




# AGENDA MATERIAL

DATE 3/2/21 ITEM NO. RA 18

**DATE:** April 6, 2021

**TO:** Honorable Board of Supervisors

**FROM:** Terrill L. Tillman, AICP, Principal Planner 

**SUBJECT:** April 20, 2021 Board of Supervisors Hearing  
P20RZ00011 Mortgage Equities XVI, LLC – S. Sorrel Lane Rezoning  
Pascua Yaqui Tribal Nation and Tohono O'odam Nation, San Xavier District  
Rezoning Comments

On December 17, 2020, staff routed comments to agencies located within one mile of the proposed rezoning which included the Pascua Yaqui Tribal Nation and the Tohono O'odam Nation, San Xavier District. On January 11, 2021, staff re-routed the request a second time to the San Xavier District, because the San Xavier District is adjacent to the rezoning and most affected by this request. Staff received no comments from either tribal authority.

On February 26, 2021, staff re-routed the rezoning request to the Pascua Yaqui Tribal Nation. On March 18, 2021, staff received the attached comments from the Pascua Yaqui tribal authority. Staff addressed those comments, also attached. In summary, the comments received are related to existing Pima County Code requirements and processes and no direct impacts to the Pascua Yaqui Tribal Nation were noted.

On March 18, 2021, staff contacted the San Xavier District via the telephone and requested comments. On March 19, 2021 the attached comments were received along with the original December 17, 2020 email transmittal request. The San Xavier District has indicated no concern with this rezoning request.

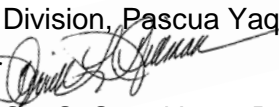
APR 06 2021 PM 12:45 PCD KLE-H

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**DATE:** April 1, 2021

**TO:** Artemio Hoyos, Division Director  
Economic and Community Development Division, Pascua Yaqui Tribe

**FROM:** Terrill L. Tillman, AICP, Principal Planner 

**SUBJECT:** P20RZ00011 Mortgage Equities XVI, LLC – S. Sorrel Lane Rezoning  
Pascua Yaqui Tribal Nation Rezoning Comments and Response

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On March 18, 2021, staff received comments and questions from the Pascua Yaqui tribal authority regarding the Sorrel Lane rezoning. This memorandum has been prepared in response to comments and questions received by several departments of the Pascua Yaqui Tribe.

Pima County Planning, Transportation and Regional Flood Control have all responded to the comments pertinent to their division as follows:

Pascua Yaqui tribal concern:

**Facilities Department**

- The buffers look good, but what is happening at ingress/egress of Sorrel Lane Road? Is it a PC Road improvement once it hits the r.o.w.?

*Response: The proposed subdivision is expected to be a gated subdivision with private roads built internal to the subdivision. The two private road connections from the western property line to Sorrel Lane will be constructed by the developer. Since the connection to Sorrel lane is intended for the private use, these drives would not be maintained by the county.*

- No concerns related to transportation as it impacts tribal infrastructure. Development might put more traffic on Tetakusim, Camino de Oeste and other streets on the reservation for traffic going west from this development.

*Response: Noted*

Pascua Yaqui tribal concern:

**Econ and Community Development Division**

- We reviewed the drainage/flooding situation. There are constant concerns when developments are planned and implemented in the general area and how it affects the Tribe on the reservation...and access to the PYT reservation. The PDP does show potential areas of drainage infrastructure, that is a positive. Drainage is an ongoing concern in this area and we hope that with the additional concrete, pavement, and disturbance of natural land will not create a negative spill over into the San Xavier District and existing homes and properties surrounding the proposed development even with the

best intentions. We are interested in knowing where the water is being directed and/or retained.

*Response: Pima County Regional Flood Control District (District) regulates development within unincorporated Pima County to ensure no offsite adverse impacts of development on private land. This is accomplished through the Pima County Code Section 16, the Floodplain and Riparian Habitat Management Ordinance and associated design guidelines. The latter include standards for channel design and retention/detention facilities to mitigate the potential for increased runoff from new impervious areas associated with private development. Encroachment standards protect against redirecting existing floodwater especially in those broad sheet flood areas such as the area in which the development is proposed. The District participates in review of all such rezoning proposals and provides written comments and recommendations that are part of the Planning and Zoning Commission Hearing package and are attached.*

*The County shares the Tribe's concerns regarding existing flooding in this area, which was developed prior to many of the floodplain development rules in place today. In addition to the drainage information contained in the Site Analysis provided by the applicant, as part of a broader Floodplain Management Planning process, the District has undertaken a detailed study of the floodplains in this area. Further the developer is required to submit their drainage improvements plan to the Federal Emergency Management Agency (FEMA) for approval through a process known as a Conditional Letter of Map Revision. The map revision request is based upon the drainage improvements proposed by the developer to remove the site from FEMA Special Flood Hazard Area Zone A, that is approximately mapped.*

*These drainage improvements include fill, collector channels and detention basins. Sheet and in channel flows are accepted onto the site from the west and south, collected, detained and discharged at the northeast corner of the site. Furthermore, the development includes setting aside riparian habitat, restoring additional habitat, and water harvesting. While these privately funded improvements are designed to protect the site from flooding, downstream benefits may occur from detention and collector channels installed on the site by collecting flows in a manner which does not affect tribal lands. These potential offsite benefits would be evaluated by the District and FEMA at the time the developer submits the CLOMR and Site Construction Permit. The regulatory system is intended to ensure no deleterious offsite flooding impacts occur, and it is expected that no impacts on the San Xavier District, Pascua Yaqui Tribe, or access thereto would occur should the development proceed as proposed.*

*Should the Tribe have additional flooding related concerns whether development specific or regional, District staff would be happy to meet with Tribal representatives to discuss potential solutions. Furthermore, beyond the regulatory process, the District conducts studies and regional watershed planning efforts in part to identify needed capital improvements and neighborhoods wherein green infrastructure could improve drainage conditions along roads. In the past the Tribe has been invited to participate in a Floodplain Management Planning Committee and will be again when the effort resumes this spring. If the Tribe identifies an individual to include we would be more than happy to include them.*

- Since this borders the San Xavier District, we hope their contacts have been made aware of the project and they've submitted their comments and concerns.

*Response: The San Xavier District has indicated no concern as noted in their email of March 19, 2021.*

- The intersection of Sorrel and Los Reales Road is a major concern. It is currently a 2-lane curve with no stop sign or traffic control. Sun Tran and school buses consistently crossover the center line. It is a safety hazard as-is; additional homes and the daily trips resulting from those homes will increase cross traffic at that intersection. Tribal members, employees, and residents in general who use Tetakusim, Sorrel, and Los Reales Road as their primary or secondary route into or from the metropolitan area. It is recommended that safety improvements to the intersection curve be made.

*Response: A traffic impact study will be required to be submitted for review and approval during the subdivision platting process. This analysis will evaluate the level of service (LOS) of the intersection using both existing trips per day and proposed project trips. If there is a drop in level of service, appropriate mitigation shall be proposed.*

- Will there be walking/biking connectivity to the Hohokam Pathway developed by the County on Tetakusim (funded by the Transportation Enhancement Program)?

*Response: This development is not required to provide connectivity to Tetakusim Road.*

Pascua Yaqui tribal concern:

#### **Health Department**

- In rezoning the area to CR-4 would that allow the open spaces to include pocket parks (that include playground areas) within the residential areas?

*Response: The preliminary development plan demonstrates internal park areas. Required park equipment, if any will be determined at the subdivision platting stage. The natural areas will allow for additional walkable paths for exercise.*

Pascua Yaqui tribal concern:

#### **Other Tribal Departments**

- Is Sorrel Lane expected to handle the increased traffic? Assuming 1 car per household with 90% of homes filled, there could be a potential of 350 additional vehicles using this road multiple times a day. Since Sorrel Lane doesn't have direct access to Valencia, residents will also use Sorrel Lane to Los Reales Road, taking this road east to S Cardinal Avenue to get to Valencia. This could significantly increase the traffic through the small residential neighborhoods to the east. Is the county planning on widening Sorrel Lane North/South to handle the increased traffic, and/or expanding Sorrel Lane north to Valencia Road?

*Response: The most recent traffic counts for Sorrel Lane and the existing capacity of the roadway indicates that there is sufficient capacity to accommodate the additional average daily traffic (ADT) from this proposed subdivision. Pima County has also requested that additional connections be looked at through the subdivision platting process. This could include an additional connection to the east through an adjacent subdivision. This would provide trip distribution to other arterial networks and a requirement of the Subdivision and Development Street Standards. Pima County has also identified capacity concerns within a segment of Los Reales Road, between Sorrel Lane and Cardinal Avenue. The*

*traffic impact study shall analyze this segment and provide a recommendation if applicable. Currently there are no Pima County plans to widen Sorrel Lane north to Valencia.*

In summary, the comments received are related to existing Pima County Code requirements and processes and no direct impacts to the Pascua Yaqui Tribal Nation were noted.

**From:** [Artemio Hoyos](#)  
**To:** [Terri Tillman](#)  
**Cc:** [Chris Poirier](#); [Thomas Drzazgowski](#)  
**Subject:** RE: Sorrel Lane Rezoning  
**Date:** Thursday, March 18, 2021 8:43:13 AM

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Good morning!

Below are the final comments for the Sorrel Lane Rezoning from Tribal Departments:

**Facilities Department**

- The buffers look good, but what is happening at ingress/egress of Sorrel Lane Road? Is it a PC Road improvement once it hits the r.o.w.?
- Transportation (Jason Bahe): No concerns related to transportation as it impacts tribal infrastructure. Development might put more traffic on Tetakusim, Camino de Oeste and other streets on the reservation for traffic going west from this development.

**Housing Department**

- No comment

**Econ and Community Development Division**

- We reviewed the drainage/flooding situation. There are constant concerns when developments are planned and implemented in the general area and how it affects the Tribe on the reservation...and access to the PYT reservation. The PDP does show potential areas of drainage infrastructure, that is a positive. Drainage is an ongoing concern in this area and we hope that with the additional concrete, pavement, and disturbance of natural land will not create a negative spill over into the San Xavier District and existing homes and properties surrounding the proposed development even with the best intentions. We are interested in knowing where the water is being directed and/or retained.
- Since this borders the San Xavier District, we hope their contacts have been made aware of the project and they've submitted their comments and concerns.
- The intersection of Sorrel and Los Reales Road is a major concern. It is currently a 2-lane curve with no stop sign or traffic control. Sun Tran and school buses consistently crossover the center line. It is a safety hazard as-is; additional homes and the daily trips resulting from those homes will increase cross traffic at that intersection. Tribal members, employees, and residents in general who use Tetakusim, Sorrel, and Los Reales Road as their primary or secondary route into or from the metropolitan area. It is recommended that safety improvements to the intersection curve be made.
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**Health Department**

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include playground areas) within the residential areas?

**Other Tribal Departments**

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I'll be sending the other request for comments tomorrow.

Artemio Hoyos  
Division Director  
Economic and Community Development Division  
7474 S. Camino de Oeste  
Tucson, AZ 85757  
Office: (520) 879-6356  
Cell: (520) 305-1003

**From:** [Mark Pugh](#)  
**To:** [Terri Tillman](#)  
**Subject:** RE: P20RZ00011 Rezoning for Agency Comments  
**Date:** Friday, March 19, 2021 2:52:48 PM

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March 19, 2021

Terri,

The San Xavier District did receive your rezoning request. At this time, the San Xavier District has no major concerns. Thank you for including the District in your review process.

Sincerely,

Mark C. Pugh  
Planning Administrator  
San Xavier District  
[mpugh@waknet.org](mailto:mpugh@waknet.org)  
(520) 573--4076

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**From:** Terri Tillman <Terri.Tillman@pima.gov>  
**Sent:** Thursday, December 17, 2020 2:50 PM  
**To:** Xavier Armendariz <Xavier.Armendariz@pima.gov>; Richard Grimaldi <Richard.Grimaldi@pima.gov>; Dustin Walters <Dustin.Walters@pima.gov>; 'incomingazcorr@fws.gov' <incomingazcorr@fws.gov>; LSagerman@tep.com; Michael Mourreale <Michael.Mourreale@tucsonaz.gov>; 'Davita.Mueller@tucsonaz.gov' <Davita.Mueller@tucsonaz.gov>; dchappell@drexelfire.org; Artemio.Hoyos@pascuayaqui-nsn.gov; Mark Pugh <mpugh@Waknet.org>; Brown, Shaun <Shaun.Brown@tusd1.org>  
**Subject:** P20RZ00011 Rezoning for Agency Comments

Good afternoon,

Please see the attached request for comments on a 139.4-acre rezoning located at the northeast corner of the T-intersection of W. Hermans Road and S. Sorrel Lane. Please provide any comments your agency may have by Monday, January 4, 2021.

Thank you,

Terri

*Terrill L. Tillman, AICP*  
*Principal Planner*  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701