



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

July 14, 2020

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

Subject: La Estancia Planned Area Development (PAD – 7) Minor Amendment to Incorporate Previously Approved Minor Amendments with Additional New Information

Dear Ms. Wellott:

Staff has reviewed your request letter dated July 13, 2020, and the revised La Estancia Planned Area Development (PAD-7) document.

The proposed amendment request includes:

- 1) Incorporation of several previously approved minor amendment and clarification letters: revised residential densities and caps; road cross sections; changed park locations and reconfigurations; revised Design Guidelines (2016 Residential Design Guidelines And 2019 Residential Landscape Design Guidelines); modifications to landscape border dimensions; and modification of development standards for residential use in Village Commercial areas.
- 2) Revised Land Use Plan and Associated Exhibits – As the platting process is currently underway for the land located south of East Camino Boleadoras, the land use plan and all exhibits that display the land use plan have been revised to reflect the plat drawings that have been submitted by Atwell, LLC. Additionally, *Table II.A: Land Use* was adjusted accordingly to reflect the revised land use plan. These revisions are justifiable as minor given that development potential is not increased and that they are merely refinements based on the tentative plat and new information.

The following exhibits were revised:

- a. Exhibit II.A: Land Use Plan
- b. Exhibit II.B: Circulation Plan
- c. Exhibit II.C: Open Space/Recreation Plan

- d. Exhibit II.D: Landscape Plan
 - e. Exhibit II.F: Phasing Plan
- 3) Text Modifications – At the request of Kelly Simms with El Paso Natural Gas Company (EPNG), all references to El Paso Gas Company have been corrected to reflect the company’s proper name and all references to the “Gas Line Linear Park” have been replaced with “La Estancia Linear Park”. Additional clarifications were included regarding appropriate landscape materials and further coordination with EPNG at the time of development.
- 4) Clarification of Certificate of Occupancy – a clarification was included in the PAD defining certificate of occupancy as it relates to the triggers for park improvements. This clarification based on input from Engineering and Building Review outlines that the issuance of a certificate of occupancy for a single-family residence is not a standard practice of PDSO. It further clarifies that a new SAFR is deemed complete and occupiable once the Building Final Inspection has been approved and permit has been placed in Final Status.

The La Estancia PAD was adopted in 1999 to establish comprehensive guidance and regulations for the development of approximately 565 acres along the north side of Interstate 10 between Kolb Road and Wilmot Road. The La Estancia PAD is a regulatory plan which serves as zoning for the subject property. Proposed development plans, or agreements, tentative/final plats or parcel maps, and any other development approval must be consistent with the PAD. The primary objective of the La Estancia PAD is to implement the City’s *Plan Tucson* and the *Rincon Southeast Subregional Plan* through the translation of the City’s broader development policies into design guidelines and development standards tailored to the plan area.

The parcels covered by the La Estancia PAD have experienced several changes in ownership and developers over the years which has often resulted in minor amendments to the PSAD as allowed by both the Unified Development Code and the La Estancia PAD. However, these approved minor amendments have not been incorporated into the PAD document, rather these amendment letters have functioned as stand-alone letters added onto the end of the PAD document, superseding those sections of the PAD as originally written. This process has led to

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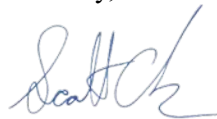
confusion and delay in development package reviews, and the development of the La Estancia PAD District.

The request to incorporate previously approved minor amendments with additional new information into the La Estancia PAD is consistent with the standard operating procedure in the implementation of more current planned area developments and will bring the La Estancia PAD into conformance with the current implementation process of PAD minor amendments.

It is determined that the request for a minor amendment to the La Estancia PAD to incorporate previously approved minor amendments with additional new information is a non-substantial change and is approved pursuant to the La Estancia PAD, Section IV.C.2. Implementation and Amendments

- The addition of new information to the Planned Area Development maps or text that does not change the effect of any regulations or guidelines;
- Adjustments to development standards that are in the interest of the community and do not affect health or safety issues.

Sincerely,



Scott Clark, Director
Planning & Development Services Department

MEMORANDUM

Date: July 13, 2020 **Job No:** AGS-06

To: John Beall, Entitlements Section Manager – Planning and Development Service Dept.

From: Lexy Wellott, AICP

Project: La Estancia Planned Area Development (PAD) Revisions

The following memorandum details the minor revisions that have been made to La Estancia Planned Area Development since the last submission in April 2019 which incorporated decades of previously approved minor amendments that were inserted as appendices in the PAD. The revisions, outlined below, are considered minor in nature and are based on new information that has been provided by the property owner(s) and/or interested parties. The revisions are as follows:

- Revised Land Use Plan and Associated Exhibits – As the platting process is currently underway for the land located south of East Camino Boleadoras, the land use plan and all exhibits that display the land use plan have been revised to reflect the plat drawings that have been submitted by Atwell, LLC. Additionally, *Table II.A: Land Use* was adjusted accordingly to reflect the revised land use plan. These revisions are justifiable as minor given that development potential is not increased and that they are merely adjustments based on the tentative plat and new information. The following exhibits were revised:
 - *Exhibit II.A: Land Use Plan*
 - *Exhibit II.B: Circulation Plan*
 - *Exhibit II.C: Open Space/Recreation Plan*
 - *Exhibit II.D: Landscape Plan*
 - *Exhibit II.F: Phasing Plan*
- Text Modifications – At the request of Kelly Simms with El Paso Natural Gas Company (EPNG), all references to El Paso Gas Company have been corrected to reflect the company’s proper name and all references to the “Gas Line Linear Park” have been replaced with “La Estancia Linear Park”. Additional clarifications were included regarding appropriate landscape materials and further coordination with EPNG at the time of development.
- Inclusion of Design Guidelines – the 2016 Residential Design Guidelines and 2019 Residential Landscape Design Guidelines were appropriately referenced and included as an appendix to the PAD.
- Clarification of Certificate of Occupancy – a clarification was included in the PAD defining a certificate of occupancy as it relates to the triggers for park improvements.

Should you have any questions or comments, please do not hesitate to reach out. Thank you.