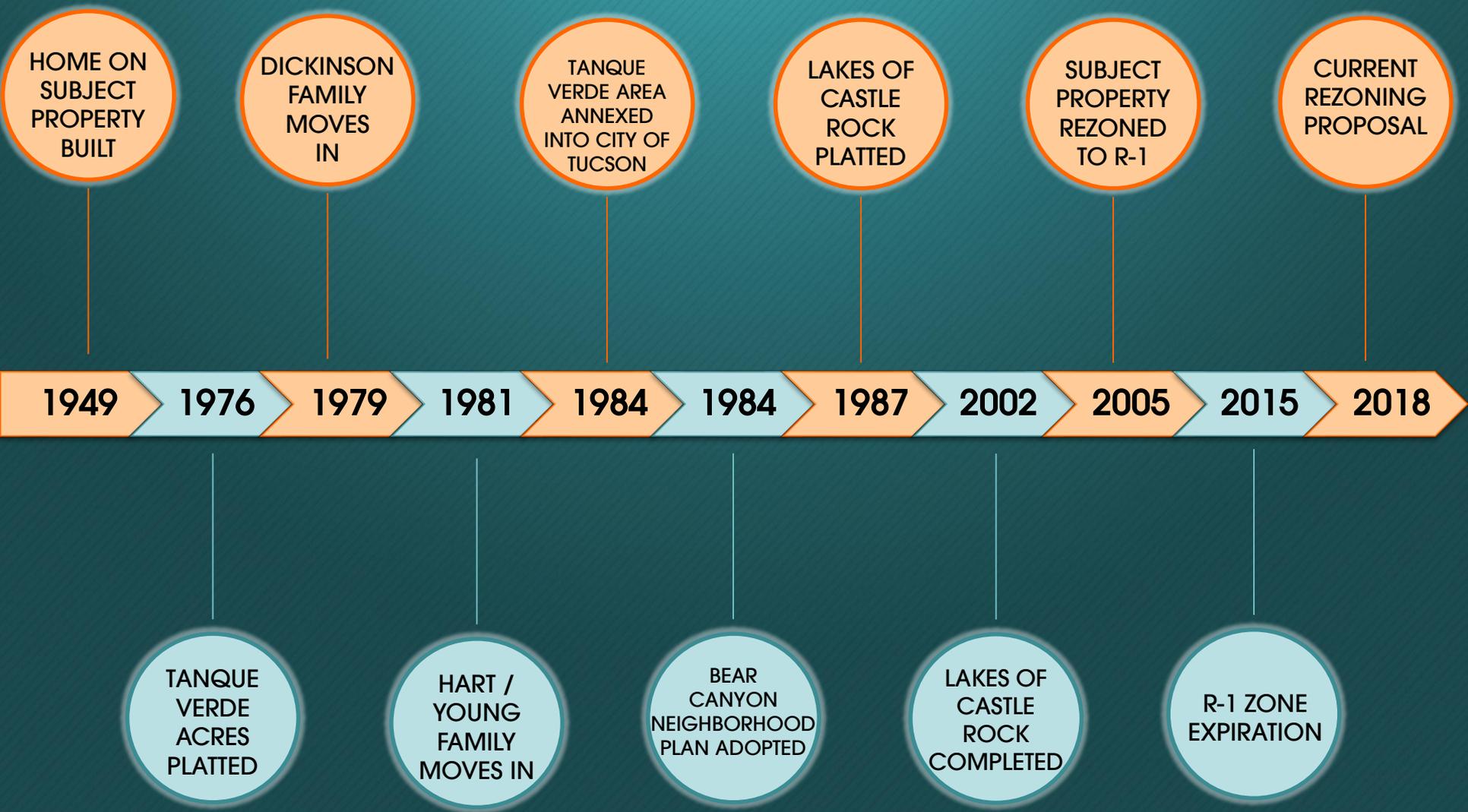


# LA ROCA VISTA REZONING ZONING EXAMINER HEARING



AERIAL PHOTOGRAPH FROM 1974



# TIMELINE



AERIAL PHOTOGRAPH FROM 1992

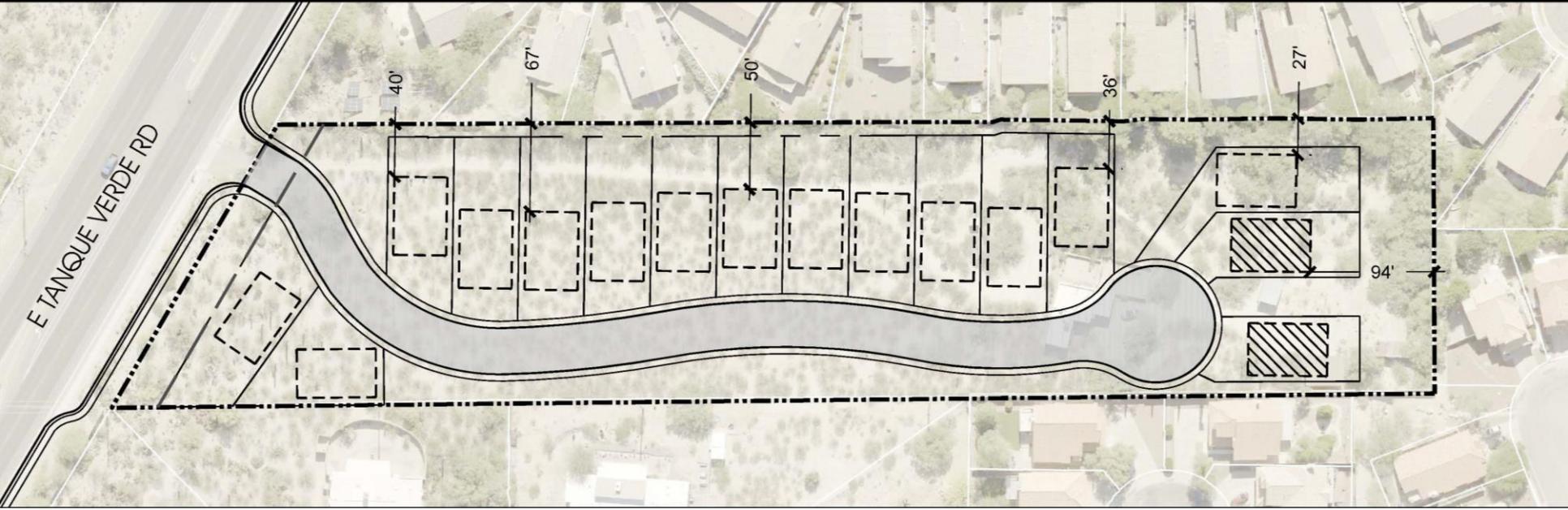
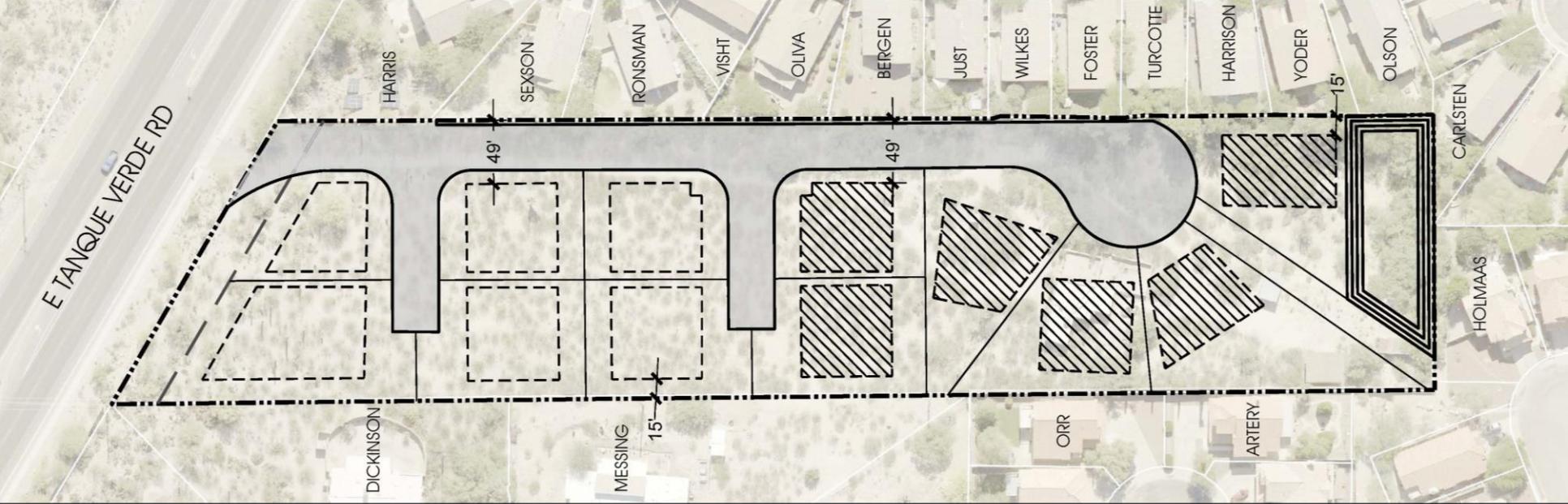


AERIAL PHOTOGRAPH FROM 1998



AERIAL PHOTOGRAPH FROM 2002

HOW CAN WE MAKE THE  
OLD PLAN BETTER WHILE  
CREATING A PLAN THAT IS  
MARKETABLE TO A HOME  
BUILDER IN TODAY'S MARKET???



# 2005 SITE PLAN VS. PROPOSED SITE PLAN

# RESIDENTIAL GOALS

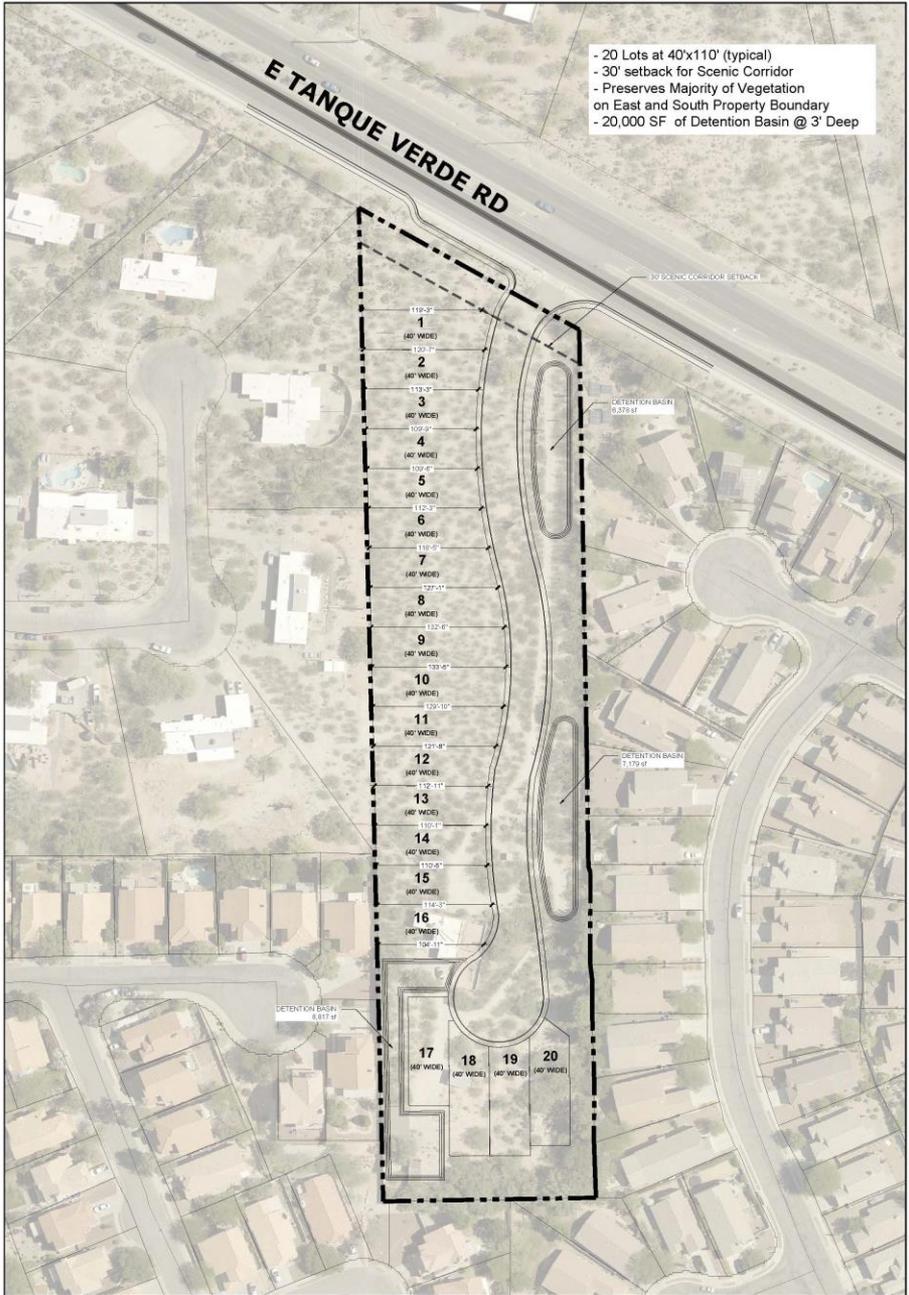
**GOAL:** *To protect and stabilize the character of the neighborhood and encourage an environment compatible for family living.*

**Sub-Goal:** *Encourage new quality-designed residential development which is compatible with the existing neighborhood.*

## **Site Plan Compatibility:**

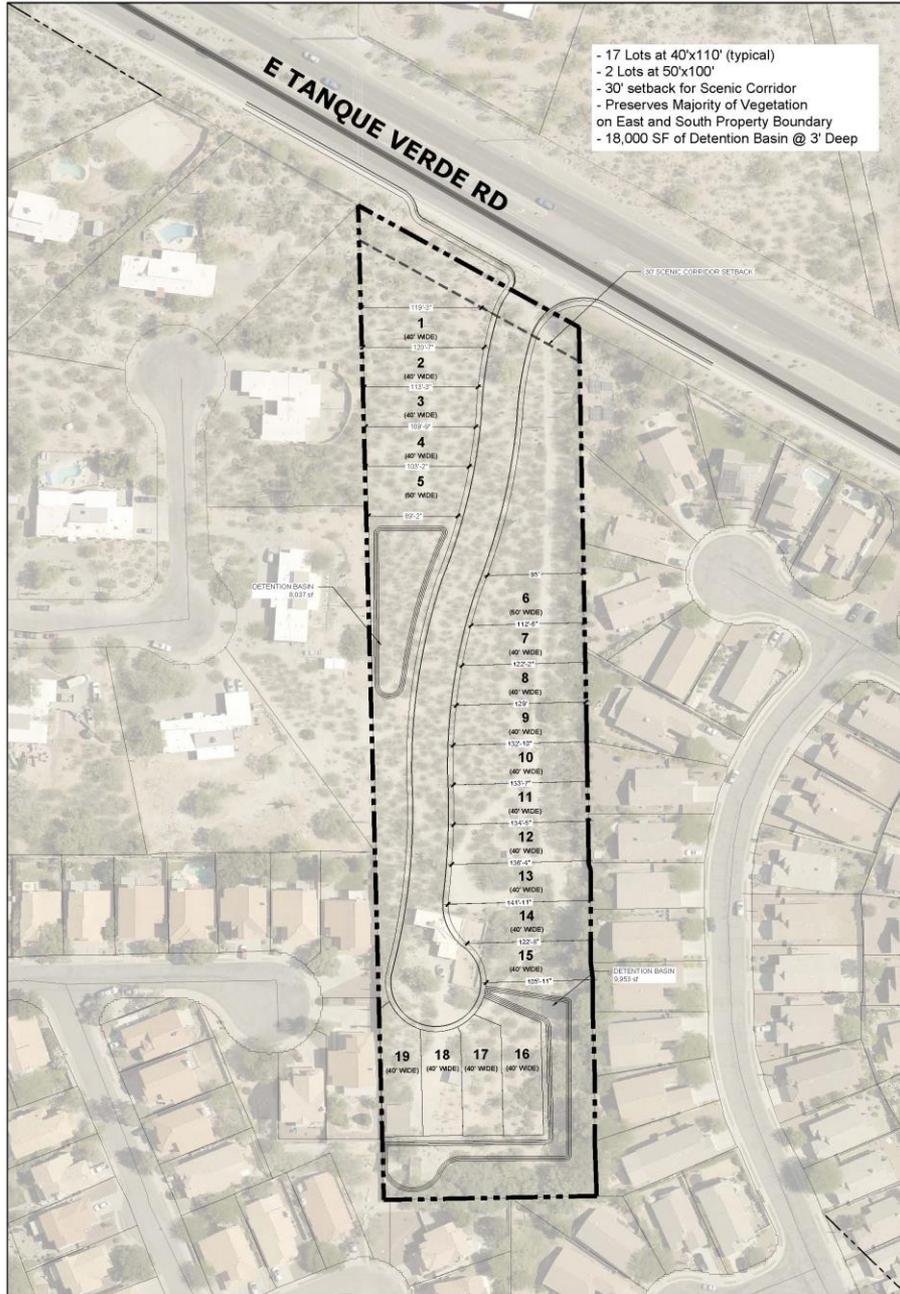
- Transition of lot sizes and development intensity
- Increased bufferyards
- Comparable density
- Architectural style and color palettes
- Prohibition of two-story homes when immediately adjacent to an existing one-story home

# 20 Lot Concept



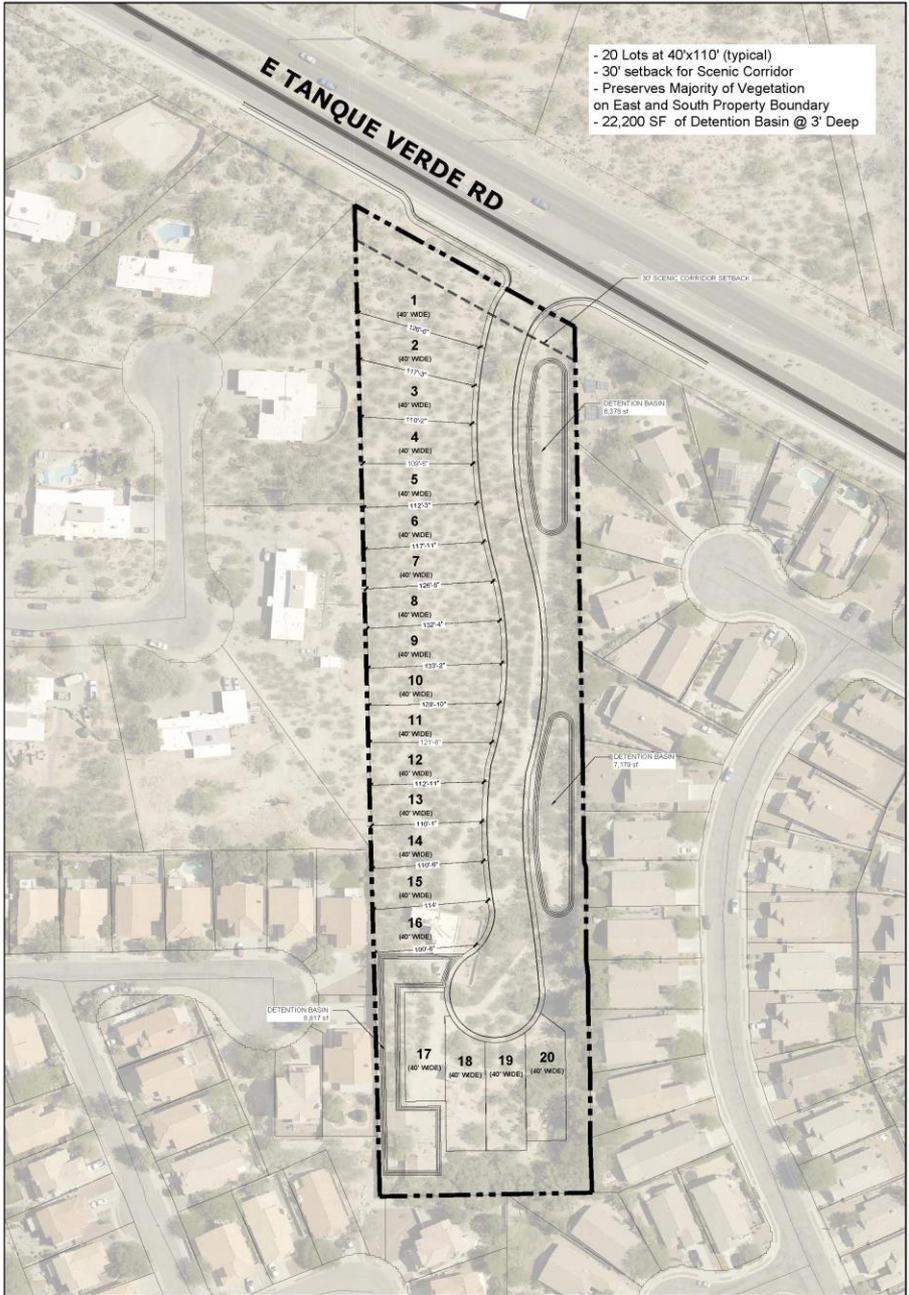
- 20 Lots at 40'x110' (typical)
- 30' setback for Scenic Corridor
- Preserves Majority of Vegetation on East and South Property Boundary
- 20,000 SF of Detention Basin @ 3' Deep

## LA ROCA VISTA



- 17 Lots at 40'x110' (typical)
- 2 Lots at 50'x100'
- 30' setback for Scenic Corridor
- Preserves Majority of Vegetation on East and South Property Boundary
- 18,000 SF of Detention Basin @ 3' Deep

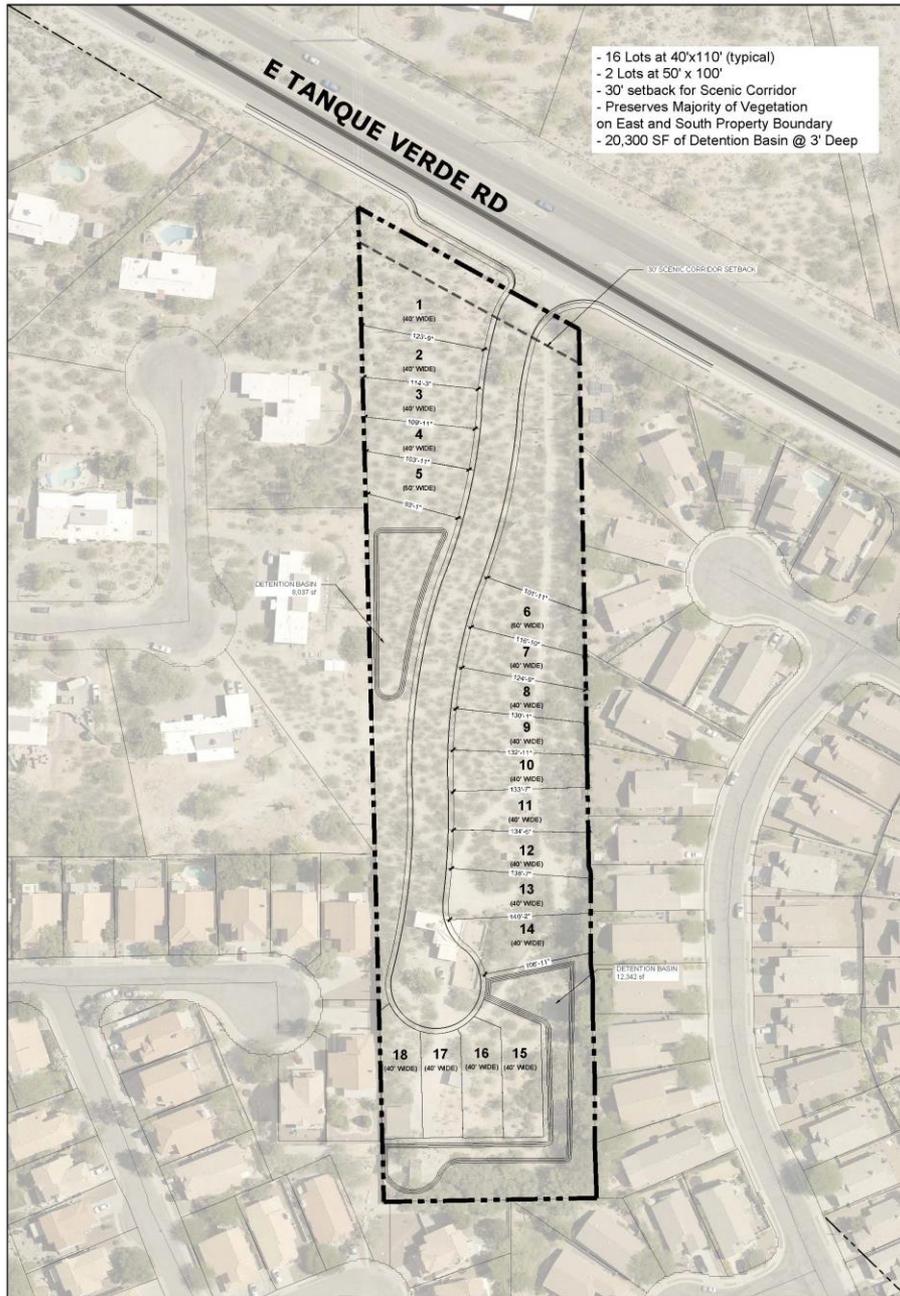
# 20 Lot Concept



- 20 Lots at 40'x110' (typical)
- 30' setback for Scenic Corridor
- Preserves Majority of Vegetation on East and South Property Boundary
- 22,200 SF of Detention Basin @ 3' Deep

## LA ROCA VISTA

# 18 Lot Concept

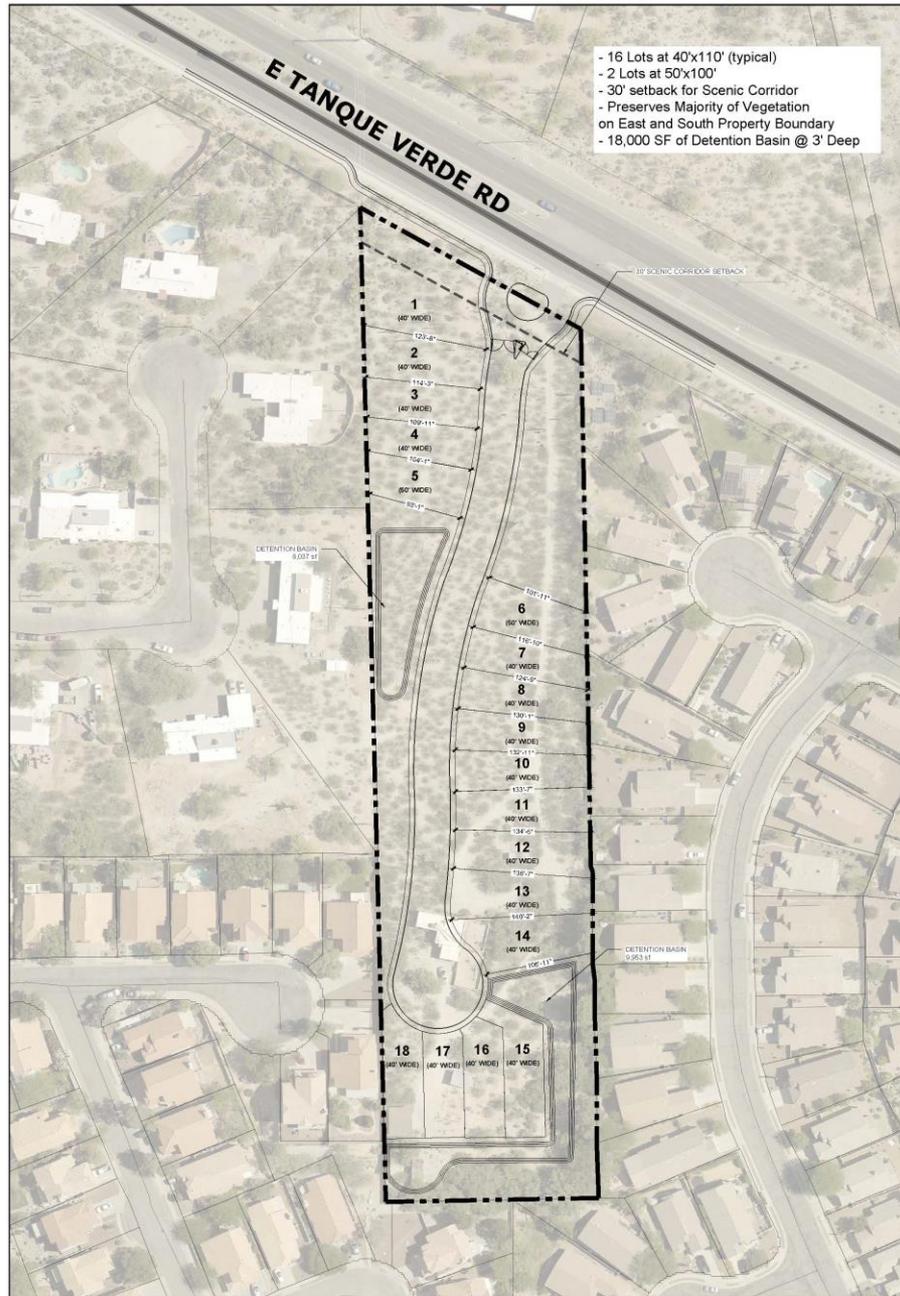


- 16 Lots at 40'x110' (typical)
- 2 Lots at 50' x 100'
- 30' setback for Scenic Corridor
- Preserves Majority of Vegetation on East and South Property Boundary
- 20,300 SF of Detention Basin @ 3' Deep

LA ROCA VISTA

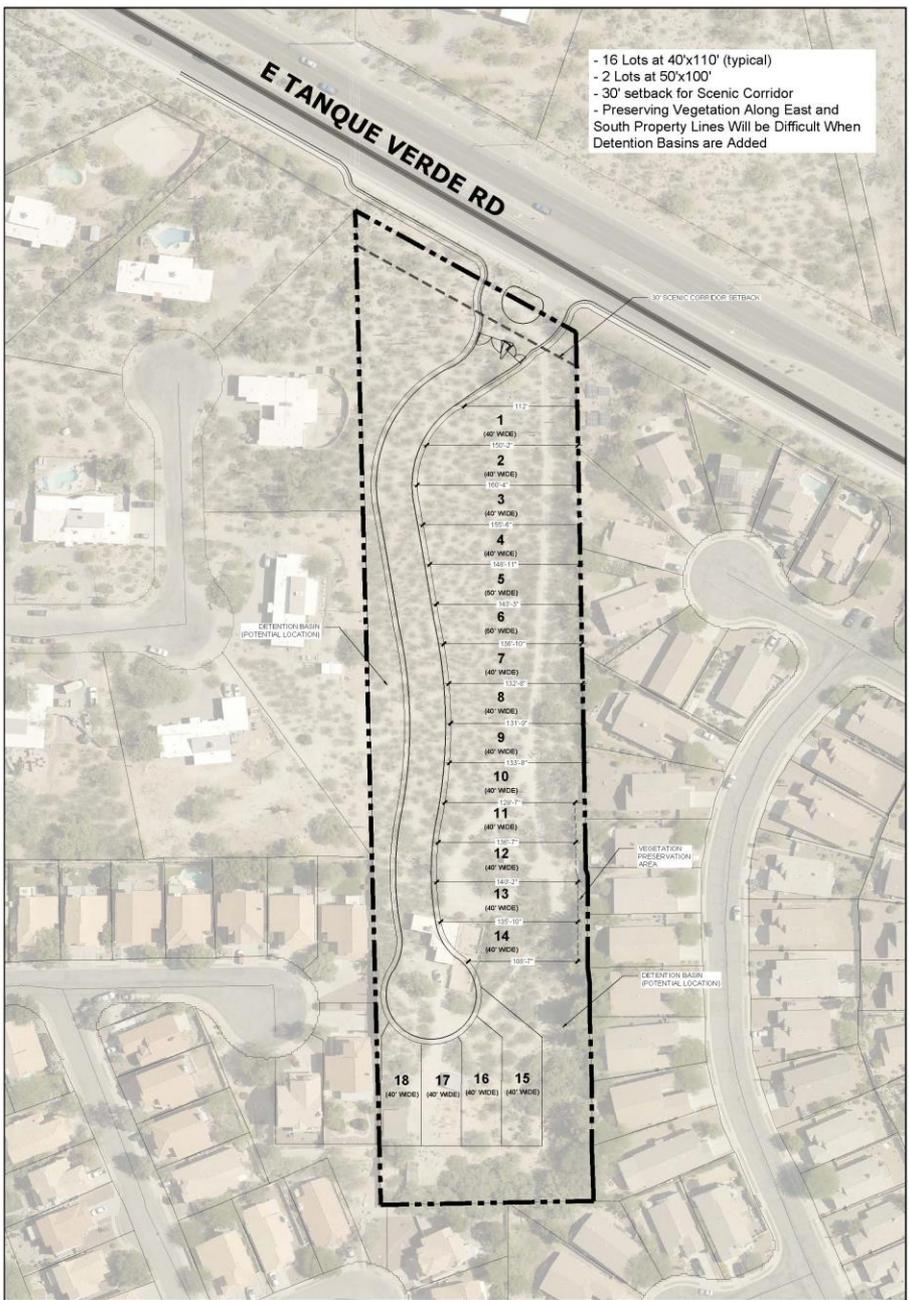


# 18 Lot Gated Concept



LA ROCA VISTA

# 18 Lot Gated Concept



LA ROCA VISTA



# 1<sup>st</sup> CONCEPTUAL LAND USE PLAN



# 2<sup>nd</sup> CONCEPTUAL LAND USE PLAN



# LONGSTANDING REZONING POLICY



Second  
Story  
Balcony



Bedroom



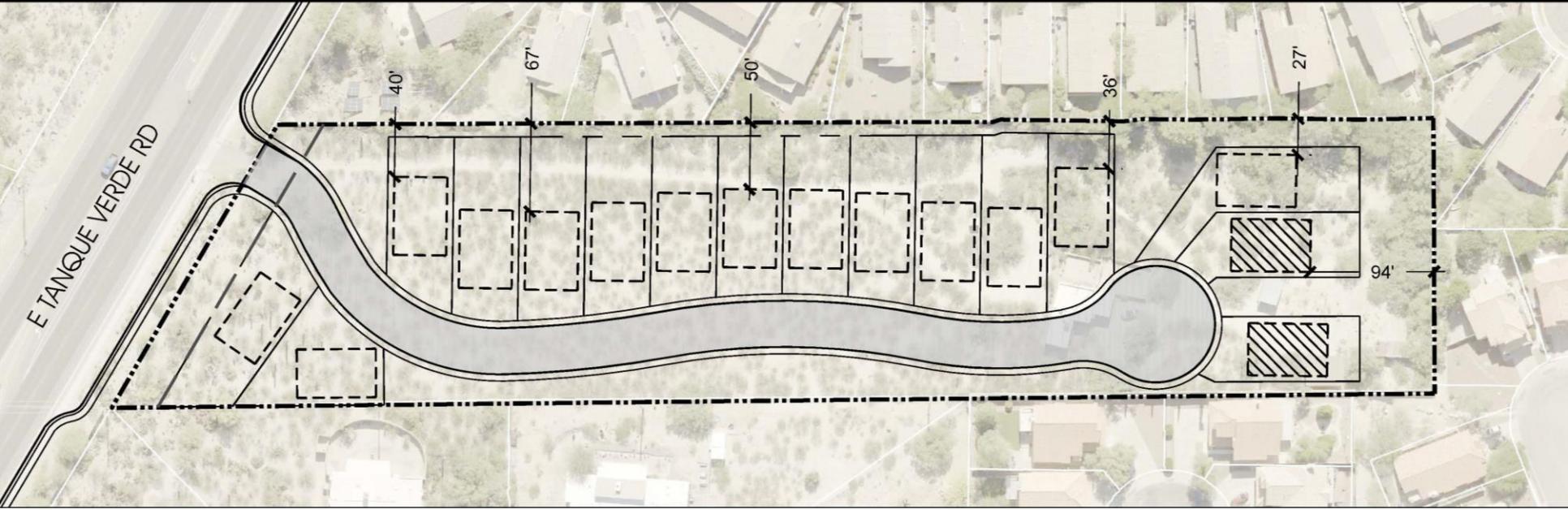
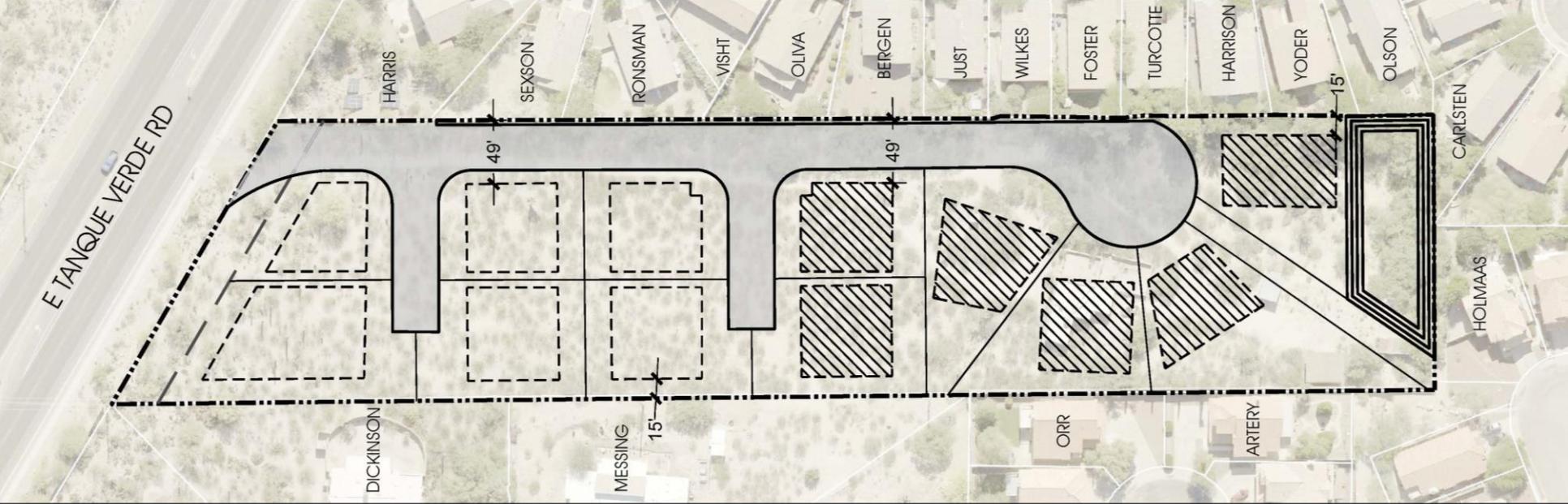
# 3<sup>rd</sup> CONCEPTUAL LAND USE PLAN





# 4<sup>th</sup> CONCEPTUAL LAND USE PLAN





# 2005 SITE PLAN VS. PROPOSED SITE PLAN

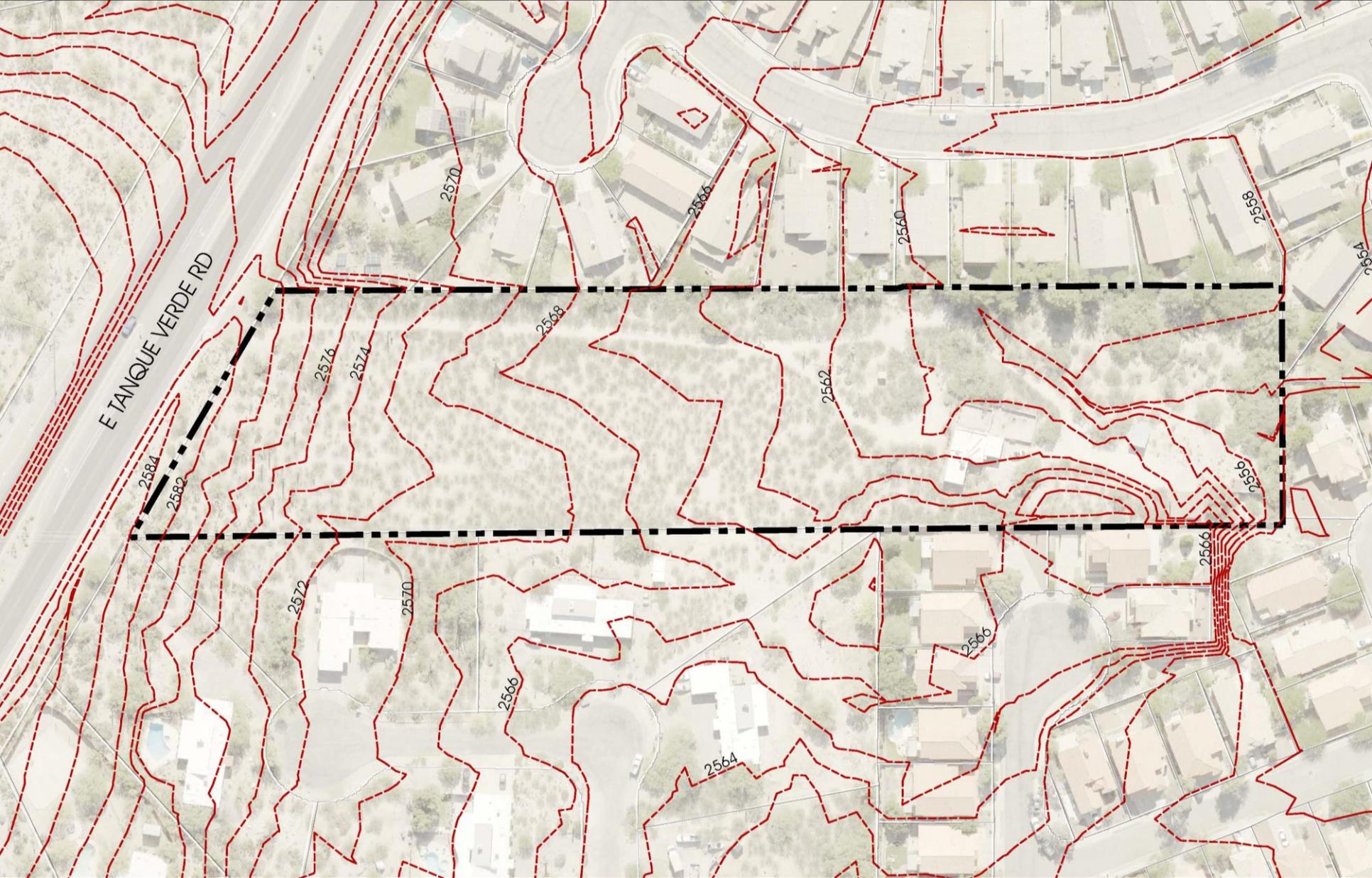
- VIEWS
- DRAINAGE
- NUMBER OF HOMES

**OUTSTANDING CONCERNS**



SOURCE: ZILLOW 2018

## OUTSTANDING CONCERNS - VIEWS



# TOPOGRAPHY



A RESULT OF IMPROPER  
CONSTURCITON OF  
DRAINAGE PLAN IN LACR.



SOURCE: MILLO/KLOPMAN 2018

**OUTSTANDING CONCERNS - DRAINAGE**





Imagery: PIMA COUNTY PICTOMETRY, 2017

# OUTSTANDING CONCERNS – NUMBER OF HOMES



# QUESTIONS?

**QUESTIONS & ANSWERS**



# RESIDENTIAL GOALS & POLICIES

**GOAL:** *To protect and stabilize the character of the neighborhood and encourage an environment compatible for family living.*

**Sub-Goal:** *Encourage new quality-designed residential development which is compatible with the existing neighborhood. – project proposes high-quality homes, similar in size to existing homes, with large backyards for family living*

## *Policies:*

- *Preserve the integrity of established neighborhoods. – lot size transition/buffering and no cut-through traffic*
- *Promote high-quality residential infill of vacant land where adequate streets and utilities are made available. – infill project that is well-served by roadways and utilities and does not cause undue strain on existing infrastructure*
- *Ensure the compatibility of new development with existing land uses. – surrounding area is entirely residential and new homes will be energy efficient and similar in style and color to existing homes*
- *Encourage a mixture of housing types emphasizing single-family, owner-occupied dwellings. – entire project emphasizes single-family owner-occupied housing*
- *Allow only residential development in areas designated for that use. – BCNP designates LDR at 1-6 homes per acre on the subject property*

# RESIDENTIAL IMPLEMENTATION TECHNIQUES

1. Discourage additional traffic into developed areas. – project will take direct access from Tanque Verde Road only
2. Promote high-quality residential developments adjacent to established neighborhoods as indicated on the General Development Map. (Appendix A) – the homes in La Roca Vista will consist of high-quality design and materials and are consistent with the LDR designation on the General Development Map
3. To insure the integrity of Powder Horn Ranch, Tanque Verde Acres, Bear Canyon Woods, and Tanque Verde Country Estates, all lots or parcels within the boundaries of these subdivisions shall be zoned at no higher density than the majority of the subdivision is zoned. – no changes are proposed within these subdivisions
4. Require buffers (masonry walls, berms, setbacks, and vegetation) where necessary to mitigate adverse impact of sound, visibility, traffic, and other elements that may infringe upon the integrity of established developments. Buffers should be a visual amenity and in context with the character of the neighborhood, and represent the best practices of landscape architecture. – the former 4' treeway along the eastern boundary has been replaced with a 10' buffer and a considerable open space area has been provided along most of the west boundary. A new 5' decorative masonry wall will also be added along the west boundary adjacent to Tanque Verde Acres

# RESIDENTIAL IMPLEMENTATION TECHNIQUES CONT'D

5. Allow translation of proposed residential uses into any appropriate zoning classification provided that the total number of housing units on a specific parcel shall not exceed the proposed density for the specific parcel as shown on the General Development Map. (Appendix A) – the proposed number of homes yields a density of 4 homes per acre and the maximum recommended density is 6 homes per acre
6. Encourage the use of flexible design concepts such as clustering, zero lot lines, lot development options, planned unit development (PUD), or residential development projects (RDP) where appropriate and permissible and where the use of these concepts would enhance the compatibility of new developments with the adjacent existing land uses and the natural environment. – this project utilizes the City's flexible lot development (FLD) option to provide a wider buffer on the east than previously provided and to create an open space transition between the proposed development and existing homes in Tanque Verde Acres
7. Where feasible, modify existing and require the design of all new exterior lighting so that the emitted light is deflected away from adjacent properties and public thoroughfares. – all exterior lighting will be downward-directed and/or shielded to comply with the Tucson Outdoor Lighting Code
8. Require new utility wires to be placed underground. Encourage placing existing overhead wires underground. – TEP has indicated there is capacity available in an existing utility box nearby, but any new lines needed for this project will be undergrounded

# RESIDENTIAL IMPLEMENTATION TECHNIQUES CONT'D

9. Encourage new developments to be architecturally designed so as to enhance and be compatible with the visual character of the neighborhood. (For example, use of natural appearing materials and earth tone colors is most appropriate.) – in response to concerns raised at the 2<sup>nd</sup> neighborhood meeting, colors were restricted to earth tones to match existing homes in the Lakes at Castle Rock, 33% of the homes were restricted to single-story, and clerestory windows/balcony prohibition was encouraged in order to mitigate privacy concerns
10. Require new developments to employ native and adaptive low-water use and low maintenance vegetation, except in buffer zones that may require special landscape criteria. Require water-saving devices wherever possible. (e.g., drip irrigation systems) – all vegetation will be drought-tolerant, low-water use, requiring low maintenance
11. Encourage the use of vegetation compatible with existing native growth in the area. – vegetation will be compatible with existing vegetation preserved onsite
12. Maximum building height allowed is two stories, not to exceed 30 feet, or the height limit imposed by the zoning classification affecting the property, whichever is more restrictive. – the maximum proposed height is 25' or two-stories