

AGENDA MATERIAL

DATE 5/19/20 ITEM NO. RA 23



PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

DATE: May 18, 2020

TO: Honorable Chairman and Members of the Board of Supervisors

FROM: Chris Poirier, Deputy Director 

SUBJECT: P19RZ00012 – N. La Cholla Boulevard Rezoning
2nd Revision to the Preliminary Development Plan for May 19, 2020 Board of Supervisors' Agenda Item 23

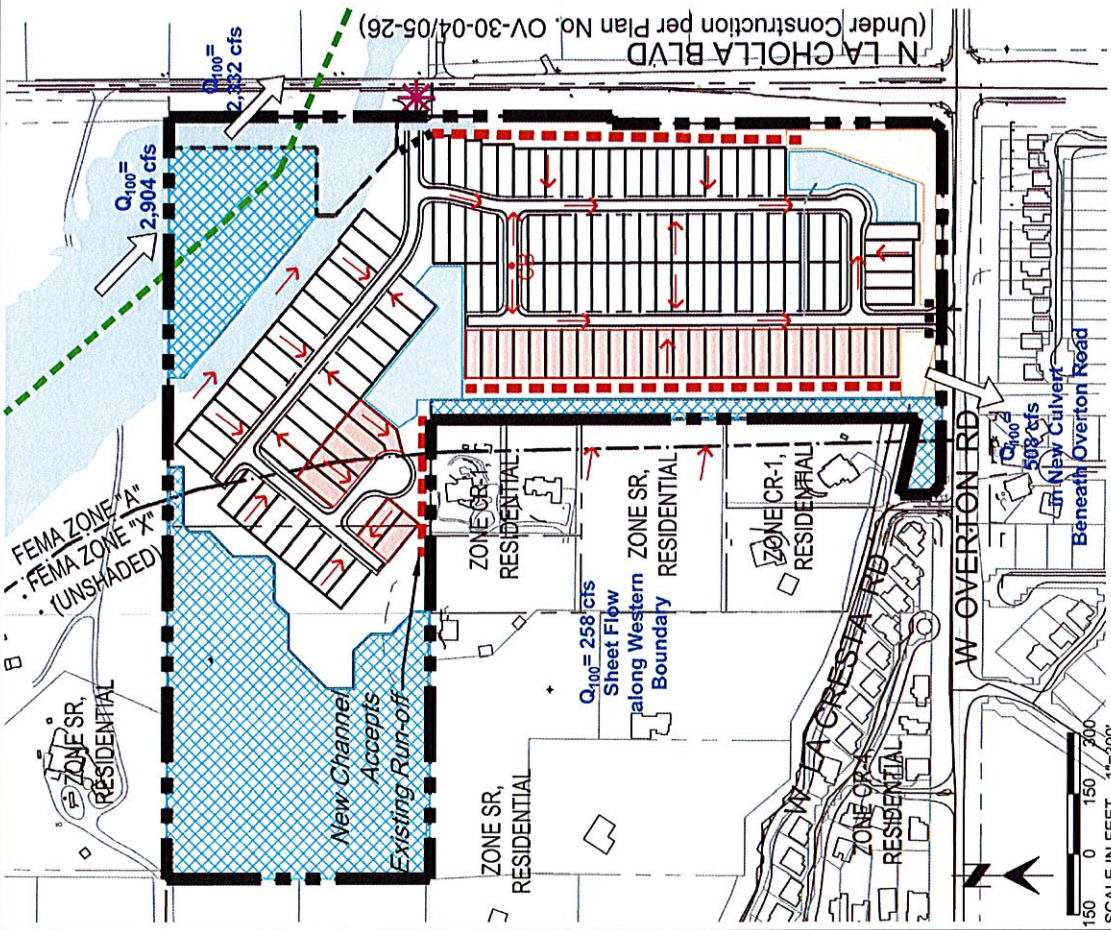
Please see the attached second revision to the preliminary development plan (pdp) provided by the applicant in response to some of the neighborhood concern for privacy and viewshed preservation, limiting the westernmost lots adjacent to the lower-density residences to one-story. The second revision to the preliminary development plan expanded the one-story lots along the westernmost property boundary to the north. The second revision to the preliminary development plan will replace all previous versions.

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LEGEND

- PDP Boundary
- On-Site CLS Set-Aside Area (Natural Open Space)
- Proposed Detention or Sediment Control Basin for On-Site Drainage
- Proposed Detention Basin for Regional Flow
- Proposed Earthen-Bottomed Channels Accept/Convey La Cholla Wash Break-out Flow and Incoming Flows from the West
- Limits of La Cholla Wash Floodplain
- FEMA Zone Boundary
- Proposed La Cholla / Honeybee Loop #033 (Secondary Trail)
- Post-Development Flow Quantities and Concentration Points Entering or Exiting the Site (See Exhibit II-D.1 for further detail)
- RCBC beneath Entry Roads
- Surface Flow Direction
- Grade Break
- Median Opening per La Cholla Boulevard 4-lane Arterial Roadway Plans
- Limits of Public Drainage Easement for La Cholla Boulevard Improvements by Pima County/Town of Oro Valley (Graded and Cleared Area)
- Lots Restricted to Single Story



PROJECT AREA
 Overall Rezoning Site Area: 50.70 AC
 Site Area After R.C.W. Deductions: 50.70 AC

PROJECT PARTICULARS
 Existing Zoning: SR
 Comprehensive Plan Designations: MLIU & LIU-1.2
 Proposed Zoning: CR-5

PROPOSED USE
 A single-family detached residential subdivision containing approximately one hundred thirty-nine (139) lots, together with related drainage and detention facilities, perimeter buffers, etc.

BUILDING HEIGHT
 Maximum residential height is thirty-four (34') per the Pima County Zoning Code. Project will contain both 1-story and 2-story residences per market needs.

PARKING & LOADING
 Parking and loading will be in accordance with Section 18.75 (Parking & Loading Standards). Final design and compliance with same will be demonstrated at the time of future site residential subdivision plat review.

RESIDENTIAL SUBDIVISION PUBLIC STREETS
 Proposed Right-of-Way Width: 45'
 Travel Lanes: Minimum Two (2) 12' Lanes
 Curbing: 2' Wedge Curbs on both sides
 Sidewalks: 5' Sidewalks on both sides
 On-Street Parking: Allowed both sides

PERIMETER LANDSCAPE BUFFERS
 Perimeter landscape buffers are provided to protect adjacent lower-density residences and vacant property located to the west of the rezoning site. These perimeter buffers will be a combination of natural desert and graded/re-landscaped areas using salvaged and transplanted specimens from the property. Final details of same will be provided in the required NPPO plan at the time of future subdivision platting.

CONSERVATION LANDS SYSTEM (CLS) PARTICULARS
 For CLS purposes, the Project Area is 49.2 AC (this figure excludes the Public Drainage Easement).
 Total Natural Open Space provided on-site: Minimum 14.2 AC

Projects International, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSING
 LOCAL ADVICE & COUNSEL

GRS
 LANDSCAPE ARCHITECTS, LLC

Presidio
 ENGINEERING, INC.

La Cholla Boulevard Rezoning
 NWC OVERTON ROAD at LA CHOLLA BOULEVARD
 (Ownership: NW Bible Church, Quest Land Group, Harbour Trust et al.)
 REZONING: SR to CR-5