



# Application for Plan Amendment

February 2010 Form

**SECTION 1 - Case Filing Information**

To be filled out by Staff

Date Filed: \_\_\_\_\_ Received by: \_\_\_\_\_

Area/Neighborhood Plan to Be Amended:  
\_\_\_\_\_

Date Plan Was Adopted by Mayor and Council: \_\_\_\_\_

Plan Amendment Name: \_\_\_\_\_

Plan Amendment Number: \_\_\_\_\_ Processing Fee: \_\_\_\_\_

**SECTION 2 - Site Identification**

Street Address: NOT ASSIGNED.

Township/Range/Section: 15S, 14E, 24 Tax Code No: PORTION OF 14D-44-009D

Nearest Major Cross Street: INTERSTATE 10 & WILMOT RD.

Amendment Site Size: 62.72 AC. ±

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.

**SECTION 3 - Applicant Information**

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: PAUL OLAND

Firm's Name: THE WLB GROUP

Phone No: 520-664-4304

Address: 4444 E. BROADWAY BLVD.

Fax No: \_\_\_\_\_

TULSON, AZ 85711

Signature



Date

1-9-2020

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: SH & C-2

Current Use of Site: VACANT

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

UNDEVELOPED.

SURROUNDING AREAS

Existing Zoning: North C-2 South SH East C-2/R-2 West PAD-14

Describe Land Uses and Development on Surrounding Properties:

THE SUBJECT PROPERTY IS BOUNDED ON THE NORTH BY I-10. THE COMMERCIAL - ZONED PROPERTY NORTH OF I-10 IS PARTIALLY DEVELOPED. LAND SOUTH OF THE PROJECT IS DIVIDED INTO LARGER LOTS PRIMARILY FEATURING MANUFACTURED HOMES. TO THE WEST OF THE PROJECT IS CITY-OWNED LAND INCLUDING LOS REALS LANDFILL. THE PORTION OF THE CITY PROPERTY CLOSEST TO THE PROJECT IS NOT PLANNED TO BE USED FOR WASTE STORAGE BUT RATHER FOR DRAINAGE AND EVENTUAL REVEGETATION. A PARTIALLY DEVELOPED COMMERCIAL CENTER, WILMOT RD, AND SMALL-LOT RESIDENTIAL SUBDIVISIONS ARE EAST OF THE PROJECT.

Neighborhood Context: THE ONLY EXISTING HOMES NEAR THE SUBJECT PROPERTY ARE SEPARATED FROM THIS PROPOSED NEIGHBORHOOD BY THE OLD RODEO WASH, WHICH IS SEVERAL HUNDRED FEET WIDE AND THUS PROVIDES AN AMPLE BUFFER.

Proposed Site Development

Proposed Use: RESIDENTIAL W/IN M.F.C. Proposed Zoning: R-1 / R-2 (TBD)

WE PROPOSE TO DEVELOP THE PROPERTY AS A MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD.

Proposed Site Improvements (buildings, parking areas, etc.):

APPROXIMATELY 313 HOMES WITH STREETS, TWO RECREATION AREAS, LANDSCAPE BUFFERYARDS, EROSION PROTECTION ALONG OLD ROAD WASH, AND A SEGMENT OF THE M.S. & R. ROADWAY CONNECTION BETWEEN WILMOT RD. AND LOS REALES / CRAYCRAFT.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

PORTIONS OF THE OVERALL PROJECT AREA CLOSEST TO I-10 ARE ALREADY DESIGNATED AS MULTIFUNCTIONAL CORRIDOR (M.F.C.).

THE PROPERTY SUBJECT TO THIS AMENDMENT REQUEST IS THE BALANCE OF THE PROJECT AREA THAT IS CURRENTLY DESIGNATED AS INDUSTRIAL.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

PLEASE SEE ATTACHED MAP.

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

PLEASE SEE ATTACHED TEXT.

**SECTION 5 - Plan Amendment Information Cont'd.**

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

*PLEASE SEE ATTACHED TEXT.*

Provide additional supporting information that demonstrates why this amendment should be approved.

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes  No

**SECTION 6 - Pre-Submittal Meeting Information**

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- n/a*  Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- Copy of notes from rezoning pre-submittal meeting

S:\Plan Amendments & PAD Changes of Conditions\Forms\PA\_application.doc

**Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan.**

The two previous amendments to this area of the RSSP were similar to this request, in response to the fact that residential uses are appropriate in this area because much of the industrial uses originally envisioned have been developing further east. This proposal is consistent with a number of the goals and policies of the Rincon Southeast Subregional Plan. Of particular note are the following:

Natural & Cultural Resources: Open Space

- B1b. Designated natural open space not dedicated to a public agency shall be included in deed CC&Rs.
- B1f. Functional open space shall be designed to provide areas for active and passive recreation, including nature trails, exercise trails, and active recreation areas.

Natural & Cultural Resources: Wildlife Habitat & Corridors

Except for the MS&R-required roadway crossing, Pima Co. mapped riparian areas along Old Rodeo Wash will be set aside as open space.

Natural & Cultural Resources: Regional Trail System

- B3a. A 12' paved multi-use path and an 8' soft path will be provided along the Old Rodeo Wash Greenway.
- B3e. Sidewalks and trails within the development will connect to the Old Rodeo Wash Greenway paths.

Natural & Cultural Resources: Park Acquisition

- B4c. Two neighborhood parks will be constructed, providing resident

Natural & Cultural Resources: Site Selection & Park Design

- B6b. The neighborhood parks will be located for safe and convenient access by pedestrians and bicycles.

Site Design & Design Guidelines: Site Design

- C1a1. Natural open space areas correlate with the most environmentally sensitive portion of the site, Old Rodeo Wash.
- C1b. Old Rodeo Wash serves as a significant and effective buffer between this proposed neighborhood and the existing neighborhood to the south.

Public Services & Utilities

The City Environmental Services Department has indicated that "the revised site plan addresses our primary concerns as it relates to maximizing landfill space and keeping the 500' spacing/buffering between active landfill cells and any development, primarily residential development."

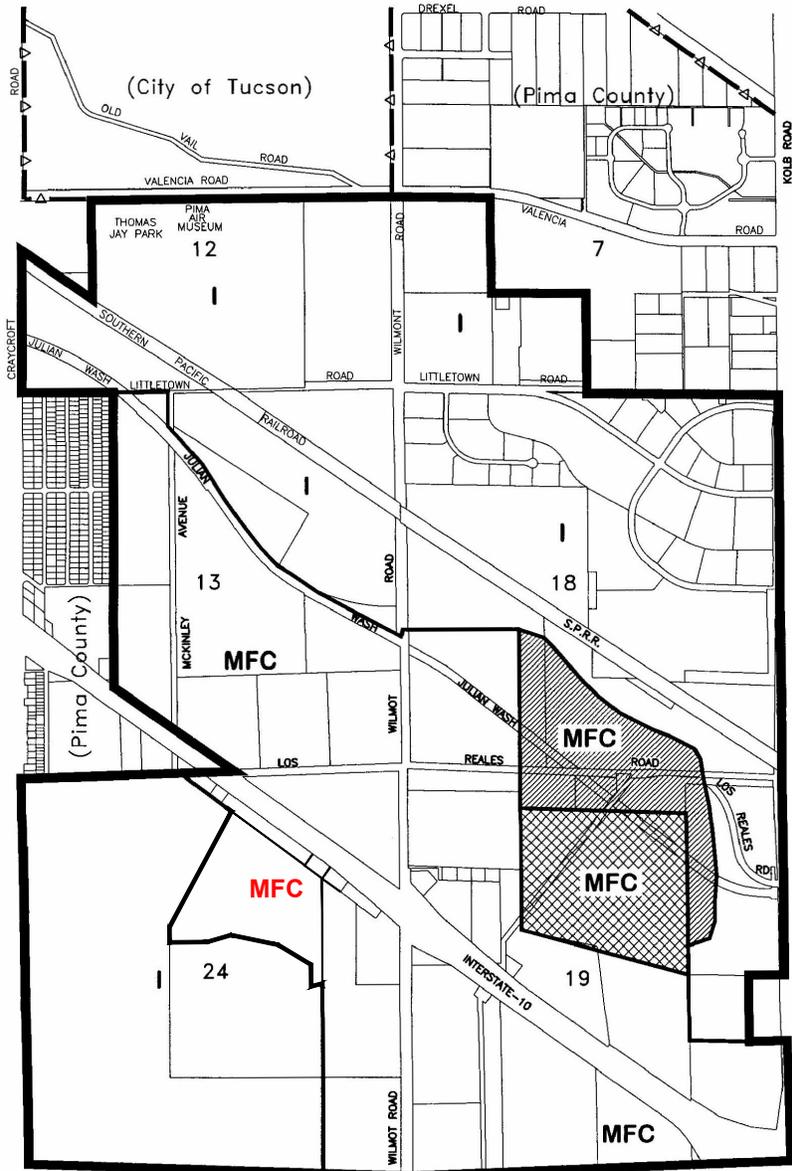
**Explain how the proposed changes are consistent with and supported by the goals and policies of the General Plan.**

Both *Plan Tucson* and the Rincon Southeast Subregional Plan support housing near major employment areas such as the Port of Tucson and the U of A Tech Park. This Plan amendment is compatible with many goals and policies of *Plan Tucson*, and specifically meets these:

- G1 This neighborhood will feature well-maintained, energy-efficient homes with convenient access to I-10 and many acres of nearby commercially zoned property.
- G9 Residents of this development will help support struggling local businesses and expand the tax base.
- G25 As an infill development, this neighborhood will be making efficient use of existing infrastructure and facilities.
- H2 Housing demand in this part of Tucson is increasing, suggesting a continuing consumer trend toward more economical yet new and energy-efficient housing options.
- H11 Newer homes in this area typically range in from the mid-\$100Ks to low-\$300Ks. This project is expected to fall within that range, providing another economical housing options and increasing home ownership opportunities.
- PR4 This project will provide both passive and active recreational opportunities.
- PR9 The path to be constructed along the Old Rodeo Wash Greenway will add to the City's urban multipurpose pathway system.
- RG5 This neighborhood will provide a very convenient housing option for employees at Davis-Monthan AFB, Tucson International Airport, the U of A Tech Park, and the many employers along I-10.
- G11 By leaving the Old Rodeo Wash floodplain largely undisturbed this development will be utilizing a low impact development technique for stormwater management.
- G13 The Old Rodeo Wash Greenway path will be an opportunity for non-motorized mobility and will provide human and environmental health benefits.
- PI6 A section of Los Reales Road will be constructed as part of this development, per the Major Streets & Routes Plan.
- LT1 This neighborhood will have convenient access to major transportation infrastructure, protects natural resources onsite, protects the character of surrounding neighborhoods, and makes efficient use of the land.
- LT3 This neighborhood will be moderately dense with close proximity to transit.
- LT4 The proposed neighborhood design is sensitive to the scale and intensities of existing development nearby and will include ample open space.

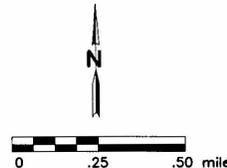
**MAP DETAIL #9-RSSP  
WILMOT/I-10**

**PROPOSED REVISION TO  
MAP DETAIL #9-RSSP  
WILMOT/I-10**



Planned Land Use Categories

- I Urban Industrial
- MFC Multifunctional Corridor
- Amendment Site 1
- Amendment Site 2
- Annexation Area Boundary



Map Detail #9RSSP  
T.15 S./R.14 E. Sections  
12,13,24  
T.15 S./R.15 E. Sections  
7,18,19

November 11, 2019

City of Tucson  
Planning & Development Services Dept.  
Attn: John Beall  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: PA-19-03 Plan Amendment Application  
Owner Authorization

To Whom it May Concern:

This letter shall serve as authorization for The WLB Group, Inc. to represent Legacy Collateral Holdings, LLC in the application for a plan amendment.

Sincerely,

Signature: CIA

Date: November 11, 2019

Name: Carson Brown

For: Legacy Collateral Holdings, LLC

Address: 20701 N. Scottsdale Rd.

Unit #107 Box #443 Scottsdale, AZ

Phone: (480) 822-9111 85255

Fax: (559) 637-8865

Alternate Phone:  
mark winkelman  
(602) 432-5955

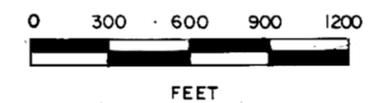
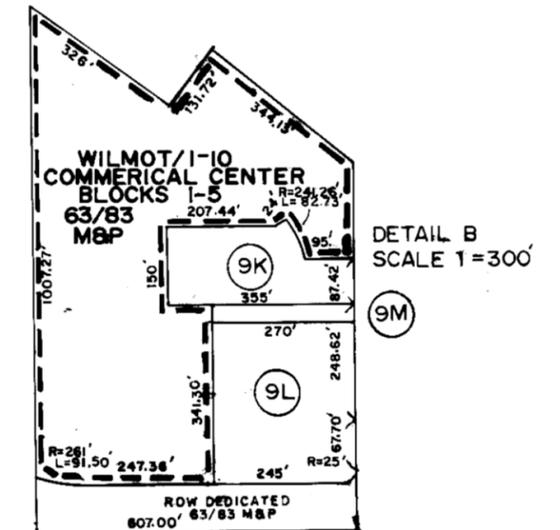
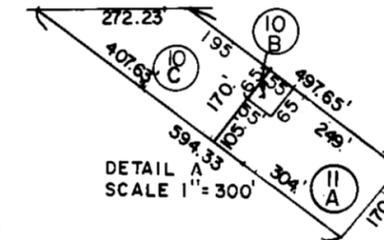
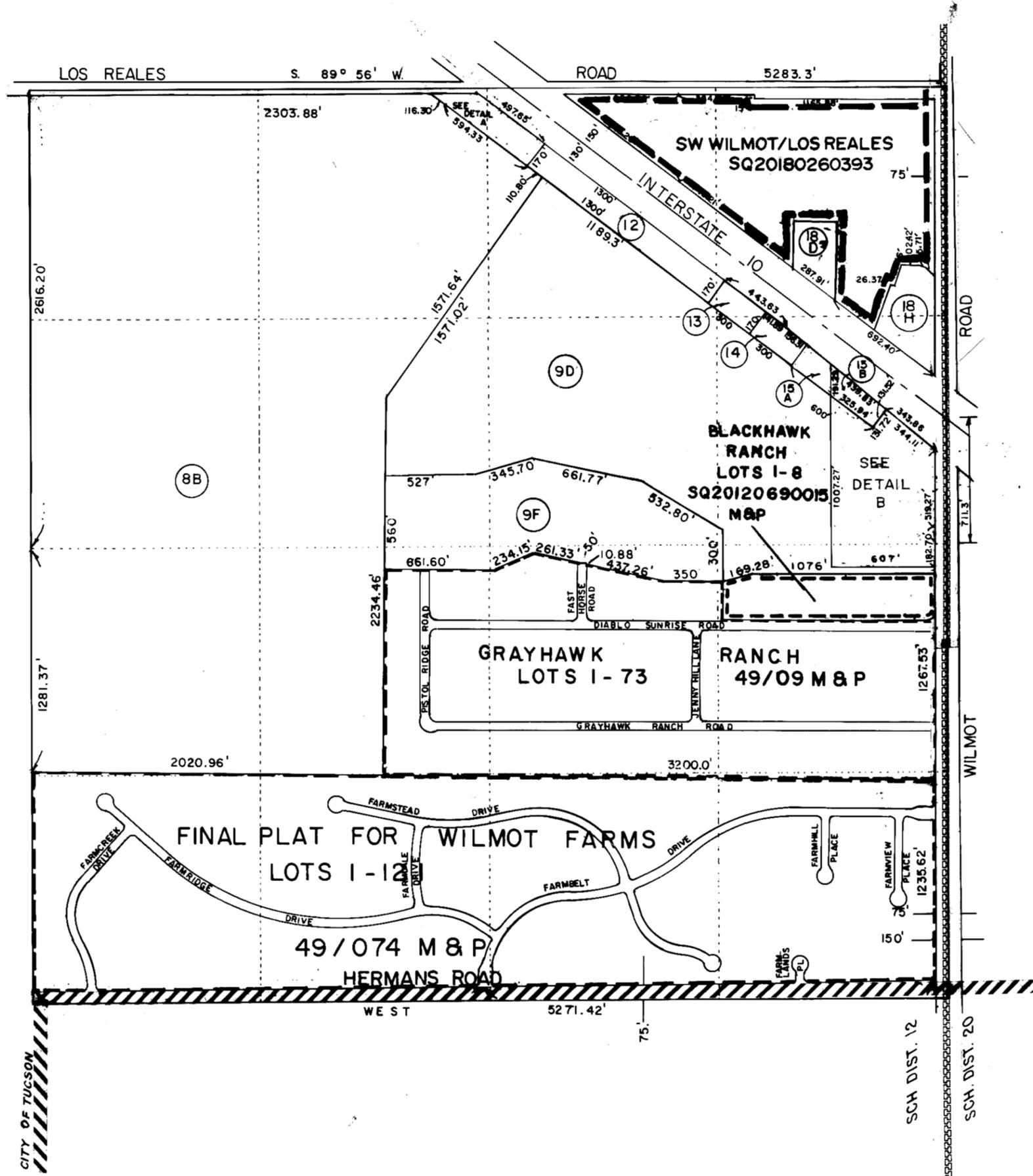
# ASSESSOR'S RECORD MAP



140-44

## SECTION 24, TOWNSHIP 15 SOUTH, RANGE 14 EAST

FORMERLY  
139-40

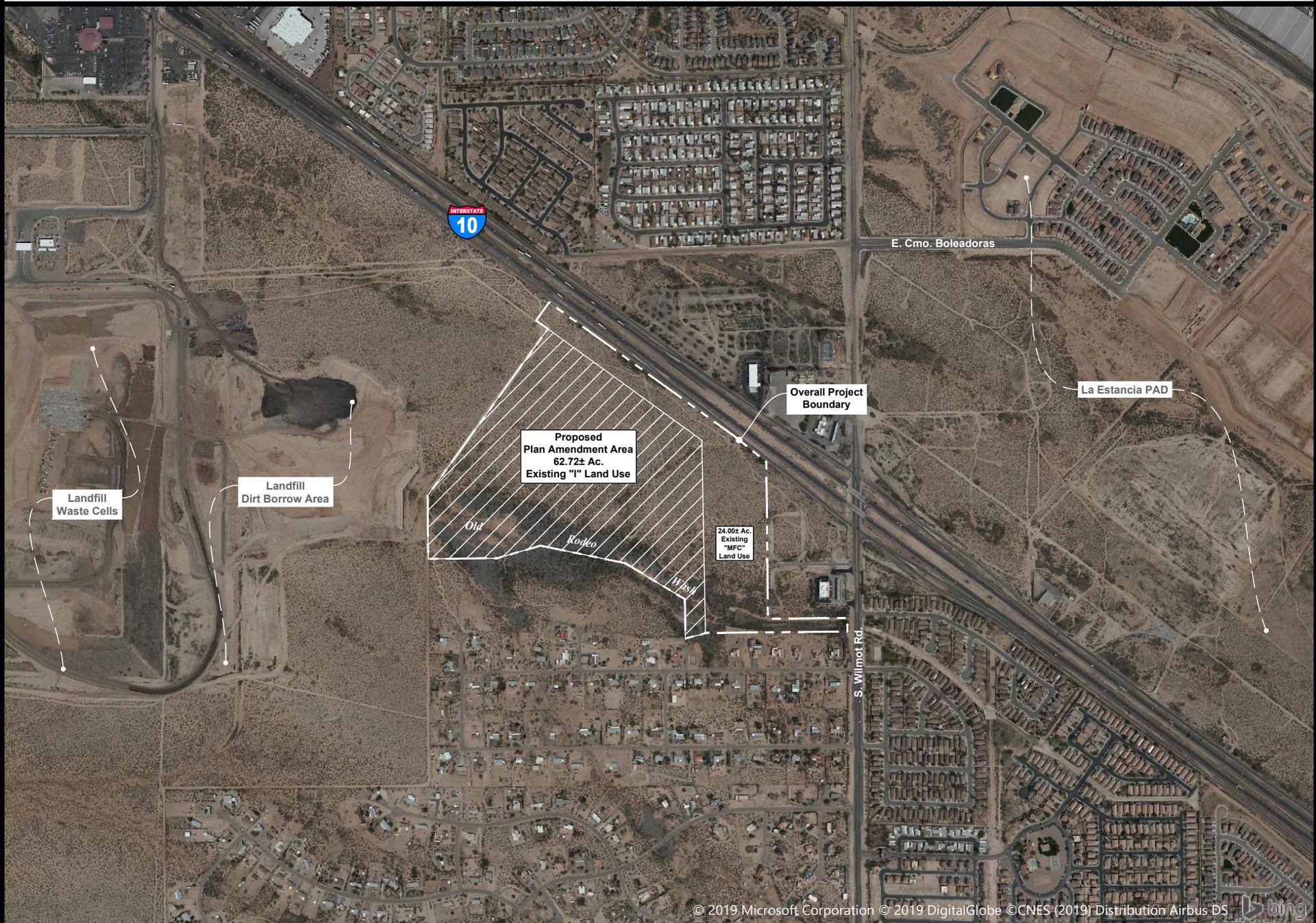


2019-1

SEE BOOK 2, PAGE 75 R.S.  
 SEE BOOK 11, PAGE 52 R.S.  
 SEE BOOK 11 PAGE 53 R.S.

SCANNED

M151424



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**Plan Summary**

1. Property Area = 86.72 Ac.
2. Zoning: Existing = C-2 & SH  
Proposed = R-1 using F.L.D. Option 'A'
3. Proposed Min. Lot Size = 40'x110' (4,400 Sq. Ft.)
4. Proposed Number of Lots = 313
5. Functional Open Space:  
Required = 1.93 Ac. (313 Lots x 269 Sq. Ft.)  
Provided = 2.07 Ac.
6. FEMA Floodplain Zone = X
7. Old Rodeo Wash is not currently a WASH wash.



BOUNDARY DATA

1	N0°26'13"W	103.75'
2	N89°25'45"E	1075.90'
3	N75°19'28"E	169.26'
4	S00°33'31"E	300.17'
5	S58°51'02"E	532.86'
6	S78°17'08"E	661.77'
7	N73°50'06"E	345.70'
8	N89°26'05"E	526.97'
9	S00°32'01"E	483.95'
10	S35°49'43"W	1571.49'
11	S54°05'21"E	110.83'
12	S35°51'27"W	170.00'
13	N54°08'33"W	1744.21'
14	N51°17'29"W	316.38'
15	N00°34'06"W	1198.32'
16	S89°24'55"W	606.96'

## Memo

To: File

From: RGL

Date: 11.13.2019

**Re: Summary of 11.13.2019 Neighborhood Meeting**

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Location of Meeting: Richard Fimbres/Ward 5 office.  
Approximately 20 attendees.  
GPO presented.  
RGL in attendance/note taker.

### *Issues/Concerns/Questions:*

- Wilmot traffic is the single largest issue. Traffic has gotten worse since the install of the traffic signals at the interchange. Cars exiting I-10 at Wilmot and headed east bound get backed up such that cars stack into the I-10 travel lane. Traffic on Wilmot makes it difficult to make a left turn onto Wilmot and head north. Prison traffic contributes to problem as does traffic from Corona de Tucson.
- Where will people that buy the homes work?
- Will commercial services be provided in the area?
- Does the Tucson CIP include money for road improvements in the area?
- Is Wilmot on the MSRP?
- Will there be public transportation in the area?
- Some neighbors support the existing zoning.
- Some in attendance did not receive letters about the meeting and wondered why.
- Noise issues from I-10. Sound walls?
- Views to the north will be blocked.
- Aircraft noise from DM and TIA.
- Price of houses?



Engineering • Planning  
Surveying • Urban Design  
Landscape Architecture

October 31, 2019

Subject: **Proposed Neighborhood at I-10 & Wilmot**  
WLB No. 106007-B-003

Dear Neighbor:

The owner of approximately 87 acres of land west of the intersection of Interstate-10 and Wilmot Road is proposing a plan amendment followed by a rezoning to allow for the development of a residential neighborhood. The project will include single-family homes, two recreation areas, a portion of the eventual roadway connection between Los Reales Road and Wilmot Road, and a significant amount of area preserved as open space along the Old Rodeo Wash. The proposed site plan is shown on the back of this letter.

**An informational meeting will be held on Wednesday November 13th from 5:30 pm – 7:00 pm at Council Member Richard Fimbres' Ward 5 Council Office located at 4300 South Park Avenue.** The purpose of the meeting will be to present basic information about the proposed development, answer questions, and listen to comments and suggestions from our neighbors.

If you have any questions please do not hesitate to contact me at (520) 664-4304 or [gpoland@wlbgroup.com](mailto:gpoland@wlbgroup.com).

Comments regarding the proposed plan amendment may also be submitted to the Director of the City of Tucson Planning and Development Services Department, prior to the Planning Commission public hearing. Such comments may be made verbally and/or in writing at the Planning Commission public hearing, and at the Mayor and Council public hearing, both of which are expected later this year or early next year.

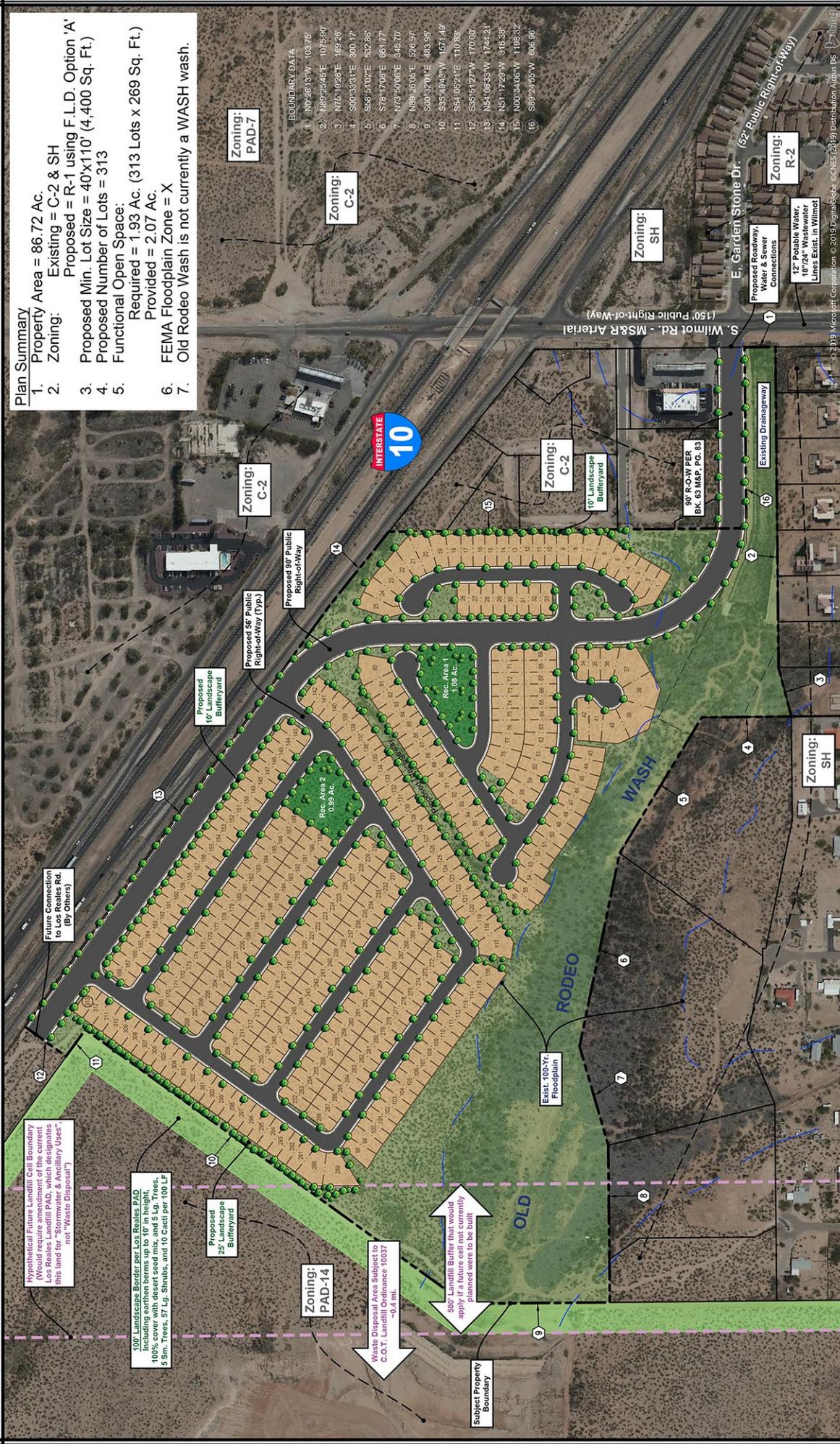
Sincerely,  
THE WLB GROUP, INC.

Paul Oland

G:\Projects\19aj Blackhawk\01\2 - Gen Plan Amend\NH Mtg 1\Invitation\NH Mtg #1 Invitation Ltr.docx

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6. FEMA Floodplain Zone = X
7. Old Rodeo Wash is not currently a WASH wash.



**BOUNDARY DATA**

1	N0-261731W	103.75'
2	N89-29345E	107.9-90'
3	N75-19226E	169.26'
4	S00-9331E	300.17'
5	S68-5102E	332.86'
6	S78-1709E	861.77'
7	N73-5006E	445.70'
8	N89-8505E	249.97'
9	S00-3204E	483.99'
10	S35-3943W	167.49'
11	S54-0651E	110.83'
12	S39-5127W	170.00'
13	N54-3633W	174.23'
14	N51-1729W	516.38'
15	N00-9405W	1188.32'
16	S89-2495W	806.96'

2019.08.19  
Aerial Photo Date = 2019  
WLB No. 160507-58-003

**BLACKHAWK PROPERTY  
PRE-SUBMITTAL SITE PLAN 'E'**



140440830  
 CITRO CHRISTOPHER J E & CITRO CAROLE MEST OF  
 6088 E DIABLO SUNRISE RD  
 TUCSON, AZ, 85756-8512

14044011A  
 MARTIN JACK H  
 5181 E DREXEL RD  
 TUCSON, AZ, 85706-2050

140442400  
 DELVAC ZEB & HALL KELLY JT/RS  
 4935 ORCUTT AVE  
 SAN DIEGO, CA, 92120-2719

140442370  
 VALENCIA JESUS & DYCKMAN SUZANNE JT/RS  
 6245 E DIABLO SUNRISE RD  
 TUCSON, AZ, 85756-8517

140442440  
 AVALOS JUAN GERARDO & LIZARRAGA MARIA BERNABE JT/RS  
 3305 E DREXEL RD  
 TUCSON, AZ, 85706-7808

140442420  
 DORAME RUBEN & DORAME LUZ A JT/RS  
 5652 E KLAFTER RD  
 TUCSON, AZ, 85756-6962

140442380  
 MAHAR DENNIS L & CAROLYN LIVING TR  
 6219 E DIABLO SUNRISE RD  
 TUCSON, AZ, 85756-8517

140442460  
 CANDELARIO ALEXI & JASMINE NATASHA CP/RS  
 9255 HARRINGTON CIR  
 MONTGOMERY, AL, 36117-8477

141096330  
 WILMSHURST DARRELL & LANETT CP/RS  
 6332 E GARDEN STONE DR  
 TUCSON, AZ, 85756-8479

141096340  
 KMS ENTERPRISES LLC  
 5225 E PIMA ST  
 TUCSON, AZ, 85712-3629

14044009K  
 GEORGE SURVIVORS TRUST  
 1512 TORRE CT  
 SAN JOSE, CA, 95120-5702

141096720  
 WALTERS RANDY  
 6355 E GARDEN STONE DR  
 TUCSON, AZ, 85756-8484

141096370  
 SONMOR YOUNG & AMANDA & SONMOR DONALD ALL JT/RS  
 2009 W CALLE ARMENTA  
 TUCSON, AZ, 85745-2131

140440130  
 LEGACY COLLATERAL HOLDINGS LLC  
 20701 N SCOTTSDALE RD STE 107 PMB 443  
 SCOTTSDALE, AZ, 85255-6413

141097330  
 DESERT STONE HOA ATTN: ASSOCIA ARIZONA  
 6840 N ORACLE RD STE 130  
 TUCSON, AZ, 85704-4282

141096690  
 MARTINEZ KARLA Y & CARLOS I CP/RS  
 6331 E GARDEN STONE DR  
 TUCSON, AZ, 85756-8484

140442140  
 UNION FINANCIAL MANAGEMENT SERVICES LLLP  
 6009 N PLACITA PAJARO  
 TUCSON, AZ, 85718-3468

14044008B  
 CITY OF TUCSON

141096700  
 FULL MOON PROPERTIES LLC  
 PO BOX 1539  
 DAHLGREN, VA, 22448-1539

140442390  
 HALL KATHLEEN A & JEFFREY BORDEN FAMILY REVOC TR  
 6193 E DIABLO SUNRISE RD  
 TUCSON, AZ, 85756-8520

14044015A  
 LEGACY COLLATERAL HOLDINGS LLC  
 20701 N SCOTTSDALE RD STE 107 PMB 443  
 SCOTTSDALE, AZ, 85255-6413

14044009M  
 WILMOT I-10 HOLDINGS LLC  
 6009 N PLACITA PAJARO  
 TUCSON, AZ, 85718-3468

141097320  
 DESERT STONE HOA ATTN: ASSOCIA ARIZONA  
 6840 N ORACLE RD STE 130  
 TUCSON, AZ, 85704-4282

140440540  
 MOLCHAN RICHARD G & BARBARA A CP/RS  
 6097 E DIABLO SUNRISE RD  
 TUCSON, AZ, 85756-8522

140442430  
 RAMIREZ JOSE JUAN  
 3535 E ALVORD RD UNIT 39  
 TUCSON, AZ, 85706-4749

14044009D  
 LEGACY COLLATERAL HOLDINGS LLC  
 20701 N SCOTTSDALE RD STE 107 PMB 443  
 SCOTTSDALE, AZ, 85255-6413

140442160  
 WILMOT LLC  
 1838 E PATRICK LN  
 PHOENIX, AZ, 85024-2479

140442450  
 RAMIREZ JOSE JUAN  
 3535 E ALVORD RD UNIT 39  
 TUCSON, AZ, 85706-4749

14044009L  
 WILMOT I-10 HOLDINGS LLC  
 6009 N PLACITA PAJARO  
 TUCSON, AZ, 85718-3468

140442410  
 GUZMAN FRANCISCO M & KARLA Y JT/RS  
 7971 S DOLPHIN WAY  
 TUCSON, AZ, 85756-9350

Att

141096660  
NEW MOON PROPERTIES LLC  
PO BOX 1539  
DAHLGREN, VA, 22448-1539

140442180  
UNION FINANCIAL MANAGEMENT SERVICES LLLP  
6009 N PLACITA PAJARO  
TUCSON, AZ, 85718-3468

141096730  
VILLASCUESA DANIEL & CAROLINA CP/RS  
6363 E GARDEN STONE DR  
TUCSON, AZ, 85756-8484

140442350  
LAMPHEAR JOSEPH  
6295 E DIABLO SUNRISE RD  
TUCSON, AZ, 85756-8517

140440120  
LEGACY COLLATERAL HOLDINGS LLC  
20701 N SCOTTSDALE RD STE 107 PMB 443  
SCOTTSDALE, AZ, 85255-6413

140442360  
WAIER JEFFREY PAUL  
6271 E DIABLO SUNRISE RD  
TUCSON, AZ, 85756-8517

140440140  
LEGACY COLLATERAL HOLDINGS LLC  
20701 N SCOTTSDALE RD STE 107 PMB 443  
SCOTTSDALE, AZ, 85255-6413

141096350  
VELEZ MARCIA JIMENEZ  
6348 E GARDEN STONE DR  
TUCSON, AZ, 85756-8479

140442150  
UNION FINANCIAL MANAGEMENT SERVICES LLLP  
6009 N PLACITA PAJARO  
TUCSON, AZ, 85718-3468

141096360  
RIOS ERICA  
7130 S HILDRETH AVE  
TUCSON, AZ, 85746-9616

140442170  
UNION FINANCIAL MANAGEMENT SERVICES LLLP  
6009 N PLACITA PAJARO  
TUCSON, AZ, 85718-3468

141096670  
WEIHS ROSA & WEIHS PATRICIA JT/RS  
6319 E GARDEN STONE DR  
TUCSON, AZ, 85756-8484

141090180  
LOGAN ROBERT K III  
4231 N IDAHO LN  
TUCSON, AZ, 85705-1451

141096680  
AREVALO JASSIEL & LINN MARIBEL CP/RS  
5290 N STRADA DE RUBINO  
TUCSON, AZ, 85750-6042

14044015B  
UNION FINANCIAL MANAGEMENT SERVICES LLLP  
6009 N PLACITA PAJARO  
TUCSON, AZ, 85718-3468

141096710  
KAISER STEVEN B & CHRISTIE J CP/RS  
6347 E GARDEN STONE DR  
TUCSON, AZ, 85756-8484

140440530  
RENZ JAMES F & LINDA L JT/RS  
6628 N 650 E  
URBANA, IN, 46990-9322

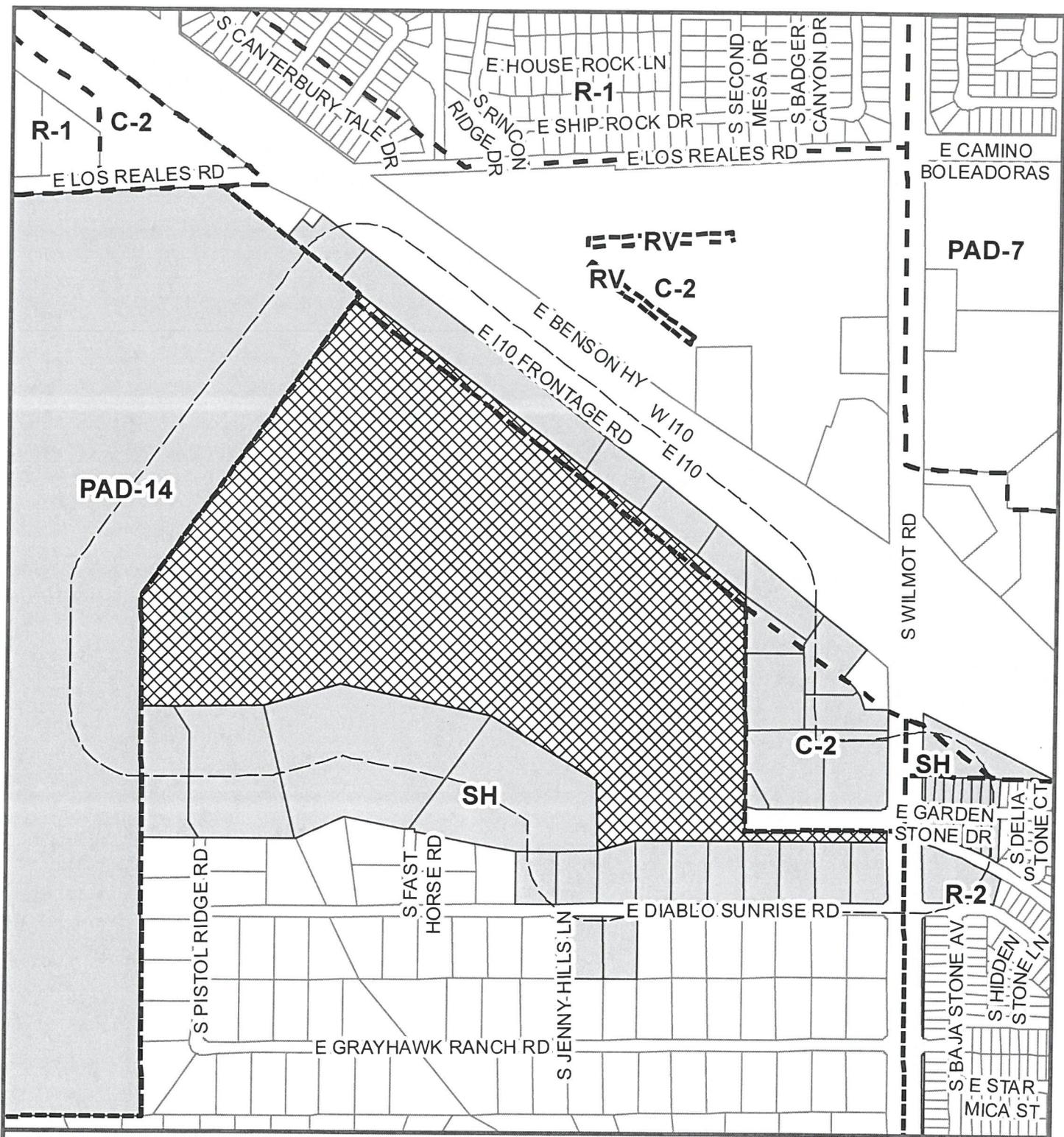
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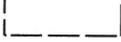
140440840  
CURIEL TERESA  
6114 E DIABLO SUNRISE RD  
TUCSON, AZ, 85756-8513

Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

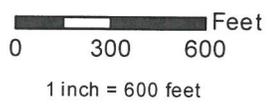
Expires: 12/31/19

Richard Fimbres  
Ward 5  
4300 S. Park Av  
Tucson, AZ 85714



-  Subject Property
-  Notification Area (300 ft. Radius)
-  Zone Boundaries
-  Properties Notified

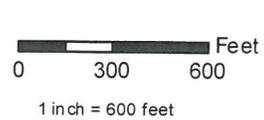
Address: SW of I-10 and Wilmot Rd.  
Base Maps: Twp. 15S Range 14E Sec. 24  
Ward: 5

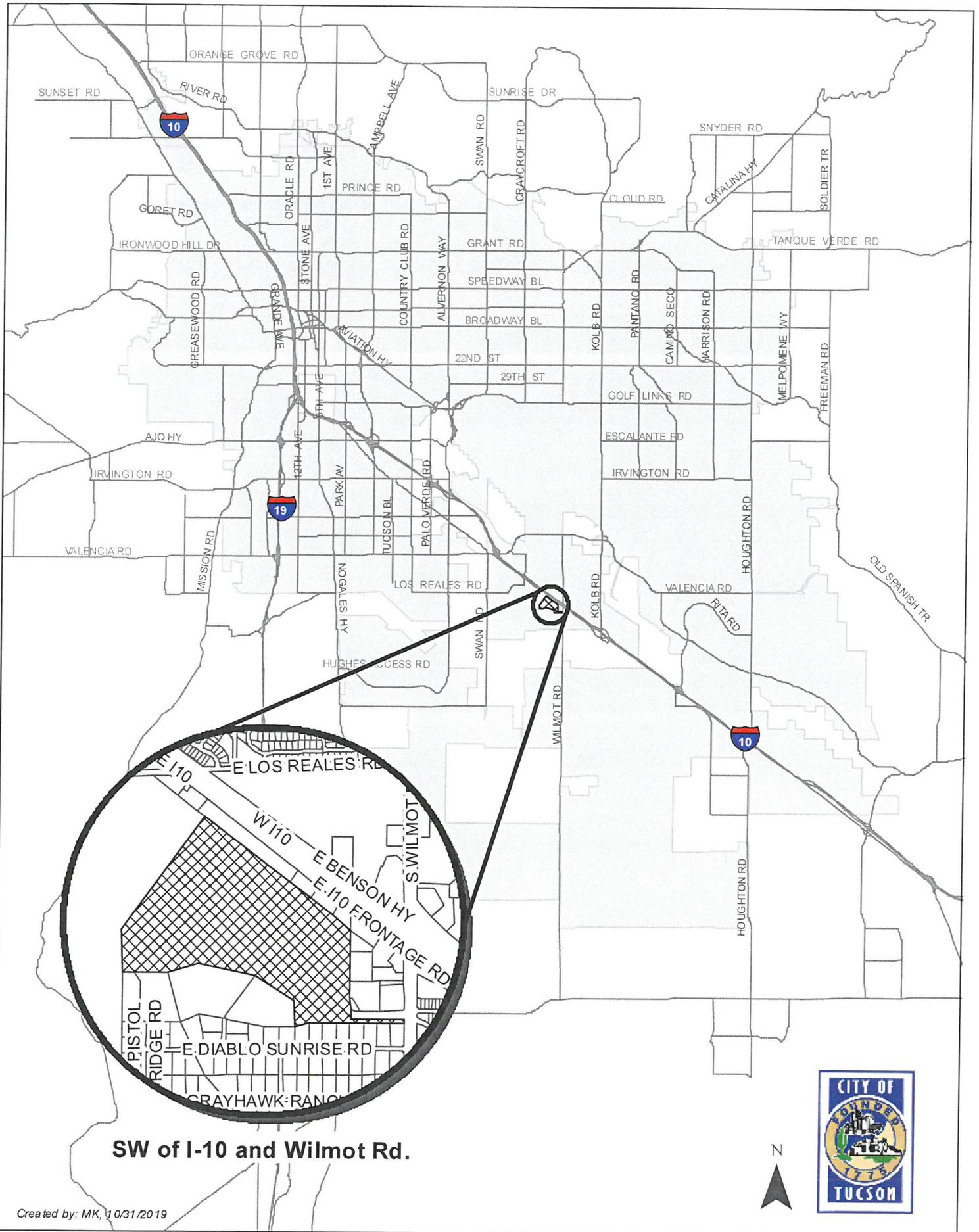




 Subject Property

Address: SW of I-10 and Wilmot Rd.  
Base Maps: Twp. 15S Range 14E Sec. 24  
Ward: 5

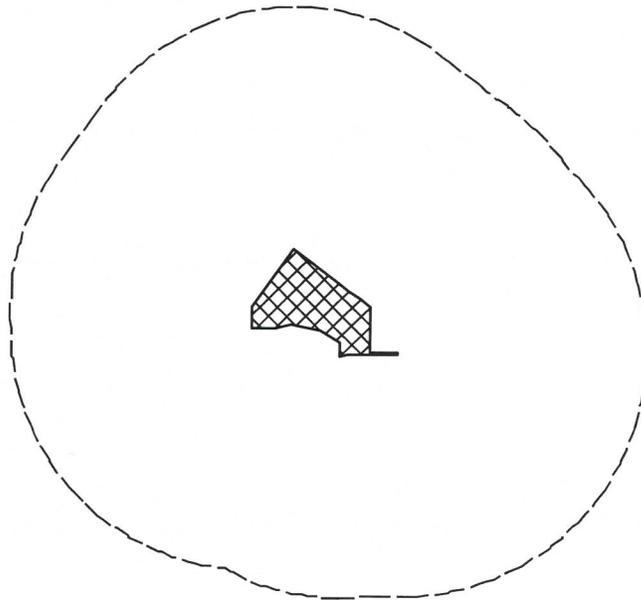




**SW of I-10 and Wilmot Rd.**

Groves  
Lincoln  
Park

Mortimore



Rita Ranch

**CITY OF TUCSON**  
**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**  
**PRESUBMITTAL NEIGHBORHOOD MEETING - PLAN AMENDMENTS**  
**TIMELINES AND CERTIFICATION OF MAILING**

**PART 1 – DATE MAILING LABELS WERE GENERATED**

Plan amendment file name and number: PA-19-03 Rincon Southeast SRP

Date mailing labels were generated: October 30, 2019

Date that is 60 calendar days after mailing labels were generated: December 29, 2019

**PART 2 – CERTIFICATION OF MAILING** (to be filled out by applicant and returned to staff with the application)

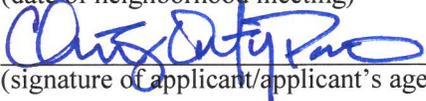
I hereby certify that I mailed the meeting notices to everyone on the mailing list on

November 1, 2019 , for the neighborhood meeting that was held on

(date of mailing)

November 13, 2019 .

(date of neighborhood meeting)

  
(signature of applicant/applicant's agent)

11/1/2019  
(date signed)

**PART 3 – TIMELINE CHECKS** (to be filled out by staff)

Date of Neighborhood Meeting: \_\_\_\_\_

Time period that is 15 to 60 days after the neighborhood meeting was held:  
\_\_\_\_\_

Date application was submitted: \_\_\_\_\_

Was the application submitted between 15 and 60 days after the neighborhood meeting was held?

\_\_\_\_\_  
(yes or no)

If the application was submitted within the specified time frame, the timeline provisions of the *Land Use Code* have been satisfied. If the application was not submitted within the specified time frame, staff will advise you how to proceed.

Public Meeting for Proposed Neighborhood at I-10 & Wilmot  
 Wednesday, November 13th @ 5:30 p.m. at Ward 5 Council Office  
 Please Print Legibly

Name	Organization	ADDRESS/ZIP	PHONE NO.	E-Mail
Richard Keiness		7876 S. Pistol Ridge Rd	520-300-1342	
ROB LANGRISH	WLB	4444 E BLUWAY TRUSSARDI, AZ	881-7480	
Bob Scott		6089 E GRAYHAWK RANCH	237-1975	
Millie Scott		"	"	
Pam Dawson		5794 E. Farmridge Dr. 85156	256-0467	
DENNIS MAHAR		6219 E. SUNRISE - DUNBLO	760-519-2107	DLMAHAR@COV.NOT
Lynn Eldred		6036 E DIABLO SUNRISE	520 250 4647	LYNN5237@GMAIL.COM
Sharon McQueen		6014 E Diablo Sunrise	202-766-2499	
Jeff & Katelyn Hall		6193 E. Diablo Sunrise	888 997 8631	jhall202@gmail.com
Ed & Sheila Piere		7777 S Fast Horse Rd	574-0389	
Jim & Linda Benz		6067 E Diablo Sunrise	260-750-3796	JLbenz@Gmail.com
TERRY & LORNA MANTON		6077 E Diablo Sunrise	520 389-7679	martinlema57@ymail.com
Joe & Julie		6218 E Diablo Sunrise	492 71 826	
Gay Raymond Moore		7777 S Fast Horse Rd	202 890 6808	

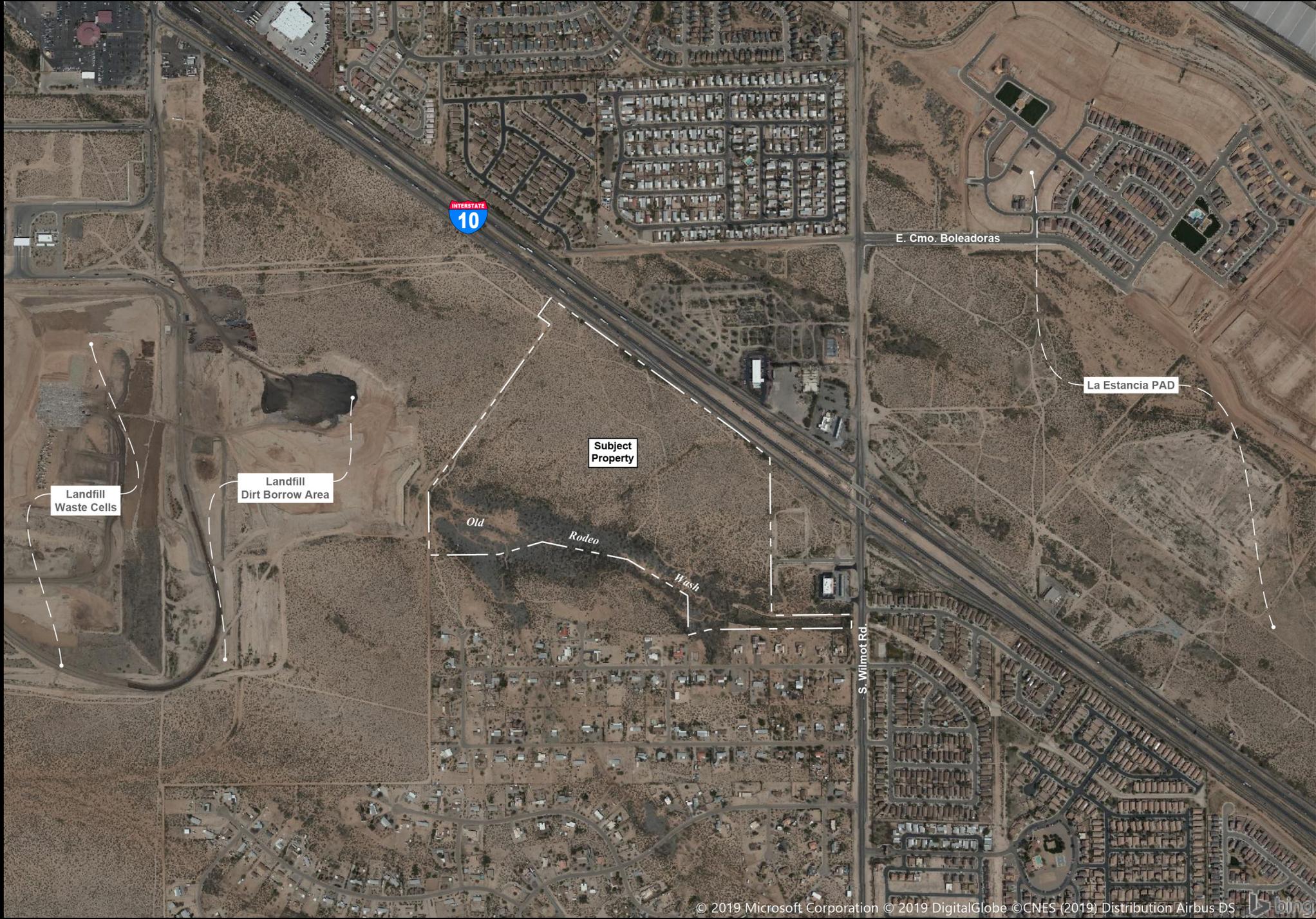
Dave Gifford

6192 E Diablo Sunrise Road

~~3750~~

davegifford@gmail.com 3921848

Rhonda Lindamood  
8010 S. Farmlands Pl  
Tucson, AZ 85786  
520-331-4235  
Rhondalindamood@cox.net



INTERSTATE  
10

E. Cmo. Boleadoras

La Estancia PAD

Subject  
Property

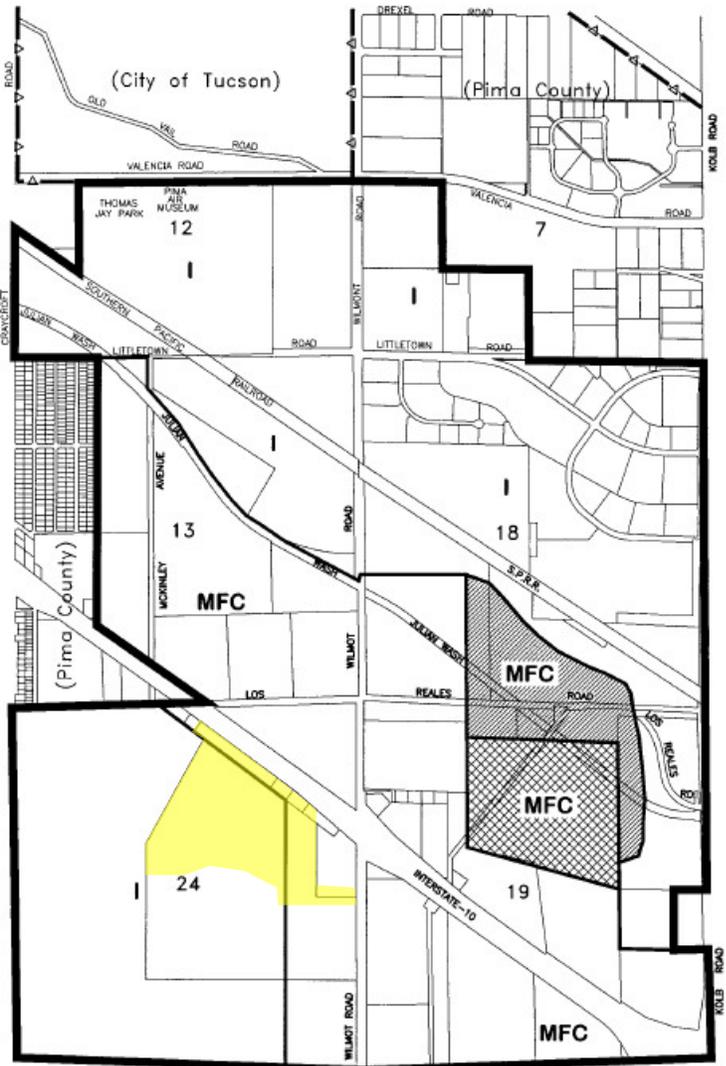
Landfill  
Waste Cells

Landfill  
Dirt Borrow Area

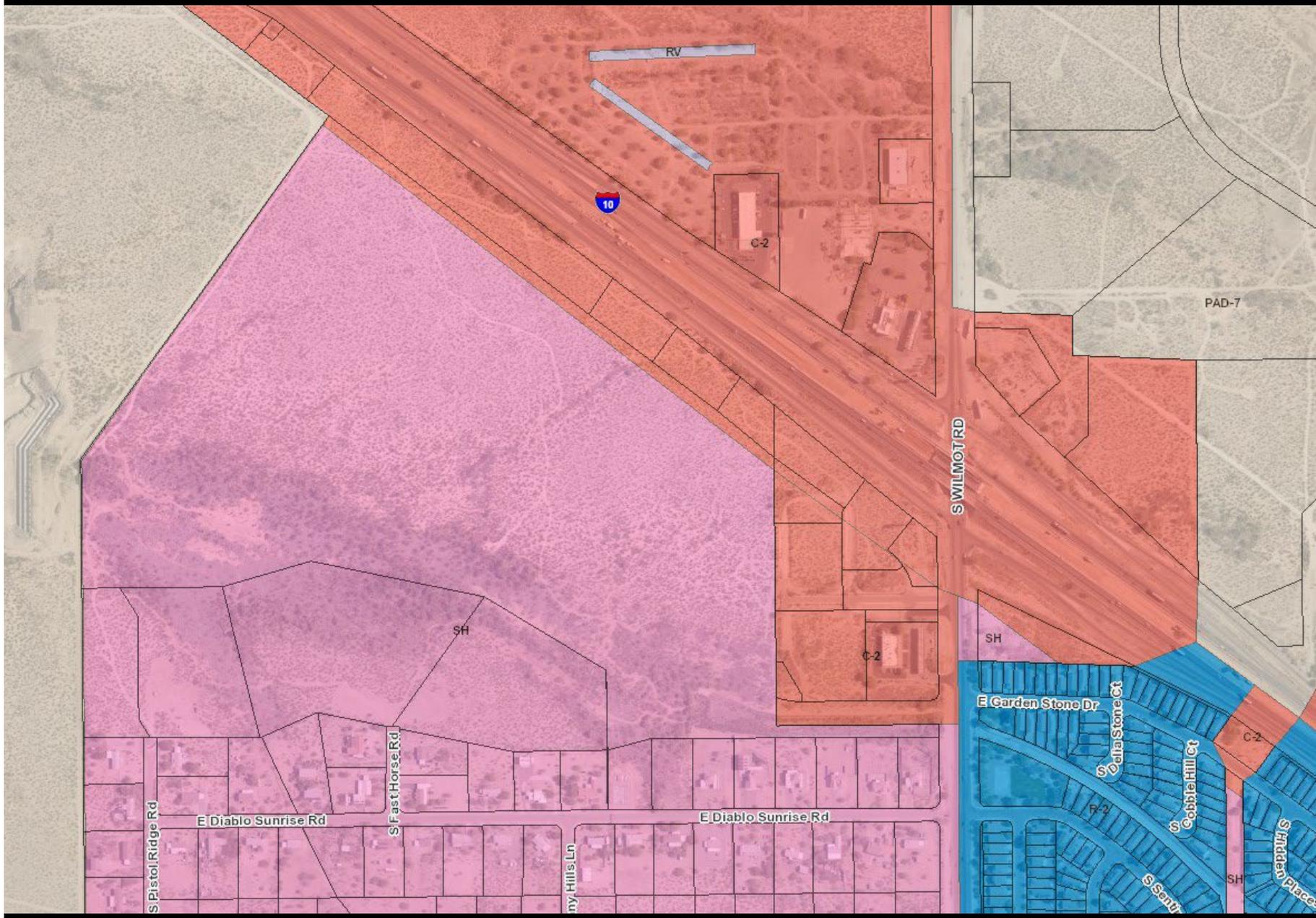
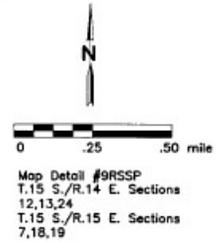
Old  
Rodeo  
Wash

S. Wilmot Rd.

**MAP DETAIL #9-RSSP  
WILMOT/I-10**



- Planned Land Use Categories**
- I** Urban Industrial
  - MFC** Multifunctional Corridor
  - Amendment Site 1
  - Amendment Site 2
  - Annexation Area Boundary



**Plan Summary**

1. Property Area = 86.72 Ac.
2. Zoning: Existing = C-2 & SH  
Proposed = R-1 using F.L.D. Option 'A'
3. Proposed Min. Lot Size = 40'x110' (4,400 Sq. Ft.)
4. Proposed Number of Lots = 313
5. Functional Open Space:  
Required = 1.93 Ac. (313 Lots x 269 Sq. Ft.)  
Provided = 2.07 Ac.
6. FEMA Floodplain Zone = X
7. Old Rodeo Wash is not currently a WASH wash.



Hypothetical Future Landfill Cell Boundary  
(Would require amendment of the current Los Reales Landfill PAD, which designates this land for "Stormwater & Ancillary Uses", not "Waste Disposal")

100' Landscape Border per Los Reales PAD  
Including earthen berms up to 10' in height,  
100% cover with desert seed mix, and 5 Lg. Trees,  
5 Sm. Trees, 57 Lg. Shrubs, and 10 Cacti per 100 LF

Proposed 25' Landscape Bufferyard

Zoning:  
PAD-14

Waste Disposal Area Subject to  
C.O.T. Landfill Ordinance 10037  
~0.4 mi.

500' Landfill Buffer that would  
apply if a future cell not currently  
planned were to be built

Subject Property  
Boundary

Exist. 100-Yr.  
Floodplain

Future Connection  
to Los Reales Rd.  
(By Others)

Proposed 10' Landscape  
Bufferyard

Proposed 56' Public  
Right-of-Way (Typ.)

Proposed 90' Public  
Right-of-Way

Zoning:  
C-2

Zoning:  
PAD-7



Zoning:  
C-2

BOUNDARY DATA

1	N0°26'13"W	103.75'
2	N89°25'45"E	1075.90'
3	N75°19'28"E	169.26'
4	S00°33'31"E	300.17'
5	S68°51'02"E	532.86'
6	S78°17'08"E	661.77'
7	N73°50'06"E	345.70'
8	N89°26'05"E	526.97'
9	S00°32'01"E	483.95'
10	S35°49'43"W	1571.49'
11	S54°05'21"E	110.83'
12	S35°51'27"W	170.00'
13	N54°08'33"W	1744.21'
14	N51°17'29"W	316.38'
15	N00°34'06"W	1198.32'
16	S89°24'55"W	606.96'

Zoning:  
C-2

10' Landscape  
Bufferyard

90' R-O-W PER  
BK. 63 M&P, PG. 83

S. Wilmot Rd. - MS&R Arterial  
(150' Public Right-of-Way)

Zoning:  
SH

Proposed Roadway,  
Water & Sewer  
Connections

Zoning:  
R-2

12" Potable Water,  
18"/24" Wastewater  
Lines Exist. in Wilmot

Zoning:  
SH

*Commitments at Meeting:*

- Prepare TIA and meet to discuss findings and solutions.
- Prepare cross sections to demonstrate pre and post development sight lines.



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT**  
**REZONING/SPECIAL EXCEPTION**  
**PRESUBMITTAL PREAPPLICATION REVIEW**

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**CASE NUMBER: T19PRE0132**  
(8-7-19 140-44-009D Wilmot & I-10)

**APPLICANT NAME:** THE WLB GROUP, INC. – PAUL OLAND

**PHONE:** 881-7492 **E-MAIL:** GPOLAND@WLBGROUP.COM

**PROJECT DESCRIPTION & LOCATION:** ADDRESS NOT ASSIGNED 140-44-009D – PLAN AMENDMENT –MEDIUM DENSITY SINGLE FAMILY DEVELOPMENT WITH NON-RESIDENTIAL USE SUCH AS STORAGE TO PROVIDE BUFFER AGAINST LANDFILL TO WEST. BUILDING HEIGHT OF 30-FOOT, 2 STORIES, AND APPROXIMATELY 100,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT.

**APPLICABLE PLAN POLICIES:**

*Plan Tucson* contains a variety of elements that are categories in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals and each element contains specific policies.

The proposed development lies within the Existing Neighborhoods and partially in the Business Centers building block of the Future Growth Scenario map.

LT28.2.2 Medium-density (between 6 and 14 units per acre) residential, with greater densities possible in conformance with the FLD provision. Medium density residential development is generally appropriate where primary vehicular access is provided to an arterial or collector street and is directed away from the interior of low-density residential areas.

LT28.2.3 High-density (greater than 14 units per acre) residential development is generally appropriate where primary vehicular access is provided to an arterial street and is directed away from the interior of low-density residential areas.

LT28.2.12 Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

*The Rincon/Southeast Subregional Plan (RSSP)* states that a rezoning will be determined to comply with the plan when

1. The proposed development requires a zone listed under the Land Use Intensity category designated for the site; and
2. The proposal complies with density ranges allowed for the applicable Land Use Intensity category; and
3. The proposal complies with Special Area Policies which may limit or restrict either density or land use.

If the requested rezoning does not comply with the checklist above, a plan amendment will be required. Plan amendment procedures are delineated in Development Standard 1-8.0.

The proposed site is located within Map Detail #9 Wilmot/I-10 and is called out as Urban Industrial. In spite of existing residential zoning, the plan categories reflect the fact that the area appears to be suitable for business and industrial uses. All subregional policies should be reviewed for applicability to land use proposals within this area. Depending on the particular site under consideration and the nature of the rezoning request, Site Analysis, Regional Trail System, Site Planning and Design guidelines, and Public Services and Facilities may be pertinent.

#### Site Analysis

Policy a. Applicants for rezonings within this subregion shall submit an Environmental Resource Report in accordance with the provisions in the Administrative Manual.

Policy b. The development plan shall be based on the site analysis and implement plan policies through sensitive design and mitigation techniques that respond to site features and to the character of the surrounding neighborhood.

#### Site Design

Policy b. A buffer shall be provided to protect the context of existing neighborhoods. Buffers shall be designed to mitigate adverse impacts of sound, views, and traffic and may include landscaping, screening, pathways, drainageways, and natural features. Should the development be clustered at the edge of the project site, the project site design shall include adequate buffering determined by the Planning Director.

Two plan amendments occurred in 1998 and 1999 changing Industrial Land Use to Multifunctional Corridor.

An application was submitted in April 2003 to amend the *RSSP* to allow residential development in the project location changing the density from 2 units per acre to 4-5 units per acre. Staff initially supported the proposed increase in residential density based on the demonstrated marketability of residential uses in the area, the limited number of complaints made by neighbors about the landfill to Environmental Services (ES) and ES's indication that the proposed residential use was not incompatible with the landfill. Planning staff later changed its recommendation from approval to denial based on the following

- a. Results of a noise study that indicated noise barriers would be required on three sides of the project, to reduce I-10 noise to levels acceptable to FHWA
- b. Significant noise from excavation of the borrow pit, west of and adjacent to the property, could start in 20-50 years, increasing the possibility that buyers could be caught unaware;
- c. Clarification by ES that commercial and industrial uses continue to be the most compatible uses for areas close to the Landfill.

A rezoning case, C9-06-26 was authorized January 9, 2007, to rezone from SH to C-2 to accommodate 577,100 square feet of retail uses on 64 acres. A time extension was requested in 2012 and expired January 9, 2017. Compliance with the requirements of Ordinance No. 8852 was required.

#### ANALYSIS:

The applicant is seeking an amendment to the Rincon/Southeast Subregional Plan in order to rezone from SH (Suburban Homestead) to R-1 (Residential) using the Flexible Lot Development Option.

Both *Plan Tucson* and the *RSSP* support housing near major employment areas such as Port of Tucson and the UofA Tech Park.

The main concern stems from the previous plan amendment request in 2003 where Environmental Services found it not compatible due to proximity to the landfill. Staff supports residential development with a more

appropriate natural buffer of at least 250-feet, and ideally 500-feet from the landfill property line. Staff thinks a plan amendment to allow Multifunctional Corridor designation to the area of rezoning would be appropriate. This urban intensity category allows for up to 44 RAC and a multitude of allowed zoning districts, Residential, Office, and Commercial zone districts.

Staff does not feel that using a non-residential use such as storage is appropriate for the buffer near the landfill. The non-residential/commercial use would be more appropriate near the already existing C-2 zoning near Wilmot Road, as accessing the non-residential use through the residential use is not ideal.

**ADDITIONAL NOTES:**

Clarification of sound barriers required on three sides of the property:

- The Noise Study report prepared by WesLand Resources, Inc. indicated a berm would be required on the property line adjacent to the landfill, on the property line parallel to I-10, which would wrap around onto the east property line near the commercial zoned property.

Staff suggests a new noise study be completed to see if these mitigations would still be necessary or required or varied from what was previously proposed.

Staff suggests working with Environmental Services and Tucson Department of Transportation regarding Los Reales Road and the traffic analysis. Be aware of the right-of-way issues off Wilmot Road.

Sarah,

August 6, 2019

The Environmental & General Services Department has reviewed the submitted materials for the rezoning request for a parcel in the Rincon / Southeast Subregional Plan. The case number for this site is T19PRE0132.

The proposal is to rezone about 87 acres of land currently zoned commercial (C-2) and suburban homestead (SH) to single family residential (R-1). The subject property is immediately east of the Los Reales landfill site. A 250 foot buffer zone is proposed on the west side of the residential development area. The buffer area would be for non-residential uses including storage.

Due to the proximity of the subject parcel to the Los Reales landfill site, present and future developers and property owners should be aware of the following:

#### **Operating Permits for the Los Reales Landfill Site**

The Los Reales Landfill site is operated by the City of Tucson in accordance with Master Facility Plan Approval No. 07019500.11 issued by the Solid Waste Unit of the Arizona Department of Environmental Quality (ADEQ). This approval was issued by ADEQ on June 13, 2018. In addition, the Los Reales Landfill site is operated in accordance with an Air Quality Operating Permit issued by the Air Program of the Pima County Department of Environmental Quality. These approvals contain all of the operating, record keeping and reporting conditions for operation of the landfill site from the waste disposal and air quality standpoints. Both of these documents can be referenced for additional information concerning the required operating conditions for the Los Reales Landfill site.

#### **City of Tucson Landfill Ordinance**

The City of Tucson adopted Landfill Ordinance No. 10037 on September 13, 2004. The ordinance states that proposed development, on or within 100 feet from a landfill, shall receive the necessary building permits only after approval of a Landfill Methane Development Plan prepared by the property owner. Proposed development between 100 feet and 500 feet from a landfill, shall receive the necessary building permits only after City approval of a self-certification statement from the property owner. Individual home sites within the proposed development are subject to the City of Tucson Landfill Ordinance.

#### **Operating Conditions at the Los Reales Landfill Site**

Specific items, discussed in the Master Facility Plan Approval and the Air Quality Operating Permit, that the developer and residents should be aware of include:

- The Los Reales Landfill is currently permitted for an additional 60 years of active landfill operations. The 60 year filling estimate is based on a continuation of current landfilling practices and regulations.
- The Los Reales Landfill operating hours are 6:00 AM to 5:00 PM, Monday through Saturday. The landfill is closed on Sunday.
- Noise is generated at the landfill from waste hauling vehicles and heavy construction equipment working at the landfill.

- Dust and fumes are generated at the landfill from the operation of waste hauling and heavy construction equipment, from haul roads located throughout the landfill and from the active waste disposal area.
- Waste debris can occasionally be blown off the landfill property onto adjacent properties.
- Odors are generated at the landfill site from transport of solid waste, dumping of the waste in the active working area and compaction of the waste.
- Operation of the landfill has caused contamination of the groundwater. The groundwater flow direction at the landfill is from southeast to northwest and is not expected to impact the proposed residential subdivision.
- The City of Tucson operates an active landfill gas extraction system at the Los Reales Landfill. Occasionally, it is necessary to burn the landfill gas at an on-site flare.
- Additional waste will be filled approximately 90 feet above current waste elevations, which will change the shape and height of the landfill surface.
- Precipitation runoff is contained within the Los Reales property boundaries and is not expected to adversely impact the proposed subdivision.
- The City of Tucson must provide post-closure care of the landfill for a minimum of 30 years after site closure.

### **Compatibility Evaluation**

#### **Landfill Buffer Area**

As discussed above, any development within 500 feet of a landfill site must comply with the City of Tucson Landfill Ordinance. This includes an evaluation of any potential migration of methane from the landfill to the development property. Areas on the proposed residential development plan subject to the Landfill Ordinance include the 250 foot wide landfill buffer area and all adjacent residential homes located within 500 feet of the landfill property boundary. If the buffer area was designed to be 500 feet wide, no adjacent residential homes within the development would be subject to the landfill ordinance. Any structures constructed within the buffer area (storage warehouses, etc.) would be subject to the landfill ordinance. To avoid issues with the landfill ordinance, the developer should consider having a 500 foot wide landfill buffer zone and not constructing any structures within this area.

#### **Noise Barrier**

About 15 years ago, a noise study was completed at the Los Reales landfill site for a similar proposed residential development. This study concluded that a noise barrier would have to be constructed around a portion of the residential development due to its proximity to the landfill. The developer should conduct a current noise study at the Los Reales landfill and determine if a noise barrier is recommended for the proposed development.

## **Compatible Land Uses**

In general, residential development, as proposed in the rezoning proposal pre-submittal site plan, is not a desired land use adjacent to a sanitary landfill site. This is due to potential nuisance conditions arising from the landfill operation, as described above. More compatible land uses near a sanitary landfill include open space (parks, golf course, etc.) or industrial or commercial land use. These land uses would eliminate potential impacts to residential properties and other potential negative impacts to the property value and use.

Please contact me at (520) 837-3713 if there are any questions concerning this review.

Tom Ryan, P. E.  
City of Tucson - Environmental & General Services Department

**Planning and Development Services Review  
REZONING/SPECIAL EXCEPTION PRESUBMITTAL**

This preliminary review for code compliance is based only on the information provided on the plans provided. Alternations to the plans as they impact zoning issues will require additional review to insure compliance with the Zoning Code. Additional information provided on revised plans may also create further compliance questions.

Reviewed By: Elisa Hamblin Date: 8/5/19 Phone: 837-4966 Email: elisa.hamblin@tucsonaz.gov  
 Applicant: The WLB Group, Paul Oland  
 Project Address: SWC I-10 and Wilmot  
 T: 15S R: 14E S: 24 Existing Zoning: SH/C-2 Proposed Zoning: R-1 (FLD option)  
 Existing Use: Vacant Proposed Use: Single-family residential, Commercial  
 Annexation Date: 4/3/1996 Ordinance No.: 8655 Parcel No.: 140-44-4009D  
 Rezoning History: C9-06-26 (Authorized)

<input checked="" type="checkbox"/> Development Package Required	<input type="checkbox"/> Special Exception Land Use	<input checked="" type="checkbox"/> FLD
<input checked="" type="checkbox"/> Tentative Plat Required	<input type="checkbox"/> Planned Area Development (PAD)	<input type="checkbox"/> Plan Amendment
<input checked="" type="checkbox"/> Final Plat Required	<input checked="" type="checkbox"/> New Project / Change of Use; Full UDC	<input type="checkbox"/> _____

**Site Area / Lot Size Total:** ~87 ac Sq. Ft. / Acres  
 Proposed Principal Use: Single-family residential (FLD)  
 Use Specific Standards: 8.7.3  
 Min Lot /Site Size: \_\_\_\_\_; () Building Height Max: 25'; () Lot Coverage Max: \_\_\_\_\_ %  
 Site Coverage allowed for Subdivision: 50/70 %; () Density: 5.14/6.25; FAR: \_\_\_\_\_

**Perimeter Yard Building Setbacks: (ST = Street) (H = Height of Structure Exterior Wall)**

Existing Adjacent Zones: N: C-2; W: PAD-14; S: SH; E: C-2  
 Required perimeter Yard Setbacks per Adjacent Zone: N: 10' or 3/4H; W: 10' or 3/4H; S: 6' or 2/3H; E: 10' or 3/4H

Proposed Principal / Secondary Use: Commercial storage (use and zoning unclear, additional info needed)  
 Use specific standards: \_\_\_\_\_  
 Min lot /Site size: \_\_\_\_\_; () building height max: \_\_\_\_\_; () Lot coverage max: \_\_\_\_\_ %  
 Site coverage allowed for subdivision: \_\_\_\_\_ %; () Density: \_\_\_\_\_; FAR: \_\_\_\_\_

**Perimeter Yard Building Setbacks: (ST = Street) (H = Height of Structure Exterior Wall)**

Existing Adjacent Zones: N: \_\_\_\_\_; W: \_\_\_\_\_; S: \_\_\_\_\_; E: \_\_\_\_\_  
 Required perimeter yard setbacks per adjacent zone: N: \_\_\_\_\_; W: \_\_\_\_\_; S: \_\_\_\_\_; E: \_\_\_\_\_

<b>APPLICABLE OVERLAY ZONES:</b>						
<input type="checkbox"/> ERZ	<input type="checkbox"/> HDZ	<input type="checkbox"/> HPZ	<input type="checkbox"/> NPZ	<input type="checkbox"/> IID	<input type="checkbox"/> UOD	<input checked="" type="checkbox"/> FLD
<input type="checkbox"/> WASH	<input type="checkbox"/> AEZ	<input type="checkbox"/> AHD	<input type="checkbox"/> CUZ-1	<input type="checkbox"/> CUZ-2	<input type="checkbox"/> CUZ-3	
<input type="checkbox"/> NCD-65	<input type="checkbox"/> NCD-75	<input type="checkbox"/> ADC-1	<input type="checkbox"/> ADC-2	<input type="checkbox"/> ADC-3		
<input type="checkbox"/> NCD-A	<input type="checkbox"/> NCD-B	<input checked="" type="checkbox"/> MS&R				

**Planning and Development Services Review  
REZONING/SPECIAL EXCEPTION PRESUBMITTAL**

**MAJOR STREETS AND ROUTES (MS&R) Plan:**

Street Name: Wilmot Rd (Arterial) Future R/W Width: 150'

Street Name: Los Reales (Arterial) Future R/W Width: 90'

**STREET PERIMETER YARD SETBACKS IN DEVELOPING AREA and ADJACENT TO MS&R's** or for streets within new SUBDIVISIONS for all proposed structures per UDC 6.4.5.C.2

**The greater of 21 feet or the height of the proposed exterior building wall measured from the back of:**

Existing curb  Future curb  Back of sidewalk  Outside edge of the nearest adjacent travel lane.

**STREET PERIMETER YARD SETBACKS IN ESTABLISHED AREA** for all proposed structures per UDC 6.4.5.C.1

**The greater of 20 feet or one and one half the height of the exterior building wall measured from:**

Front street property line  Ten feet from side street property line

**ACCESS PROVISIONS, UDC 7.8 and TSM Section 7-01**

Street access for vehicle traffic;  Adjacent street access for pedestrian traffic;

On-Site pedestrian circulation system

**MOTOR VEHICLE / BICYCLE PARKING REQUIREMENTS**

Vehicle parking ratio per UDC Table 7.4.4-1: 2.25 spaces/unit; Required: 599; Provided: \_\_\_\_\_

Subdivision vehicle parking on both sides of the street;  Common area parking required when no on street

Short term bicycle parking ratio per UDC Table 7.4.8-1: \_\_\_\_\_; Required: \_\_\_\_\_; Provided: \_\_\_\_\_

Long term bicycle parking ratio per UDC Table 7.4.8-1: \_\_\_\_\_; Required: \_\_\_\_\_; Provided: \_\_\_\_\_

**LOADING SPACE REQUIRED PER UDC TABLE 7.5.5-A:** Required: \_\_\_\_\_; Provided: \_\_\_\_\_

**LANDSCAPE PLAN REQUIRED: UDC 7.6 and TSM Section 5-01:**

Entire site;  Expansion only

"Trees for parking lots, 1 tree per 4 vehicle parking spaces required. Each space located within 40' of a canopy tree

Street landscape border(s) \_\_\_\_\_

Interior landscape border(s) \_\_\_\_\_

Screening(s) \_\_\_\_\_;  Native Plant Preservation Plan \_\_\_\_\_

Trails or Protected Riparian Area \_\_\_\_\_;  Comments: \_\_\_\_\_

Contact the Landscape Section @ (520) 837-4950 for specific information

Additional Comments:

T19PRE0132  
Clarify whether buffer area on western boundary is proposed to be zoned R-1 or another zone. A commercial use may necessitate commercial zoning.  
Maximum building height with R-1 FLD is 25'  
Ensure all standards of UDC Article 8.7.3 are met

**Susan Montes - Re: Rezoning Pre Subs**

---

**From:** Loren Makus  
**To:** John VanWinkle; Susan Montes  
**Date:** 08/06/2019 2:48 PM  
**Subject:** Re: Rezoning Pre Subs  
**Attachments:** PreSub 8-7-19.docx

---

Yes:

**T19PRE0132 - 140-44-009D**

The site discharges drainage to the Old Rodeo Wash. The downstream reaches of this wash are subject to flooding. The rezoning site will be developed as a project within a critical basin.

**T19PRE0069 – 1838 E 6th Street**

The site is within the Tucson Arroyo Watershed. The Flood Control District and Army Corps of Engineers have completed a significant flood control project on parts of this watershed. In order to preserve the improvements and to continue to improve the flood hazards in this area, the site will be developed with balanced basin detention and five-year threshold retention based on undeveloped conditions.

**T19PRE0134 – 3828 E Frankfort Sv**

The site is in the Julian Wash watershed: a balanced basin. Since the downstream reaches of the Julian Wash are subject to flooding, the project should be developed as a critical basin project.

*Loren Makus*

Engineering Division  
Planning and Development Services Department  
City of Tucson  
[520.837.4927](tel:520.837.4927)

>>> Susan Montes 08/06/2019 11:03 AM >>>  
Are you guys going to have comments for tomorrows pre sub?

---

**Susan Montes - T19PRE0132**

---

**From:** Zelin Canchola  
**To:** TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov  
**Date:** 08/06/2019 3:44 PM  
**Subject:** T19PRE0132

---

A Traffic Impact Analysis required.

Roadway improvements should accommodate a south bound right turn lane to new roadway to subdivision.

New roadway must align with E Garden Stone Dr across the street.

Zelin Canchola  
TDOT Engineering Review