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Civil. Structural. Geotechnical Services



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**REZONING FOR
6400 S KOLB ROAD**

PIMA COUNTY, ARIZONA

Submitted to:
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MICHAEL THOMAS TAYLOR
&

PIMA COUNTY DEVELOPMENT SERVICES

Submitted by:

Coronado Engineering & Development Inc
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MARCH 2020

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List of Attachments

Attachment A – site plan

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I. Site Inventory

A. Land Use

1. Location/Regional Context

The subject property is 3.47 acres, located at Southeast quadrant of Section 7, T 15 S, R 15 E, Pima County, Arizona. It is situated on the west side of Kolb Road right-of-way approximately 1,250 feet south of Valencia Road. Access to subject property is via an access lane parallel and west of Kolb Road. Entrance to said access lane is to the north of the subject property and south of Valencia Road.

Pima County designates the property area as SR1. The subject property is within the Davis Monthan Air Force Base (AFB) Environs.

2. Existing Land Uses On-Site

This property has an existing Single Family Residence situated toward the east end of the site. This structure was constructed around 1950 as the primary residence for a family farm that had been maintained continuously through 1998. Then the structure was continued as a residence with a home office for the property owner's business up until 2010. Since that time the structure continues as the owner's primary residence that is no longer using the home office for business.

3. Existing Easements

None known.

4. Comprehensive Plan On-Site & Surrounding

The subject property is located within Comprehensive Plan Planning Area 8 – Central. The subject property is designated within a growth area, land use intensity – MA (military airport), special area policy - S23 (ADC2), and a flood control resource area.

5. Surrounding Land Uses

Land to the north and northwest end of the property is Arizona RV Storage zoned CI-1.

Land to the northeast end of the property is Mwangaza Residential Care LLC zoned CR-

1.

Land to the south is on-site managed AAA RV Vehicle Boat Storage zoned CB-2.

Land to the southwest is Pima County property for the offsite watershed.

6. Pending Rezonings, Plats, and Development Plans

Unknown.

B. Topography and Grading

1. Topographic Characteristics

The subject site has been an active family farm since 1950. The topographic profile is relatively flat. There is an existing minor local wash to the south and west of this site. See Exhibit 1.

a. Restricted Peaks and Ridges

There are no restricted peaks or ridges on or adjacent to the subject property.

- b. Rock Outcrops
There are no rock outcrops on or adjacent to the subject property.
- c. Slopes of 15% to 25% and Slopes Greater Than 25%
There are no slopes greater than 15% located on the subject property.
- d. Any Other Significant Topographic Features
None.

- e. Existing Grading and Ground Disturbance on the Site.
See Exhibit 1.

Existing On-Site Grading

Streets

Streets - All

Streets - All - With Names

Streets - Unknown

Streets - Major - With Names

Topography - PAG Orthophotos

All 2-foot Topography - NAVD88 with labels

2 Foot Contours

10 Foot Contours

Parcels

Abc

Parcel Addresses

Parcels - Pima

2018 Spring Pictometry Color Orthophoto Imagery

Max. Resolution 2018

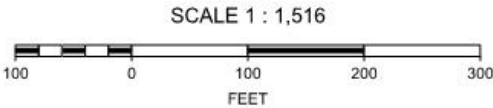


Exhibit 1: Existing On-Site Grading

2. Average Cross Slope

Predevelopment Average Cross Slope was determined from the following equation:

$$\text{C.S.} = (I) \times (L) \times (0.0023) / A$$

Where: I = Contour interval in feet;

L = combined length in feet of all contour lines measured on the project site;

A = project area in acres;

0.0023 = Conversion factor.

The predevelopment average cross slope for the site was determined to be:

$$\text{C.S.} = (5) \times (488) \times (0.0023) / 3.47 = 1.6\%$$

This site does not contain any areas with slopes 15% or greater as shown on Exhibit 1, therefore this project is not subject to HDZ requirements.

C. Hydrology

1. Off-Site Hydrology

There is no off-site hydrology at the subject property.

To the northwest of the subject property, approximately 800-feet is a unknown wash with a flow of under 500 cubic feet per second (cfs), with a setback of 25-feet. South of the subject property, approximately 700-feet, is an unknown wash of 500-1000 cfs and a setback of 50-feet. East of the subject property, on the east side of Kolb Rd, 200-feet away, is Kinnison Wash with a flow of under 500 cfs and a setback of 25-feet. See Exhibit 1-A

2. On-Site Hydrology

The subject property is located within a flood control resource area, See Exhibit 2. Exhibit 4 shows the flood hazard map and the subject property not in any of the specified areas listed.

3. Hydrology

This section has been left intentionally blank.

Off-Site Hydrology



Exhibit 1-A : Off-Site Hydrology

On-Site Hydrology

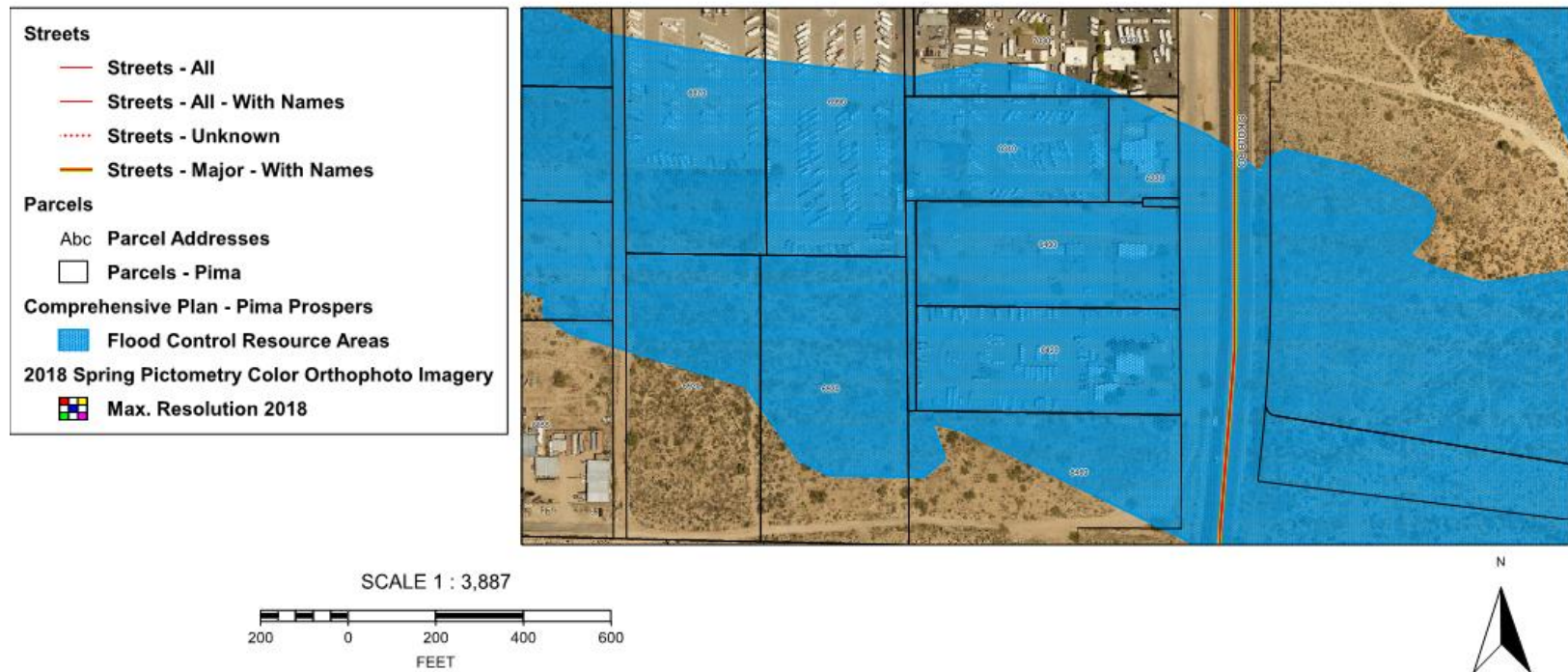


Exhibit 2: On-Site Hydrology

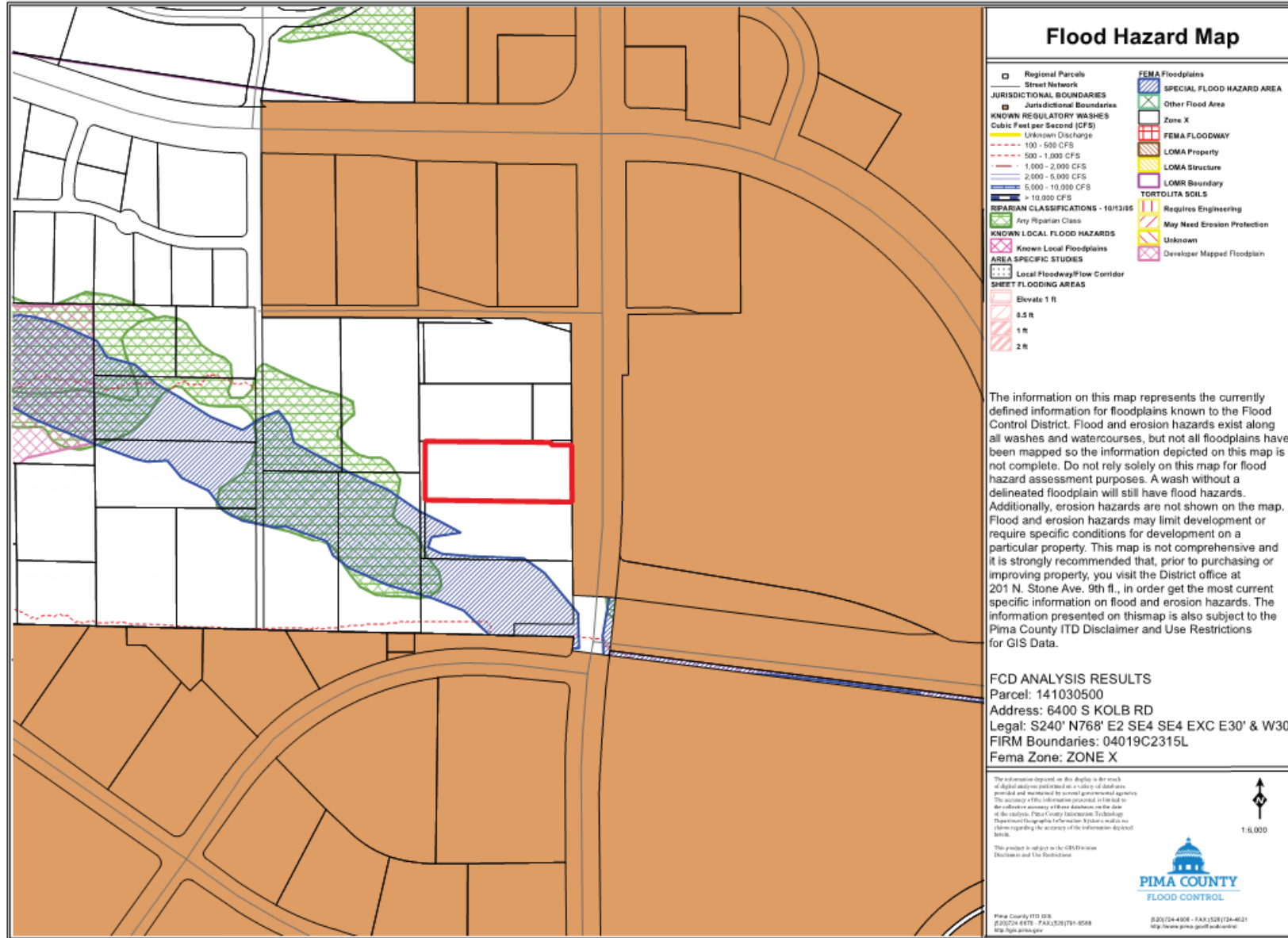


Exhibit 3: Flood Hazard Map

D. Biological

1. Conservation Lands System (CLS)

The subject property is not located in any conservation land systems.

See Attachment A, Biological Impact Report.

2. Priority Conservation Area (PCA)

The subject property is not located in any priority conservation area.

3. Saguaros and Ironwood Trees

There are no saguaros or ironwood trees located on the subject property.

4. Habitat Protection/Community Open Space

None

E. Transportation

1. Existing/Planned Off-Site Streets

The nearest major intersection to the subject property is Valencia and Kolb, which has recently undergone construction. There are no other major street projects located in the vicinity of the subject property.

Kolb is a 6 lane divided road which was constructed in the last 2- years ago.

No offsite improvements required.

2. Distances to Existing Drive/Intersections

There is a frontage street which will be used. The access to Kolb Road is through Old Vail Rd and Kolb road intersection. The distance is 610 ft from the driveway

3. Public Transit

No public transit near the project.

F. Sewers

1. Existing Public Sewer

None

2. Site Constraints for Sewer

No sewer within 400 ft of the property. Existing septic will be used

G. Recreation

1. Existing Recreational Facilities On-Site and within 1-Mile

There is a linear park south of the property.

2. Trail Rights-Of-Way

None.

H. Cultural Resources: Archaeological and Historic Sites

1. Records Check

None

2. Survey Title
None

I. Composite

1. Composite of Topographic, Hydrologic, and Biological Constraints
See Exhibit 5.

Composite Map

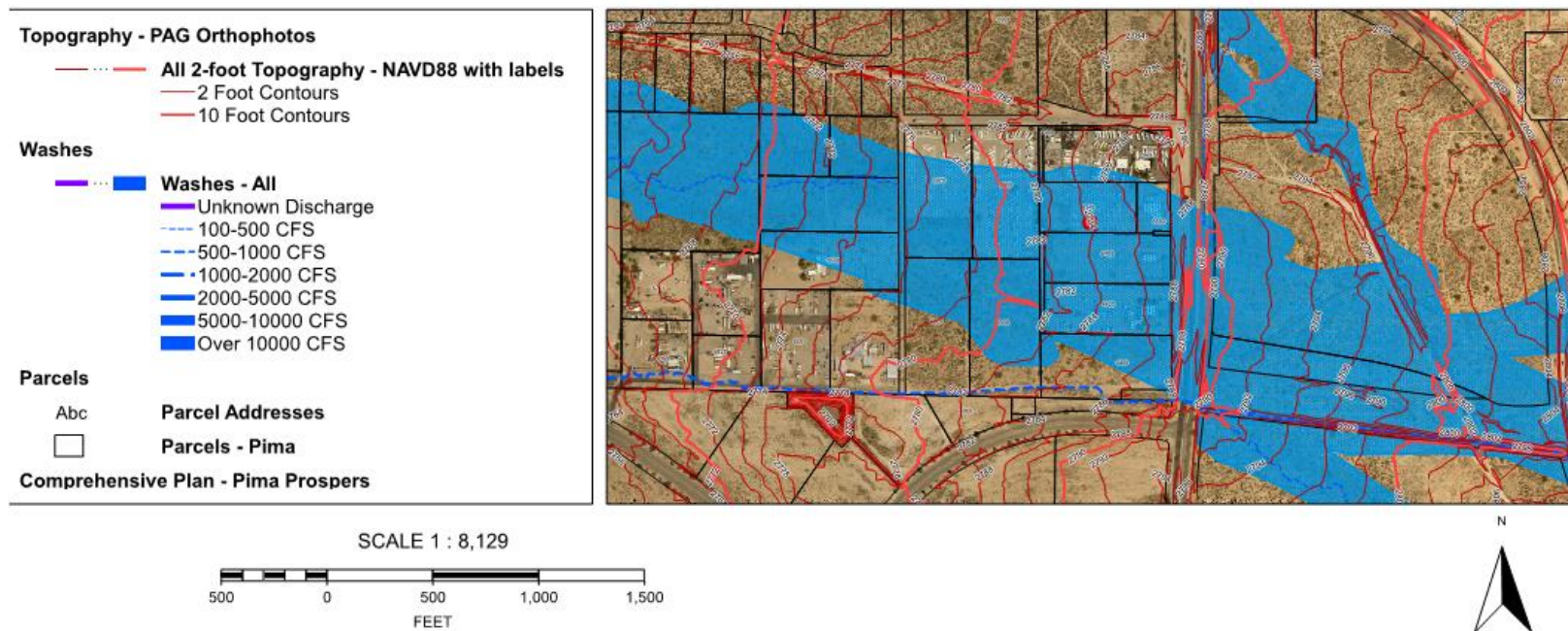


Exhibit 4: Composite Map

II. Land Use Proposal

A. Project Overview

1. Proposed Zoning Boundaries

Requested zoning boundaries are indicated on the proposed Site plan.

The proposed development is for personal – storage rental units with an on site manager residence developed within the existing structure.

The preliminary development plan meets all Pima County Zoning requirements.

Proposed gross floor area of the structures

Manager office & residence = 1711 Sq.ft

Storage units (Which will be used for shipping containers) = 12,800 Sq.ft

Area to be used as RV / boats / Auto Storage= 108,480 Sq.ft

In the future if the business of shipping containers continue to be good, it will be extended to the RV- boats- Auto Storage.

Proposed and existing buildings heights will not exceed 24 ft.

The existing building structure will be upgraded to be the facilities manager's office and residence.

Total required parking is 10 and provided is 12

2. Project Description

This project is for open storage of vehicles, boats, RVs and personal property containers.

- a. The project development use and type is on site managed open self-storage.
- b. This is the best design for the site because it provides the ability to start a business that has a minimal population for this property that is inside the Davis Monthan AFB Environs.
- c. The Comprehensive Plan land use designation is Military Airport (MA), which is for compatible land uses that promote health, safety and welfare of the community, and promote the long-term viability of the base and mission, and permits rezoning to CB-2 General Business zone.
- d. There have been no conversations with the surrounding property owners that have existing storage facilities. The owner of the CR-1 adjacent property did not have any comment when he was informed the property is being changed to self-storage.
- e. There should be no impact on land uses within one-quarter mile of the site.
- f. The facility will utilize solar energy where feasible.

3. Compliance with Zoning Code

See attached Site plan.

B. Plan

1. Preliminary Development Plan (PDP)
See attached Preliminary Development plan
2. PDP Support Data
See attached PDP

C. Topography and Grading

1. Development/Mitigation on Steep Slopes
No steep slopes
2. Natural Areas under HDZ
No HDZ on the property.
3. Disturbed, Revegetated, and Natural Areas
The percentage of site to be disturbed will be 80 % . 10 % will be left natural and 10 % revegetated
 - a. Retained as natural open space is 10 % Us
 - b. Revegetated 10% Us; or
 - c. Graded or disturbed is 70 % Us or shall remain graded or disturbed is 80 % Us
4. Changes to Natural Grade
Existing natural grades will be maintained.

D. Hydrology One Map

1. Post-Development On-Site Hydrology
Existing drainage patterns will be maintained
2. Preliminary Integrated Water Management Plan (PIWMP)
Water harvesting will be provided
3. Proposed Hydrology
This site is 3.47 acres in area. There are no hydrology issues relative to this site. Proposed landscape zones as shown on PDP will provide adequate detention and retention.

There are no floodplains or flood zones on or near the site.

E. Biological Resources

There are no wildlife species found on this site.

F. Landscape, Bufferyards, and Visual Mitigation

1. Bufferyards
See attached site plan. In accordance with Table 1: Bufferyard requirements matrix for zoning CI-1 to all other zoning around this property (CI-1 and CB-2) there are no bufferyards required per Pima County Zoning code and Major Streets and Route Plan.

2. **Bufferyard Conflicts**
No bufferyard conflict
3. **Vegetation Transplanting Impacts**
Existing vegetation will be transplanted on site.
4. **Mitigation of Visual Impacts**
Landscape buffers will be provided
5. **Significant Vegetation**
No significant vegetation on site

G. Transportation

1. **Proposed Ingress/Egress**
See attached development plan
2. **Distances to Access Points**
The site is adjacent to an existing paved frontage road
3. **Off-Site Road Improvements**
No offsite improvements are required.
4. **ADT and Level of Service**
Kolb Road is a 4 lane divided road. Which was recently completed.
5. **Concurrency**
No concurrency
6. **Bicycle and/or Pedestrian**
None
7. **On-Site Street System**
No onsite streets are proposed. Onsite traffic circulation will be by use of PAALs..
8. **Traffic Impact Study**
Traffic impact study is not required.

H. On-Site Wastewater Treatment and Disposal

1. **Reasons for not connecting to Sewer**
The Sewer is more than 400 ft from the property. Existing septic will be used.
2. **Soil Evaluations**
There is an existing residence which has a septic, which will be used for the office
3. **Primary/Reserve Disposal Areas**
Existing septic will be used.

I. Sewers

1. **Capacity Response Letter**
No public sewers are adjacent to this site.
2. **Method of Providing Sewer**
No sewer
3. **Sewer Easements**
None
4. **Mitigation of Site Constraints**
None

J. Water

The site is currently serviced by existing private co-op well located at the NE end of the property. This well site has a current state approval.

K. Schools (Residential Developments)

1. **Access to Adjacent or On-Site Schools**
Not required
2. **School Capacity Analysis**
The school capacity analysis is not required since this is a commercial project
3. **Agreement with School District for Mitigation**
None

L. Recreation

1. **On-Site Recreation**
No on-site recreation area.
2. **Ownership of Recreation Areas**
No recreational area
3. **Proposed Trails On or Off-Site**
There is a bike path about ¾ miles south of this project

M. Cultural Resources

No cultural materials were identified during a surveying conducted in 2005.

N. Environmental Quality

Dust control measures and SWPPP will be provided during construction.

O. Agreements

No know agreement at this time.

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 3.47 ACRES.
2. THIS NET AREA OF DEVELOPMENT IS 3.47 ACRES.
3. ASSESSORS TAX PARCEL No. 141-03-0500
4. THE WATER COMPANY SHARED WELL
5. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
6. A DETENTION/RETENTION WILL BE APPLIED FOR THIS SITE CONSTRUCTION PERMIT BY THE REGIONAL FLOOD CONTROL DISTRICT. THE OWNER HAS PAID A FEE IN-LIEU OF PROVIDING DETENTION/RETENTION FACILITIES.
7. EXISTING ZONING IS SR. CONDITIONAL ZONING: CB-2
8. THE USE OF THIS PROJECT IS STORAGE AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.45.030 OF THE PIMA COUNTY ZONING CODE.
9. ANT WASTEWATER DISCHARGE INTO THE PUBLIC SEWAGE SYSTEM MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE No. 1991-140, AS AMENDED).
10. ON-SITE SANITARY SEWERS WILL BE PRIVATE.

PAVING AND GRADING NOTES

1. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PAG SSPJ) 2003 EDITION.
2. AGGREGATE BASE COURSE SHALL CONFORM TO PAG SSPJ #303.
3. CHIP SEAL
4. ALL CONCRETE SHALL COMPLY WITH PAG SSPJ SECTION 1006, CLASS S, 3,000-PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPACIFIED.
5. ALL WORK SHALL CONFORM WITH GRADING STANDARDS, CHAPTER 18.81 OF PIMA COUNTY ZONING CODE.
6. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE REGULATIONS.
7. CONTRACTOR SHALL COMPLY WITH ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
8. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION
9. A COPY OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
10. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
11. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER AND NO HIGHER THAN 5 FEET.
12. ENGINEER HERREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5% ENGINEER FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE REPORT FOR THIS PROJECT.
13. IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, AND/OR CEREMONIAL OBJECTS AND FUNERARY OBJECTS ARE FOUND DURING EXCAVATION OR CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. STATE LAWS ARS 41-865 AND ARS 41-844, REQUIRE THAT THE ARIZONA, STATE MUSEUM MUST BE NOTIFIED OF THE DISCOVERY AT (520) 621-4795 SO THAT CULTURAL GROUPS WHO CLAIM CULTURAL OR RELIGIOUS AFFINITY TO THEM CAN MAKE APPROPRIATE ARRANGEMENTS FOR THE REPATRIATION AND REBURIAL OF THE REMAINS.
14. PARKING SPACE = 13 PARKING SPACE

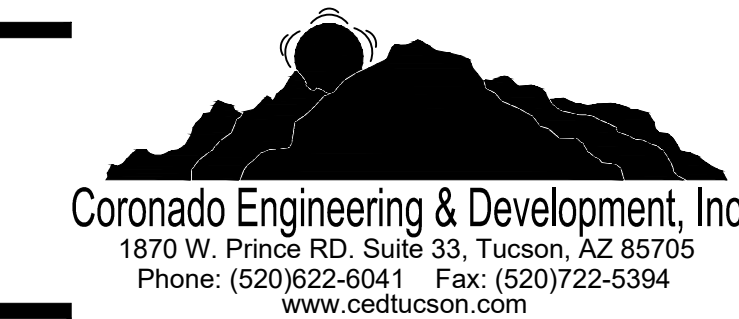
PROJECT SITE DATE

GROSS LOT AREA - 151,153 SQ.FT
3.47 A

LEGAL DESCRIPTION - S240' OF N768' OF E2 SE4 SE4 EXC E30'
& W30' THEREOF & EXG PT OF IN NE COR
PIMA COUNTY, ARIZONA

PROPERTY TAX CODE- 141-03-0500

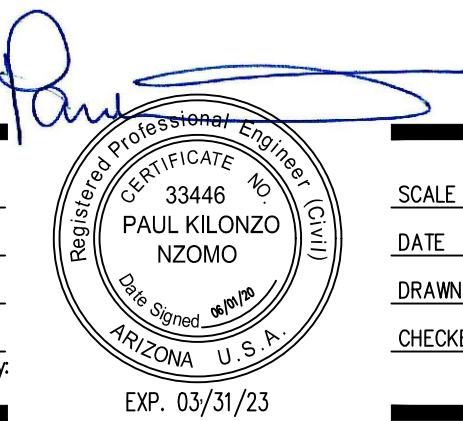
ZONING - CB-2
TOTAL RENTAL CONTAINERS AREA = 12,800 SQ.FT
OFFICE/MANAGER RESIDENCE = 1711 SQ.FT
STORAGE AREA = 102,080 SQ.FT
FOR RV & BOATS-VEHICLES STORAGE



PROJECT	

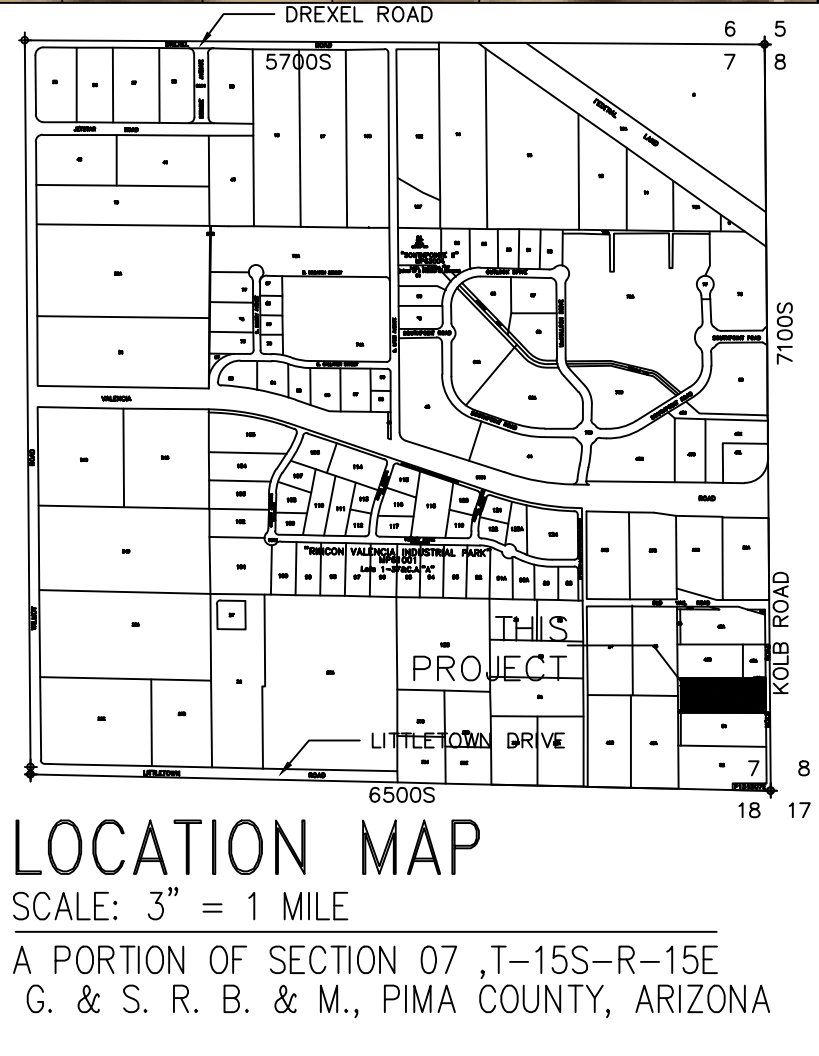
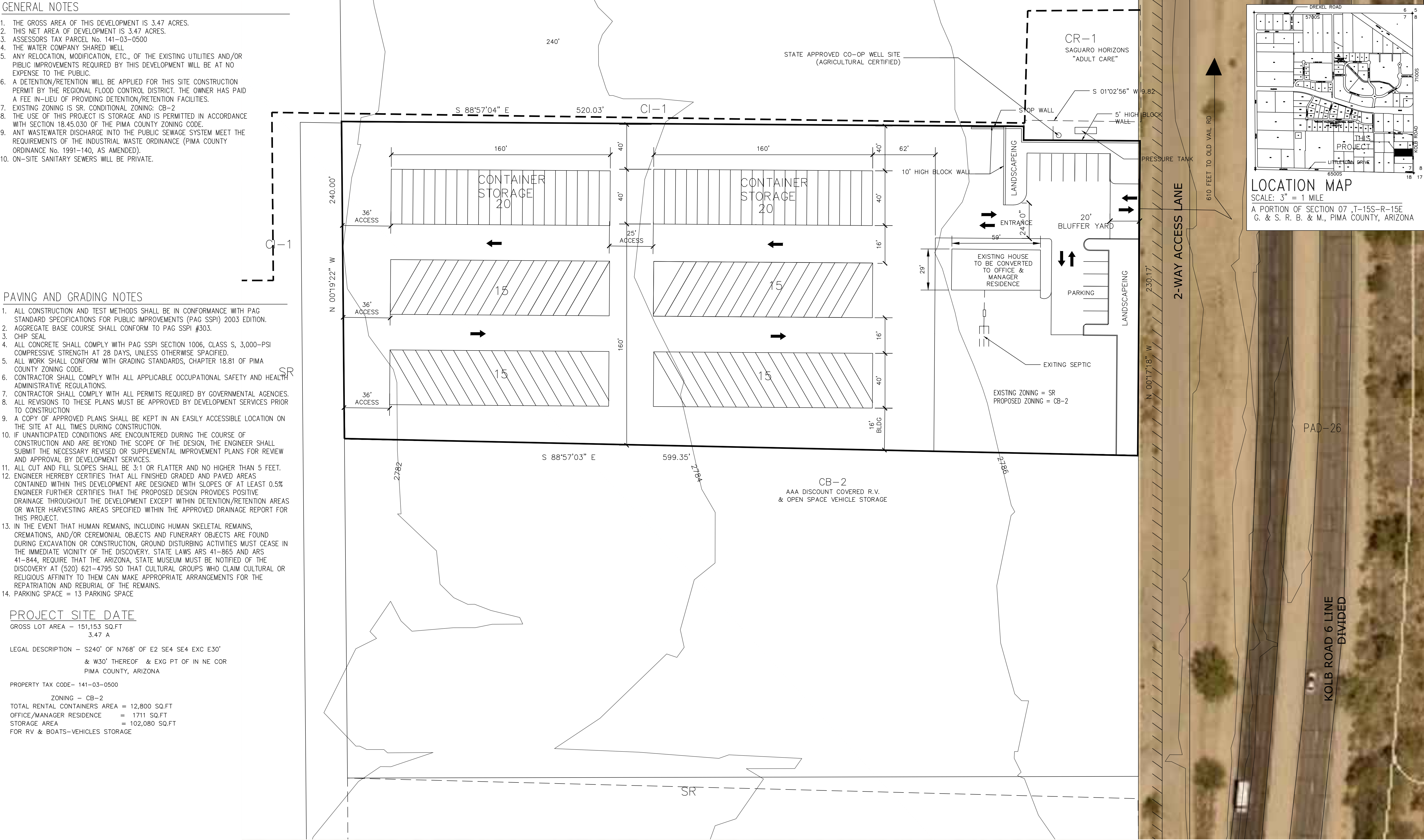
SHEET TITLE
**DEVELOPMENT PLAN
CONCEPT FOR REZONING**

REVISIONS				
Revision No.	Date	Description	Drawn By:	Approved by:



SCALE AS SHOWN
DATE 06/01/20
DRAWN BY: MATTHEW
CHECKED BY: P.K.N.

JOB NO. CED 20034
REFERENCE NOS.



PICTURES



LOOKING NORTH



LOOKING SOUTH



LOOKING WEST AT THE PROPERTY



PROPERTY TO THE SOUTH