



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

February 17, 2012

Michael B. Whyde
Executive Vice President
Pepper Viner at Civano North Ridge
5633 East Grant Road
Tucson, AZ 85712

Dear Mr. Whyde:

SUBJECT: Converting Natural Open Space to Functional Open Space for a section of the Serenity Garden in Civano North Ridge Subdivision

I have reviewed your letter (attached) requesting a determination for changing the use of a section of Common Area "A" of the Civano North Ridge subdivision that is called out as the "Serenity Garden" area to that of a "Pet Park".

The Civano PAD identifies Common Area "A" as Natural Open Space Area, which is defined as open space that includes significant natural features such as drainageways, floodplains, and steep slopes, and is to be left primarily undisturbed in its natural state. Low-impact active and passive recreational opportunities may be provided in these areas, i.e. trails, signage/kiosk, bird-watching, such as the proposed Serenity Garden.

However, Pet Parks (or dog runs) is considered a high-impact activity that would not be allowed in Natural Open Space Areas. Still the Civano PAD makes two distinctions when defining open space, Natural Open Space and Functional Open Space. Functional Open Space is defined as open space that can be developed and usable for active and passive recreational activities. Functional Open Space areas are more appropriate for Pet Parks (or dog runs).

In order to use a section of Common Area "A" of the Civano North Ridge subdivision for a Pet Park, that specific area of Natural Open Space will need to be converted to Functional Open Space. Note that the Civano PAD requires that the PAD meet or exceed the 30% natural open space goals as set forth in the original Civano Master Development Plan. The PAD has an additional goal of 20% functional open space for a total goal of 50% open space.

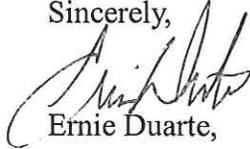
The converting of approximately 1-acre from Natural Open Space to Functional Open Space is in keeping with the intent of the Civano PAD for a total goal of 50% open space, and is a very modest change to the Natural Open Space

September 29, 2006

calculations to the Civano PAD. Therefore, it is determined that this change is a non-substantial change and is approved with the following conditions.

- Provide CDRC a revision letter from Pepper Viner that outlines the proposed changes, i.e. design layout, types of improvements, size of area to be converted from Natural Open Space to Functional Open Space, access (pedestrian and vehicular) etc. The revision letter will allow staff to determine: number of reviewers needed, fees involved, and if both a tentative and final plat will need to be revised. Any revision to the tentative/final plat must address open space calculations, any public access, emergency access or parking issues, landscaping, etc..
- Please provide a copy of this letter with the submittal of any revised tentative/final plats for the Civano North Ridge subdivision.

Sincerely,



Ernie Duarte,

Director

Planning and Development Services Department

Attachments: Applicant's Request



February 14, 2012

Mr. Ernie Duarte, Director
Planning and Development Services
City of Tucson
201 W. Stone Ave
Tucson, AZ 85726-7210

Re: Serenity Garden – Civano North Ridge

Dear Ernie,

Pursuant to my discussions with John Beall and other members of your department, I am writing to formally request what I believe to be a very modest change to the Civano PAD.

Approximately eight months ago, Pepper Viner at Civano North, L.L.C. was approached by the Civano 1 Neighborhood 1 Association to consider changing the use of a section in Common Area "A" of the Civano North Ridge subdivision; their desire is to use the proposed "Serenity Garden" area or what they believe to be a more practical application, that being a Pet Park.

Per the approved Landscape Plan for the community, the Serenity Garden, a passive recreation area is located in a Natural Open Space Area, which as defined in the PAD allows low impact active and passive recreational opportunities. The square footage for the proposed Pet Park is approximately 1 acre. As stated in the Civano PAD it is the intent of the PAD to meet or exceed the 30% natural open space goals as set forth in the original Civano master Development Plan, which is over 230 acres of natural open space. Also the PAD has an additional goal of 20% functional open space for a total goal of 50% open space. The moving approximately 1 acre from natural open space to functional open space is in keeping with the intent of the PAD for a total goal of 50% open space, and is a very modest change to the natural open space calculations to the Civano PAD.

There are trails, asphalt paved and decomposed granite paved within the community leading homeowners to the proposed open space. There is no vehicular accessibility to this natural open space.

Please advise as to what additional information you may need in your consideration and/or what requirements you may have to accomplish this modification.

PEPPER VINER at Civano North Ridge, L.L.C.

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tel 520.721.7964 fax 520.721.7277 web www.pepperviner.com



Best regards,

A handwritten signature in black ink, appearing to read "Michael B. Whyde".

Michael B. Whyde
Executive Vice President of Manager

/MBW

pc: John Beall, Principal Planner
Bob Small, littlehelga@cox.net

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