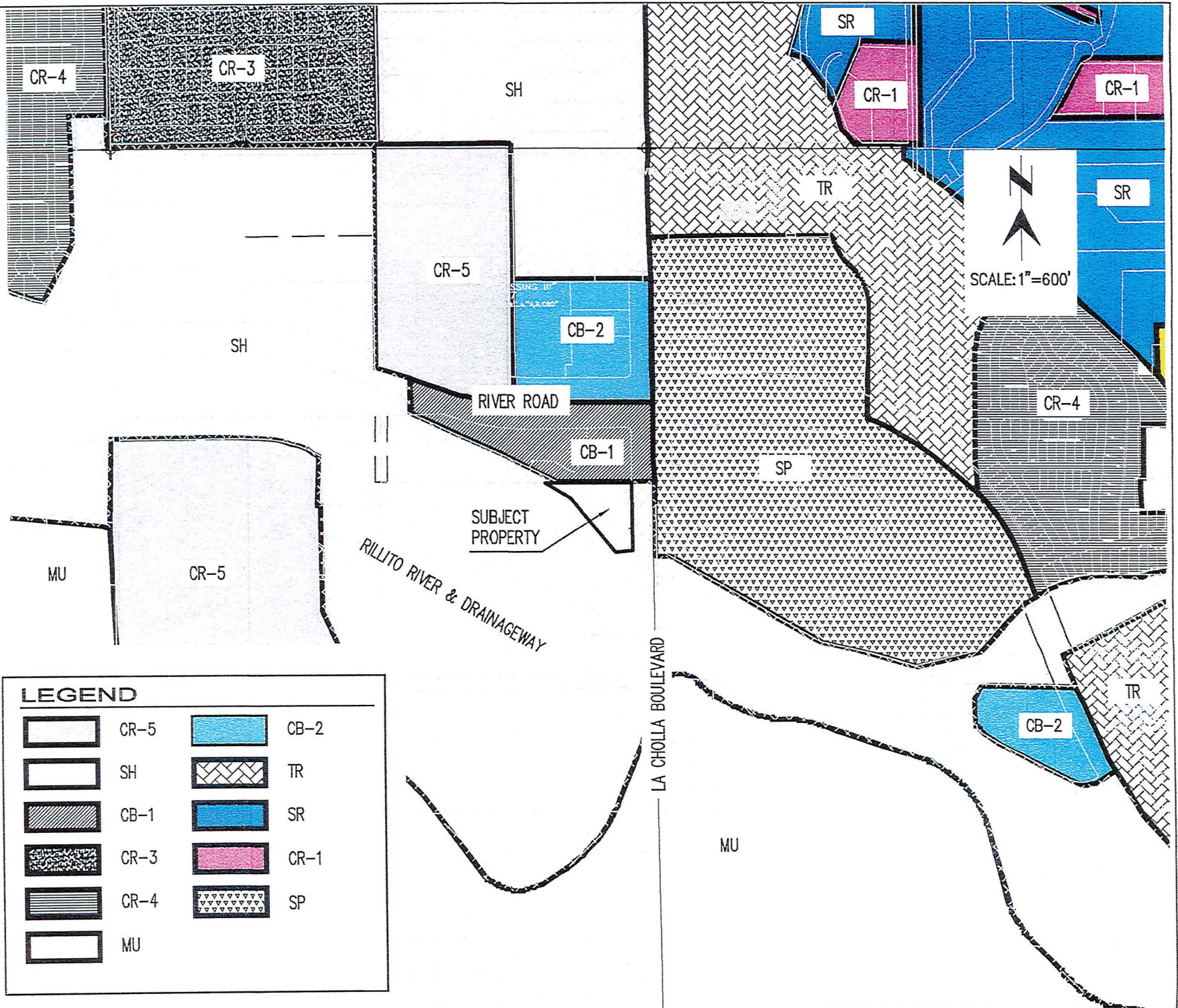
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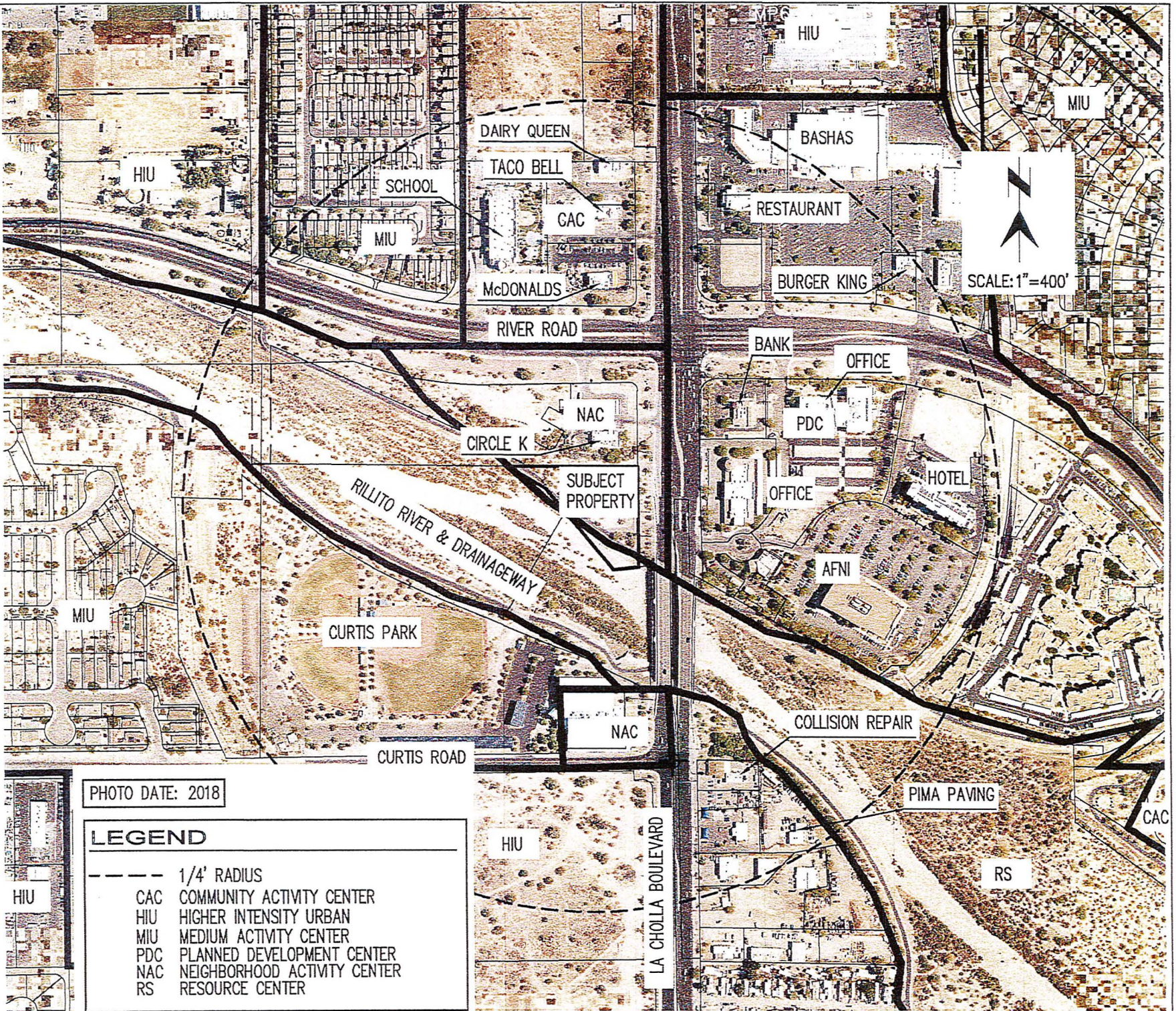
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# EXHIBIT 1-A.4a AREA ZONING MAP

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SEC 16 T13S R13E

# EXHIBIT I-A.4b LAND USE MAP