MEMORANDUM

DATE: November 3, 2021
For November 18, 2021 Hearing

TO: John Iurino
Zoning Examiner

FROM: Scott Clark, Director
Planning & Development Services

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-21-16 Pantano River Planned Community – Valencia Road
SR and I-2 to R-2 Zone (Ward 4)

Issue – This is a request by Lexy Wellott, of the Planning Center, on behalf of the property owner, CalPortland Company, to rezone approximately 246 acres from SR (Suburban Ranch Zone) and I-2 (Heavy Industrial Zone) to R-2 (Medium Density Residential Zone). The rezoning site is located south of the Valencia Road alignment on both sides of the Pantano Wash, approximately 2 miles east of Houghton Road, at 11800 E Valencia Road (see Case Location Map). Tucson’s City limits run along the Property’s eastern boundary and a portion of the northern boundary. The Preliminary Development Plan (PDP) proposes a two-phased 1,187-unit single-family and multi-family residential subdivision at an ultimate density of approximately 4.82 units per acre. The western I-2 portion of the rezoning site (Phase I) has been previously disturbed as it was formerly operated as the Cal Portland Cement quarry (now closed), and the eastern SR-zoned portion (Phase II) is undeveloped land. The Phase II portion of the site is proposed with slightly larger lots and a relatively lower overall residential density. The proposal is for a mix of single-story and two-story residences with a maximum building height of 25 feet as allowed in the R-2 zone.

Both City and Pima County staff have concerns with proceeding with the Phase II portion of the project as Phase II development ingress/egress has yet to be determined. The applicant has submitted a revised PDP with a note similar to the Preliminary Rezoning Condition 10, which states that prior to any development package submittal for Phase II the developer will need to coordinate with Pima County Transportation and City of Tucson, Department of Transportation and Mobility to determine Phase II access, circulation and roadway connections/alignment, including timing of future roadway improvements. And, any direct access to roads within existing neighborhoods to the east and north from Phase II rezoning site shall be for no more than 15 residential lots.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of R-2 zoning, subject to the attached preliminary conditions, and subject to review of a revised PDP to show compliance with these preliminary conditions.
Background Information

Existing Land Use: There has previously been a CalPortland Cement quarry (currently out of operation and no longer extracting) on the west (Phase I) portion, and there is vacant, undeveloped land on the east (Phase II) portion of the site. The Pantano Wash bisects the property roughly along its south-north axis.

Zoning Descriptions:

Existing Zoning:
Suburban Ranch Zone (SR): SR provides for very low-density, large-lot single-family residential development and suburban ranch uses. Uses that would adversely affect open space, agricultural, or natural characteristics of this zone are not permitted.

Heavy Industrial Zone (I-2): This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance. Select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted.

Proposed Zoning:
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, that provide reasonable compatibility with adjoining residential uses, are permitted.

Surrounding Zones and Land Uses:
North: Zoned SR and Pima County SR; Undeveloped Land and Extraction Quarry
South: Zoned MH-1; Undeveloped Land
East: Zoned Pima County RH, CR-1 and SR; Low Density Residential
West: Zoned MH-1; Undeveloped Land

Previous Cases on the Property: none

Related Cases:

C9-19-13 (RZ18-002) Escalera Planned Area Development, from RX-1 to PAD (Ward 4): This was a rezoning request for a Planned Area Development (PAD) on approximately 345 acres of State Trust Land located at the southwest corner of Valencia Road and Houghton Road. The PAD encompasses 345 acres of commercial, residential and planned open space, following the Houghton Area Master Plan (HAMP) land use designations. On November 19, 2019, Mayor and Council adopted Ordinance No. 11712.
C9-18-12 Atterbury Trails Planned Community Development (PCD), from SR, RX-1, MH-1, and I-2 to PCD (Ward 4): This was a rezoning request for a Planned Community Development (PCD) on approximately 2,590 acres of State Trust Land located between the Harrison Road alignment and Houghton Road, extending from Irvington Road, south to Valencia Road; and east of Houghton Road, north and south of Valencia Road, to approximately Esmond Station Road. The Atterbury Trails PCD document proposed a master-planned community with a mix of activities, land uses, housing types, and price ranges, with a systematic and financially responsible provision of services and facilities through the phased, integrated and timely construction of infrastructure. The Atterbury Trails PCD provided a framework for the redevelopment of the subject property by further establishing a transition of development intensity from Houghton Road to the eastern edge of the Tucson city limits. On November 19, 2019, Mayor and Council adopted Ordinance No. 11711.

Applicant’s Request – R-2 zoning is requested for single- and multi-family residential uses on approximately 246 acres of land located on both sides of the Pantano Wash south of the Valencia Road alignment at the east edge of the City of Tucson’s jurisdictional boundary.

Planning Considerations – Land use policy direction for this area is provided by the Houghton Area Master Plan (HAMP) and Plan Tucson. The rezoning site is located at the eastern edge of the city limits within the “Houghton Corridor Area” and “Existing Neighborhoods” building blocks as identified on the Future Growth Scenario Map of Plan Tucson. Development in the Houghton Corridor Area is to be master planned with a cohesive system of mixed-use centers and neighborhoods, providing a variety of housing types and densities, a compact development pattern, a transportation and circulation system that offers alternatives for mobility, and a regional open space system. A phased approach to development and funding will provide for increased efficiency of infrastructure and services for residents. The Houghton Road Corridor, to the west of the site, is a Ward 4 Economic Investment Corridor. The land use and infrastructure planning, and the identification of infrastructure funding are significant components of the Investment Corridor program.

The Existing Neighborhoods building block goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment, new services and amenities that contribute further to neighborhood stability. Within Existing Neighborhoods, PT supports infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. PT policies protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses. Low density (up to 6 units per acre) are appropriate along local streets and within the interior of established neighborhoods. Policies also promote quality and safety in design, compatibility with and adequate buffering of surrounding development, the planting and management of healthy, attractive urban vegetation, and the conservation and enhancement of environmentally sensitive habitat.

The Houghton Area Master Plan (HAMP) established the Desert Village Model of development for approximately 10,800 acres in southeast Tucson, including the subject property. The Desert Village model promotes land use patterns that include mixed-use centers to provide goods and
services in proximity to residential areas, a variety of housing types that span a range of types and prices, mobility options including walking, bicycling, and public transit; and sensitivity to the natural features of the desert environment.

The HAMP policies support the following:

1. A variety of housing types and densities, which offer both affordability and livability;

2. A mix of uses within a compact development pattern, which integrates places for people to live, work, shop, and play within a cohesive system of Neighborhoods and Village and Town Centers;

3. A transportation and circulation system that offers residents alternatives for mobility, giving high priority to pedestrian, bicycle, and public transit modes;

4. A regional open space system that preserves washes and environmentally sensitive areas as passive open space amenities, and offers active recreational opportunities such as trails and developed parks; and,

5. A long-term, phased approach to development, in order to provide for increased efficiency of infrastructure and services for residents.

Proposed common areas shall provide functional open space, connectivity and parks, neighborhood and mini “pocket” parks for area residents in accordance with HAMP goals to create a continuous and integrated system of open space.

Design Considerations

Land Use Compatibility – The PDP proposes single family and multi-family homes west of Pantano Wash in Phase I, and single-family homes with larger lots to the east of the Pantano Wash in the Phase II development. The maximum proposed height of structures is 25 feet. The lower density in the eastern Phase II portion is intended to provide a transition of densities between the planned community and the existing very low-density residential neighborhoods within Rocking K Ranch Estates neighborhood in Pima County RH, CR-1 and SR zoning to the east. However, Pima County Development Services Department office of Sustainability and Conservation provided comments that the proposed density is too high to provide enough open space to adequately protect and preserve designated environmentally sensitive areas and wildlife corridor within the project site. Pima County Department of Transportation also expressed concerns with traffic and access from the proposed 134 units in Phase II.

Drainage/Grading/Vegetation/River Park – The Pantano Wash bisects the property and is a major watercourse with associated special flood hazard area. Three parcels of the five parcels making up the rezoning site are on the wash’s western bank, and two parcels are on the eastern bank. The developer must demonstrate no adverse impact to properties upstream or downstream of the project, and bank protection must be extended or keyed into the bank to prevent erosion from
circumventing the bank protection system. An Environmental Resource Report (ERR) submitted with the request, identifies floodplains and protected riparian areas within the Property.

Much of the western portion of the property has been disturbed by previous aggregate mining operations and will be graded to develop the proposed single- and multi-family housing in Phase I. This area is characterized by pits and mounds from years of aggregate extraction, and most slopes in this area are a result of mining disturbance and do not reflect the natural topographic conditions.

The more natural topography of the eastern portion of the Property slopes gradually from southeast to northwest toward the steeper banks of the Pantano Wash. The developable areas of the east side of the Pantano Wash are proposed for development at a maximum of 2.6 residences per acre. Portions of the Pantano Wash are proposed to be temporarily disturbed as soil cement bank protection is installed. After the bank improvements have been completed, the wash would remain undisturbed to serve as open space, linear park, and drainage. The submitted PDP shows the development of residential lots in Phase II immediately adjacent to the top of bank along the Pantano Wash.

Pima County Development Services Department provided review comments that the eastern portion of the site remains relatively undisturbed and lies within the Important Riparian Area and Multi-Use Management Area designations of the Maeveen Marie Behan Conservation Lands System (CLS), which encompasses areas supporting significant biological values such as wildlife habitat for sensitive species and contribute to landscape connectivity. Pima Prospers, Pima County's 2015 Comprehensive Land Use Plan Update, calls for projects within this designation to set aside two acres of open space for every acre of development to maintain these biological values (Pima Prospers, Sec. 3.4, policy 8). Based on the PDP’s planned single-family residential density in this Phase II portion of the project site of 2.6 residences per acre without designated onsite open space set-asides, this density is likely to significantly reduce or eliminate the site's existing biological resources. The Pima County Office of Sustainability and Conservation recommends that density to the east of the wash be limited to no more than 1 residence per acre, and that setbacks with native vegetation should be used to buffer the Pantano Wash from impacts of the planned development such as nighttime lighting and noise, which can compromise the functionality of the associated wildlife movement area.

The Pantano Wash is designated as a River Park on the Pima County Trails System Master Plan, and on the Rincon Valley Subregional Trails Plan. Pima County Natural Resources Parks and Recreation provided review comments on the rezoning proposal stating that the Pima County Trail System Master Plan, adopted by Tucson City Council in December, 2010, and the Pima County Board of Supervisors in January, 2011, stating that river parks shall have a minimum corridor width of 100 feet on both sides of the river. River Park corridors have a separated and divided path and trail on both sides of the river, offering the maximum opportunities for non-vehicular transportation. This separated and divided path/trail combination is equivalent to the Divided Urban Pathway shown in the Pima County and City of Tucson standards.

Until future access roads through Pima County are determined, and to help preserve habitat and open space, City Planning and Development Services staff recommends in Phase II no more than
15 lots as permitted with the existing SR zoning, east of the Pantano Wash. This provides a transition and buffer between the project and the low-density residential uses to the east in Pima County and the proposed higher density residential uses proposed in Phase I of the project, until such time as the future access and circulation can be determined.

Staff recommends a minimum 100-foot setback, measured from top of wash bank, be designated for river park corridors on both sides of the Pantano Wash to meet the design considerations of the Pima County Trails Master Plan. This 100-foot river corridor width may be applied to the open space set aside requirement in Phase II. Any trails or multi-use paths should be designed, constructed, and maintained in coordination with Pima County Parks and Recreation and City of Tucson Parks and Recreation.

Road Improvements/Vehicular Access/Circulation – The identified road projects needed to serve the rezoning site (Phase I) are identified on the PDP. Valencia Road is the nearest major street, is designated as a Scenic arterial east of Houghton Road and has a 150-foot right-of-way on Tucson’s Major Streets and Routes Plan, however Valencia Road, east of Houghton Road is within Pima County jurisdiction. Valencia Road intersects with Houghton Road, almost two miles west of the rezoning site. Pima County recently realigned Valencia Road to cross the Pantano Wash and connect with Old Spanish Trail less than a mile north of the property. Old Spanish Trail is a Pima County Major Scenic Route located just under a mile northeast of the property and has a right-of-way width of 150 feet. The historic east/west Valencia Road alignment, now named Valencia Loop, is the only existing road adjacent to the property. Valencia Loop intersects with East Valencia Road, approximately one-half mile to the west, has a 150-foot right-of-way, and is currently in need of repairs. A portion of the Valencia Loop extension, where it runs parallel to the Pantano Wash through the rezoning site generally aligns with planned future Vail Vista Road (also known as Desert Valley Parkway), designated as a future Major Scenic Arterial Route, with a right-of-way of 150 feet on Tucson’s Major Streets & Routes Plan map. Tucson Department of Transportation and Mobility will not require that the conceptual alignment of this road in the Houghton Area Master Plan be located within the Pantano River Planned Community. The Atterbury collector road in the approved Arizona State Land Department’s Atterbury Trails PCD is deemed better suited for this based based on: (i) Pima County’s acquisition of the land to the south for conservation; (ii) Pima County’s request not to have a road extend through the conservation land; (iii) the elimination of housing density associated with the conservation land; and (iv) the prior approval of the Atterbury collector road. The PDP includes an extension of right-of-way to the west to provide connectivity with the Atterbury collector road.

A traffic impact analysis (TIA) was prepared for the project, providing descriptions of existing conditions, future traffic projections, and recommended improvements. The TIA estimates that the project will generate approximately 10,262 (8,298 generated by Phase I development west of the Pantano Wash, and 1,964 generated by Phase II development east of the wash). No traffic signals are present within one mile of the site. The nearest traffic signal is located at the intersection of Valencia Road and Houghton Road, approximately 1.8 miles to the west of the site. Two bus stops located at the intersection of Valencia Road and Houghton Road are the nearest existing public transit facilities. The TIA determined that a new traffic signal will be warranted at the intersection of Valencia Road and Valencia Loop upon construction of approximately 375 homes, and that a
left turn lane should be constructed for westbound turns onto Valencia Road at this future signalized intersection. Pima County Department of Transportation states that Valencia Road east of Houghton Road is within Pima County jurisdiction, and any proposed improvements to it, including the recommended traffic signal installation and turn lane construction at the intersection with Valencia Loop Road, must be designed and approved to Pima County standards. Pima County recommends a right turn lane for eastbound to southbound right turns at the intersection of Valencia Road and Valencia Road Loop Road.

A 100-foot-wide area for linear the river park is shown on the PDP along both banks of the Pantano Wash in compliance with the Pima County Trails Master Plan. A small 22-space parking area for the linear park is proposed within the development near the western bank river park area. Vehicle use areas and parking for the development will be required to meet the requirements of the UDC and all ADA standards. All streets (collector street and subdivision streets) shown within the site will be publicly owned and maintained by the City of Tucson. However, a portion of the Valencia Loop (collector street) shown within the site as it curves west towards the intersection of Valencia Road is not in alignment with Vail Vista Road as shown on the Major Streets & Routes Plan. If any portions of the subdivision are gated, the street will be privately owned and maintained by the homeowner’s association.

The Design Compatibility Report (DCR), submitted as part of the required rezoning application materials, states that the TIA did not include extensive analysis of trips generated by Phase II of the project to the east of the Pantano Wash, due to uncertainties with access and connectivity to existing streets in the neighborhood to the east. The DCR states that traffic east of the wash will be further evaluated in a future TIA. A letter of opposition has been submitted by the Rocking K Ranch Estates with 220 signatures of protests. Pima County Department of Transportation has also expressed concerns with the Phase II ingress/egress and traffic study, especially considering the expectation of almost 2,000 daily trips from Phase II development accessing Old Spanish Trail through existing subdivision roads within Pima County. Pima County requires roadways greater than 1000 ADT to be designed as collector roads rather than local roads. Pima County Department of Transportation further states that adjacent residents within the subdivisions to the east should provide comments on any proposed connection and access.

Staff recommends that prior to any Development Package submittal for Phase II the developer shall coordinate with Pima County Transportation and the City of Tucson, Department of Transportation and Mobility (DTM) to determine Phase II access, circulation and roadway connections to either north-south or east-west roadway alignment. The developer should provide the necessary traffic study, any other relevant studies, and roadway alignment for review and approval by both Pima County Transportation and DTM. Any such collaboration with the City and County would require the timing of future roadway improvements. Any direct access to roads within existing neighborhoods to the east and north of Phase II rezoning site shall be for no more than 15 residential lots.

Pima County Wastewater – The Pima County Regional Wastewater Reclamation Department (PCRWRD) states in their review comments that improvements and enlargement of the downstream sewer system may be required, and that capacity is limited and dependent on the
timing of other previously approved master-planned communities in the area, such as Rocking K and Atterbury Trails PCD. PCRWRD also states that the owner(s)/developer(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for a building permit, and the owner(s)/developer(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

**Conclusion** – Phase I of the rezoning proposal is in general compliance with the HAMP and Plan Tucson, as well as the Pima County Comprehensive Plan and Rincon-Southeast Subregional Plan. The Phase I project redevelops an abandoned sand and gravel extraction site, currently zoned I-2 (Heavy Industrial), thereby eliminating opportunity for intense heavy industrial uses to relocate here, potentially providing for the preservation of the Pantano Wash as open space, major drainage and wildlife corridor, and providing recreational opportunities with a linear park along the west side of the wash. The addition of new roads, sidewalks, bike lanes, and shared-use paths improves connectivity. Staff recognizes that prior to any development package (or Ordinance) for Phase II will require coordination with both Pima County Transportation and City of Tucson, Department of Transportation and Mobility to determine Phase II access, circulation, and future roadway connections.

Subject to compliance with the attached preliminary conditions, and submittal and review of a revised PDP showing compliance with these conditions, approval of the rezoning to R-2 is appropriate.
PROCEDURAL

1. A development package package/subdivision plat in general compliance with the preliminary development package dated October 21, 2021 and required reports, covering the rezoning site is to be submitted and approved in accordance with Administrative Manual, Section 2-06.

2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.

3. A Class III archeological survey (Cultural Resources Record Check and Field Survey) shall be performed by a qualified archaeologist for the Phase II (east or the Pantano Wash) portion of the rezoning site before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and/or associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.

4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.

5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

6. All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.

7. Graffiti shall be removed within seventy-two (72) hours of discovery.
ROAD IMPROVEMENTS/ACCESS/CIRCULATION/TRAILS

8. All offsite improvements required with the development, such as street improvements, public alley construction, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson Department of Transportation and Mobility and the Pima County Department of Transportation.

9. Phase I - All vehicle traffic entering/exiting the development shall be directed to/from the west and north towards Valencia Road. There shall be no direct access to roads within existing residential neighborhoods to the east of the rezoning site.

10. Prior to any Development Package submittal for Phase II the developer shall coordinate with Pima County Transportation and the City of Tucson, Department of Transportation and Mobility (DTM) to determine Phase II access, circulation and roadway connections to either a north-south or east-west roadway alignment. Developer to provide necessary traffic study, any other relevant studies, and roadway alignment for review and approval by both Pima County Transportation and DTM. Any such collaboration with the City and County would require the timing of future roadway improvements. Any direct access to roads within existing neighborhoods to the east and north of the Phase II rezoning site shall be for no more than 15 residential lots.

11. There shall be a minimum 100-foot wide setback area on both sides of the Pantano Wash, measured from top of bank, to allow for development of the Pantano River Park per the Pima County Trails Master Plan. Design, construction, and maintenance of the trails and paths and any other amenities within the Pantano River Park corridors shall be designed and constructed in coordination with Pima County Parks & Recreation and with City of Tucson Parks and Recreation.

TUCSON AIRPORT AUTHORITY

12. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops, every project applicant shall file FAA Form 7460 with the FAA at least 25 days before construction activities begin for every proposed project unless FAA staff, the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond
to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file form 7460 at https://oeaaa.faa.gov/oeaaa/external/portal.jsp.
C9-21-16 - Pantano River Community
Rezoning Request: From I-2 & SR to R-2

Address: 11800 E VALENCIA RD
Base Maps: Twp. 15S Range 16E Sec. 20 and Twp. 15S Range 16E Sec. 19
Ward: 4
Preliminary Grading Limits

* Protected Riparian Area per Technical Standards Manual 4-02.

Mitigation required for encroachment into these areas

Proposed Street ROW

FEMA 100-Year Floodplain (PRA*)
CMG 100-Year Floodplain (PRA*)

Bank Protection

HAMP Designations

Property Boundary (246.11 AC)
Landuse Blocks

Single-Family Residential

Multi-Family Residential

Phase I Single-Family Residential

Phase II Single-Family Residential

Very Low Density Residential (< 4 RAC)

CMG 100-Year Floodplain (PRA*), FEMA 100-Year Floodplain (PRA*)

Zone: SR (City of Tucson)
Zone: MH-1 (City of Tucson)

Zone: SR (Pima County)
Zone: MH-1 (Pima County)

100’ Linear Park

Parking Lot (22 Spaces)

Phase I Bank Protection

Linear Park

Phase II Bank Protection

1416P

Legend

- Property Boundary (246.11 AC)
- HAMP Designations
- Bank Protection
- CMG 100-Year Floodplain (PRA*)
- FEMA 100-Year Floodplain (PRA*)
- Proposed Street ROW
- Preliminary Grading Limits
- Landuse Blocks
- Single-Family Residential (Phase I)
- Multi-Family Residential (Phase I)
- Proposed Linear Park (100’ width)

Valencia & Pantano Wash

NOTES

APN: 205-64-602C, 205-64-601D, & 205-64-602D

Existing Zoning: I-2 & SR

Proposed Zoning: R-2

Zone: SR

Zone: MH-1

Zone: RH

NOTES

APN: 205-64-602D, 205-64-602E, 205-64-601C, 205-64-601D, & 205-64-602C

Very Low Density Residential (< 4 RAC)

CMG 100-Year Floodplain (PRA*)
FEMA 100-Year Floodplain (PRA*)

Phase I Single-Family Residential

Very Low Density Residential (< 4 RAC)

CMG 100-Year Floodplain, (Protected Riparian Area per Technical Standards Manual 4-02)
FEMA 100-Year Floodplain (Protected Riparian Area per Technical Standards Manual 4-02)

Phase II Single-Family Residential

Phase II ingress/egress to be determined at the time of development upon completion of further analyses.

Phase II Single-Family Residential

Very Low Density Residential (< 4 RAC)

CMG 100-Year Floodplain, (Protected Riparian Area per Technical Standards Manual 4-02)
FEMA 100-Year Floodplain (Protected Riparian Area per Technical Standards Manual 4-02)

DENSITY CALCULATION

Multi-Family Residential: 43.8 AC @ 15 RAC
657 units (approximate)

Phase I Single-Family Residential:
45’ x 118’ area = 79.08 AC
Total Lots = 396
RAC = 5.01

Phase II Single-Family Residential:
Area = 44.5 AC @ 15 RAC
657 units (approximate)

Total Units = 1,187 Total Acreage = 167.38 AC

Mitigation required for encroachment into these areas

Scale: 1”=300’-0”
Project: CPI-25
Date: 10-19-21
Planning & Development Services

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT. TOPOGRAPHIC CONSTRAINTS WERE NOT UTILIZED FOR THIS PLANNING EXERCISE BECAUSE THEY ARE MANMADE.
Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150’ of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150’, require an affirmative vote of ¾ of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

Case: C9-21-16 Pantano River Planned Community Development – Valencia Road, SR and I-2 to R-2 (Ward 4)

____________________________________

APPROVE the proposed rezoning/special exception

Property Owner(s) (PLEASE PRINT)

PROTEST the proposed rezoning/special exception

Reason:

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OWNER(S) SIGNATURES  PLEASE PRINT PROPERTY ADDRESS  PLEASE PRINT YOUR MAILING ADDRESS

Date ______________________
City of Tucson
Planning and Development Services Department
Entitlements Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-21-16 JB

IMPORTANT LAND USE CHANGE NOTICE ENCLOSED