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**TREAT AVENUE WELL SITE (B-044C)
SPECIAL EXCEPTION
PRELIMINARY DEVELOPMENT PACKAGE**



Tucson Water Well Site (B-044C)

Special Exception

2525 North Treat Avenue
Tucson, Arizona 85706

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November 2020



- I. Introduction & Policy 1**
 - A. Background 2
 - B. Tucson Water Policy Guidance 3
 - C. Conformance with Plan Tucson and Area Plan..... 4
 - 1. Plan Tucson 4
 - 2. Cragin-Keeling Area Plan..... 5
 - D. Conflicts with Adopted City Ordinances or Policy 5
- II. Site Analysis 7**
 - A. General Information 8
 - 1. Project Location 8
 - 2. Onsite and Adjacent Land Uses 9
 - 3. Boundary Dimensions 9
 - B. Circulation & Trips 17
 - C. Cultural Resources 17
 - D. Hydrology & Drainage..... 17
 - E. Views..... 17
- III. Plan Proposal..... 19**
 - A. Site Layout 20
 - B. Design Compatibility..... 24
 - 1. Applicable Use-Specific Standards..... 24
 - 2. Building Setbacks 27
 - 3. Transition of Building Heights..... 27
 - 4. Landscaping & Screening 27
 - 5. Vehicular Use Areas 27
 - C. Post-Development Hydrology 28
 - D. Utilities..... 28
- IV. Appendices..... 29**
 - A. Memorandum of Understanding with Country Glen Neighborhood Association..... 30

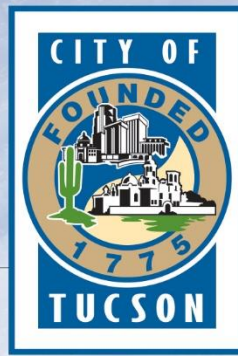
List of Exhibits

- Exhibit I.A: Aerial Imagery of Site Expansion 3
- Exhibit I: Location Within Area Plan Boundary 6
- Exhibit II.A.2.b: Site Photos 11
- Exhibit II.A.2.b: Site Photos (continued) 12
- Exhibit II.A.2.b: Site Photos (continued) 13
- Exhibit II.A.2.b: Site Photos (continued) 14
- Exhibit II.A.2.b: Site Photos (continued) 15
- Exhibit II.A.2.c: Zoning and Land Uses 16
- Exhibit III.A: Preliminary Development Plan 22
- Exhibit III.A: Preliminary Development Plan (continued) 23





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TREAT AVENUE WELL SITE (B-044C) SPECIAL EXCEPTION

I. INTRODUCTION



This document is submitted on behalf of the City of Tucson Water Department (Tucson Water) as a requirement for the special exception application for an existing well site located at 2525 North Treat Avenue. The site is located on the southwest corner of North Treat Avenue and East Alturas Street. Given that this special exception also includes a direct ordinance adoption request and corresponding Development Package per Section 2-06.0.0 of the Unified Development Code (UDC), this is a condensed Preliminary Development Package. The Development Package is submitted under separate cover.

The project site, roughly 0.44 acres and zoned R-2 (Residence Zone), is located within Township 13S, Range 14E, Section 32, and identified by Assessor Parcel Number (APN) 112-07-1060. In accordance with Unified Development Code Section 4.8.4 (Permitted Uses: Urban Residential Zones), the proposed utility distribution use is permitted as a special exception use within the R-2 (residence) zone, upon approval by the Zoning Examiner.

A. Background

Polar Water Company established the well site located at 2525 North Treat Avenue in 1951 for the purposes of providing the surrounding properties with water service. The original well was drilled and operated by Polar Water Company until 1957. In 1957, Tucson Water purchased Polar Water Company, including the parcel at 2525 North Treat Avenue, along with the original well, and continued to use the well as a source of groundwater delivered to customers living in the area. Tucson Water designated the original well as B-044A. The original well was drilled to a depth of 245' and was constructed with a 12" casing.

The original well (B-044A) was in service until 1965, when water levels at that location dropped to the point that the well was no longer functional. In 1966 a replacement well, B-044B, was drilled and put into service, providing water to the expanding area. The replacement well remained fully operational until 2002, when Tucson Water started to transition from non-renewable groundwater supplies of the Central Wellfield, located in Tucson's urban area, to renewable Colorado River water supplies.

A third well, designated B-044C, was drilled and constructed in 2019 as part of a long-term water management strategy designed to provide redundancy in water delivery. As part of the improvement process, Tucson Water installed several improvements to ensure that the utility use is designed to be compatible with the neighborhood's overall character. Tucson Water installed a new chainlink fence with tan plastic slats on most of the northern and eastern perimeter yard, re-slatted the existing chainlink fence with tan plastic to refresh the screen on the southern and western perimeter fence and soften the well's appearance. A chipsealed/dirt driveway was also constructed in the southeastern portion of the property to provide primary access to the well from Treat Avenue instead of Alturas Street and allow space for maintenance vehicles to park onsite rather than in the right-of-way. Additionally, the easternmost fence was relocated to expand the internal yard for well maintenance purposes and delineate an area for a neighborhood park.

Tucson Water established a Memorandum of Understanding (MOU) with the Country Glenn Neighborhood Association (CGNA), ultimately allowing the neighborhood to use a portion of Tucson Water's property for neighborhood beautification and recreation purposes. As established in the MOU, funding, installation, and maintenance of the neighborhood park is the sole responsibility of the CGNA. Refer to *Appendix A: Memorandum of Understanding with Country Glenn Neighborhood Association*.



As learned in October 2020, the CGNA has received a grant from Tucson Clean and Beautiful to construct the neighborhood park. As of date, numerous native, drought-tolerant plants, rainwater harvesting basins, and small retaining walls have been installed in the neighborhood park (see *Exhibit II.A.2.b: Site Photos*). Maintaining the area established through the MOU for the neighborhood park is necessary.

In June 2020, Tucson Water submitted a building permit application for the new well equipment and a 10' x 10' control building. At this time, it was determined that an approved Development Package was necessary for a building permit to be obtained. In July 2020, it was determined that a special exception was required due to the expanded yard, thus the impetus for this special exception request. *Exhibit I.A: Aerial Imagery of Site Expansion* demonstrates the eastwardly shift of the fence.

Exhibit I.A: Aerial Imagery of Site Expansion



Site Aerial in 2018



Site Aerial in 2020

B. Tucson Water Policy Guidance

In the early 2000s, Tucson Water discontinued pumping non-renewable groundwater resources and converted to renewable Colorado River water resources. This action has been taken to comply with the 1980 Arizona Groundwater Code, which aims to reduce over-drafting of local aquifers. One of the consequences of over-drafting aquifers is lowering the water table, rendering older wells inoperable, as is the case with the original well B-044A.

A long-term water management strategy designed to provide redundancy in water delivery abilities is now being implemented as a means of addressing long term climate change issues and concerns about drought in the Colorado River basin. As a result, Tucson Water is in the process of replacing many of the older Central Wellfield wells that were taken out of production in the early 2000s and replacing them so that they can be used to provide continuity of water service in the event of a failure in the Colorado River system or the infrastructure which delivers recovered Colorado River water from the Avra Valley west of Tucson.

Policy guidance on this action is provided in the (Draft) 2020 Drought Preparedness and Response Plan, and funding has also been allocated in the Capital Improvement Program Budget. This



includes the drilling and equipping of replacement wells and connecting them to the distribution system.

C. Conformance with Plan Tucson and Area Plan

The project site is subject to the policy laid forth in the City of Tucson's General and Sustainability Plan, *Plan Tucson*, and the Cragin-Keeling Area Plan.

1. Plan Tucson

The subject property is located within an area designated by *Plan Tucson* as an "Existing Neighborhood." The expanded well site aligns with this designation as it continues a low-impact development on a parcel already serving that use. The expanded well site allows Tucson Water to provide a safe and sustainable water supply for the community. The following policies in *Plan Tucson* support the proposed well site:

- *LT28.1.3 – Improve the appearance of above-ground utilities and structures.*

The expanded Tucson Water well site will mostly operate underground with minimal exposure of equipment above-ground. A new onsite structure associated with the well will be a 100-square-foot electrical/control building containing electrical panels and communication equipment. The structure will be placed at least 20 feet from all property boundaries and constructed with materials typical to the desert southwest.

- *LT28.2.12 – Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.*

As constructed by the CGNA, the onsite neighborhood park will incorporate drought-tolerant native vegetation, rainwater harvesting basins, mulch, and small retaining walls that complement the community's character and integrity. The additional privacy slats used to enhance the perimeter fence will soften the well site's visual impact and blend the use into the existing neighborhood.

Other policies that support the expanded well site include:

- *PI1 – Invest in the highest priority needs to manage and maintain public infrastructure and facilities that are fundamental to economic development and to sustaining and enhancing living conditions in the community;*
- *PI2 – Prioritize major public infrastructure investments in developed areas and for improvements of existing infrastructure; and*
- *PI3 – Expand the use of state-of-the-art, cost-effective technologies, and services for public infrastructure and facilities.*



2. Cragin-Keeling Area Plan

Mayor and Council adopted the Cragin-Keeling Area Plan on March 12, 1990, to guide future development for an area bounded by Country Club Road to the east, Grant Road to the south, Stone Avenue to the west, and Fort Lowell Road to the north, except for a section in the northwest corner where Prince Road between Stone Avenue and 1st Avenue constitutes the northern boundary. Grant Road and Country Club Road are the major cross streets nearest to the site (see *Exhibit I.C: Location Within Area Plan Boundary*).

The intent of the *Cragin-Keeling Area Plan* is to establish future land use and development direction that is sensitive to the existing neighborhoods. Critical to the Cragin-Keeling Area Plan is the recognition that a 'one-size, fits all' approach does not always produce meaningful results for the neighborhoods; thus, development flexibility is appropriate so long as the intent of the plan is met, and adverse impact is reduced (refer to page 20 of the area plan). Given Tucson Water's extensive outreach efforts to date, the constructed improvements are inline and generally supported by the surrounding community.

Tucson Water's expansion and improvements to the existing well site conform to the *Cragin-Keeling Area Plan* by:

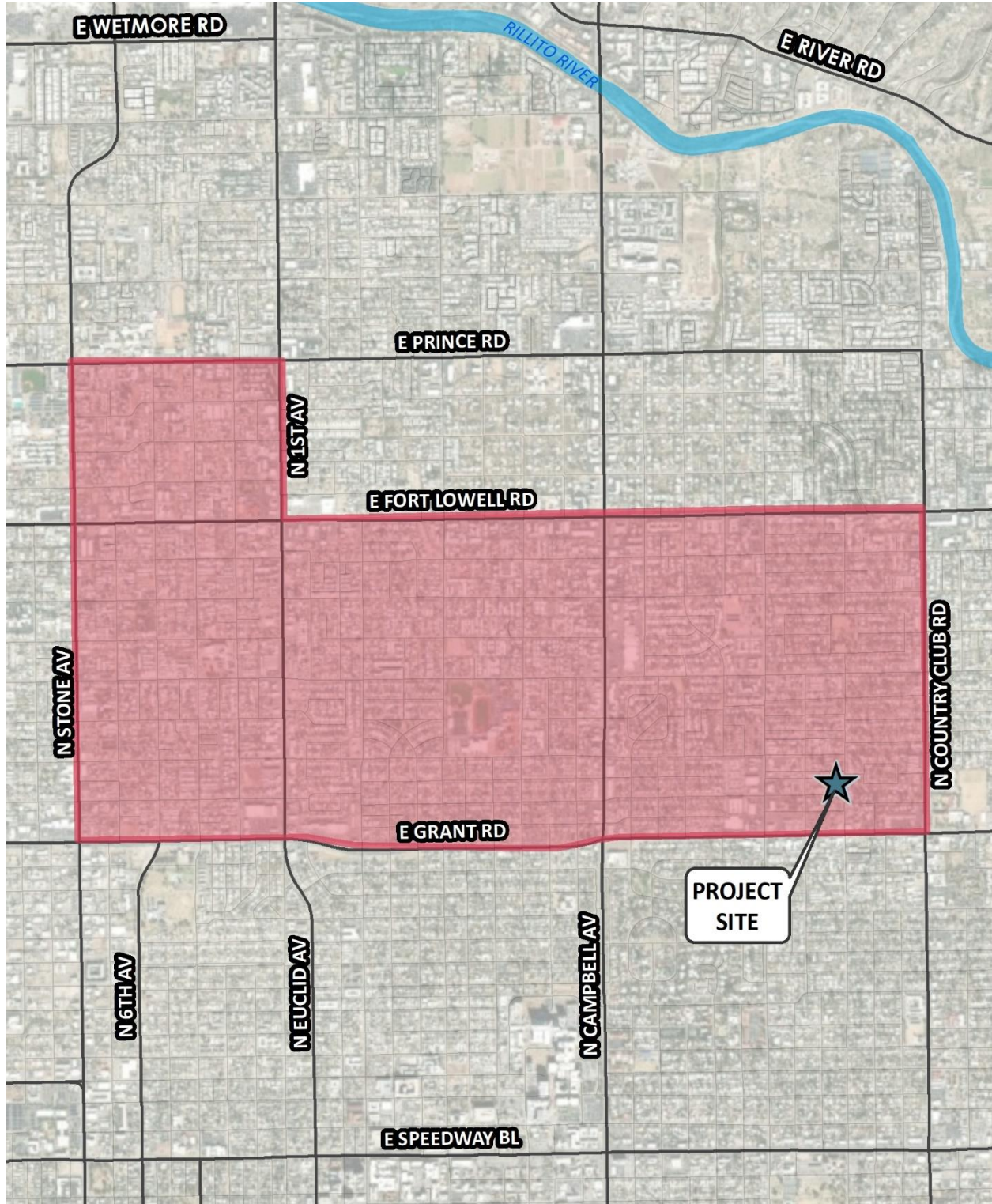
- Enhancing the existing screening to minimize the visual impact on neighboring properties;
- Providing 20-foot setbacks from the perimeter fencing;
- Improving site circulation by relocating the main access drive from Alturas Street to Treat Avenue;
- Allowing the Country Glenn Neighborhood Association to construct and maintain a neighborhood park on a portion of the property located in the northeastern quadrant of the site for beautification and recreation purposes;
- Preserving existing view corridors of the mountains; and
- Closely mimicking the appearance of the original well site to avoid disruptions to the existing neighborhood character while improving site efficiency and security.

D. Conflicts with Adopted City Ordinances or Policy

The proposed utility use does not conflict with the *Cragin-Keeling Area Plan* or *Plan Tucson*. The proposed use is permitted by the City of Tucson Unified Development Code pending the approval of the special exception application.



Exhibit I: Location Within Area Plan Boundary



Legend

★ Project Location

█ Cragin-Keeling Area Plan

— Major Street

— Local Street



0 1,250 2,500

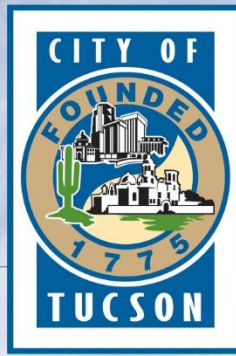
1 inch = 2,500 feet

File Name: area_plan_6x8
Source: Pima County GIS 2020





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TREAT AVENUE WELL SITE (B-044C) SPECIAL EXCEPTION

II. SITE ANALYSIS

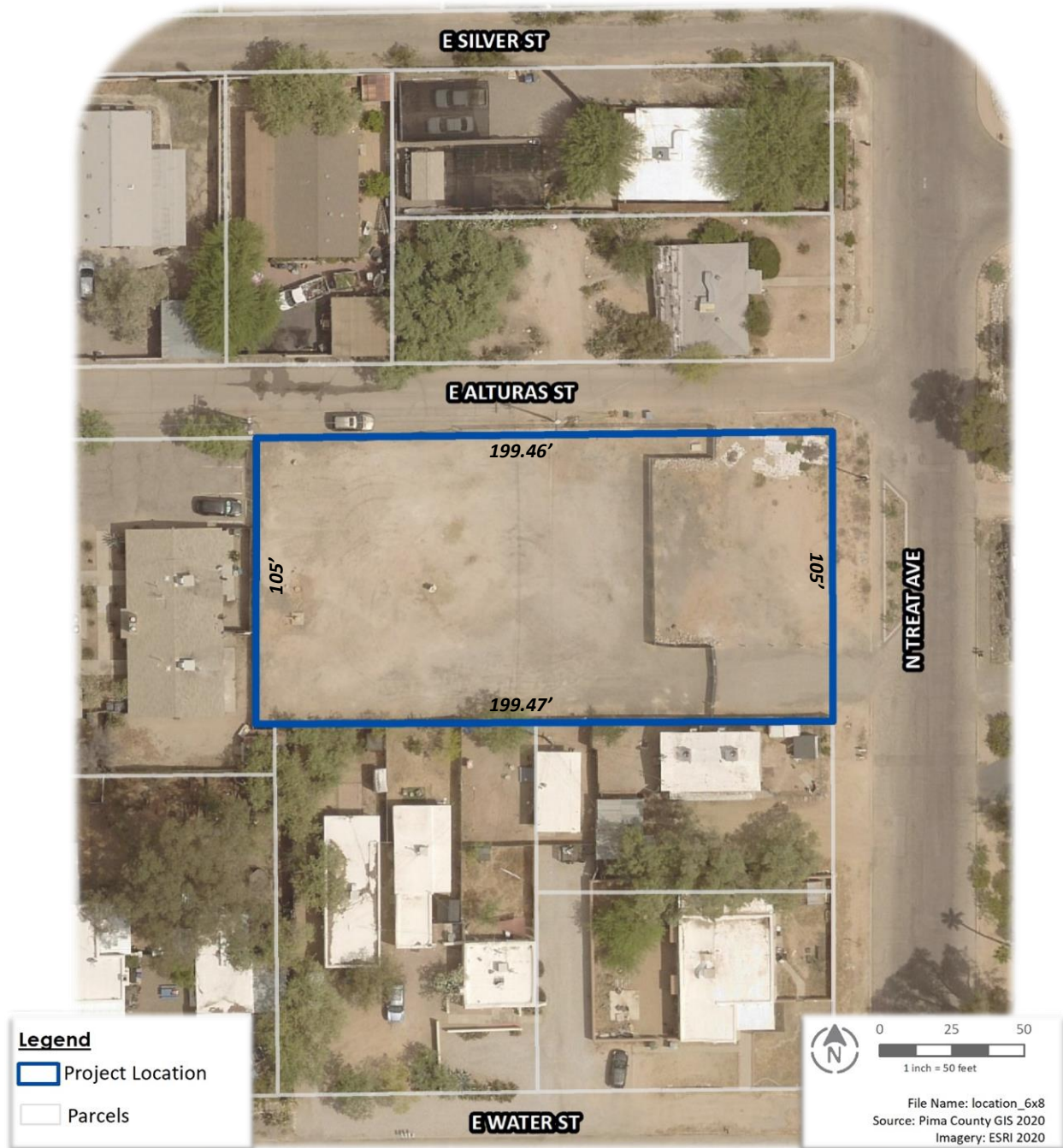


A. General Information

1. Project Location

The site subject to this request is a 0.44-acre property located at 2525 North Treat Avenue, identified by APN 112-07-1060. The property is located at the southwest corner of North Treat Avenue and East Alturas Street (see *Exhibit II.A.1: Project Location*). The parcel is categorized as a single-family residential lot located within the Grant Road Park subdivision. The site is approximately 875 feet north Grant Road.

Exhibit II.A.1: Project Location



2. Onsite and Adjacent Land Uses

As demonstrated in *Exhibit II.A.2.a: Current Onsite Conditions*, the 0.44-acre site contains four wells: the original well B-044A (drilled in 1951), the former well B-044B (drilled in 1966), the newly drilled well (B-044C), and a monitoring well located in the northeasternmost 'notched' area of the yard. While they are no longer operational, the original well and former well will remain onsite. The yard's perimeter is defined by a 6-foot chainlink fence with 1-foot of barb wire on top and is mostly screened with tan plastic privacy slats. Native landscaping and rainwater harvesting basins have recently been installed in the neighborhood park by the CGNA. The driveway is surfaced with a mixture of chipseal and dirt and is lined with 'bollard and cable' fencing. Along the northern property boundary, there are existing utilities and overhead electrical lines. North-south overhead electrical lines bisect the central portion of the property.

Primary ingress/egress to the site is provided at one access point on North Treat Avenue and one access point on East Alturas Street. While both access points will be retained for well and underground equipment maintenance purposes, most traffic will enter the site from Treat Avenue. Treat Avenue is a wide local road that contains several landscaped chicanes within the right-of-way, one of which is located immediately in front of the property and contains mature vegetation. East Alturas Street is a narrow road that functions similarly to a service alley and has no formalized landscaping.

The properties immediately surrounding the existing well site are zoned R-2 and are characterized as medium-density residential with one-story single-family residences, duplexes, and quadplexes. The properties located along Grant Road (over 700 feet south of the site) are zoned for commercial uses (C-1 and C-2). They include businesses such as Harvest House of Cannabis, Bay Horse Tavern, Safe Shift Estate Sale / Resale, Creative Printers Inc, Z Salon, Classic's Barbershop, etc.

Refer to *Exhibit II.A.2.b: Site Photos* and *Exhibit II.A.2.c: Zoning and Land Uses*.

3. Boundary Dimensions

The subject property is rectangular (oriented in an east-west direction) with a length of approximately 200 feet and a width of roughly 105 feet (see *Exhibit II.A.1: Project Location*).



Exhibit II.A.2.a: Current Onsite Conditions

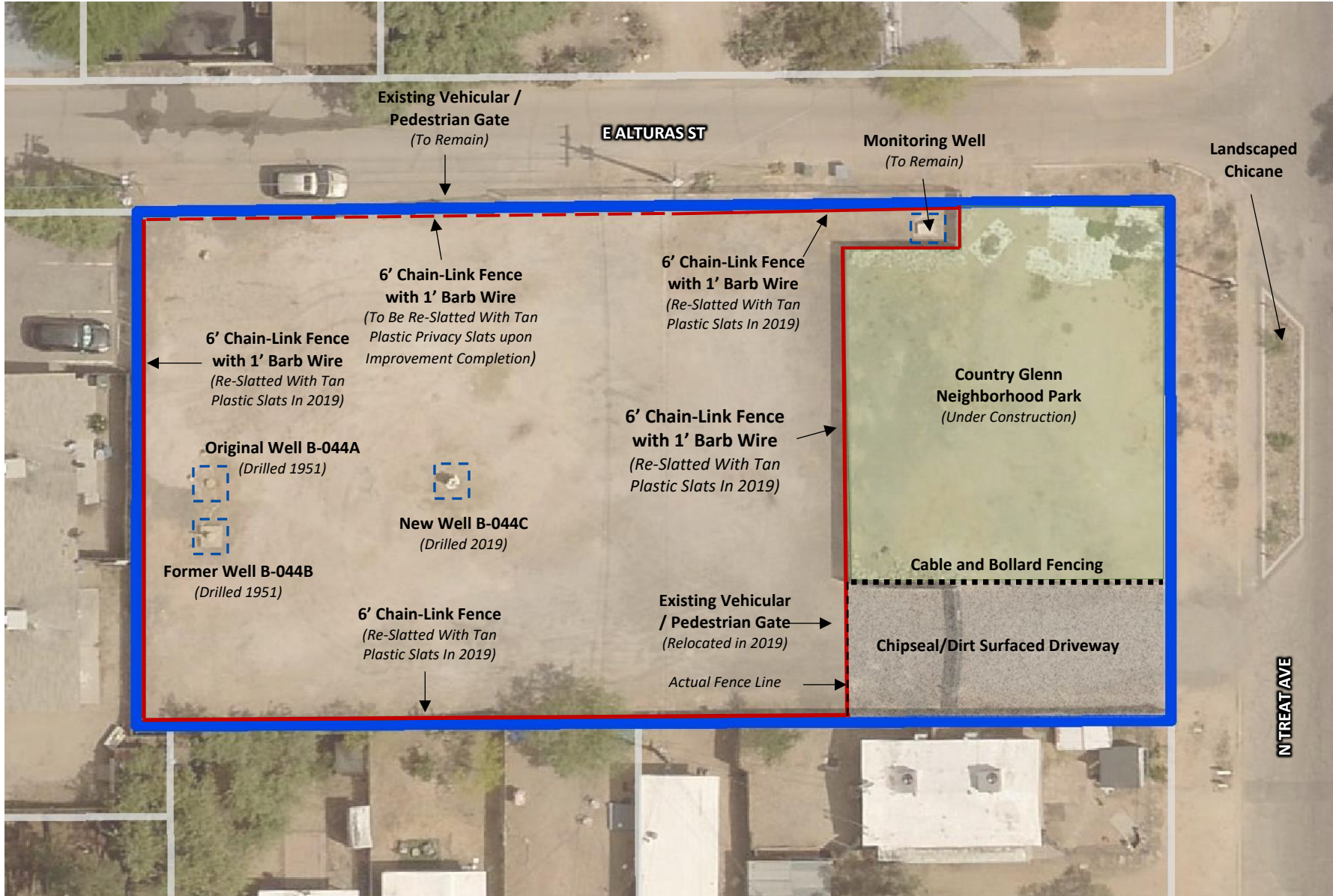


Exhibit II.A.2.b: Site Photos



Exhibit II.A.2.b: Site Photos (continued)



Exhibit II.A.2.b: Site Photos (continued)

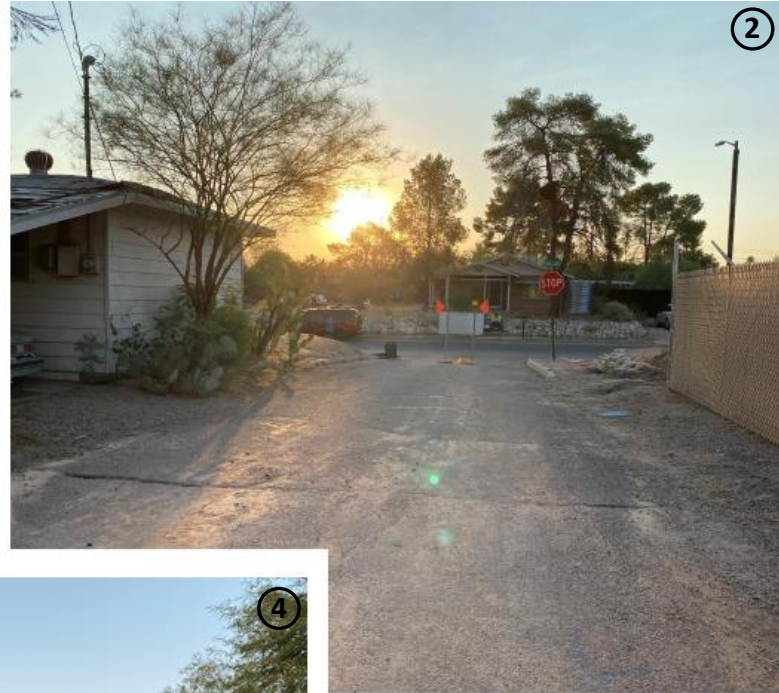
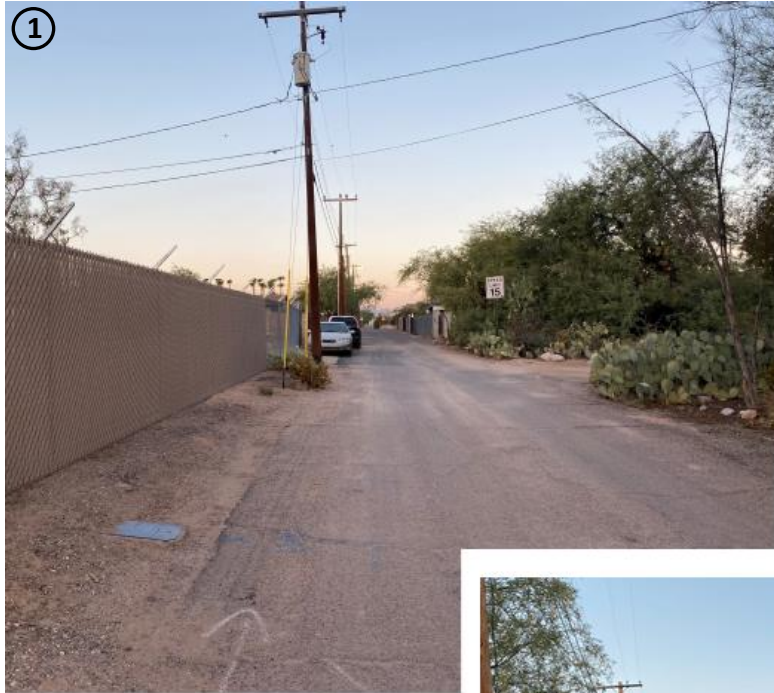


Exhibit II.A.2.b: Site Photos (continued)

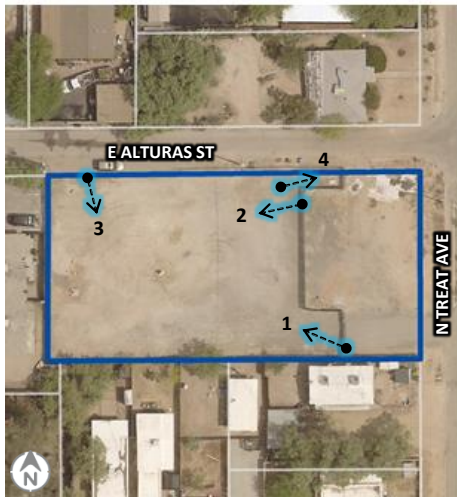
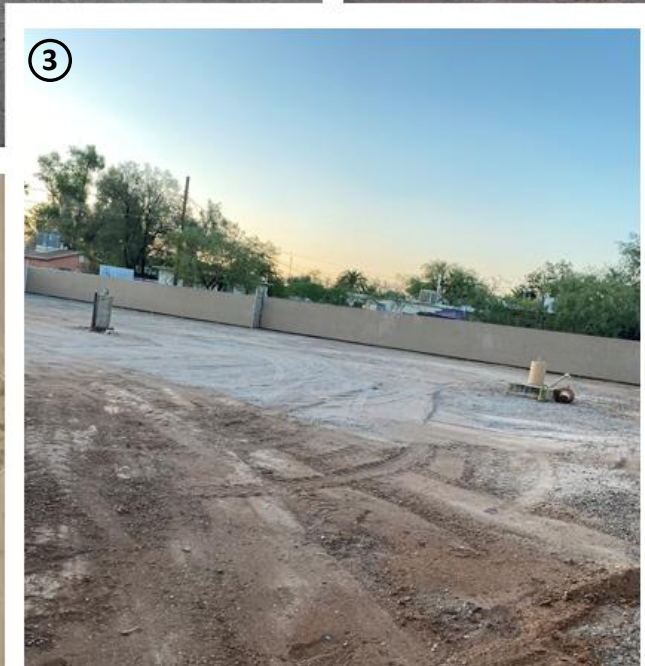
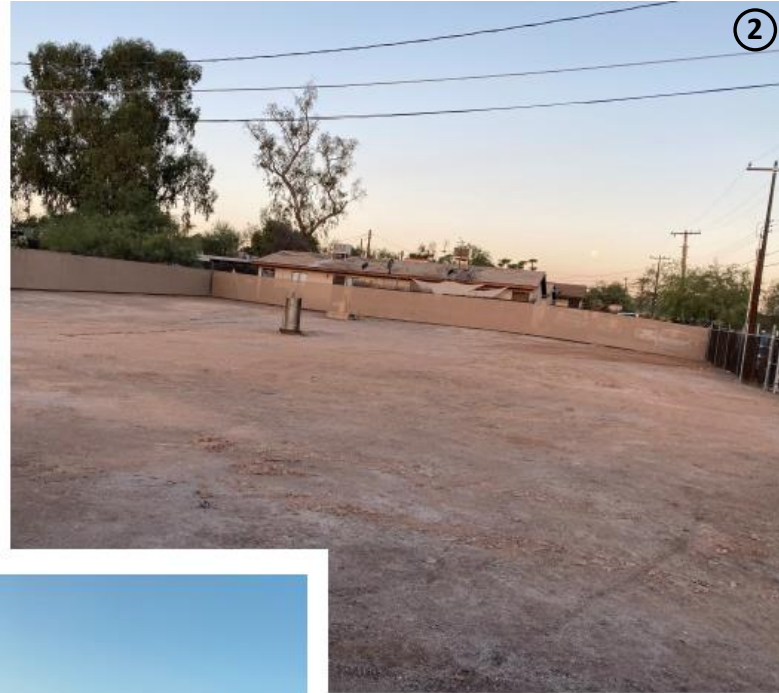
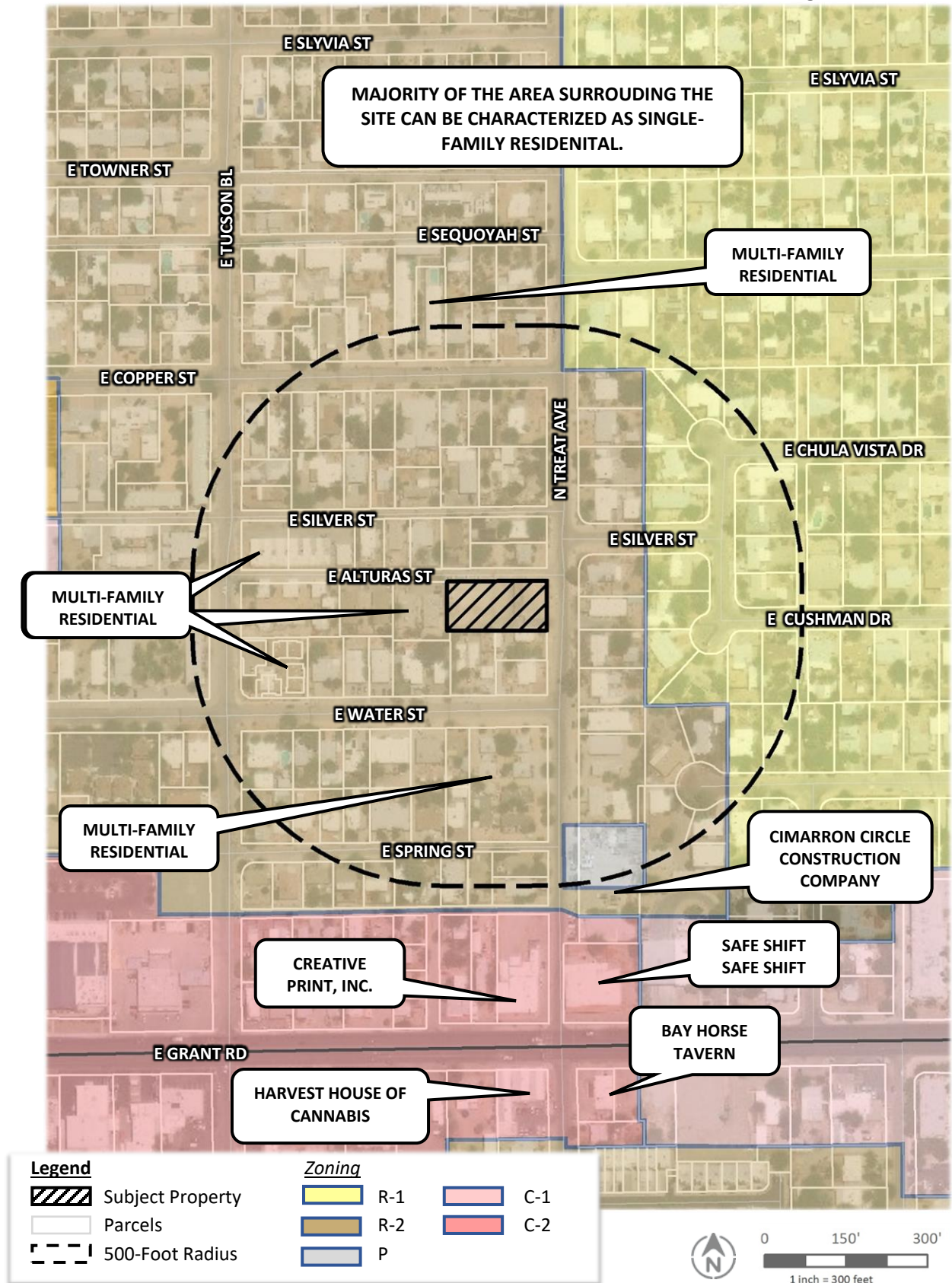


Exhibit II.A.2.b: Site Photos (continued)



Exhibit II.A.2.c: Zoning and Land Uses



B. Circulation & Trips

The subject parcel is located at the southwest corner of the Treat Avenue and Alturas Street intersection, approximately 770 feet north of Grant Road. Treat Avenue and Alturas Street are both minor local roads with right of way widths of roughly 64 feet and 24 feet, respectively. Treat Avenue is considered a bike boulevard and contains curbs and several landscaped chicanes. Alturas Street does not have curbs, and many of the surrounding residents utilize the area outside of the site for additional parking. Neither street has sidewalks.

Primary ingress and egress will be provided from Treat Avenue utilizing a driveway along the eastern boundary. Secondary ingress and egress will also occur on Alturas Street for well maintenance purposes. Given that the utility distribution use generates no traffic except for trips generated as a result of routine well maintenance, it is anticipated there will be no impact on the surrounding street network.

Grant Road is the nearest arterial street as classified by the City of Tucson's Major Streets and Routes Plan. It has a proposed right-of-way of 120 feet and consists of five (5) vehicular travel lanes; two (2) lanes in each direction with a center turning lane. The speed limit is 40 miles per hour (mph) in both directions and consists of curbs, gutters, sidewalks, and bicycle lanes on both sides. Country Club Road is also an arterial street with a proposed 120-foot right-of-way, a 100-foot existing right-of-way, five (5) vehicular travel lanes (two (2) lanes each direction, and a center turn lane). Pedestrian areas, bicycle lanes, and curbs also exist along Country Club Road.

C. Cultural Resources

The site has been entirely graded. Given the age of the well and the numerous grading activities that have occurred on the property, it is unlikely that cultural resources of significance are located on the site.

D. Hydrology & Drainage

Considering that the site has been previously graded and very little impervious surfaces are proposed with the well improvements, it is anticipated that this site's natural drainage conditions will remain as they exist today. In fact, drainage conditions are likely to improve with the installation of the rainwater harvesting basins in the neighborhood park.

The subject property is not located within a 100-year floodplain but is adjacent to the Treat Avenue Floodplain. The site does not contain any drainageways subject to the Environmental Resource Zone (ERZ) provisions, Watercourse Amenities, Safety, and Habitat (WASH) ordinance, or erosion hazard setback areas.

E. Views

The well site is entirely enclosed with an existing 6-foot perimeter fence that was mostly re-slatted when well B-044C was drilled in 2019. The chainlink fence includes tan vertical privacy slats to screen the equipment from neighboring properties and a foot of barb wire for security purposes. The structures on site that will extend above the perimeter fence's height are the 100 square-foot electrical control building and an antenna used for communications and well operation. The



electrical/control building will be approximately ten (10) feet tall, and the antenna will be about twenty (20) feet tall. With the addition of a 20-foot building setback and the privacy slats that screen the internal yard, it is anticipated that the well's equipment will have minimal to no view impacts.





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**TREAT AVENUE WELL SITE (B-044C)
SPECIAL EXCEPTION
III. LAND USE PROPOSAL**



A. Site Layout

This special exception request is for the expanded Tucson Water well site (Well B-044C) located at 2525 North Treat Avenue. The proposed utility distribution is permitted as a Special Exception use in the existing Residence Zone (R-2) and requires a Zoning Examiner Special Exception Procedure, per section 3.4.3. of the Unified Development Code. As previously discussed, as part of drilling efforts in 2019, Tucson Water relocated their easternmost fence, effectively expanding the use, thus triggering the special exception process. When well B-044C was being drilled, Tucson Water provided several site upgrades to ensure the well site's appearance was compatible with the neighborhood. The following lists the site enhancements that occurred as part of the 2019 expansion efforts.

- Re-slatted the existing 6-foot chainlink fence on western and southern property boundaries with tan plastic compared to the deteriorated wooden slats;
- Installed a new 6-foot chainlink fence with 1-foot of barb wire on top on the property line adjacent to Alturas Street. Tan plastic privacy slats have been inserted on portions of the new fence. Upon completion of the planned improvements, the entire fence along Alturas Street will contain tan plastic privacy slats;
- Relocated and installed a new 6-foot chainlink fence with 1-foot of barb wire on top and tan privacy slats on the yard's eastern edge (Treat Avenue side). The shifted fence line allows for maintenance vehicles to park internal to the yard and establishes a boundary for the neighborhood park;
- Shifted the primary entry to Treat Avenue, a full-width road as opposed to Alturas Street, which functions more closely to an alley; and
- Finished the driveway with a mixture of chipseal and dirt for dust abatement and lined the north side with cable and bollards fencing to prevent encroachment into the established neighborhood park area.

Most of the perimeter site improvements have already been constructed and were well-received by the surrounding neighbors and community (based on conversations with neighbors and CGNA). The remaining improvements will occur internal to the yard (within the existing fenced area) or will occur within the neighborhood park at the discretion of the CGNA unless otherwise deemed necessary.

As demonstrated in *Exhibit III.A: Preliminary Development Plan*, the improvements internal to the yard generally consist of the necessary equipment for the well to properly function (submersible well pump, motor, and controls, pipeline, hydro tank, disinfection system, etc.). Additionally, a 100 square-foot control building (maximum height, 10 feet), a communication antenna (maximum height, 20 feet), and two parking spaces for maintenance vehicles will be provided internal to the yard. The control building and antenna will be set back at least 20 feet from the western property line. The entire yard will be finished with gravel for dust abatement.

Tucson Water technicians enter the site through the gate on Treat Avenue to service the well as necessary. Some maintenance vehicles will have to enter the site from Alturas Street to access



the equipment connected to the existing infrastructure in the right-of-way. Ample room is available internal to the yard for technicians to park and circulate the site inside the yard, eliminating the imposition of any on-street parking associated with the parcel to surrounding properties. Well maintenance activities will be concealed from adjacent properties behind the screening of the closed gate, the existing fencing with plastic slats, and the neighborhood park.



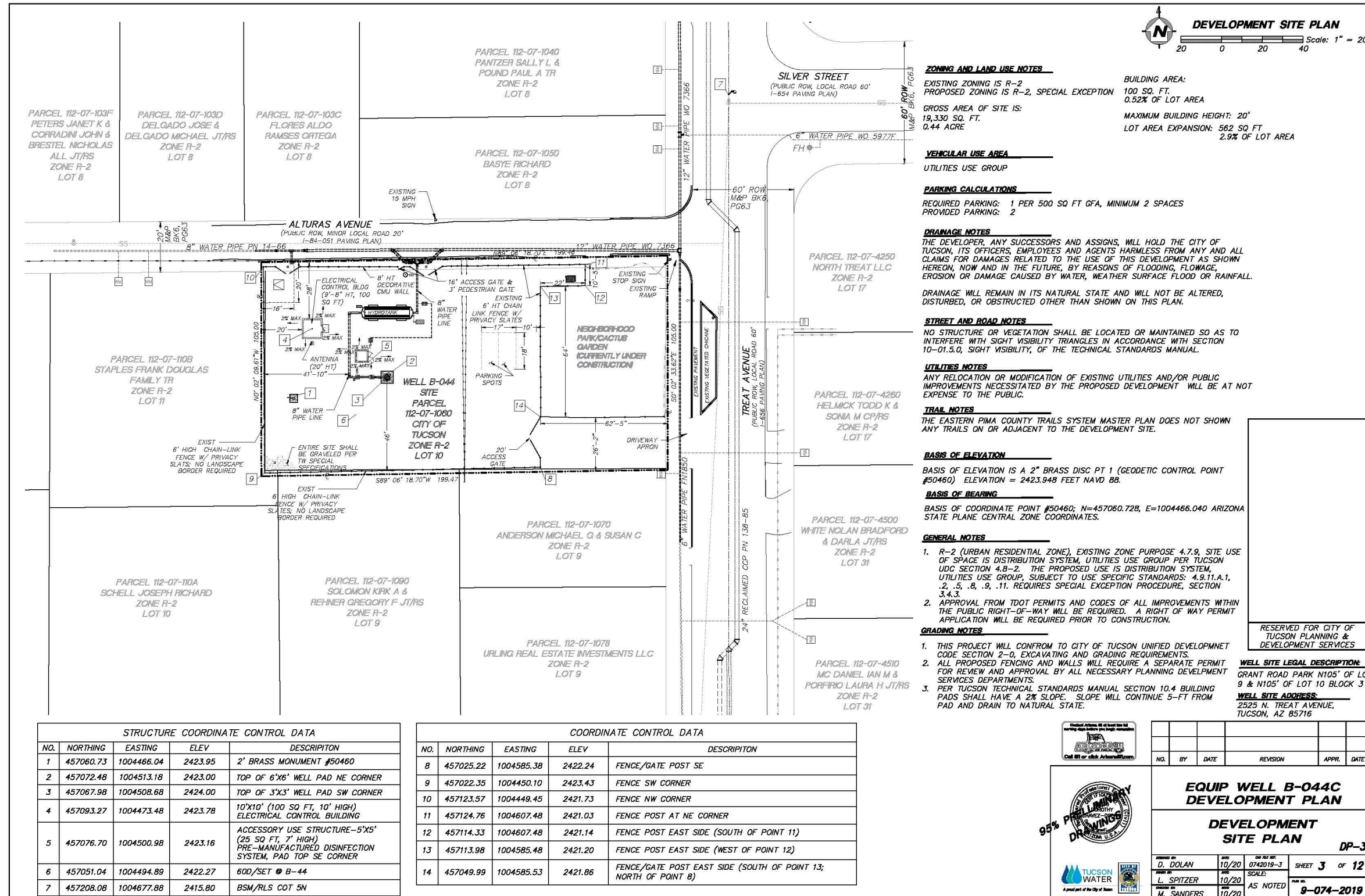
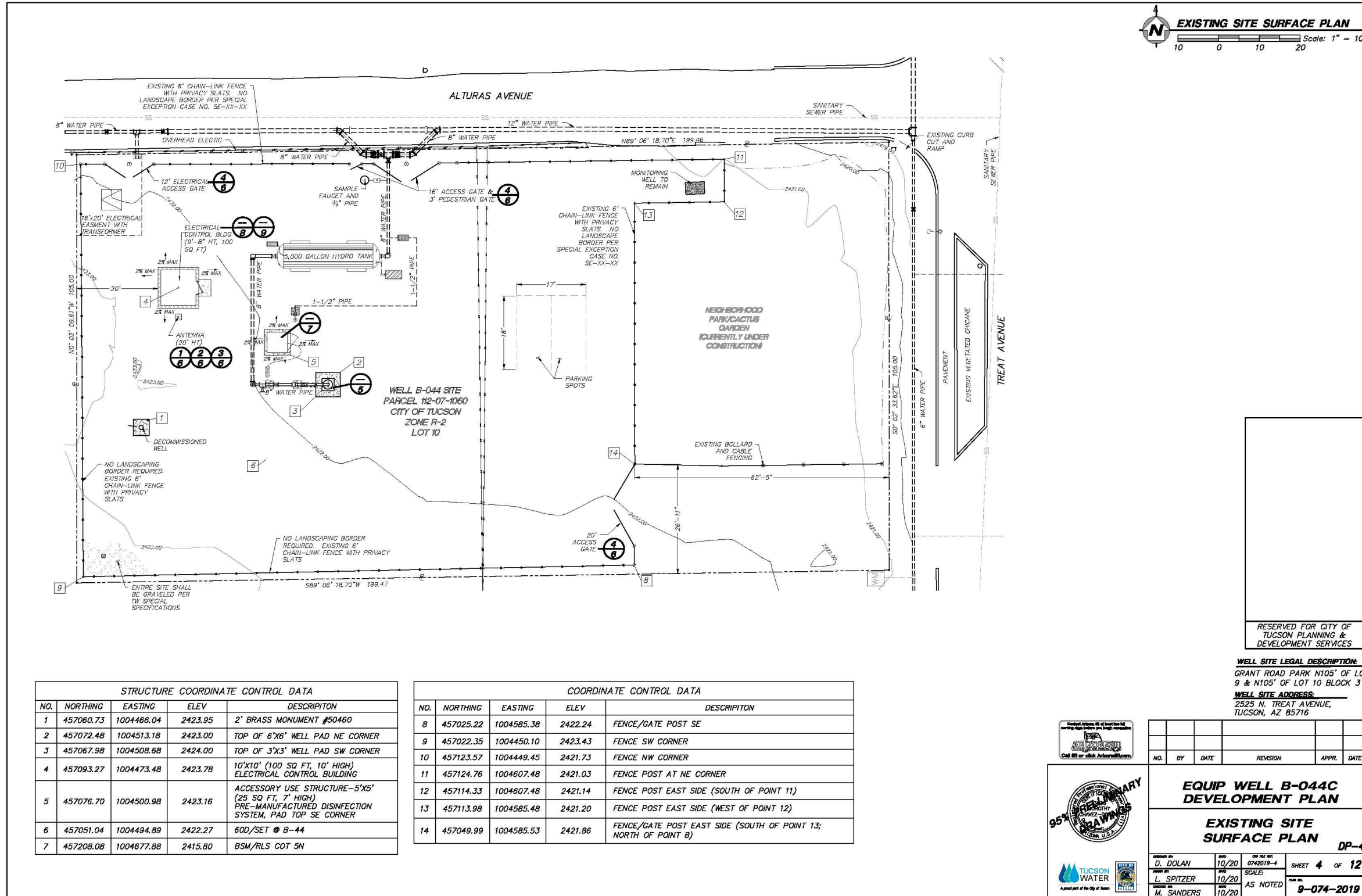


Exhibit III.A: Preliminary Development Plan (continued)



B. Design Compatibility

As previously discussed, this special exception request is for a Tucson Water well site that was expanded in 2019. The expanded well site was thoughtfully redesigned to ensure compatibility with the surrounding neighborhood. A 6-foot chainlink fence with 1-foot of barb wire on top currently encloses the well yard. Upon improvement completion, the entire perimeter fence will contain tan plastic privacy slats. This screening treatment is consistent with the surrounding neighborhood and is Tucson Water's typical treatment for sites across the City located in residential areas. In addition to the plastic privacy slats, the mature plant material found in the chicane in Treat Avenue that borders the site and the plants that have been installed in the neighborhood park effectively soften the appearance of the well as seen from off-site vantage points.

The overall site layout demonstrates a conscious effort to be sensitive to the adjacent residences and the neighborhood. The new well, hydro tank, disinfection system, pump, and other noise generating equipment will be installed in the central portion of the yard, creating ample separation from the neighboring homes. Parking is also provided within the fenced yard and in the driveway removing the potential for on-street parking for maintenance vehicles. The proposed electrical control building and communication antenna have been thoughtfully positioned a minimum of 20 feet from the perimeter and are screened by the existing chainlink fencing with plastic slats. The electrical control building will be constructed utilizing materials compatible with the surrounding area and consistent with other Tucson Water well sites throughout the City. Colors, materials, and styles will be complementary to surrounding existing development. Highly reflective materials are not proposed on this site and shall be avoided when possible.

1. Applicable Use-Specific Standards

The expanded utility distribution system is appropriate within the R-2 zone when special consideration is given to minimize adverse impacts associated with the use on adjacent properties. The following lists the applicable use-specific standards as required by the UDC for utility distribution systems in the R-2 zone and demonstrates how the expanded well site meets the intent of each.

- *Use-Specific Standard 4.9.11.A.1: the setback of the facility, including walls or equipment, shall be 20 feet from any adjacent residential zone.*

As demonstrated in *Exhibit III.A: Preliminary Development Plan*, the well, electrical control building, communication antenna, and other noise-generating equipment will be set back a minimum of 20 feet from the perimeter fence.

- *Use-Specific Standard 4.9.11.A.2: Where a facility is not enclosed within a building, the surrounding screen shall be used as the building wall for the purposes of setbacks.*

As demonstrated in *Exhibit III.A: Preliminary Development Plan*, the existing chainlink fence located on the perimeter serves as the basis for setback measurements.



- *Use-Specific Standard 4.9.11.A.5: The use shall not have any service or storage yards.*

The expanded well site will not have any permanent service or storage yards associated with the use.

- *Use-Specific Standard 4.9.11.A.8: Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, light of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.*

An application will be submitted to the DRB to ensure the electrical control building and the site's overall design is compatible with the surrounding neighborhood.

- *Use-Specific Standard 4.9.11.A.9: The use shall be located wholly within an enclosed building or within an area enclosed on all sides with a masonry wall or compact evergreen hedge, not less than six feet, nor more than ten feet, in height.*



As demonstrated in *Exhibit II.A.2.b: Site Photos and Exhibit III.A: Preliminary Development Plan*, the expanded Tucson Water well site is wholly enclosed with a 6-foot chainlink fence with tan plastic privacy slats. While the use-specific standard suggests that the site be enclosed with a 6-foot decorative masonry wall or compact hedge, the current screening treatment is preferred by Tucson Water and the neighborhood. A compact hedge along Alturas Street is not feasible due to the lack of space between the existing fence line and the existing right-of-way, and the presence of well equipment and utilities.

As demonstrated in the photo to the left, there are about 3 feet between the existing fence and asphalt. Shifting the fence southwardly is not feasible given the location of the existing monitoring well. The presence of plant roots in this location is not

conducive to the overall function of the well equipment and water pipes and present significant maintenance concerns.

Vegetation adjacent to Alturas Avenue is also problematic because the adjacent neighbors utilize the space between the existing fence and the asphalt for guest parking. Any vegetation installed in the area outside of the perimeter fence will likely be destroyed, given the neighbor's need for parking and current parking behaviors.

Along the Treat Avenue perimeter yard, a compact hedge is also not feasible due to newly planted vegetation. As shown in the picture to the below, prickly pear cacti and mesquite trees have been planted by the CGNA immediately adjacent to the eastern perimeter fence. Over time, these cacti will visually create a low-hedge to soften the fence as intended by a compact hedge. The landscaped chicane in Treat Avenue also provides a plush screen that softens the well site's visual appearance from neighboring properties.



The current screening treatment was discussed in great detail with a representative of the CGNA, at the neighborhood meeting, and with community members on site visits. It became abundantly clear that the existing chainlink fence with privacy slats is the surrounding communities preferred screening method for the following reasons:

- i. *Mimics the overall character of the neighborhood.* Many of the yards located in the general project vicinity are bordered with a similar treatment.
 - ii. *Yard visibility for security purposes.* The existing chainlink is more secure than a wall as the fence provides more visibility into the yard and allows the neighborhood to "keep eyes on the property."
 - iii. *Does not alter the site's current drainage conditions.* As part of the neighborhood park, a series of rainwater harvesting basins have been constructed, and the neighbors would like to ensure that the site's existing drainage conditions persist.
 - iv. *Unnecessary disruption to the adjacent properties and neighborhood.* Neighbors are beginning to experience construction fatigue.
- *Use-Specific Standard 4.9.11.A.11:* *the use shall be limited to water pumping and storage facilities, telephone exchanges, and power substations with an input voltage no greater than 138 kilovolts.*

The expanded well site will solely be utilized for water pumping and storage facilities.

2. Building Setbacks

As shown in *Exhibit III.A: Preliminary Development Plan*, the newly drilled well, water line, electrical/control building, communication antenna, disinfection system, and parking areas have all been set back a minimum of 20 feet from any residentially zoned property.

3. Transition of Building Heights

The expanded well site will require the construction of a 100-square foot building for electrical and controls associated with the well that is approximately 10 feet in height. A communications antenna will be installed onsite and will be a maximum of 20 feet. With the inclusion of the 20-foot setback, a sufficient building transition will be established.

4. Landscaping & Screening

Given the unique nature of the site and the neighborhood's preference to generally maintain the site as-is, Tucson Water is not proposing any modifications to the existing 6-foot chainlink fence. Upon completion of the site's improvements, the entire chainlink fence will contain tan plastic privacy slats. Due to the extent of the neighborhood park along Treat Avenue and the space constraints, utilities, and the neighbor's parking behaviors on Alturas, streetscape borders are not proposed. The internal yard will be surfaced with gravel, similar to what exists in the driveway.

5. Vehicular Use Areas

The expanded well site has been designed to accommodate the minimum parking standards outlined in UDC Section 7.4.4. The Utilities Use Group requires one (1) parking



space per 500 square feet of Gross Floor Area (GFA), with a minimum of two (2) parking spaces per facility. As demonstrated on the PDP, the proposed site plan provides two (2) parking spaces near the yard's eastern portion.

C. Post-Development Hydrology

Considering that the site has been entirely graded and the impervious surfaces associated with the improvements are minimal, it is anticipated that this site's natural drainage conditions will largely remain in its current state. The internal yard will be graded to ensure that water is appropriately conveyed to the neighborhood park, and adjacent properties are not adversely impacted.

D. Utilities

All utilities necessary for the well's functionality currently exist on the property or in the Alturas Street right-of-way.





A proud part of the City of Tucson



TREAT AVENUE WELL SITE (B-044C) SPECIAL EXCEPTION

IV. APPENDICES



A. Memorandum of Understanding with Country Glen Neighborhood Association



MEMORANDUM OF UNDERSTANDING
between the
Country Glenn Neighborhood Association
and
City of Tucson

THIS MEMORANDUM OF UNDERSTANDING (MOU) is entered into this 31 day of JULY, 2019 by and between the _Country Glenn_ Neighborhood Association (Association) and the City of Tucson (City), collectively, the Parties.

The City is authorized to enter into this MOU pursuant to A.R.S. Title 11, Chapter 7, Article 3, and has delegated to the undersigned the authority to execute this MOU on behalf of the City.

I. WITNESSETH

WHEREAS, the City owns property situated in neighborhoods throughout the city on which City assets are located;

WHEREAS, the City-owned property is, notwithstanding City assets, vacant and undeveloped;

WHEREAS, the Association desires to effect improvements to said City-owned property for the purposes of beautification and neighborhood recreational access;

WHEREAS, the Parties agree that standard terms of use for these properties are mutually beneficial;

THEREFORE, the Parties mutually agree and understand as follows:

II. RESPONSIBILITIES

1. The Association shall:
 - 1.1 Submit a formal written request for the use of City property to the Strategic Initiatives Division of Tucson Water including:
 - 1.1.1 Identification of responsible organization and contact
 - 1.1.2 Proposed location and design concept with diagram
 - 1.1.3 Plans for landscape installation
 - 1.1.4 Plans for maintenance of the property
 - 1.1.5 Irrigation needs, and how they will be met
 - 1.2 Provide for the complete funding for the proposed project
 - 1.3 Agree that no Association activity or construction will interfere with Tucson Water current or future Operations and Maintenance
 - 1.4 Agree that any repairs to Association improvements to property, needed as a result Tucson Water operations and maintenance activities, are the sole responsibility of the Association



- 1.5 Agree to closures of the Subject Property, as may be necessary, for Tucson Water operations and maintenance
 - 1.6 Provide, upon approval of design concept and prior to the onset of work, complete design plans
 - 1.6.1 Include a 25' driveway from the street to the Tucson Water asset clear of landscape features and tree canopy
 - 1.6.2 Include a 20' setback from Tucson Water assets
 - 1.7 Submit to Tucson Water signed Release/Waivers for any volunteers working on the Subject Property
 - 1.8 Coordinate Blue Staking when appropriate
 - 1.9 Maintain any improvements to property; including, but not limited to, tree trimming, plant pruning, weed control, and trash collection (hand weeding, no use of chemicals and/or pesticides)
 - 1.10 Agree to standard hours of operation from 7 a.m. to 7 p.m.
 - 1.11 Provide records of costs related to any work performed in the case of compensation for damages
 - 1.12 Agree use of the park shall be covered under the Arizona Recreational Use Statute (Chapter 12, Section 33-1551.)
2. The City shall:
- 2.1 Review and respond to requests made pursuant to Section 1.1 within 21 business days
 - 2.1.1 Identify if property is an active site or non-active site
 - 2.1.2 Coordinate review with Risk Management, Maintenance, Legal, the Director's Office, and Hydrology as appropriate
 - 2.1.3 Coordinate with the appropriate Ward Office
 - 2.2 Provide Releases and/or Waivers for volunteers working on the Subject Property
 - 2.3 Reserve the right to access and use of the property at any time for any reason
 - 2.3.1 Including the possible future City development of property utilized by the Association
 - 2.4 Reasonably communicate with Association regarding Tucson Water activities that may interfere with the Associations permitted use of the property
 - 2.5 Provide letters of support for funding, or as requested and reasonable by the Association
 - 2.6 Provide an official map of the property reflecting ingress and egress, the location of Tucson Water assets, and land available for Association improvements
 - 2.7 Provide standard signage for posting regarding hours of operation and coordinate trespass issues with Tucson Police Department
 - 2.8 Limit City landscape maintenance activity to periodic inspections
 - 2.9 Reasonably avoid damage to Association landscaping and improvements
 - 2.10 Notice Association of any required Association action on the property, including timeframes for completion
 - 2.11 Allow Subject Property to return to landscape and maintenance levels existing prior to Association improvements, if Association fails to complete action pursuant to notice in accordance with Section II.2. Subsection 2.10



2.12 Coordinate staff attendance of events associated to the completion of the project

III. MISCELLANEOUS PROVISIONS

3. Effective Date and Duration. This MOU is effective upon signature of the Parties and shall remain in effect until written notice of its termination. Default in the terms of this MOU by the Association may result in termination by the City.
4. Contractor Liability. Any Contractor engaged by the Association shall, while working on the Subject Property, indemnify, defend and hold City harmless from any action or claim arising out of injury to Contractor or to any person in or upon the premises, or damage to any property thereon, caused by any act or omission of Contractor, its agents, employees, licensees or invitees, or caused by any defects in or about the Subject Property.
5. Contractor Insurance. Any Contractor engaged by the Association shall obtain insurance coverage of the types and amounts described below. The insurance coverage shall remain in force throughout the duration of the work for which they are contracted. The General Liability and Automobile Liability policies shall include the City of Tucson as an additional insured with respect to liability arising out of the performance of the work. The amounts and types of insurance required are:
 - General Liability \$1,000,000
Bodily Injury & Property Damage including:
 - (a) Products & Completed Operations
 - (b) Blanket Contractual
 - Automobile Liability Insurance \$1,000,000
Bodily Injury & Property Damage including:
 - (a) Non-owned
 - (b) Leased
 - (c) Hired Vehicles
 - Workers' Compensation - Statutory
Employers Liability \$500,000
Disease Each Employee \$500,000
Disease Policy Limit \$500,000
6. Amendments. This MOU may be amended upon mutual agreement of the Parties at any time.



7. Notices. All notices to or demands upon any Party relating to this MOU shall be in writing and may be delivered by email, in person, or sent by certified mail, return receipt requested, to the Parties as follows:


A. For the Association:
Neighborhood Association
Attn: Sonya Norman, Vice President
Address: 2609 E. Waverly St. 85716
Address 2
Email Address: sonyanorman@hotmail.com

B. For the City:
City of Tucson Water Department
Attn: Strategic Initiatives
P.O. Box 27210
Tucson, Arizona 85726-7210
Strategic_Initiatives@tucsonaz.gov

Notice sent via e-mail shall be acknowledged as received within 3 business days of being sent and deemed given on the date sent once acknowledged; if receipt is not so acknowledged, notice may be sent by one of the other methods identified in this section.

IN WITNESS WHEREOF, the Parties have executed this MOU as of the dates below:

CITY OF TUCSON

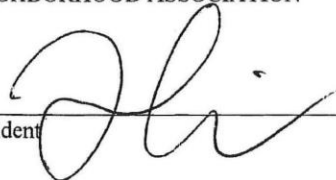


Director, Tucson Water

7/31/2019

Date

NEIGHBORHOOD ASSOCIATION



President

2/7/14

Date



Maintenance Plan

After we dig several basins for capturing rainwater that falls onto the property and plant a few trees, the main maintenance will consist of watering and weeding. There was a commitment from Fox Concepts to pay for this installation of a water meter a year ago. Our intent is to have it installed, provided that the funding still exists. Otherwise, both the neighbor to the north, as well as the neighbor to the east (across the street), are willing to allow water from their properties to be used for establishment of plants. The closer neighbor, the one to the north has agreed to have a long hose run from his property to the lot, and the neighborhood association (NA) has agreed to compensate him approximately \$10 per month for the added charge to his water bill. The neighbor to the east will be considered a back-up.

Initial weed control will involve getting rid of the Bermuda grass patch in the center of the lot. Our plan is to cover it with plastic and plywood for a season and smother it. Several members of the NA have had good outcomes with this method. Small patches that persist will be hand dug out. The NA will post on their Nextdoor app periodically when neighbors are needed to do maintenance. The NA has formed a Pocket Park Committee, with one chair plus 11 other members. We would like to post a little bulletin board in the park, near Treat Ave. which can be used for neighborhood news, including maintenance days. Of course, there will also be trash that will need to be picked up periodically.

As for unwanted settlers in the park, we have talked to the City Police department and have been advised that we can call them if needed to move along any characters that we feel are problematic. They also said that we should have a sign posted that says something like "Park Hours Dawn to Dusk". Furthermore, we just had a street light installed (through previously awarded Grant money) along the corner of Treat Ave. and Alturas St. We feel that having light will deter untoward activity.

