

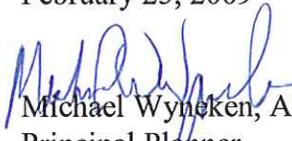


# MEMORANDUM

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DATE: February 25, 2009

TO: Peter Gavin  
Zoning Examiner

FROM:   
Michael Wynneken, AICP  
Principal Planner

SUBJECT: C9-09-01 Sunset Ranch – Silverbell Road, R-1 to C-1 Zone (Ward 1)

The report for the above referenced rezoning case includes a paragraph regarding archaeological resources associated with the rezoning site. This paragraph is in error and was to be removed during the editing of the report. The applicant has completed an archaeological survey of the project site and a copy of the survey is included with the submittal materials provided to you earlier today.

Attached is a corrected Page 5 of the staff report indicating the elimination of the paragraph entitled Archaeological Resources. Staff requests that Preliminary Condition Number Three be revised as indicated below in accordance to the corrected staff report.

- ~~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.~~
- Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Archaeologist. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.

alignments and landscaping for those walls visible from a public right-of-way. The design will create visual interest and provide continuity between the office and self-storage buildings.

The design compatibility report includes a landscape rendering indicating that all four edges of the site are enhanced with landscape borders located inside the existing and proposed screen walls. Staff recommends that the trees planted along Silverbell Road frontage should be placed so that at maturity the canopies do not block the site signage.

~~Archaeological Resources. According to the archaeological records search conducted by the Arizona State Museum, one archaeological inspection may have been completed more than 25 years ago over the southernmost portion of the site, long enough for previously buried cultural deposits to become exposed. In addition, 27 archaeological properties, both historical and prehistoric sites, are recorded within a one-mile radius of the property. As a result, the Museum staff recommends that an archaeological inspection of the exposed portions of the property be conducted by a qualified professional archaeologist, before construction begins.~~

Drainage/Grading/Vegetation – Nursery Wash, located at the north edge of the rezoning site, flows in an unlined channel along the northwestern boundary of the site. The calculated erosion hazard setback for this wash is twenty-five feet from the top of the bank of the wash. As part of the RTA Project No. 5, the current dip crossing at Silverbell Road is to be replaced with a culvert or a bridge.

The rezoning site lies within the Silvercroft Wash balanced basin. The PDP indicates a narrow detention/retention basin along the eastern border of the project. It is likely that the developer will be able to build the project without detention/retention requirements due to the site's location in the downstream portion of the watershed, and the proximity to the Nursery Wash-Silvercroft Wash channel. This channel is concrete-lined to its confluence with the Santa Cruz River. Site soils are Hydrologic Type B and have moderate infiltration capabilities.

The applicant's Watercourse Environment Resource Report includes a mitigation plan for that portion of the property within the Nursery Wash floodplain. Five trees inventoried are located within the contiguous protected riparian area (PRA) associated with Nursery Wash. Two of the trees within the PRA will be removed and mitigated with five trees. The other three trees are to remain in place. If the removal of existing utilities preclude the preservation of the three trees, the applicant will be required to obtain a Development Standard Modification Request (DSMR) before submitting the Development Plan for review and approval. According to the Mitigation Plan, should the three trees removed, they would be replaced with nine trees.

On-site retention/detention, designed to harvest runoff, is proposed along the eastern twenty-three feet of the rezoning site. This area will also serve as a buffer between the rezoning site and the adjacent residential subdivision. Water harvesting is also proposed as part of the parking area design and the applicant is proposing the use of cool pavement, such as high albedo and pervious