MEMORANDUM

DATE: October 5, 2016
For October 20, 2016 Hearing

TO: Jim Mazzocco
Zoning Examiner

FROM: Nicole Ewing Gavin
Planning & Development Services Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
C9-16-09 Saguaro Trails PAD – Houghton Road
SR to PAD zone (Ward 4)

Issue – This is a request by Jim Portner of Projects International, Inc. on behalf of the property owners, Mattamy Homes Tucson, to rezone approximately 319 acres from SR to Planned Area Development (PAD) zoning. The rezoning site is located on the west side of Houghton Road, approximately half a mile south of Irvington Road, 5800 South Houghton Road, (see Case Location Map). The preliminary development plan proposes a comprehensive planned development consisting of Saguaro Trails, a master planned residential and recreational community, approximately 173 acres with approximately 700 dwelling unit; Fantasy Island Trails Park, approximately 106 acres, and the Southeast Houghton Area Recharge Project (SHARP), approximately 40 acres.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of Planned Area Development (PAD) zoning, subject to the attached Saguaro Trails PAD document.

Background Information

PAD Document Review: The PAD document went through an iterative review process with numerous City departments and outside agencies, with multiple drafts until there was consensus and approval that the final document was ready for the required neighborhood meeting and Zoning Examiner public hearing. The pre-Pad review involved considerations including adopted policy, existing capacities, or planned improvements, with specific information such as but not limited to design criteria, traffic impacts and counts, water demand impact, sewer capacities, park facilities evaluated in relation to the proposed project.

Existing Land Use: Primarily vacant property, established Fantasy Island bike trails, and certain existing Tucson Water facilities.

Zoning Descriptions:

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

Planned Area Development (PAD) – The purpose of the Planned Area Development (PAD) zone is to enable and encourage comprehensively planned development in accordance with adopted plans and polices.

The PAD is a zoning classification which provides for the establishment of zoning districts with distinct standards.

Surrounding Zones and Land Uses:

North: Zoned SR; Fantasy Island Trails Park and Arizona State Land Trust
South: Zoned SR; Fantasy Island Trails Park and Arizona State Land Trust
East: Zoned Civano Master PAD; master planned residential and commercial
West: Zoned SR; Arizona State Land Trust and Davis Monthan Air Force base

Previous Cases on the Property: none

Related Cases:

C9-05-02 Civano Master PAD – Houghton Road, SR, R-1, R-2, OCR-2, C-2, I-1 to PAD 12 This was a rezoning request for approximately 818 acres located directly to the east of the subject rezoning across Houghton Road to allow the development of a master planned mixed-use development consisting of neighborhood commercial uses and a maximum of 1,852 residential units. On April 26, 2005, Mayor and Council adopted Ordinance No. 10147 and on May 27, 2005 PAD-12 zoning became effectuated.

Applicant's Request – "Master planned, mixed-use community comprised of residential, public recreation and trails (Fantasy Island Trails Park), and the Southeast Houghton Area Recharge Project (SHARP)"

Planning Considerations – Land use policy direction for this area is provided by the *Houghton Area Master Plan* and *Plan Tucson*. The rezoning site is located within the Houghton Corridor Area as identified on the Future Growth Scenario Map of *Plan Tucson*. 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 will provide for increased efficiency of infrastructure and services for residents. *Plan Tucson* calls for a minimum overall residential density that can sustain regular transit; consist of a series of Neighborhoods focused on neighborhoods center, integrated through open space and recreation areas and pedestrian and bike systems. *Plan Tucson* calls for providing neighborhoods with a variety of housing types, including public spaces and plazas, and supports an interconnected urban trail system throughout the city to meet the recreational needs of pedestrians and bicyclists. The *Plan* also supports the development and management of healthy and attractive urban vegetation, and methods to conserve and enhance habitat when development occurs. Urban heat island effects should be mitigated by expanding and maintaining a healthy drought-tolerant low-water use urban forest. New development should utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design.

The *Houghton Area Master Plan (HAMP)* identifies the proposed rezoning as Neighborhood Low Density Residential, with an overall density requirement of a minimum four residential units per acre and no more than eight residential units per acre. The fundamental themes of a *HAMP* planned community are: variety of housing types, residential densities high enough to support mass transit usage and commercial activities, pedestrian and bike friendly environment, pedestrian linkages, natural open space areas that serve to define edges of neighborhoods, trail and parks.

Houghton Road is identified as an arterial road on the City's Major Streets and Routes Map, and designated as a scenic roadway. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 11,432 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Planned Area Development Overview – The project site is located on the west side of Houghton Road, approximately half a mile south of Irvington Road. The PAD represents a comprehensive, unified development implemented through the joint efforts of Mattamy Homes, which will include a distinctive residential community known as Saguaro Trails; the City of Tucson will own and manage the Fantasy Island Trails Park (FITP) portion of the PAD; while Tucson Water will be the owner/operator of the Southeast Houghton Area Recharge Project (SHARP).

Saguaro Trails (approximately 173 acres) – will be a multi-phased residential community with five (5) planning areas, A-E, that complements and interconnects with both the Fantasy Island Trails Park and the SHARP facility. It will include a core neighborhood center that combines a central park amenity with the main public entrance to the SHARP facility, including a greenway node along Drexel Road which will be extended from Houghton Road into the PAD. There will be a non-residential/commercial use option in Planning Area A, adjacent to the project's main entry at Houghton Road and Drexel Road. The City of Tucson R-2 and R-3 Zones will be used as the base zoning districts for all residential uses within the PAD, except where the non-residential option is employed in Planning Area A. Housing types within the designated residential areas may include traditional single-family detached, single-family attached, casitas, alley loaded, row houses, auto court products, duplexes, townhomes, condominiums, lofts, apartments, assisted living centers, and group care facilities. Within residential Planning Areas A-E, Prohibited Uses are the following Secondary Land Uses: Hazardous Materials Storage; Industrial Use Group; Residential Care Services, Adult Care of Physical and Behavioral Health Services. Maximum building heights are: single-family detached - 2 stories / 36 feet; single-family attached – 3 stories / 45 feet; multi-family 4 stories / 52 feet. While anticipated net density for Planning Areas A-E will range between 3.0 – 15.0, the overall density for the PAD at residential build-out shall fall between a minimum four (4) RAC and a maximum of eight (8) RAC. Planning Area A will allow for a non-residential option using the Neighborhood Commercial (NC) as the base zoning with the following requirements: limiting total area of non-residential uses to five (5) acres; and prohibits the following uses: correctional uses, salvaging and recycling uses, billboards, construction services, and non-chartered, check-cashing, or payday loan services; maximum building height 2 stories / 30 feet.

City of Tucson Fantasy Island Trails Park (approximately 106 acres) – is an extensive system of mountain-bike trails that weaves throughout portions of the PAD district, and which also stretches significantly onto Arizona State Trust Lands that border the PAD to the immediate north and south. The designated base zoning for the portion of Fantasy Island Trails Park within the PAD shall be OS (Open Space). This component of the PAD will protect that portion of the mountain bike trails system described in the Master Plan for Fantasy Island Trails Park (approved by Mayor and Council on May 22, 2006).

Southeast Houghton Area Recharge Project (approximately 40 acres) – will use SR (Suburban Ranch) as its designated base zoning. It will contain a series of recharge basins, together with a regional reclaimed water distribution system-metering station, recover wells, monitoring wells, and maintenance yard, to be integrated with the existing reservoir facility already on the site. The SHARP facility will include landscaping of nearly all of the project area as a public recreational amenity, including pedestrian paths, mountain bike trails, a parking lot for private vehicles and school buses, public restrooms, and picnic area.

Modifications to Scenic Corridor Zone – The PAD has been developed with consideration of the applicable Scenic Corridor Zone with protecting the long-range views and vistas of the surrounding mountains ranges as viewable from Houghton Road (See Saguaro PAD, Section III.F, p 107). Below is a summary of the proposed modifications and exceptions to the Unified Development Code, Section 5.3, Scenic Corridor Zone:

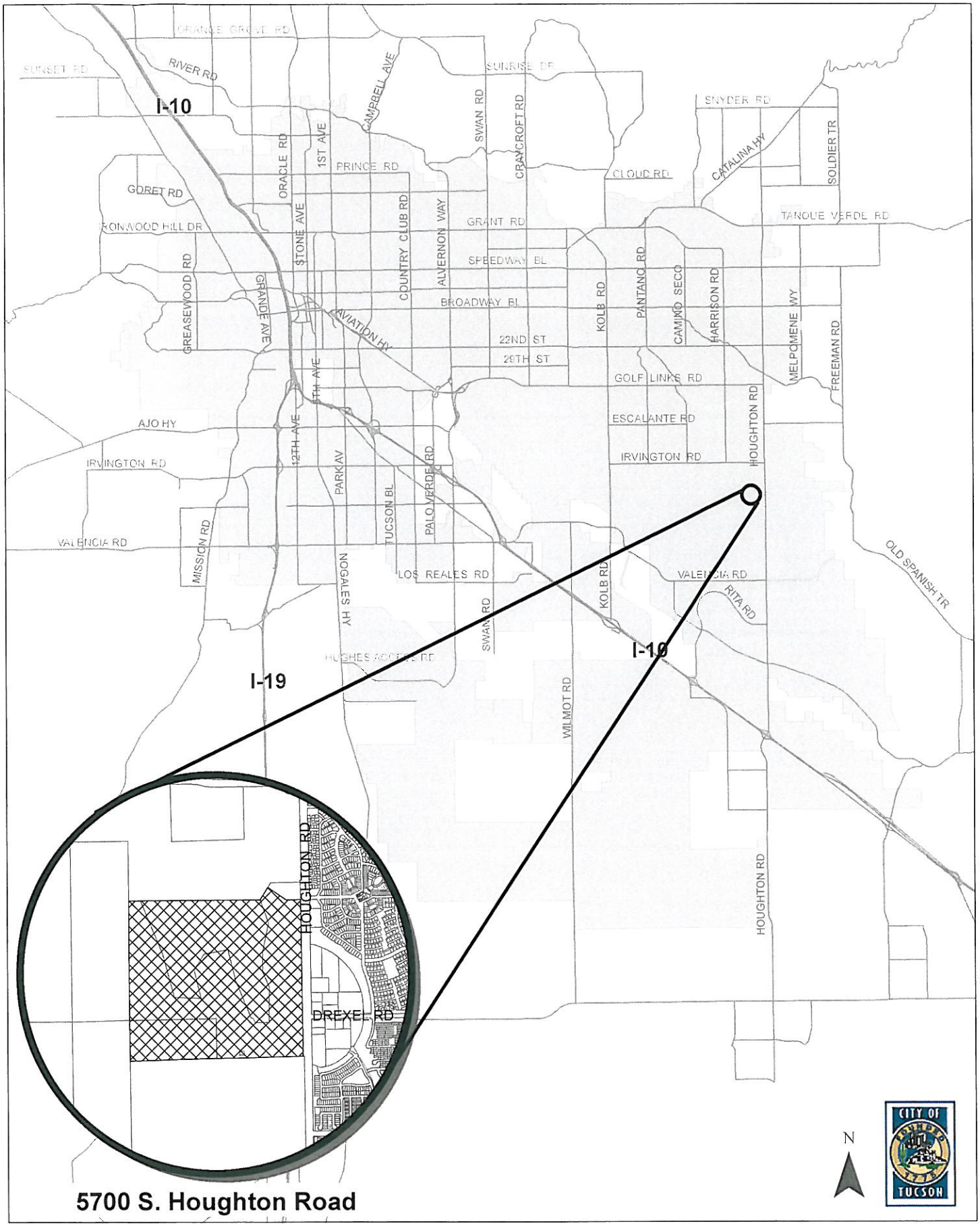
- The width of the corridor to which the SCZ requirements apply shall be one hundred (100) feet as measured from the existing Houghton Road west right-of-way line;
- The required scenic buffer shall be thirty (30) feet wide, measured from the back of the existing public sidewalk on the west side of Houghton Road;
- The thirty (30) foot scenic buffer can be comprised of natural and/or graded and revegetated landscape areas;
- The maximum building height within Planning Area A, (single-family detached residential) is thirty-six (36) feet, with structures of this height having a fifty (50) foot setback from the west right-of-way line of Houghton Road;
- The maximum building height within Planning Area A for the commercial option is thirty (30) feet, with structures of this height having a thirty (30) foot setback measured from the back of the existing public sidewalk on the west side of Houghton Road;
- The maximum building height within Planning Area B (multi-family residential) is fifty-two (52) feet, with structure of that height having a setback of fifty (50) feet from the west right-of-way line of Houghton Road;
- Structures of heights that are less than the maximums as prescribed above for Planning Areas A and B shall be limited to a figure that is one-half (1/2) of their horizontal distance from the west right-of-way line of Houghton Road;
- View corridor prescriptions of UDC, Section 5.36 do not apply to this PAD.

Other PAD Regulations and Standards – The applicant has tailored the PAD document to plan immediate and future phases and:

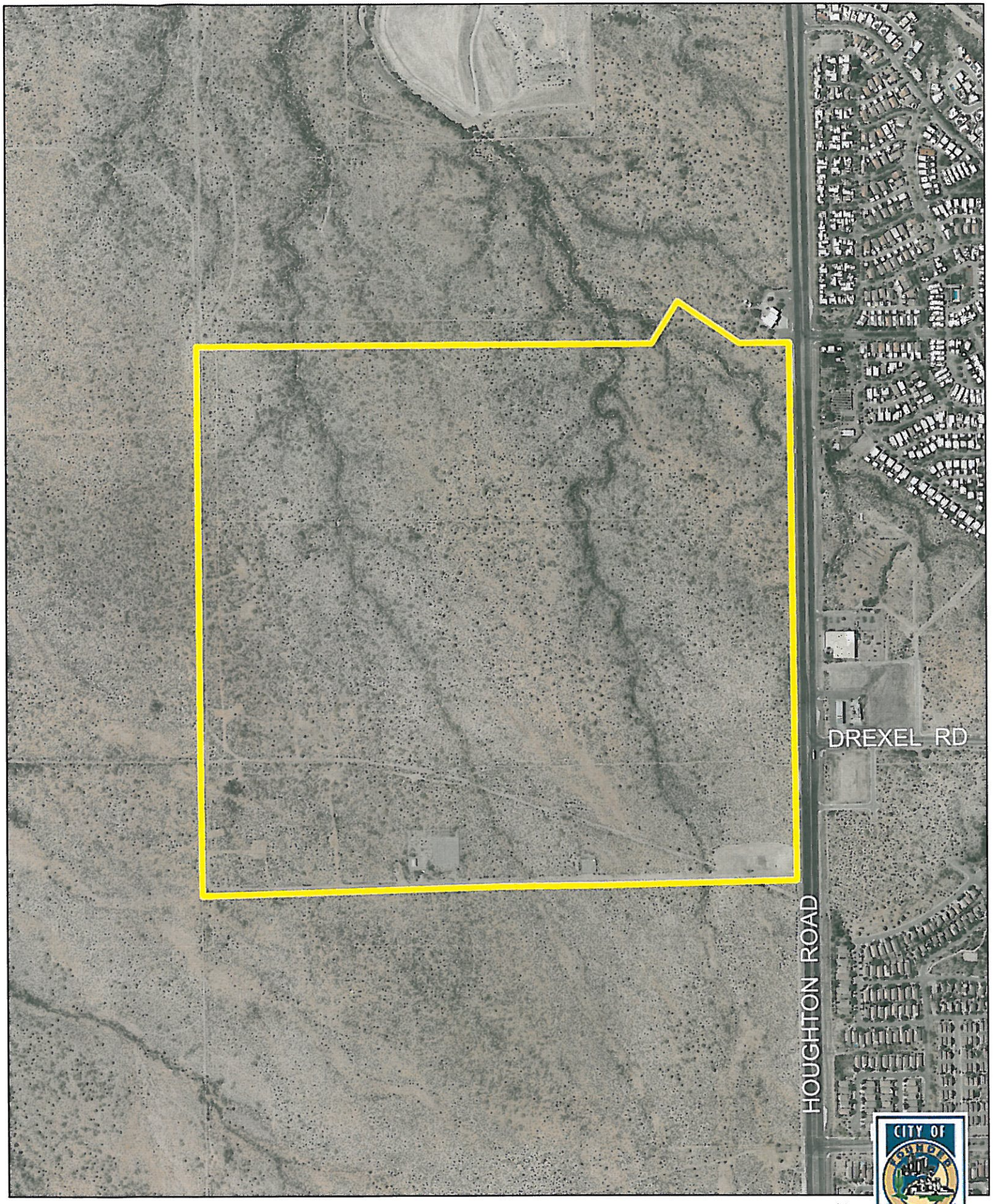
- Provides Neighborhood Center and Drexel Road Greenway Corridor (Section III.B.4, p. 82)
- Provides comprehensive Traffic Impact Analysis (Section III.C.1, p. 91; and Appendix I)
- Provides Master Drainage Plan which primarily addresses the hydrologic features, impacts and provisions associated with the Mattamy Homes planned residential master plan (Section III.D.1, p. 99)
- Provides for conservation measures and environmental considerations for residential structures and neighborhoods; heat island mitigation measures; and self-certification of conservation and sustainability measures (Section III.F, p. 107)
- Provides architectural standards and design guidelines, including architectural review / self-certification at time of building permits (Section III.G, p. 110)

Conclusion – The request to rezone the site to a PAD is consistent with *Houghton Area Master Plan* and *Plan Tucson* policy direction. A plan amendment is not required. No additional conditions are recommended for the Saguaro Trails PAD. Approval of the requested Saguaro Trails PAD zoning is appropriate.

C9-16-09 Saguaro Trails - Houghton Road



5700 S. Houghton Road



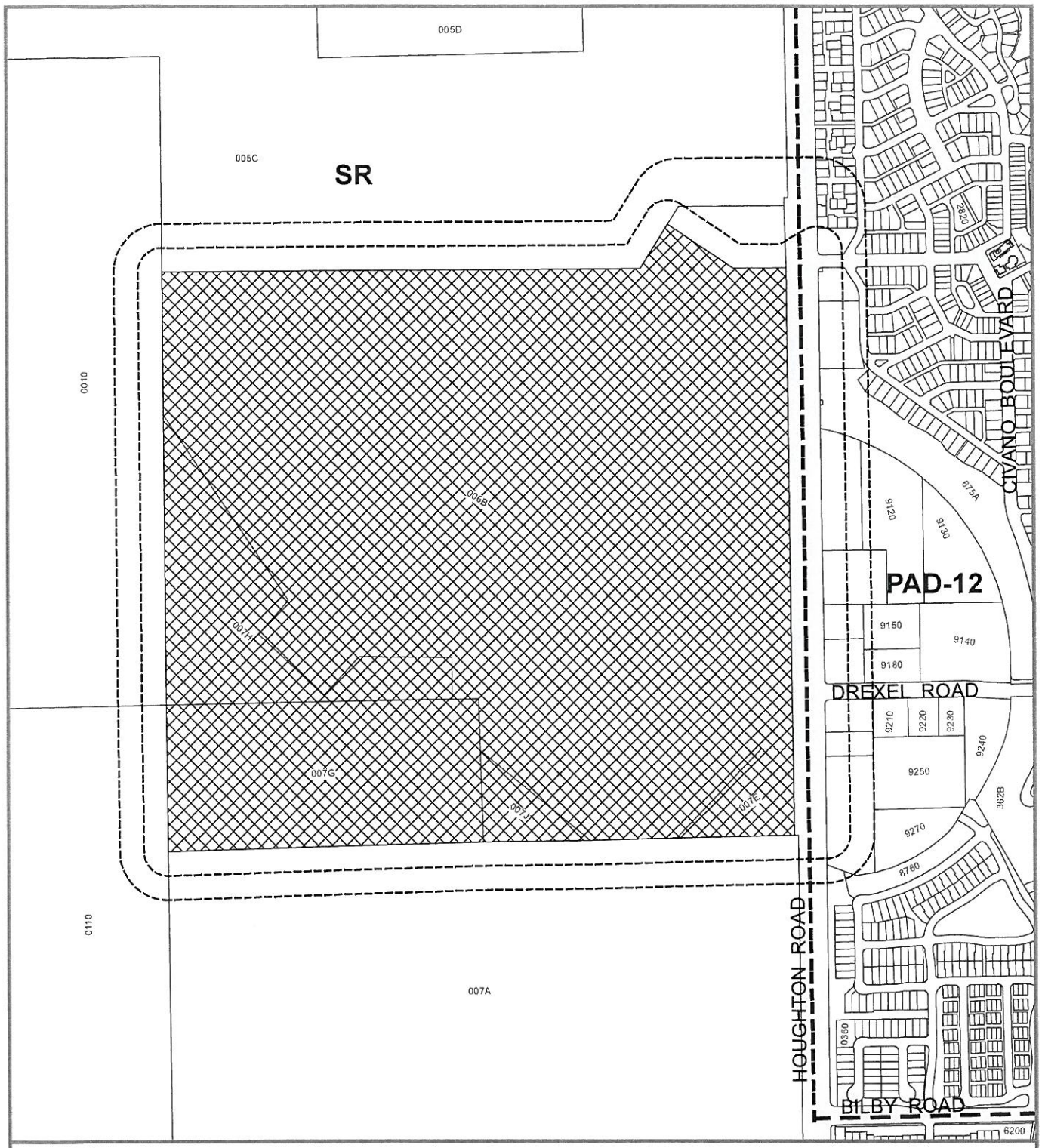
C9-16-09 Saguaro Trails - Houghton Road
2015 Aerial

0 400 800 Feet
1 inch = 800 feet

N

C9-16-09 Saguaro Trails - Houghton Road

Rezoning Requests: from SR to PAD



Area of Rezoning Request

150' Protest Area

300' Notification Area

Zone Boundaries

Address: 5700 S. Houghton Road

Base Maps: Sec.02,11 T.15 R.15

Ward: 4

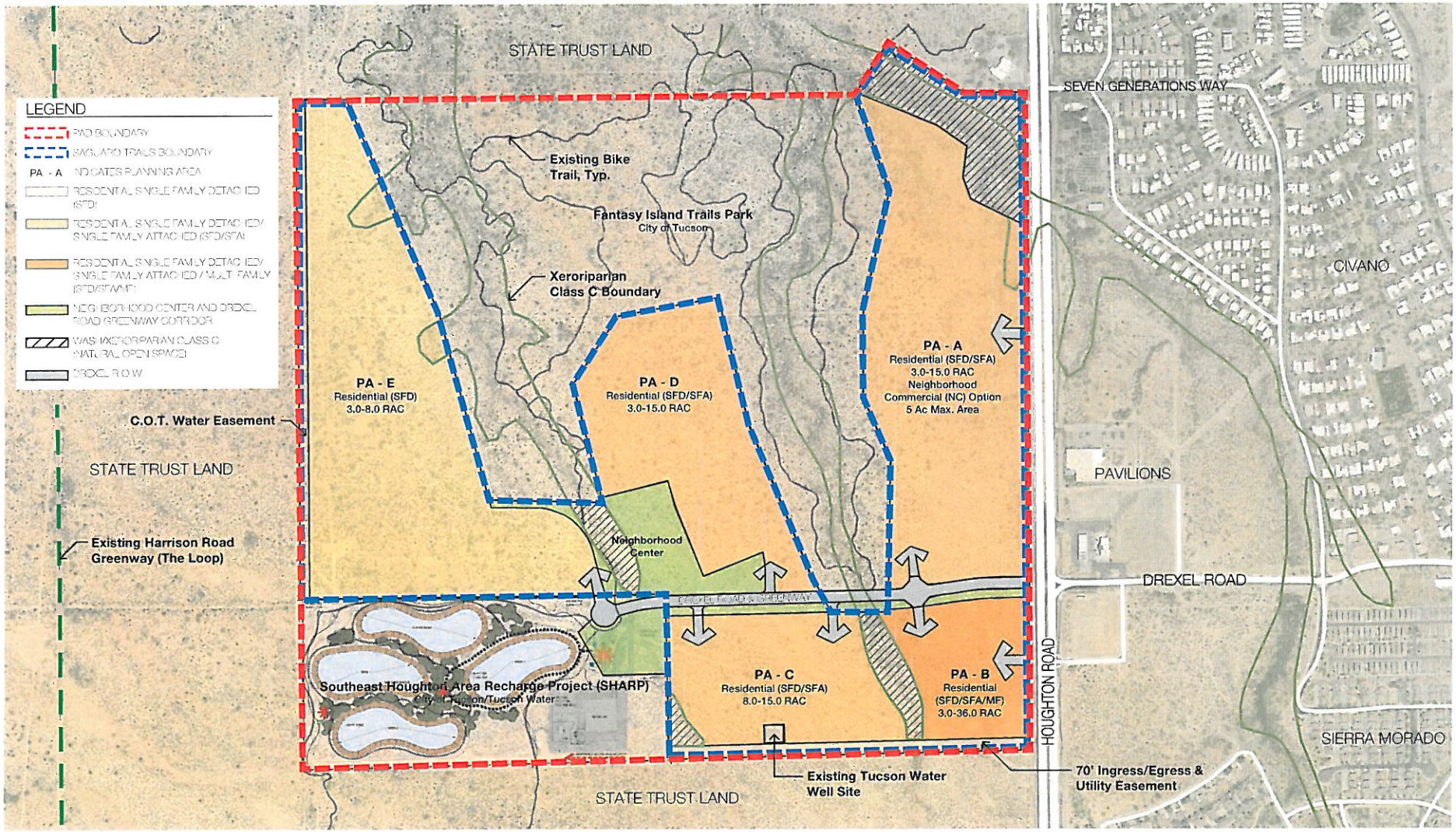
0 450 900 Feet

1 inch = 900 feet

N

created by: JR, 7/19/2016

Exhibit III.1: Conceptual Master Plan



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests <u>must</u> have an owner's signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C9-16-09 Saguaro Trails PAD – Houghton Road (Ward 4)

_____ I/We the undersigned property owners, wish to

☐ APPROVE the proposed rezoning.
☐ PROTEST the proposed rezoning.

Reason:

_____

_____

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner's Signature: _____ Date _____

Place
Stamp
Here

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

C9-16-09

Expose this flap - Affix stamp and return

City of Tucson mp
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-16-09
IMPORTANT REZONING NOTICE ENCLOSED

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