



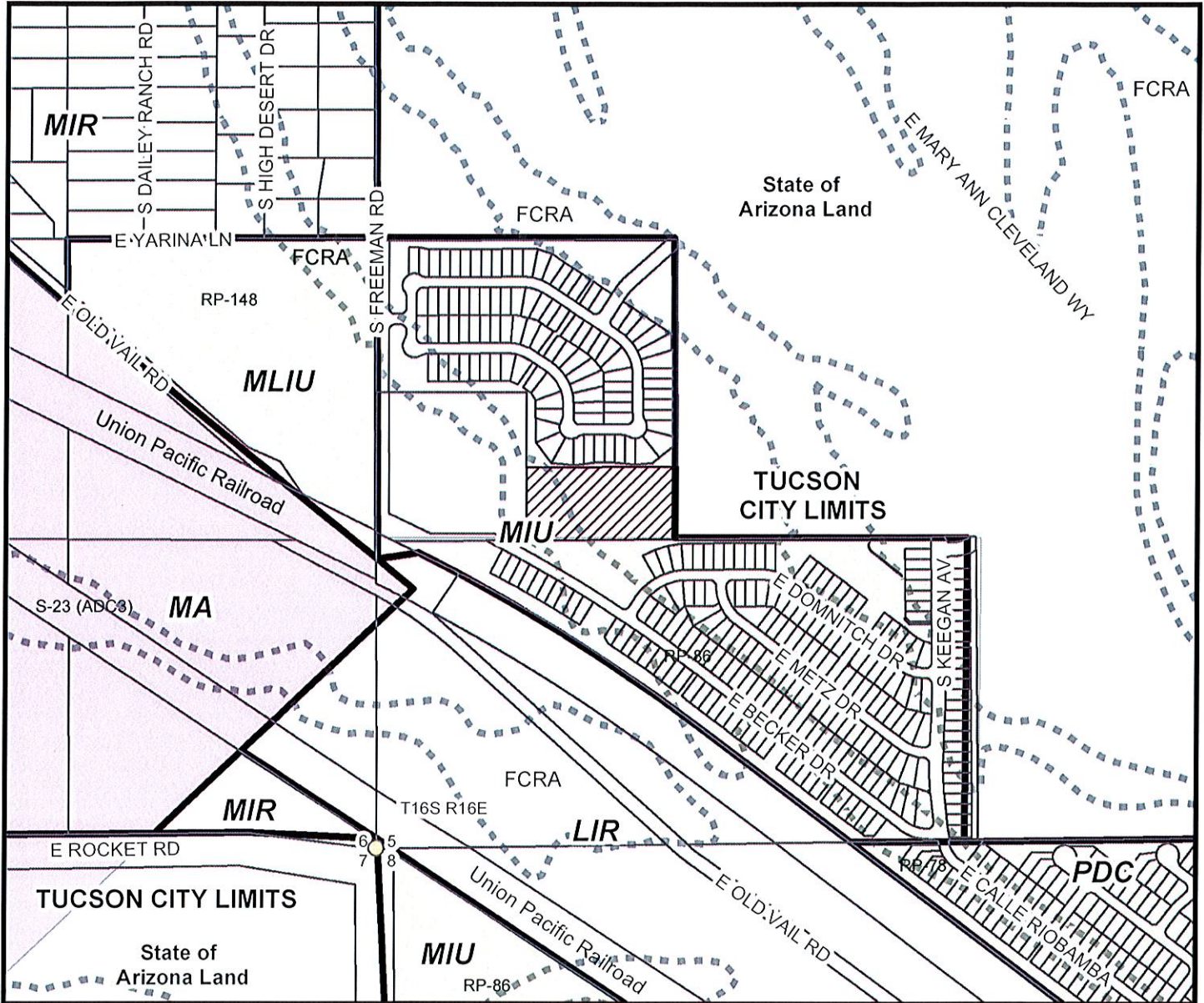
Medium Intensity Urban (MIU)

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

Case #: P20RZ00002
Case Name: BOHLMANN - E. BECKER DRIVE REZONING
Tax Code(s): 305-07-001C

EXHIBIT FOR COMPREHENSIVE PLAN DESIGNATIONS



0 285 570 1,140 Feet

Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

FCRA = Flood Control Resource Areas

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

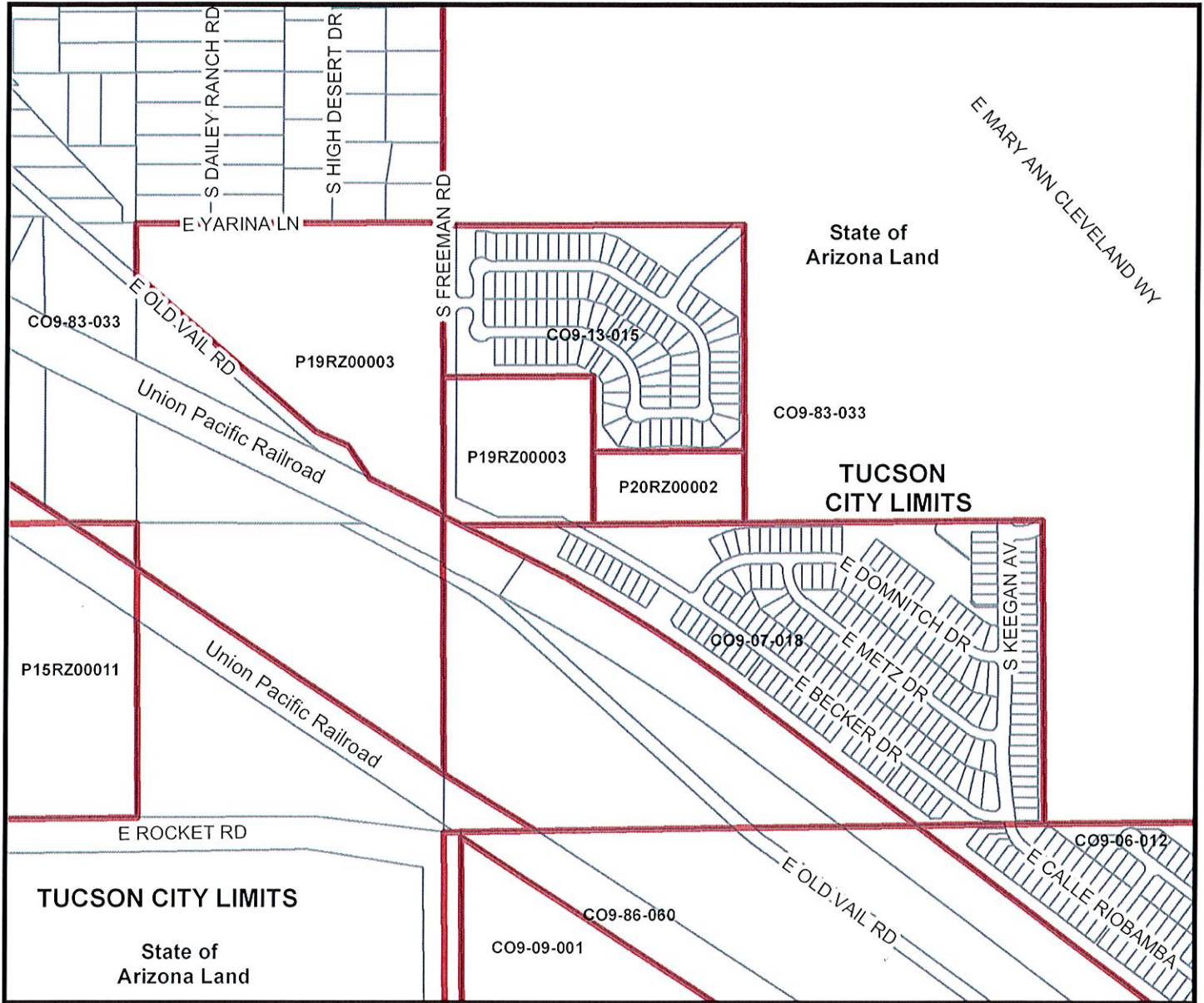
Map Scale: 1:8,000

Map Date: 2/20/2020 - ds



Case #: P20RZ00002
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REZONING HISTORY MAP



0 285 570 1,140 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION



Notes:

Map Scale: 1:8,000

Map Date: 2/20/2020 - ds





MEMORANDUM

Date: March 10, 2020 **Job No:** LHV-03

To: Donna Spicola, Pima County Development Services

From: Lexy Wellott, AICP

Project: P20RZ00002 Bohlmann Rezoning – Neighborhood Meeting Summary

The following provides a brief summary for the neighborhood meeting that was held on March 9, 2020 at Cienega High School for the rezoning of the 5-acre property located at 12010 East Old Vail Road. All property owners within 1,200 feet of the rezoning boundary were invited. None of the notified property owners attended the neighborhood meeting.

Attachment A: Neighbor Notification Packet provides a copy of the notification letter that was sent to neighbors, a map displaying the notified property owners, and the mailing labels that were generated utilizing current publicly available Pima County Assessor information.

Should you have any questions, please do not hesitate to contact me.



February 21, 2020

Dear Neighbor:

On behalf the property owners, you are invited to attend a neighborhood meeting regarding a rezoning proposal for a 5-acre property located at 12010 East Old Vail Road, approximately 0.33 miles southwest of Mary Ann Cleveland Road. This proposal is to rezone the parcel from RH (Rural Homestead Zone) to CR-4 (Mixed-Dwelling Type Zone) zoning for the development of 19 single-family residences with an overall density of 5.2 residences per acre.

The subject property is intended to be an extension of planned subdivisions in the area and will develop in conjunction with neighboring properties which were recently rezoned for 140 homes. The parcel is designated Medium Intensity Urban (MIU) in Pima County's long-range plan, *Pima Prospers*, which guides future growth in Pima County and requires a minimum density of 5 residences per acre. This proposal is in line with the goals and policies of *Pima Prospers*.

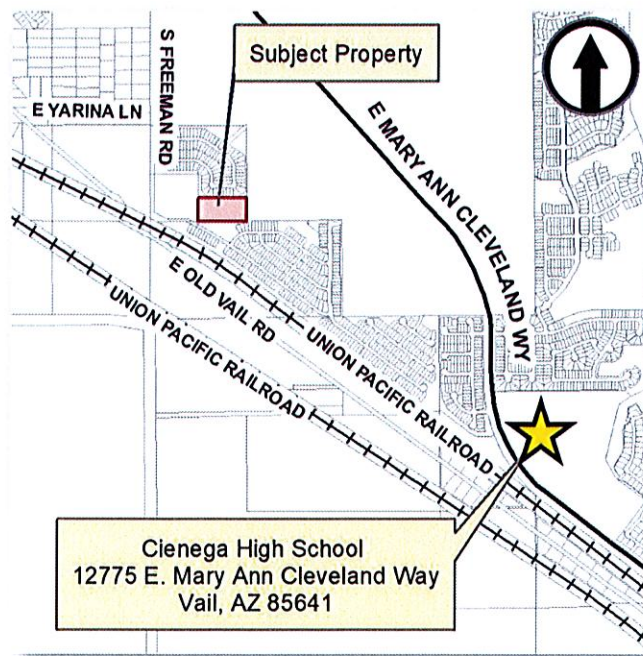
Lot sizes will vary slightly, but the typical lot size will be 45' x 115' (5,175 square feet). The development will consist of one- and two-story residences with maximum building height of 34 feet. The proposed layout features a cluster design to preserve the wash and the natural drainage pattern of the site.

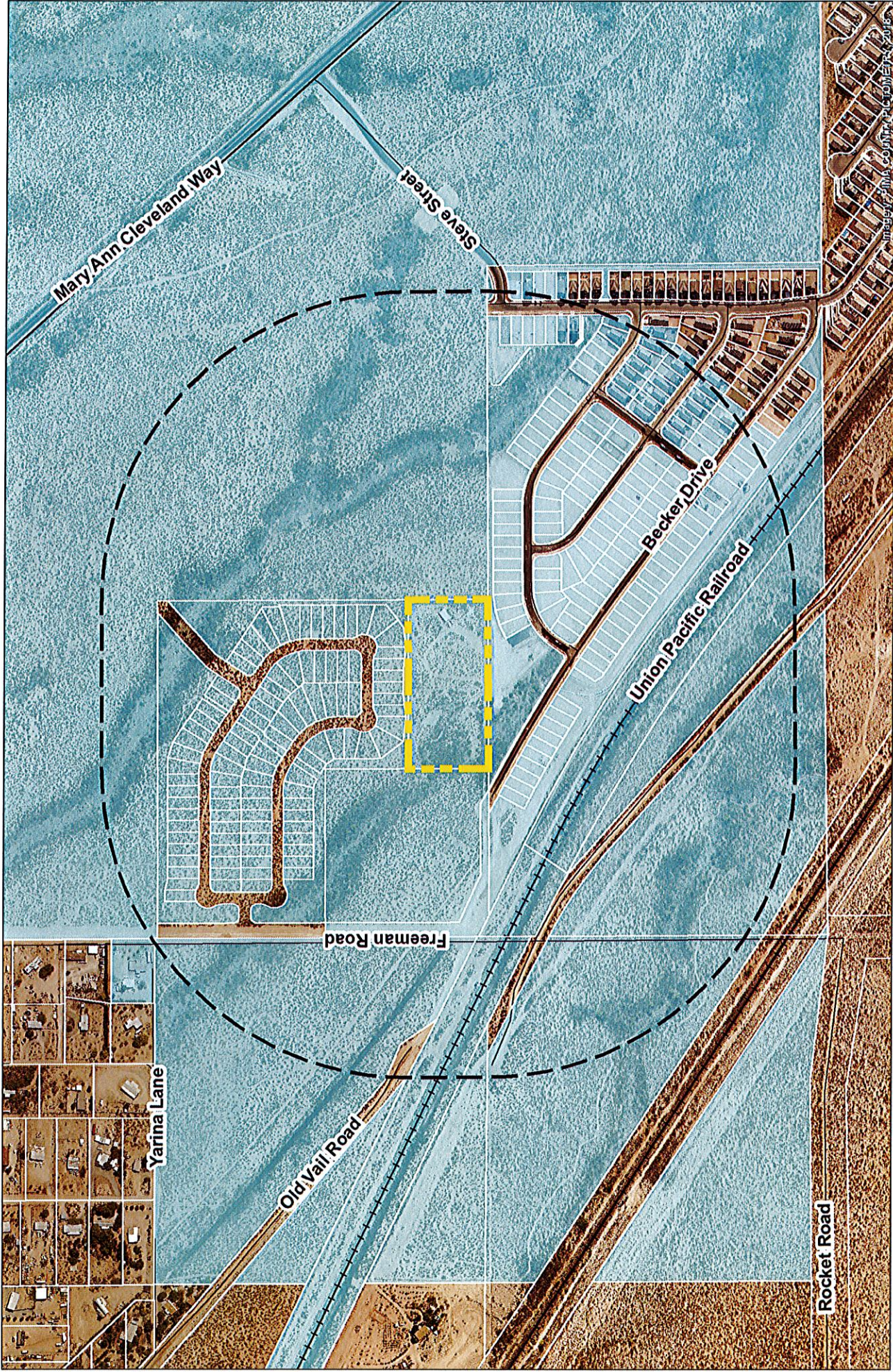
The purpose of this meeting is to present a site plan, project details and rezoning process as well as get your feedback on the proposed site plan.

Please join us:

Monday, March 9th at 5:45 PM
at Cienega High School in Room 628

In the meantime, if you cannot attend the meeting or have any questions prior to the meeting, please contact Lexy Wellott at (520) 623-6146 or llwellott@azplanningcenter.com.





LEGEND

Site Boundary

1200' Radius

Notified Property Owners

Parcels

Project Location:
Township 16S, Range 16E, and Section 05
Acreage: Approx. 5 AC
Parcel ID #s: 305-07-001C



FILE NAME: mailing labels LHV-01.mxd
SOURCE: Pima County GIS, 2018



PIMA COUNTY

DEVELOPMENT SERVICES

201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezonings that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl
 - b. Western burrowing owl
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: _____



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No	<input type="text"/>	<input type="text" value="(Select)"/>
Western burrowing owl	No	<input type="text"/>	<input type="text" value="(Select)"/>
Pima pineapple cactus	No	<input type="text"/>	<input type="text" value="(Select)"/>
Needle-spined pineapple cactus	No	<input type="text"/>	<input type="text" value="(Select)"/>

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

<p>Some files that are uploaded to this site may contain viruses or other malware. We do not believe you will be harmed by any of these files. However, we cannot be held responsible for any damage or loss that may result from using these files. You should scan any files you download with your own virus scanner. We do not warrant the accuracy or completeness of the information on this site. We do not warrant that the information on this site is free of viruses or other malware. We do not warrant that the information on this site is accurate, complete, or up-to-date. We do not warrant that the information on this site is suitable for any particular purpose. We do not warrant that the information on this site is not infringing on any third party's intellectual property rights. We do not warrant that the information on this site is not defamatory, libelous, or otherwise unlawful. We do not warrant that the information on this site is not in violation of any applicable laws or regulations. We do not warrant that the information on this site is not in violation of any applicable privacy policies. We do not warrant that the information on this site is not in violation of any applicable terms of service. We do not warrant that the information on this site is not in violation of any applicable laws or regulations. We do not warrant that the information on this site is not in violation of any applicable privacy policies. We do not warrant that the information on this site is not in violation of any applicable terms of service.</p>	
<p>Form Results</p>	
Disregard	<p>***>>> DISREGARD The message above the Form Results ROW <<<***</p>
Note about attachments	<p>***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***</p>
Owner Name	<p>Scott and Cynthia Bohlmann c/o Steve Lenihan and Duff Hearon</p>
Owner Address	<p>1810 East Calle del Vaso</p>
Owner City	<p>Oro Valley</p>
Owner State	<p>AZ</p>
Owner Zipcode	<p>85737</p>
Owner Phone	<p>520-271-2284</p>
Owner_Email	<p>steve@lenihanlaw.net</p>
Applicant Name	<p>The Planning Center c/o Lexy Wellott</p>
Applicant Address	<p>2 East Congress Street, Suite 600</p>
Applicant City	<p>Tucson</p>
Applicant State	<p>AZ</p>
Applicant Zipcode	<p>85701</p>
Applicant Phone	<p>520-623-6146</p>
Applicant_Email	<p>lwellott@azplanningcenter.com</p>
Property Address	<p>2 E Congress Suite 600</p>
Property Parcel Number	<p>305-07-001C</p>
Property Acreage	<p>5</p>
Property Present Zone	<p>RH</p>
Property Proposed Zone	<p>CR-4</p>
Policies	<p>N/A</p>
FTP-Link	

Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	04-Feb-2020
More Information about this submission and submitter	
Submission ID	11349348
Date & Time	4th Feb 2020 11:32 AM
Form Location	https://web1.pima.gov/applications/rezoning/
IP Address	68.14.243.58
Browser info	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/79.0.3945.130 Safari/537.36
Predicted Country	--

may be used should the required recreation area not be feasible onsite. Any recreation or common areas provided onsite will be maintained by the established Homeowners' Association.

The proposed architectural style will be compatible and complementary to the surrounding architecture and will utilize materials and color palettes consistent with the desert southwest. As previously mentioned, the proposed rezoning will be platted in conjunction with the neighboring properties which were rezoned in 2019 for a 140-lot subdivision (refer to Old Vail Rezoning – P19RZ00003). The approved Old Vail Rezoning preliminary development plan (PDP) may be slightly reconfigured to accommodate access to the proposed rezoning site. *Attachment B: Future Plat Extents* depicts the proposed rezoning layout in context of the preliminary development plans from previous rezoning efforts to illustrate how the proposal fits into the overall area's planned development.

Response to Site Opportunities and Constraints

Drainage – The proposed subdivision will feature areas for detention/retention basins to capture and harvest flows generated onsite as well as those traversing the site. The locations of the drainage basins were selected based on the topography of the site to preserve the integrity of the natural drainage patterns.

Riparian Area – The southwestern corner of the property contains Pima County delineated riparian habitat (Xeroriparian Habitat Class 'C'). With the exception of disturbances associated with the wash crossing and other minimal grading encroachments, the existing riparian area will largely be preserved in its natural state. Encroachments into the riparian area will be mitigated during the platting process through the establishment of a Riparian Habitat Mitigation Plan if necessary.

Access – As demonstrated on *Attachment C: Site Access*, access will be provided through Vista Del Lago Norte and the Old Vail Rezoning Site via Becker Drive. Additional access will be provided from Mary Ann Cleveland Way through the platted MAC 25 subdivision and Arizona State Land Department north of the subject property via a secured access easement. The MAC 25 subdivision is currently under construction.

Davis Monthan Air Force Base (DMAFB) – The subject property is located entirely outside of the DMAFB Approach Departure Corridor-3 (ADC-3). In preliminary discussions with Kasey Carter from DMAFB 355th Civil Engineering Squadron, no concerns were expressed regarding the proposed rezoning.

School Concurrency – The subject property is located within Vail School District (VSD). As learned through the Old Vail Rezoning (P19RZ00003) process, the schools that would likely serve the subject property are currently operating over-capacity. A meeting was held on January 15, 2020 with Jerry Wood, VSD Facilities Director, John Carruth, VSD Superintendent and The Planning Center to discuss school concurrency. An agreement has been reached between the developer and VSD in which the developer will provide a voluntary rooftop contribution for each lot at the time of home closing. Refer to *Attachment D: Executed Agreement with Vail School District*.

Conformance with Pima Prospers – *Pima Prospers* designates the subject property as Medium Intensity Urban (MIU) which allows for a minimum 5 residences per acre and maximum of 13 residences per acre. The overall proposed density on the subject property is 3.80 residences per acre. Due to the limitations associated with the parcels size and preserving the environmentally sensitive features of the site, such as the wash and site’s natural drainage pattern as well as the xeroriparian habitat, it becomes challenging to satisfy the minimum density requirements as prescribed by *Pima Prospers*. *Pima Prospers* suggests that areas to be preserved as open space (natural and functional), drainage or other “environmental site constraints” may be removed from the gross acreage utilized to calculate density. The total acreage associated “environmental constraints” is approximately 1.35 acres (refer to *Attachment E: Excluded Areas for Density Calculation*). Utilizing this rationale, the proposed overall density is 5.2 and is calculated using the following formula.

$$\text{overall parcel density} = \frac{\text{number of proposed residences}}{\text{gross acreage} - \text{environmentally constrained acreage}}$$

$$\text{overall parcel density} = \frac{19 \text{ residences}}{5 \text{ acres} - 1.35 \text{ acres}}$$

$$\text{overall density} = \frac{19 \text{ residences}}{3.65 \text{ acres}}$$

$$\text{overall density} = 5.2 \text{ residences per acre}$$

Water Service

The subject property is located within the Vail Water Company Obligated Service Area. Vail Water Company has been designated by the State of Arizona Department of Water Resources (AWRD) as having an assured water supply. As demonstrated in *Attachment F: Vail Water Company Will-Serve Letter*, Vail Water Company has indicated that they have an assured water supply to serve the proposed 19-lot subdivision. Indoor and outdoor water conservation measures will be included in the proposed subdivision and will be determined during the platting process.

Sewer Service

Pima County Regional Wastewater Reclamation Department was consulted to determine sewer capacity for the project. The site is tributary to the Agua Nueva Water Reclamation Facility via the Southeast interceptor. Capacity is currently available for this project in the public sewer G-2016-065 downstream from manhole 2506-11 (see *Attachment G: RWRD Wastewater Letter*).

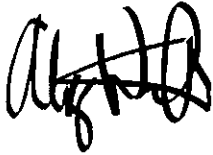
Onsite Vegetation

The subject property is entirely outside of Pima County’s Conservation Land System. Onsite vegetation will be inventoried in accordance with Pima County Code of Ordinances 16.30 Watercourse and Riparian Habitat Protection and Mitigation Requirements and 18.72.010 Native Plant Preservation during the platting process. Inventoried plants found to be in good health and capable of being successfully transplanted will be relocated onsite or mitigated for. Direct transplant from a plant’s original location to final planting area is preferential but not required. In the instance

that direct transplant is not feasible, the use of an irrigated temporary nursery will be utilized until final relocation areas are ready to receive plants.

We thank you for the opportunity to submit this application and your consideration. We are prepared to discuss this further should you have any questions.

Sincerely,
The Planning Center



Lexy Wellott, AICP
Project Manager

Attachments

Attachment A: Preliminary Sketch Plan
Attachment B: Future Plat Extents
Attachment C: Site Access
Attachment D: Executed Agreement with Vail School District
Attachment E: Excluded Areas for Density Calculation
Attachment F: Vail Water Company Will-Serve Letter
Attachment G: RWRD Wastewater Letter

[illegible]

THIS EXHIBIT WAS CREATED UTILIZING PRELIMINARY DATA AND IS SUBJECT TO CHANGE BASED ON DETAILED STUDIES.

