



# MEMORANDUM

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DATE: May 14, 2008  
For May 29, 2008 Hearing

TO: Peter M. Gavin  
Zoning Examiner

FROM: *Albert Elias*  
Albert Elias, AICP  
Urban Planning & Design  
Director

SUBJECT: REZONING – URBAN PLANNING AND DESIGN REPORT  
C9-08-04 La Mariposa - Houghton Road, SR and O-3 to P (Ward 2)

**Issue** – This is a request by Scott Rumel and Steve Brennan on behalf of the property owners, The Club at La Mariposa, LLC, to rezone approximately 3.02 acres from SR and O-3 to P zoning. The rezoning site is located west of Houghton Road and north of Speedway Boulevard (see Case Location Map). The preliminary development plan proposes a parking lot expansion of 249 spaces for the existing clubhouse that will result in a total of 400 spaces.

**Department of Urban Planning and Design Recommendation** – The Department of Urban Planning and Design recommends approval of P zoning, subject to the attached preliminary conditions.

## **Background Information**

**Existing Land Use:** undeveloped and used as a driving range for patrons of the clubhouse

### **Surrounding Zones and Land Uses:**

North: Zoned RX-1; single-family residential  
South: Zoned R-3; undeveloped land and Tanque Verde Wash  
East: Zoned O-3, SR; single-family residential  
West: Zoned SR; undeveloped land and Tanque Verde Wash

### **Previous Case on the Northeast Adjacent Property:**

**C9-97-24 Wootton - Houghton Road, SR to R-1** This was a rezoning request for 10.9 acres located on the west side of Houghton Road, abutting the Agua Caliente Wash to allow the development of 21 one- and two-story residences at a density of 1.9 units per acre. On November 15, 2005, Mayor and Council voted 5 - 0 to deny the requested zoning.

Related Cases:

C9-07-03 HSL Properties - Pantano Road, SR to P This was a rezoning request for 1.16 acres located on the west side of Pantano Road, approximately 500 to 1100 feet south of Escalante Road to allow the development of 110 additional parking spaces to serve the existing commercial use located north of the rezoning site. On August 6, 2007, Mayor and Council voted 7 - 0 to authorize the requested zoning.

C9-07-15 Tu Nidito – Mountain Avenue, R-1 to P This was a rezoning request for 0.198 acres located at the southeast corner of Mountain Avenue and Duke Drive to allow the development of a new surface parking lot located east of the existing buildings. On February 12, 2008, Mayor and Council adopted Ordinance 10501.

**Applicant's Request** – The applicant requests to rezone 3.02 acres to P zoning to allow a parking lot expansion of 249 spaces for the existing clubhouse.

**Planning Considerations**

Land use policy direction for this area is provided by the *Bear Canyon Neighborhood Plan* and *General Plan*. These *Plans* promote the development of vacant parcels, which compliment the existing character, scale, and identity of surrounding neighborhoods. The proposed parking area is an appropriate transition to residential developments to the south, and helps to preserve existing view sheds. The *Bear Canyon Neighborhood Plan* specifically calls out that the area identified as La Mariposa be given appropriate zoning classification for a “resort hotel” use. It also encourages that existing, new and incomplete commercial areas are to include a landscape plan with a mixture of tree sizes. The proposed rezoning is not a plan amendment as the site is designated for commercial use, which would include a parking lot, as identified on the Bear Canyon General Development map.

The site is within the 100-year floodplain, adjacent to floodway and riparian area and has high archaeological sensitivity. The *General Plan* and the *Bear Canyon Neighborhood Plan* policies support the continued development of existing developments that respond to the physical characteristics of the site and adjacent land use patterns. The proposal should make every effort to protect the sensitive nature of the site.

The rezoning site is part of the larger Club at La Mariposa which is sited on approximately 41.73 acres of land that includes a clubhouse, restaurant, swimming pool, tennis courts, and other amenities. The clubhouse, which is zoned C-1, adjoins the site to the east; immediately to the south and west is O-3 zoning; with the rest of the site being surrounded by SR zoning. Further to the south is an R-3 residential development, and to the north of the development is a RX-1 residential development.

Vehicular access to the rezoning site is proposed from Houghton Road. Houghton Road, identified as a scenic route with a future right-of-way of 200 feet on the *Major Streets and Routes Plan* map, is east of the rezoning site. Speedway Boulevard, an arterial roadway with a future right-of-way width of 120 feet is south of the site. The proposed development will not generate any significant changes in the number of vehicle trips per day.

Field inspection by staff indicates there are currently no billboards on the rezoning site.

### **Design Considerations**

Land Use Compatibility – The preliminary development plan shows that the parking expansion will occur in two phases and is an extension of the existing parking lot. A new fitness center building will be added to the clubhouse (located on the C-1 portion of the property) as depicted in the preliminary development plan. There are currently 151 spaces available for parking. The expansion of 249 spaces will result in a total of 400 spaces. The applicant suggests that the total required spaces for the property, which also includes the future fitness center, would be 397 spaces. There are no structures proposed to be built on this rezoning site. The expansion of the parking lot may require additional improvements for the entire site that should be identified prior to the submittal of the development plan. A zoning violation currently exists on the property for "constructing a building within the floodway without a permit" and will need to be resolved prior to approval of any development, grading or building plans.

The preliminary development plan indicates that the parking lot expansion will include islands and required landscaping. Since the site is located within the floodplain, there is an opportunity to promote water conservation with permeable surface materials used for the parking lot, and through water-harvesting techniques. The use of porous pavement in the parking lot will be required to enhance infiltration into the soil, overall increasing soil moisture availability to parking lot plantings. Staff will also recommend that one tree per every four parking spaces within the parking lot be provided to help reduce the urban heat island (UHI) effect of concrete and asphalt. Trees not only help with reducing the UHI effect but they also visually screen adjacent development, provide shade for pedestrians, and improve the overall aesthetics of the site.

The property is located in an area that has high archaeological sensitivity as defined in the Sonoran Desert Conservation Plan. Pima County has indicated that there is a high expectation that significant archaeological or historic resources could be present within the site. The applicant has included a letter from the Arizona State Museum recommending "that the property be inspected by an archaeological professional".

Drainage/Grading/Vegetation – The proposed rezoning site lies adjacent to, and generally westward of, an existing paved parking area. Most of the site lies within the 100-year floodplain resulting from the confluence of the Agua Caliente Wash (north of the site) and the Tanque Verde Wash (south of the site). The expected flow depth is generally shallow and parking is an allowable use of the floodplain. The proposed parking lot is not within the regulatory floodways

of either wash. Since the parking area is not classified as a structure, the erosion hazard setback is not applicable. Drainage is generally southwestward toward the Tanque Verde Wash channel. The site does not lie within a balanced basin and has direct discharge to the Tanque Verde Wash; detention/retention is not required.

Development within the 100-year floodplain is not permitted except where detailed studies indicate mitigating measures are applicable. The slope of the parking lot per the applicant will be calculated and designed to avoid flooding of the parking lot surface. The applicant will need to finalize the appropriate slope, grade and fill prior to the development plan submittal to avoid any flooding problems or issues. The applicant has included an Environmental Resource Report that summarizes the proposed parking lot site is devoid of vegetative resources, is of a flat terrain, and does not encroach into the Critical and Sensitive Biological Community.

The preliminary development plan does not demonstrate any water harvesting design. Rainwater harvesting must be conducted on site. Rainwater captured from building roofs, sidewalks, and parking lots shall be employed to assist in supporting landscaped areas including parking lot tree wells, landscape buffers, sidewalks plantings and other vegetation locations on the property. Specifications for water harvesting shall be clearly delineated on site plans to ensure it is correctly implemented at all necessary stages of construction. The rezoning site is within a sensitive, dynamic riparian area, therefore, trees used in the parking lot shall be native, or primarily native species, to protect the riparian area from invasive species. Tree species, considered to be invasive non-native species shall not be used.

Road Improvements/Vehicular Access/Circulation – Access to the clubhouse is provided via an existing access driveway off of Houghton Road. Dimensions of the parking spaces and Parking Area Access Lanes (PAALs) appear sufficient as demonstrated on the preliminary development plan. A new walkway is provided at the north end of the property and in front of the handicapped parking spaces to provide access to the clubhouse. A new loading zone is also provided just south of the main entrance. Vehicle circulation is sufficient however; pedestrian pathways, linking the proposed parking area to the facility are not identified on the preliminary development plan. Pedestrian crosswalks and pathways should be clearly shown on the development plan at the time of submittal.

**Conclusion** – The rezoning proposal is consistent with and supported by the policy direction in both the *Bear Canyon Neighborhood Plan* and the *General Plan*. While the proposed parking lot is located within the 100-year floodplain, impacts related to the parking lot can be mitigated through design and materials used. Appropriate measures such as the use of water harvesting techniques and native species within the landscaped areas also contribute to the protection of the adjacent riparian area. The use of the site is for vehicle parking and does not include any structures. Subject to compliance with the attached preliminary conditions, approval of the requested P zoning is appropriate.

Preliminary Conditions

PROCEDURAL

1. A development plan in substantial compliance with the preliminary development plan dated April 25, 2008, and the Design Compatibility Report, is to be submitted and approved in accordance with Section 5.3.8 of the *Land Use Code*.
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”.
3. An archaeological assessment and survey shall be performed by a qualified archaeologist 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. “Safe by Design” concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. Owner/developer shall enter into an agreement with Pima County that specifies compliance with requirements for on-site sewage disposal and air quality.
7. Due to the existence of an open zoning violation, one year is allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of this rezoning.

LAND USE COMPATABILITY

8. The owner/developer shall use some type of porous pavement, porous asphalt or pervious concrete, around wheel stops and/or planter areas within the parking lot so as to allow rain to pass through it thereby increasing soil moisture availability to parking lot plantings and reducing the runoff from the site and surrounding areas.
9. All outdoor lighting should be full cutoff, and shall be directed down and shielded away from adjacent parcels and public roadways. Lighting detail shall be submitted as part of the development plan.

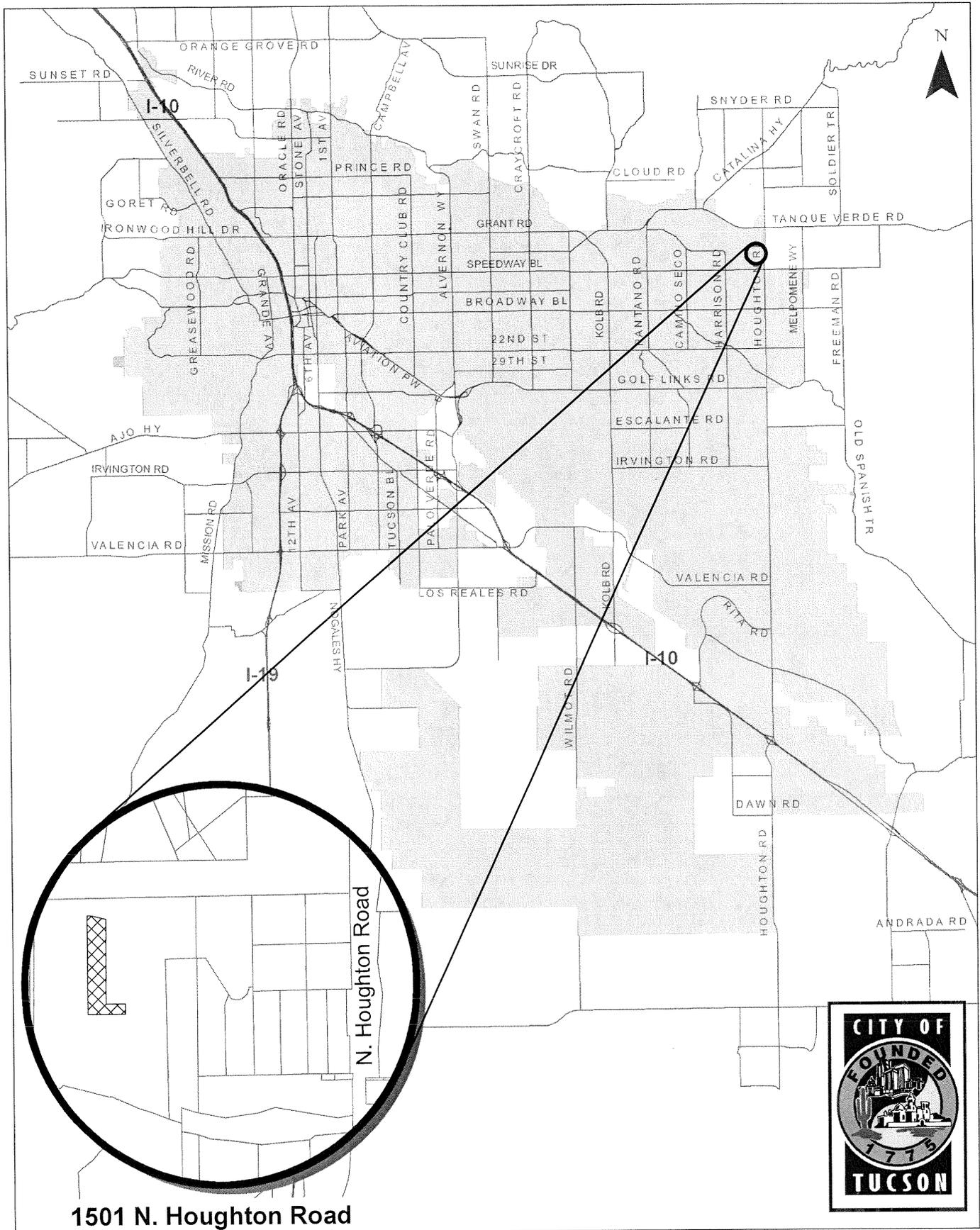
Preliminary Conditions

10. One canopy tree shall be provided within the vehicular use area for each four motor vehicle parking spaces, or the shade pattern caused by mature canopy trees, buildings, and other structures on the vehicular use area from 9:20 to 3:20 p.m. MST on June 21 must cover fifty percent of the paved area.

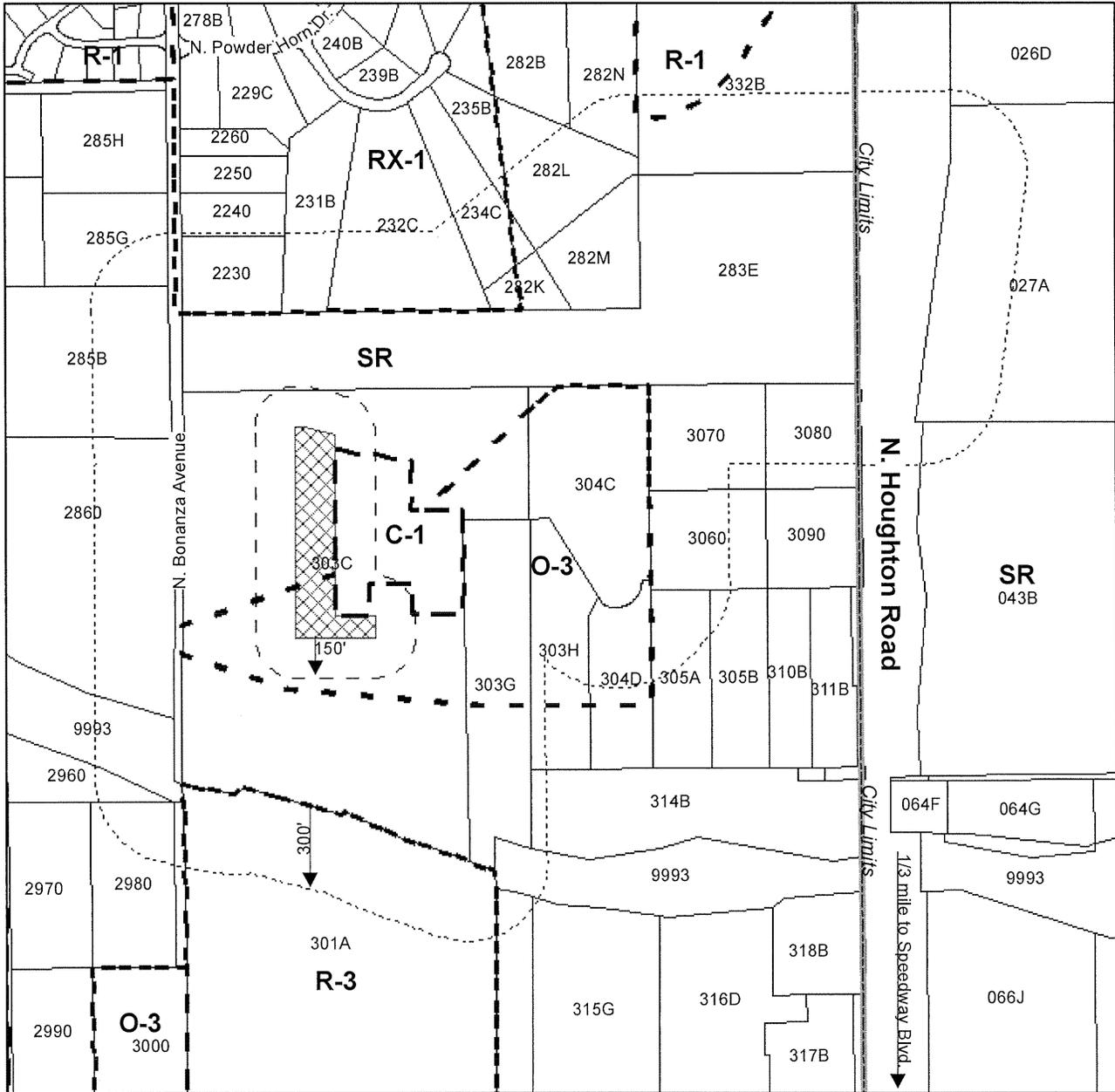
DRAINAGE/GRADING/VEGETATION

11. Water harvesting techniques shall be incorporated into the development in accordance with C.O.T. Water Harvesting Guidance Manual. Specifications for water harvesting shall be clearly delineated on site plans to ensure it is correctly implemented at all necessary stages of construction.
12. Should buffelgrass be present on the site, a buffelgrass mitigation management plan shall be created for the site as a component of the Native Plant Preservation Plan portion of the Landscape Plan.
13. Trees used for parking lot landscaping shall be native, or primarily native species. Tree species considered as "invasive" are prohibited.

# C9-08-04 La Mariposa - Houghton Road



1501 N. Houghton Road



**C9-08-04 La Mariposa - Houghton Road**  
 Rezoning Request: from SR & O-3 to P



0 300 600  
 Feet  
 1 inch equals 600 feet

-  Area of Rezoning Request
-  Protest Area (150 foot radius)
-  Notification Area (300 foot radius)
-  Zone Boundaries
-  City Limits

Neighborhood, Area Plan(s): Bear Canyon Neighborhood Plan  
 Address: 1501 N. Houghton Road  
 Base Maps: Sec.02 T.14 R.15  
 Ward: 2





**C9-08-04 La Mariposa - Houghton Road**  
April 2008 Aerial