



CITY OF
TUCSON
ZONING
EXAMINER'S OFFICE

Preliminary Report

June 4, 2020

Lexy Wellott
The Planning Center
2 E. Congress Street, Suite 600
Tucson, AZ 85701

SUBJECT: C9-20-02 Catalina Highway Casitas – Catalina Highway, SR and RX-1 to R-2
(Ward 2)
Public Hearing: May 28, 2020

Dear Ms. Wellott:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C9-20-02, SR and RX-1 to R-2 (Ward 2).

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and

REPORT C9-20-02 / WELLOTT / JUNE 4, 2020

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Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

This is a request by Lexy Wellot and Linda Morales, of the Planning Center, on behalf of the property owners, Saunders Amos, LLC, to rezone approximately 12.44 acres from SR and RX-1 zones to R-2 zoning. The rezoning site is located on the west side of Catalina Highway, approximately 1405 feet north of Tanque Verde Road. The preliminary development plan proposes development of 126 luxury casitas (detached, small single-family residences), including parking, landscaping, common area and stormwater management.

Background Information

Existing Land Use: Single-family Residences (2)

Zoning Descriptions:

Suburban Ranch: This zone provides for low density, large lot, single-family, residential development and suburban ranch uses, including agriculture uses. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

Residence Zone RX-1: This zone provides for suburban, low density, single-family, residential development, agriculture and other compatible neighborhood uses.

Residence Zone R-2: This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned Pima Co. SR; Single-family Residential

South: Zoned R-3 Residential; Multi-family Residential

East: Zoned Pima Co. SR; Single-family Residential

West: Zoned Pima Co. SR; Single-family Residential

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson*. The rezoning site is located within a Potential Annexation Area on the Future Growth Scenario Map of *Plan Tucson*. Potential Annexation Areas are areas that the City of Tucson may be pursuing for annexation within the 2013-2023 planning window, working with other jurisdictions with the ultimate goal of having urban commercial and residential areas located within incorporated cities and towns. New development should utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design.

Plan Tucson calls for urban design that is sensitive to the surrounding scale and intensities of surrounding development (LT4.a), 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 (LT28.2.12) and, compatible development that protects established residential neighborhoods (LT28.2.14).

The *Bear Canyon Neighborhood Plan (BCNP)* covers the area lying adjacent to the south of the subject property. The *BCNP* provides land use policy direction for its area. Appendix A of the *BCNP* contains the General Development Map (GDM) – the land use map for the plan. The GDM provides for medium density residential development immediately south of the rezoning site as well as to the east of the site, across Catalina Highway. The *BCNP* defines medium-density residential as 6-16 residences per acre (RAC). The development proposal for the rezoning site is 10.13 RAC.

The overall residential goal of the *BCNP* is to protect and stabilize the character of the neighborhood and to encourage an environment compatible for family living. Sub-Goals encourage new quality-designed residential development which is compatible with the existing neighborhood; and policies are to preserve the integrity of established neighborhoods, promote high-quality residential infill of vacant land where adequate streets and utilities are made available, and to ensure the compatibility of new development with existing land uses.

The rezoning site is irregularly shaped and consists of two (2) parcels totally 12.44 acres. The property fronts onto Catalina Highway on the east, Morrill Way on the north, and is at the east terminus of Eagle Feather road on the west. The site is bounded by large-lot (average 3.3 acres), single-family residential uses on the west and north.

Catalina Highway is an arterial roadway with a 150 foot right-of-way (ROW) on the *Major Streets and Routes Plan (MSRP)* map. The Traffic Impact Analysis (TIA) report, prepared by Kimley-Horn, projects that 974 additional daily trips will be generated by the proposed development. Those trips include 61 trips in the AM peak hour, and 74 trips in the PM peak hour. The TIA recommends construction of an exclusive eastbound left-turn lane on Catalina Highway to serve the proposed access to the rezoning site.

Design Considerations

Land Use Compatibility – The site is relatively flat and slopes down in elevation to the north and south of the existing dwelling. Slopes of greater than 15% exist in the extreme southern part of the site and are proposed to be incorporated into a drainage basin.

The proposal includes 126 one-, two- and three-bedroom casitas (detached, single-family residences) with a maximum height of 14 feet. A 10-foot wide landscape border and wall will surround the site, providing a visual and physical buffer to the surrounding residences. Parking is arranged throughout the site in a manner that appears to provide convenient parking for the residents, and that is oriented toward the interior of the site and away from the neighbors. A “potential amenity area” is shown in the southern portion of the site, but is not defined. The Applicant states that it has worked with the residents on the east side of Catalina Highway to align the proposed access so that it does not interfere with the existing residential access.

The PDP does not indicate the locations of trash receptacles. Long standing City policy requires that they be placed at least 50 feet from a neighboring residential property line. Staff is recommending a condition requiring that separation. Lighting in the development will comply with the City of Tucson Lighting Code Ordinance 10963 adopted in 2012.

The overall design of the site meets the policy direction of *Plan Tucson* and the *BCNP* for providing design that is sensitive to the existing neighborhood and protects the integrity of the neighborhood. Likewise, the project site is consistent with Plan policy direction of siting new residential development near adjacent commercial areas. There is a commercial activity center just south of the proposed rezoning site located on both sides of the intersection of Catalina Highway and Tanque Verde Road. This commercial center is within walking distance, and includes a grocery store, bank, restaurants, café, and other retail.

Drainage/Grading/Vegetation – A regulated 100-year floodplain extends into the northern portion of the site where casitas are proposed. While the rezoning application states the onsite portion of the floodplain will be channelized to accommodate development, the proposal will be subject to a floodplain use permit. Additionally, PDSD Engineering states that the site is partially within a critical basin. The development will have to provide detention/retention at the critical basin level. These drainage issues will be addressed and resolved during the development plan process.

Road Improvements/Vehicular Access/Circulation – The rezoning site is to be accessed from a single point on Catalina Highway. No access will be provided to Eagle Feather Road or Morrill Way. The TIA submitted as part of the rezoning application states an eastbound left-turn from Catalina Highway into the development is warranted. A rezoning condition is proposed to require this improvement.

The Tucson Airport Authority has determined the rezoning site is subject to CFR Part 77 regulations, and a condition addressing this is recommended.

May 28, 2020 Zoning Examiner Hearing

The Applicant’s representative spoke in support of the requested rezoning. Two persons spoke in opposition to the requested rezoning, raising concerns about increased traffic, school capacity and changes to the rural nature of the area. The Applicant’s representative explained the results of the Traffic Impact Analysis that concluded that area roads can accommodate the additional traffic generated by the proposed development, with the addition of the left-turn lane recommended by the PDSO proposed conditions. The Applicant’s representative also stated that TUSD has confirmed there is sufficient school capacity to serve the proposed development.

As of the date of the May 28, 2020 Zoning Examiner hearing, there were three (3) written approvals and eight (8) written protests.

Conclusion

The project has been designed to have minimal impact on the existing neighborhood. All of the activity is internal to the site, and the perimeter landscape border and wall provide separation from the surrounding residences. Subject to compliance with the preliminary conditions proposed by PDSO, approval of the requested R-2 zoning is appropriate.

Recommendation

The Zoning Examiner recommends approval of the requested R-2 zoning, subject to the preliminary conditions proposed by PDSO.

Sincerely,



John Iurino
Zoning Examiner

ATTACHMENTS:

- Case Location Map
- Rezoning Case Map

cc: Mayor and Council

C9-20-02 Catalina Highway Casitas
Rezoning Request: From RX-1 and SR to R-2



 Area of Rezoning: Rx-1, SR to R-2

Address: Catalina Hwy & Morrill Wy
Base Maps: Twp. 13S R. 15E Sec. 34
Ward: 2

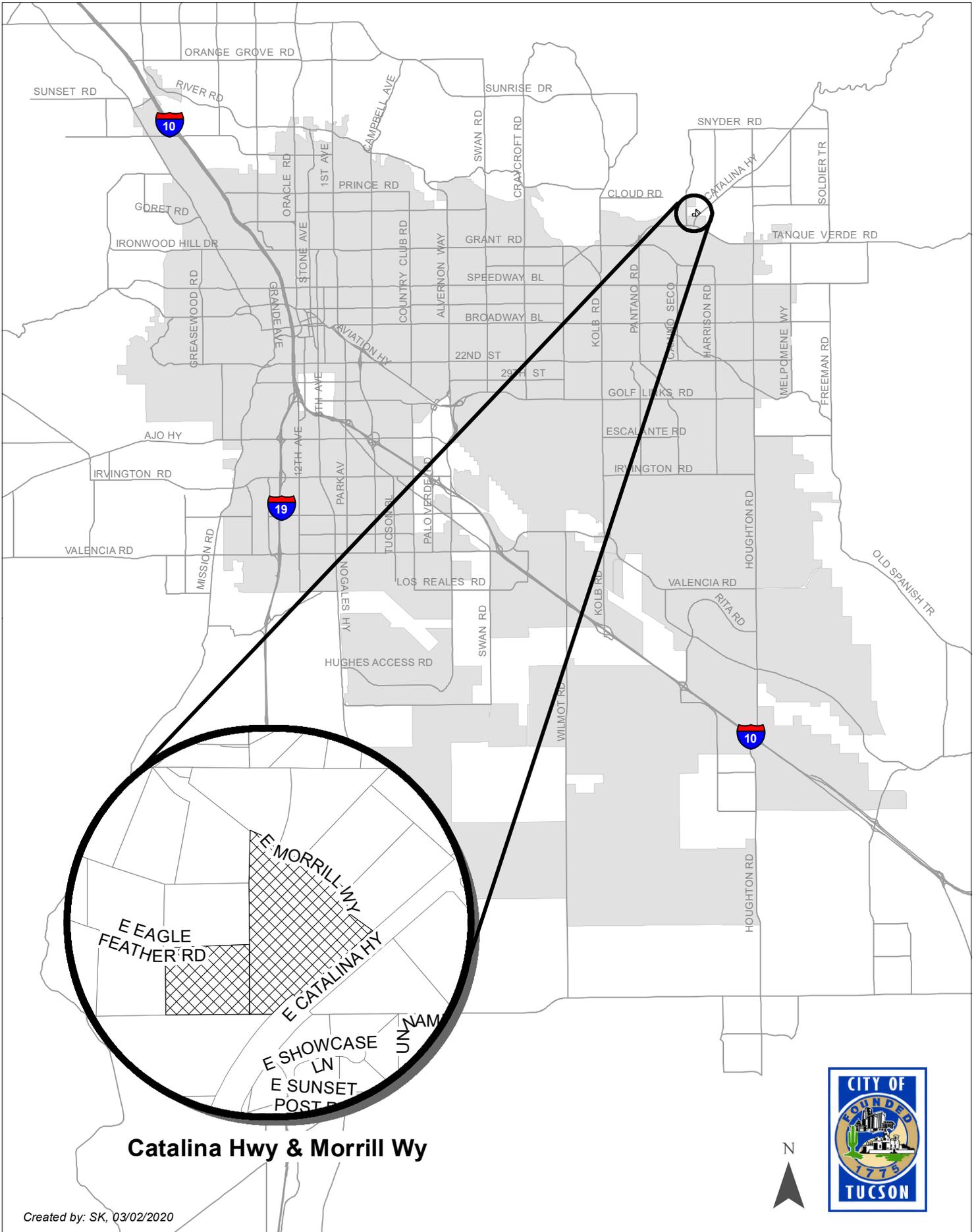


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1 inch = 333.333333 feet



C9-20-02 Catalina Highway Casitas

Rezoning Request: From RX-1 and SR to R-2

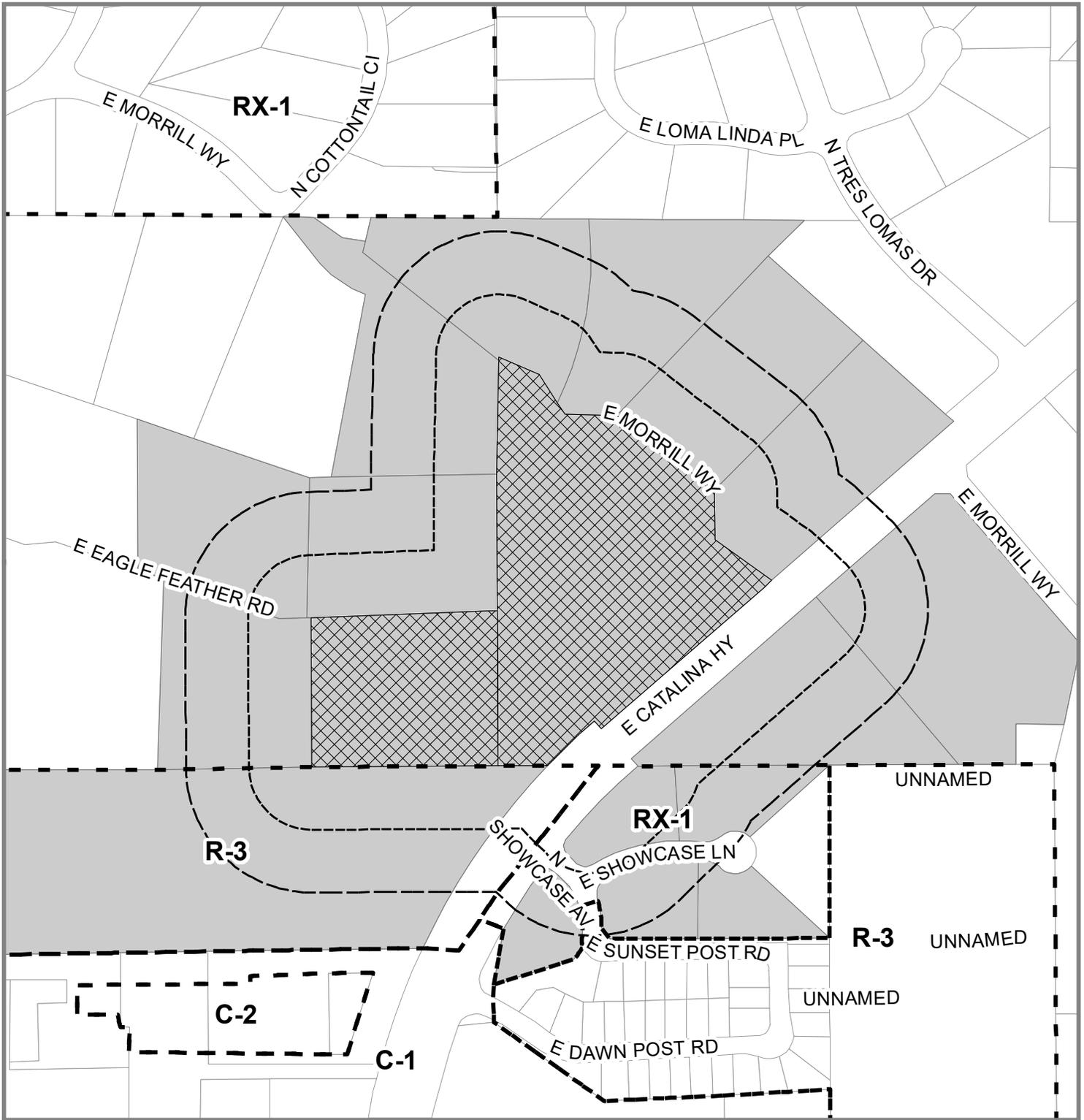


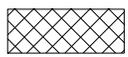
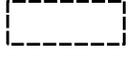
Catalina Hwy & Morrill Wy



C9-20-02 Catalina Highway Casitas

Rezoning Request: From RX-1 and SR to R-2



-  Area of Rezoning: RX-1, SR to R-2
-  Protest Area (150 ft. Radius)
-  Notification Area (300 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: Catalina Hwy & Morrill Wy
 Base Maps: Twp. 13S R. 15E Sec. 34
 Ward: 2

