

FIRST + FOOTHILLS

PLANNED AREA DEVELOPMENT

Date: February 21, 2023

Final Revised Date: September 19, 2023



THE PLANNING CENTER
a division of TPC Group, Inc.

FIRST + FOOTHILLS

PLANNED AREA DEVELOPMENT (PAD)

Prepared for:

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FIRST + FOOTHILLS PAD

I. INTRODUCTION + POLICY

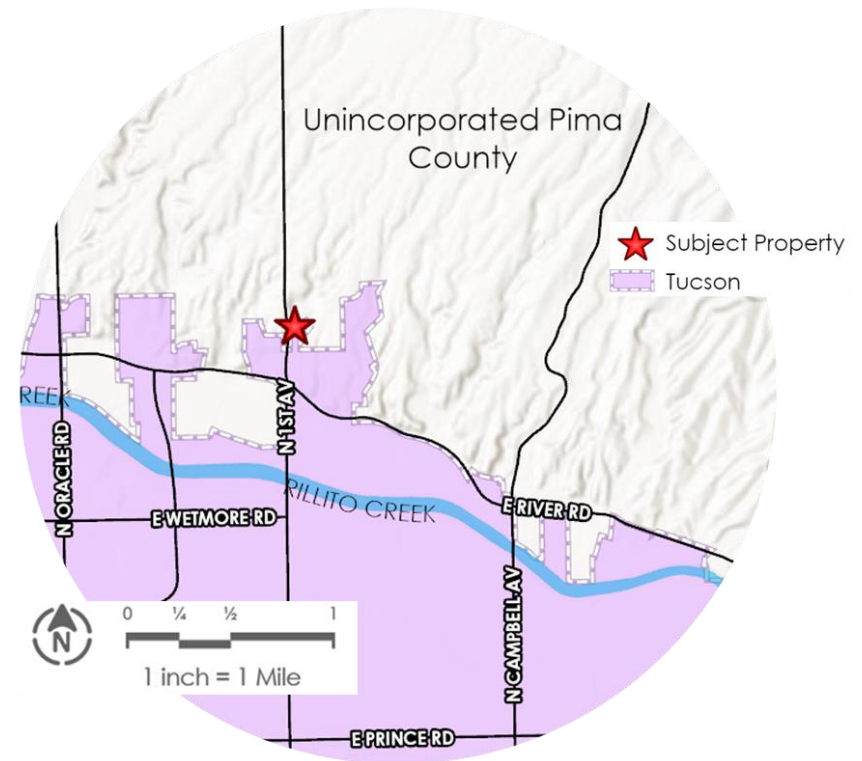
I. INTRODUCTION + POLICY

The First + Foothills Planned Area Development (PAD) intends to position a vacant one-acre parcel located at 720 East Foothills Drive for the development of a climate-controlled self-storage facility at the northern edge of the city limits (see *Exhibit I.A: Location Map*). Due to the site's physical constraints and the use-specific limitations of the desired entitlements – C-1 (Commercial Zone), a rezoning to PAD is proposed to provide development flexibility by modifying specific development standards as prescribed by the City of Tucson *Unified Development Code* (UDC). A PAD ultimately allows the site to develop with a low-impact use that accommodates market demand and provides a land use transition into Pima County. The First + Foothills PAD seeks to enhance a regional corridor's aesthetic appeal while being sensitive to the lesser intense uses near the site and furthering the goals of *Plan Tucson* and the *Catalina Foothills Subregional Plan* (CFSP).

A. PAD RATIONALE & BENEFITS

The City of Tucson's PAD zone allows property owners to develop their parcels utilizing site-specific development standards that would otherwise not be possible through the traditional zoning classifications within the UDC. Since self-storage uses are allowed within the C-1 zone, this PAD proposes to uphold the basic parameters of the C-1 zone with slight modifications to the development standards related to building height, setbacks, and parking requirements. The *Catalina Foothills Subregional Plan*, Medium High-Intensity Urban (MHIU) allows for a Planned

Exhibit I.A: Location Map



Area Development Zone as it provides an avenue to develop the site in a manner that better aligns with the surrounding area and the goals and policies of the CFSP as opposed to rezoning the property to C-1. The MHIU does not allow C-1 or C-2 zoning but a PAD is permissible because it can be more easily tailored to be compatible with surrounding uses and the natural site terrain. The PAD is a single use, which further allows for it to be more effectively tailored to the site and surrounding land uses. It is also consistent with the CFSP's Community Activity

Center (CAC) designation, but in a more compatible urban design with a single use.

This PAD shall serve as the primary mechanism for regulating the development of the 1.03-acre property. Per Section 3.5.5 of the UDC, the PAD standards herein supersede the standards of the UDC. Where specific references to UDC standards are provided, those refer to the UDC standards in existence on the date this PAD is approved by the Mayor and Council.

B. BENEFITS TO THE COMMUNITY

The First + Foothills PAD generates considerable benefits to the community by:

- Developing a low-intensity, low-impact use that features aesthetically pleasing designs with architectural styles, materials, and color palettes consistent with the surrounding area and the Southwest.
- Establishing site-specific development standards that are mindful of the site's unique constraints and the surrounding area.
- Providing a highly demanded service for the community grounded in current market trends.
- Removing an otherwise incompatible zoning designation from the property (i.e., removing the ability to develop residential uses sandwiched between two commercial uses).

- Capitalizing on existing infrastructure and expanding it to maximize current capacity.

C. CONFORMANCE WITH ADOPTED PLANS

The First + Foothills PAD conforms with policy recommendations outlined in the City of Tucson's Sustainability and General Plan, *Plan Tucson*, and the *Catalina Foothills Subregional Plan (CFSP)*. Both plans highlight the compatibility between uses, the promotion of commercial development on major roads, and the protection of established neighborhoods. The property is not located within an overlay zone and is not subject to the Major Streets and Routes (MS&R) Ordinance.

1. PLAN TUCSON

As shown in *Exhibit I.C.1: Plan Tucson Future Growth Scenario Map*, the First + Foothills PAD is located within an area designated as 'Existing Neighborhoods.' The goal for properties situated in this designation is

"to maintain the character of these neighborhoods while accommodating some new development and redevelopment and encourage reinvestment and new services and amenities that contribute further to the neighborhood stability."

Exhibit I.C.1: Plan Tucson Future Growth Scenario Map

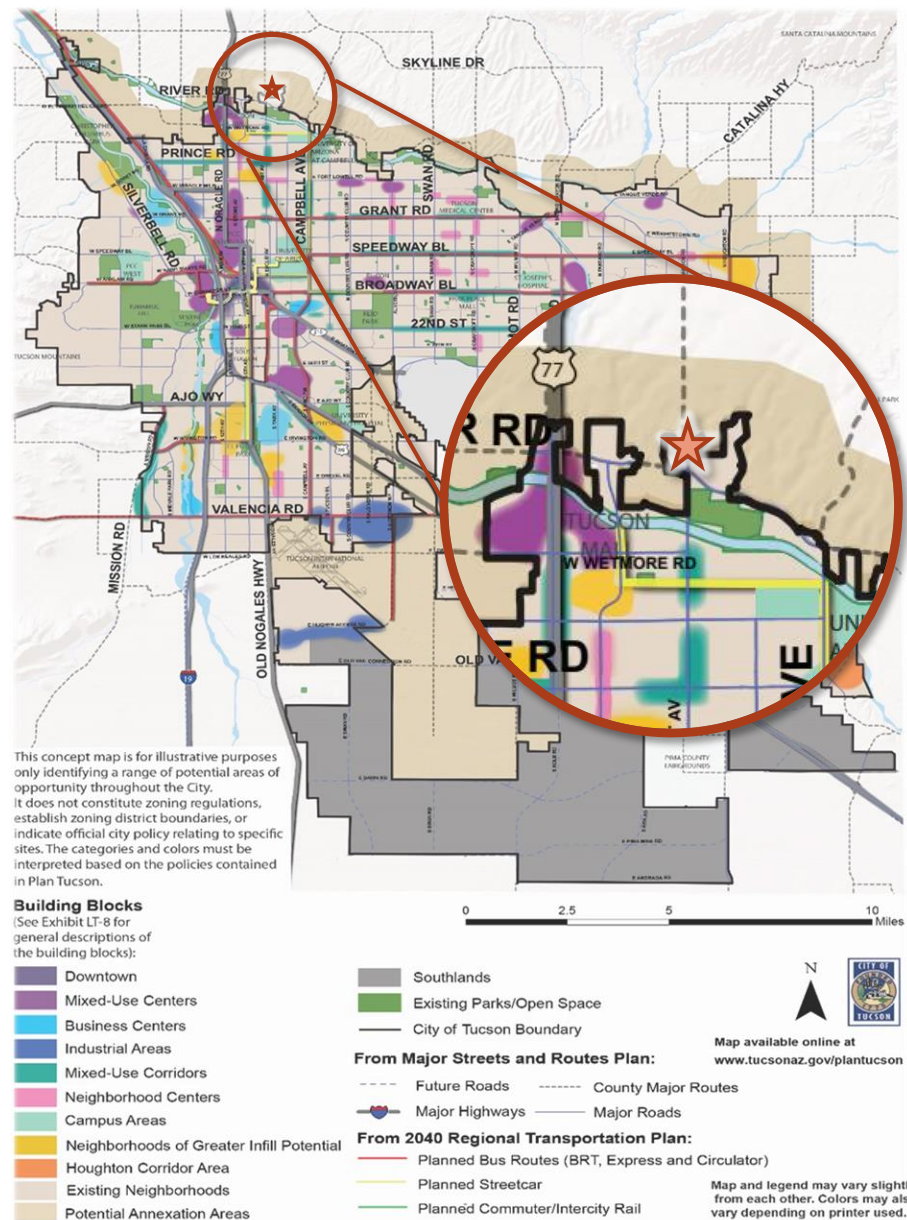
The First + Foothills PAD brings high-quality development to underutilized property located within an area burgeoning with demand for self-storage facilities (evidenced by the lack of vacant storage units in the neighboring facility). The PAD affords development flexibility that is responsive to the site's physical constraints (i.e., grade differentials and water flows) and is contextually sensitive.

The proposed PAD conforms to the following policies:

- **LT 4.a** – Ensure urban design is sensitive to the surrounding scale and intensities of existing development.
- **LT 28.2.12** – Supports environmentally sensitive design that protects the integrity of neighborhoods, complements adjacent land uses and enhances the overall function and visual quality of the street, adjacent properties, and the community.
- **LT 28.2.14** – Supports compatible development that protects established neighborhoods.

2. CATALINA FOOTHILLS SUBREGIONAL PLAN

The First + Foothills PAD is located within the *Catalina Foothills Subregional Plan (CFSP)*. The CFSP was adopted by the City of Tucson Mayor and Council in December 1995 (Resolution No. 17106, and subsequently amended in 1996, 1997, 1998, 2000, and 2002 to establish future land use and policy direction for areas located at the northern fringe of the city



limits. This PAD rezoning request complies with the Catalina Foothills Subregional Plan - Land Use Intensity Legend, which considers a variety of factors that affect land use, including the type of activity, density, associated vehicle trips and impact on infrastructure and services. Zoning districts were determined to further the need for similar levels of public infrastructure to accommodate permitted uses and to promote the potential compatibility of permitted uses, to promote an efficient urban form, and to conserve natural and cultural resources.

A rezoning request or planned area development will be determined to comply with the plan when:

- a. The proposed development requires a zone listed under the Land Use Intensity category designated for the site; and
- b. The proposal complies with density ranges allowed for the applicable Land Use Intensity category; and
- c. The proposal complies with the Special Area Policies which may limit or restrict either density or land use.

An amendment in 1997 modified the CFSP to include Map Detail #3, which encompasses an approximately 123-acre area and designates the subject property as 'MHIU.' The purpose of the MHIU land use designation is to provide a mix of housing types and other compatible uses that are transitional in nature and provide services to the community. The CFSP identifies a PAD as an acceptable zoning district within the MHIU

land use category. Therefore, the rezoning request complies with the Catalina Foothills Subregional Plan. The CFSP also limits building heights to a maximum of 24 feet, which this PAD will uphold.

As demonstrated in the above descriptions of *Plan Tucson* and the *CFSP*, the proposed PAD does not present any conflicts with adopted plans.

D. COMPATIBILITY WITH ADJACENT USES

The proposed PAD is appropriate for the parcel as it provides a zoning designation modeled to be consistent with those properties bordering the site's southern and eastern edges. South of the property is First and River Self-Storage, a climate-controlled facility with little to no unit vacancies. While under common ownership, this facility and the one proposed within this PAD will not be affiliated. However, the new facility will be designed with similar materials, styles, and colors to achieve a cohesive development pattern. Further south is the northeast corner of the intersection of River Road and First Avenue. The CFSP designates this corner as CAC/C-1. This area is meant to be developed for goods and services that are needed on a weekly basis from surrounding medium- to high-density housing. Southeast of the site are two vacant properties serving drainage purposes and attached single-family residences in Northridge Estates that sit atop the hillside southeast/east of the subject property by more than 40 feet. Immediately east of the site is a privately-owned assisted living facility which is considerably more intensive as it generates more traffic and activity than a self-storage facility (i.e., assisted living facilities typically

generate more consistent traffic flows from workers, visitors, medical transport, and commercial delivery vehicles than self-storage facilities). North of the site, across Foothills Drive, is a vacant property, zoned CR-1, that also sits at a higher elevation than the subject site. West of the site are two vacant parcels owned by Pima County that the Department of Transportation utilizes for right-of-way or flood control purposes. Since the two properties are owned by Pima County and serve a public utility, they will unlikely develop, which perceivably positions this property along an arterial street.

Because of the grade differential, proposed height limitation (24 feet), wash avoidance, and the low intensity/low impact nature of the proposed use, implementing the First + Foothills PAD will not adversely impact the adjacent properties or the community.

E. PHYSICAL & ECONOMIC SUITABILITY

Existing infrastructure (water, sewer, electric, etc.) is in place to support the development of this site. The property is served by Foothills Drive, a public road with sufficient capacity and infrastructure to serve the site.

Based on current market demand and the lack of available units in the First and River Storage facility, the First + Foothills PAD positions the property to contribute positively to the City's economic well-being through construction sales tax, impact fees, etc. Introducing additional storage space in the area increases neighborhood services adjacent to the Community Activity Center and the surrounding neighborhoods.

FIRST + FOOTHILLS PAD

II. SITE ANALYSIS



Exhibit II.A: PAD Location + Adjacent Uses

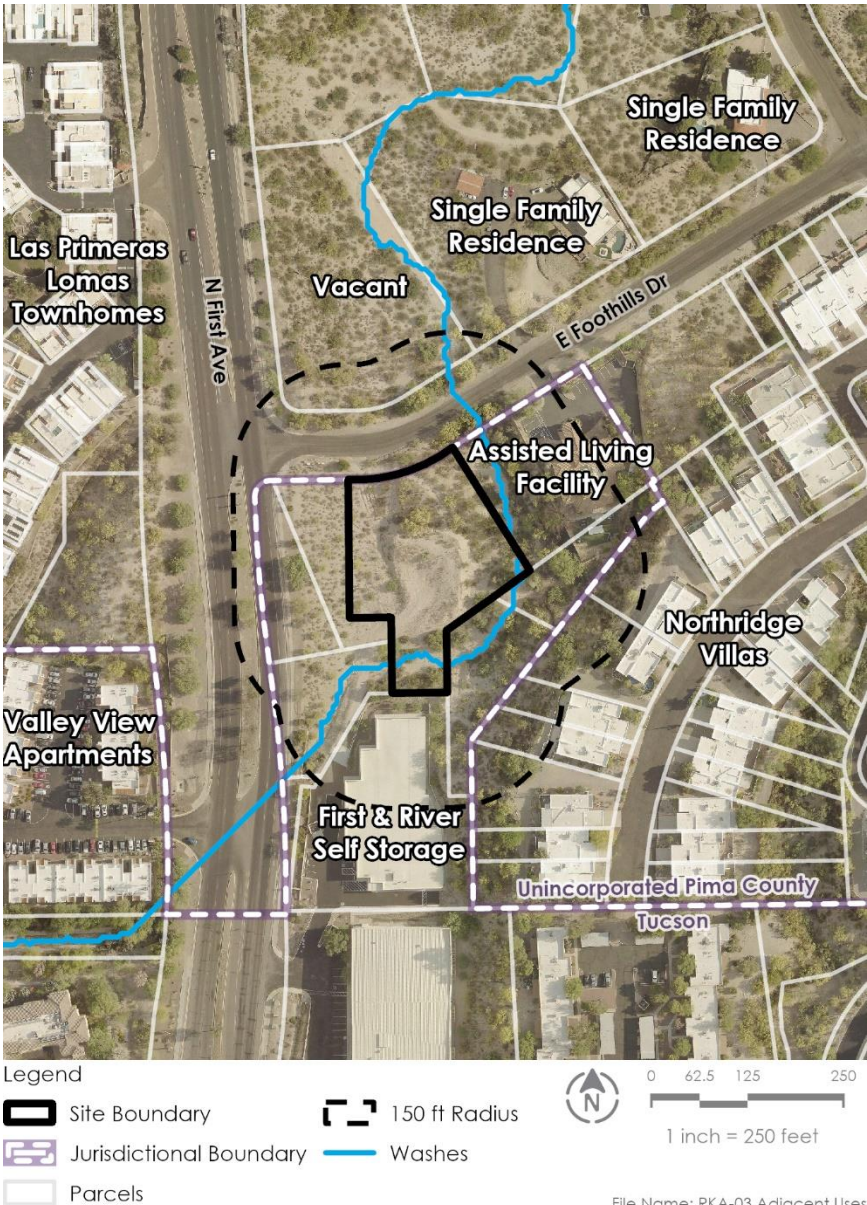
II. SITE ANALYSIS

A. BUILT + NATURAL CONSTRAINTS

As demonstrated in *Exhibit II.A: PAD Location and Adjacent Uses*, the First + Foothills PAD encompasses a single 1.03-acre parcel (Assessor Parcel Number (APN): 108-17-0880) located at 720 East Foothills Drive roughly 100 feet east of the intersection of North First Avenue and East Foothills Drive within the northern limits of the City of Tucson. The property is currently vacant, with some disturbances associated with past grading activities and illegal dumping.

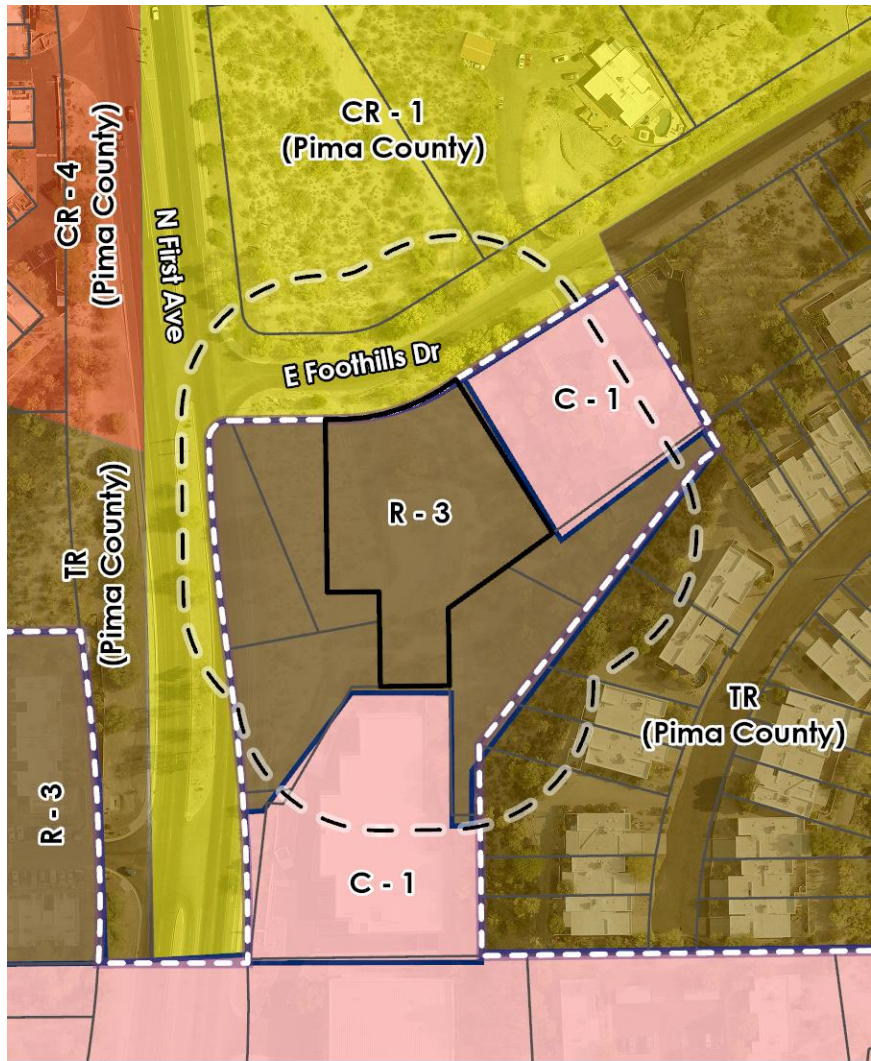
The site features some significant slopes adjacent to East Foothills Drive, which lies approximately 10-20 feet above the property. The grade differential from East Foothills and the neighboring homes to the southeast in Northridge Estates, which lie approximately 40 feet above the site, effectively positions most of the property in a bowl (refer to *Section II.F: Topography + Grading*).

An unnamed wash with flows of less than 500 cubic feet per second (cfs) crosses a portion of the eastern property line and through the extruding portion at the site's southern end. There are no mapped FEMA floodplains or riparian habitats associated with the wash.



File Name: RKA-03 Adjacent Uses
 Source: Pima County GIS, 2022
 Aerial Imagery: Pictometry 2020

Exhibit II.B: Existing Zoning



B. EXISTING ZONING + ADJACENT USES

As shown in *Exhibit II.B: Existing Zoning*, the property is currently zoned R-3 (Residence Zone). The properties to the south and east are zoned C- 1 and R-3, while properties across Foothills Drive are zoned CR-1 (Pima County). Beyond the two R-3 zoned parcels located southeast of the property is a subdivision in Pima County known as Northridge Estates, which is zoned TR (Transitional). The Pima County-owned parcels to the west along First Avenue are zoned R-3.

As shown in *Exhibit II.A: PAD Location + Adjacent Uses*, vacant properties currently border the property to the west, southwest, and southeast that serve as right-of-way or for drainage purposes. Beyond Foothills Drive, which parallels the property's northern boundary, is a vacant property. Immediately east of the site is a single-story, privately-owned assisted living facility with a maximum height of 24 feet. South of the site is the First and River Self-Storage facility, approximately 16 to 24 feet in height.

C. TRANSPORTATION + CIRCULATION

Ingress/ egress is provided at one location on East Foothills Drive near the site's northwest corner. Foothills Drive is a minor local road with a continuous right-of-way of 90 feet and a posted speed limit of 25 mph. It consists of two travel lanes without striping, curbs, or sidewalks. While Foothills Drive is functionally classified as a minor local road, it serves as a minor collector road based on its designed width and primary purpose of connecting several residential communities to an arterial road.

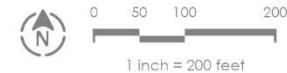
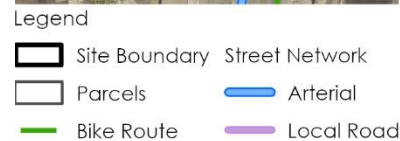
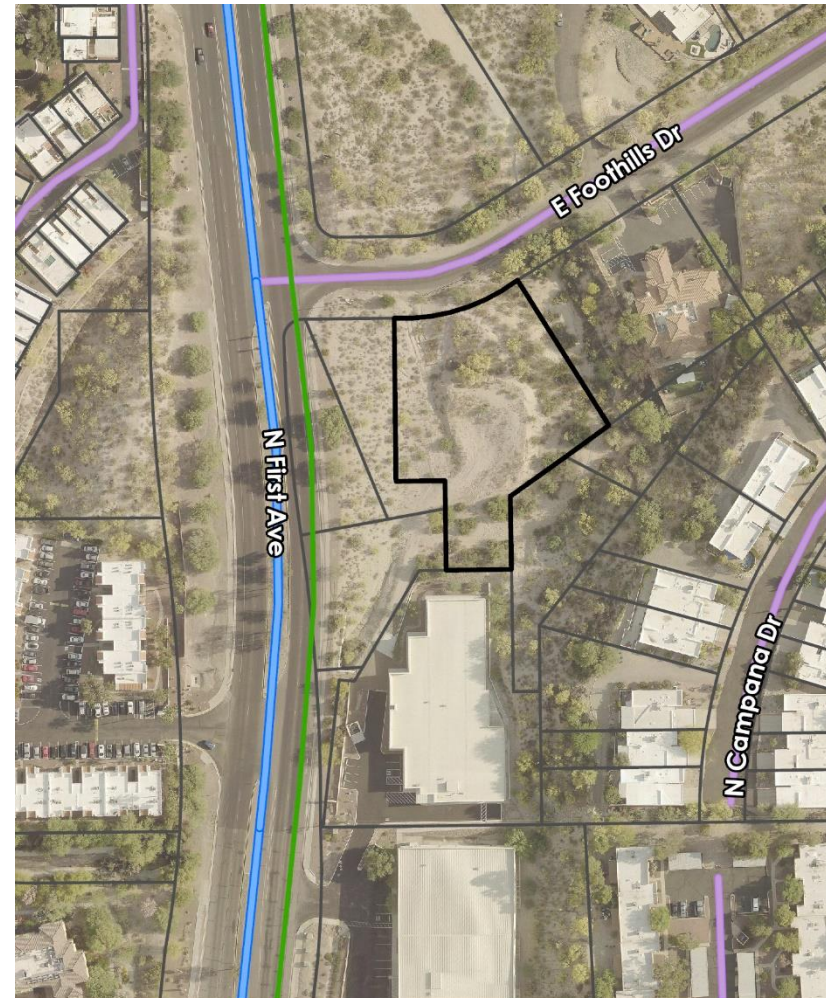
North First Avenue consists of a 150- foot wide right-of-way that was recently improved to include four lanes (two lanes in either direction). It also has a raised median, curbs, and striping with sidewalks and striped bike lanes on both sides of the road. First Avenue has a posted speed limit of 45 mph.

There are two existing curb cuts on Foothills Drive near the northwest boundary of the site. The curb cuts serve the sidewalks adjacent to 1st Avenue. To access the site, a new curb cut will be provided on Foothills Drive, approximately 120 feet from the intersection of First Avenue and Foothills Drive.

The nearest signalized intersection is located south of the site at First Avenue and River Road. No other signals exist or are planned within the general project vicinity.

See *Exhibit II.C: Transportation + Circulation*.

Exhibit II.C: Transportation + Circulation



File Name: RKA-03 Transportation
Source: Pima County GIS, 2022
Aerial Imagery: Pictometry 2020

D. PARKS, RECREATION, AND OPEN SPACE

No public, private or charter schools exist within a one-mile radius of the subject property. The project site is located within the Amphitheater School District.

The Rillito Regional Park and the Rillito River Park (The Loop), which runs along the north and south banks of the Rillito River, are located south of the property within one mile. There are a few recreation areas within a one-mile radius of the parcel. According to Pima County GIS, bike routes occur on First Avenue.

There are no libraries within one mile of the project site.

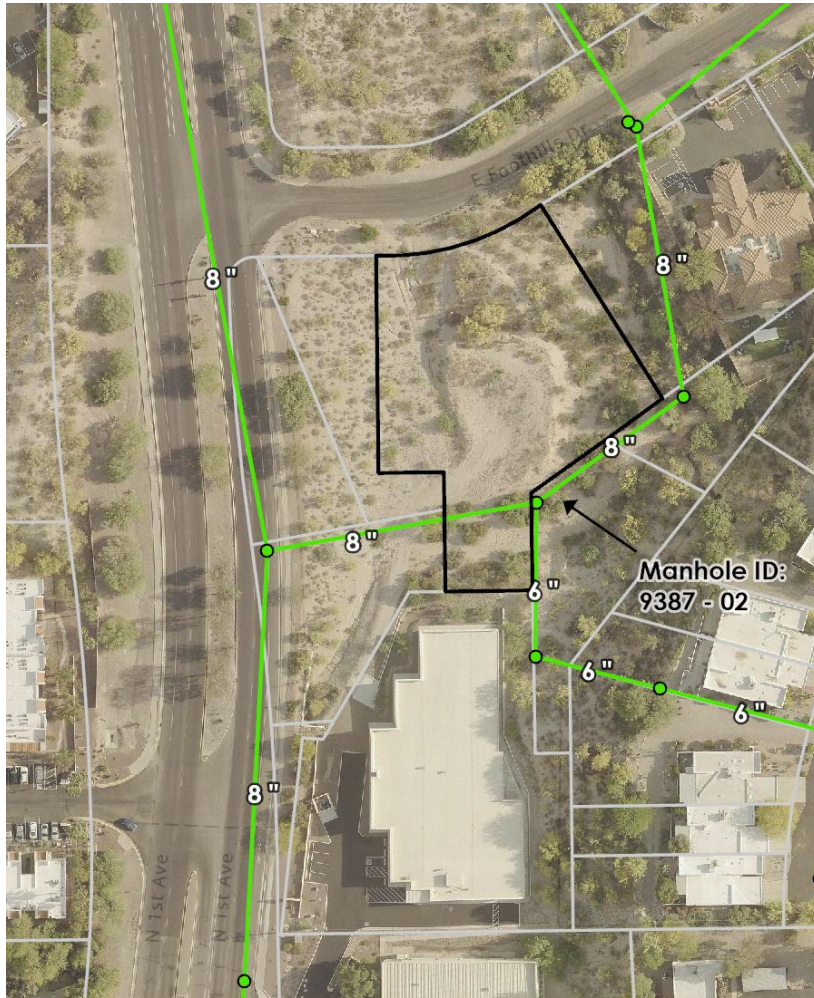
E. EXISTING INFRASTRUCTURE

As shown in *Exhibit II.E.1: Existing Sewer Network* and *Exhibit II.E.2: RWRD Will-Serve Letter*, sewage disposal services are provided by the Pima County Regional Wastewater Reclamation Department (RWRD) via an existing 6-inch line (As Built ID: S-200) that bisects the southern notched area of the property downstream of manhole #9387-02. Pima County RWRD has indicated sufficient capacity at this location to serve the proposed development.

The property is within Tucson Water's Obligated Service Area. As shown in *Exhibit II.E.3: Tucson Water Will-Serve Letter*, Tucson Water has indicated that there is an assured water supply to serve the proposed development.

Tucson Electric Power (TEP) provides electrical service to the property and the general vicinity.

Exhibit II.E.1: Existing Sewer Network



Legend

- Site Boundary
- Existing Manholes
- Existing Sewer Network
- Parcels



File Name: RKA-03 Sewer
 Source: Pima County GIS, 2022
 Aerial Imagery: Pictometry 2020

Exhibit II.E.2: RWRD Will-Serve Letter



JACKSON JENKINS
 DIRECTOR

PH: (520) 724-6500
 FAX: (520) 724-9635

June 7, 2022

Brian Underwood
 The Planning Center
 2 E Congress St., Suite 600
 Tucson, AZ 85701

Sewerage Capacity Investigation No. P22WC00175 Type I

RE: **First & Foothills Storage, Parcel 108170880**
Estimated Flow 100 gpd (ADWF)

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for a project this size in the public sewer S-200, downstream from manhole 9387-02.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

Exhibit II.E.3: Tucson Water Will- Serve Letter



June 8, 2022

The Planning Center
2 E. Congress St. Suite 600
Tucson, AZ 85701

Attn: Garrett Aldrete

SUBJECT: Water Availability for Project: 720 E. Foothills Dr., APN: 108-17-0880, Case #: WA4047,
T-13 R-14 S-18, Lots: 9999, Location Code: TUC, Total Area: 1ac, Zoning: R-3

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs. **This letter shall be null and void two years from the date of issuance.***

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.




If you have any questions, please call New Development at 791-4718.

Sincerely,

Michael Mourreale
Engineering Manager
Tucson Water New Development

MM:ka

cc: WA4047 108170880.docx/New Area/Committed Demand/WAL parcels

P.O. Box 27210 • Tucson, AZ 85726-7210
520.791.4718 • tucsonaz.gov/water   

F. TOPOGRAPHY + GRADING

1. Characteristics

Over half of the property is generally flat with the elevation between 2,370 feet and 2,376 feet. However, the property slopes downward from an elevation of 2,396 feet to 2,372 feet for about the first 100 feet from Foothills Drive. The slope in this area is greater than 25% with a somewhat flatter area (15% - 25% slope) in the middle of it, as shown on *Exhibit II.F: Topography*. The average cross slope of the property is 14.1%. Neighboring roadways and residential uses sit approximately 20 to 40 feet higher in elevation, respectively.

2. Average Cross Slope

Average Cross slope = $I \times L \times 0.0023/A$

Where:

I = contour interval in feet

L = Combined length of contour lines on site

0.0023: Conversion of square feet into acres x 100

A = site area in acres

Site Specific Calculation:

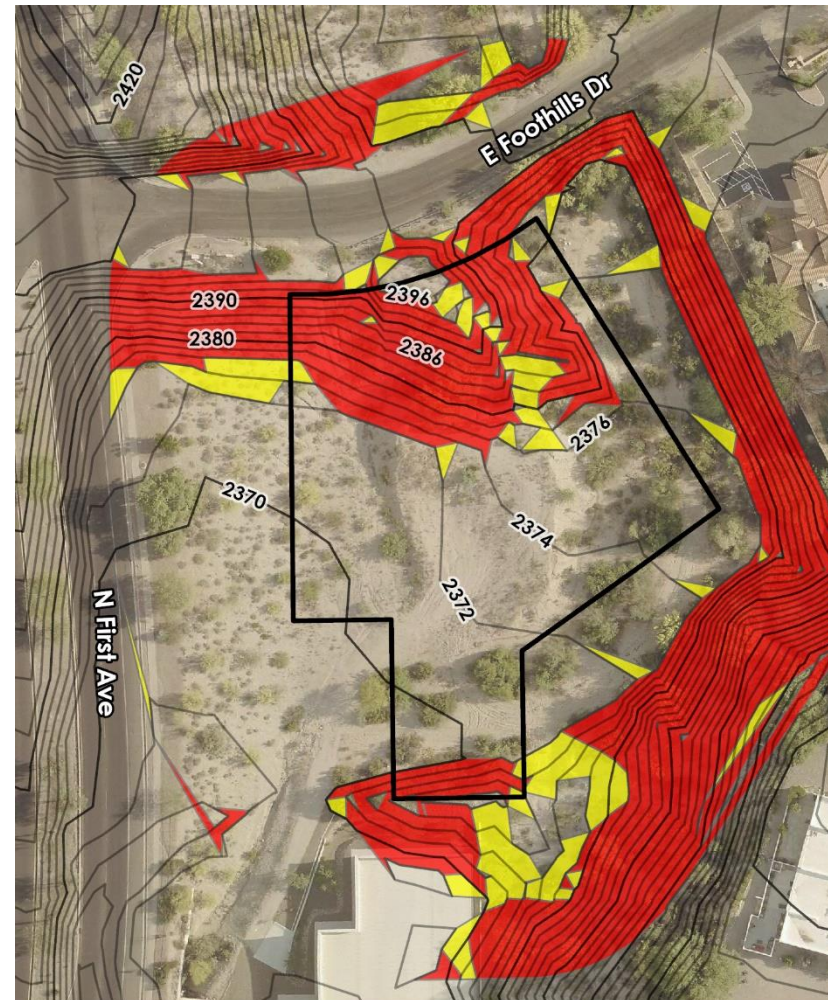
$A = 1.03$ acres

$I = 2$ feet







$L = 3,164.8$ feet

$$\frac{2 \times 3,164.8 \times 0.0023}{1.03} = \mathbf{14.1\% \text{ Average Cross Slope}}$$

Exhibit II.F: Topography



Legend

 Site Boundary	Contour Interval
 Surface Slope	 2
 15%-25%	 10
 >25%	



0 25 50 100
1 inch = 100 feet

File Name: RKA-03 Topographic
Source: Pima County GIS, 2022
Aerial Imagery: Pictometry 2020

G. HYDROLOGY

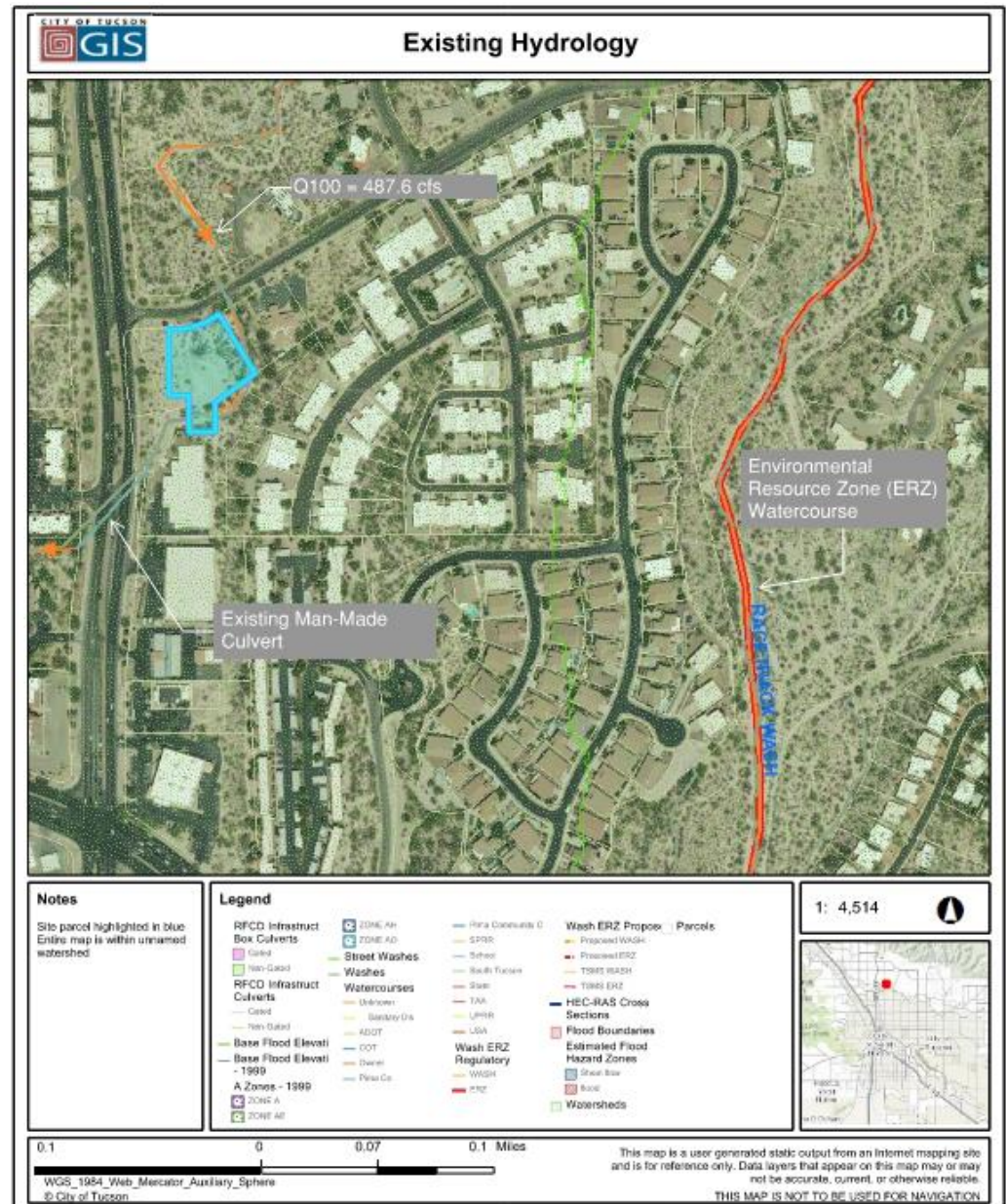
1. Onsite and Off-site Drainage

100-year floodplain limits, erosion hazard setbacks, and the W.A.S.H. encroachment limit line are shown on *Exhibit II.G: Existing Hydrology*. The 100-year peak discharge was determined using the City of Tucson's Hydrologic Data Sheet. The 100-year discharge is estimated to be 487.6 cubic feet per second (cfs).

The site currently drains into a natural channel that wraps around the eastern and southern portions of the site before crossing onto Pima County property and discharging in the culvert that crosses under Frist Avenue.

Because the wash onsite generates flows more significant than 100 cfs, Section 29-12 of the W.A.S.H. Ordinance applies to the site. As such, a 50-foot encroachment limit from the top of the wash bank has been implemented to protect the vegetative resources and wildlife habitat.

Exhibit II.G: Existing Hydrology



H. WILDLIFE + VEGETATION

As shown in *Exhibit II. H: AZGFD Environmental Review Report*, the Arizona Game and Fish Department (AZGFD) detected that no Special Areas lie within a three-mile radius of the site. Eleven plants and animals with a 'Special Status Species' designation have been documented within three miles of the site. Five of the eleven plants and animals are currently considered 'Species of Concern' by the Department of Interior's U.S. Fish and Wildlife Service. The AZGFD report indicates that there are fourteen species with a status of 'Species of Greatest Conservation Need Predicted' that have the potential to be found on the parcel, with four of those animals listed as a Species of Concern. There are six 'Species of Economic and Recreation Importance' that intersect with the parcel, but none have a listed status with the Fish and Wildlife Service, US Forest Service, Bureau of Land Management, Native Plant Law, or Species of Greatest Conservation Need as defined by Arizona Game and Fish. See *Appendix A: Arizona Game & Fish Wildlife Report*.

The Pima County Vegetative Communities layer currently identifies the entirety of the parcel as being Agriculture/Developed/Water/Bare Ground.

Exhibit II.H: AZGFD Environmental Review Report

Arizona Game and Fish Department
Project ID: HGIS-16510

project_report_rka_03_vegetation_51540_53164.pdf
Review Date: 6/8/2022 12:32:30 PM

Special Status Species Documented within 3 Miles of Project Vicinity						
Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Bat Colony						
<i>Choronycteris mexicana</i>	Mexican Long-tongued Bat	SC	S	S		1C
<i>Danaus plexippus</i>	Monarch	C		S		
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1A
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leptonycteris yerbabuena</i>	Lesser Long-nosed Bat	SC				1A
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1A
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Mammillaria thornberi</i>	Thornber Fishhook Cactus					SR
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					1B
<i>Tumamoca macdougallii</i>	Tumamoc Globeberry	SC	S	S	SR	

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlife-guidelines/status-definitions/>

No Special Areas Detected
No special areas were detected within the project vicinity.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models						
Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Aix sponsa</i>	Wood Duck					1B
<i>Anaxyrus retiformis</i>	Sonoran Green Toad			S		1B
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S		1B
<i>Athene unicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		1B
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1A
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1A
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B
<i>Melospiza lincolnii</i>	Lincoln's Sparrow					1B
<i>Melospiza aberti</i>	Abert's Towhee		S			1B
<i>Myotis occultus</i>	Arizona Myotis	SC		S		1B
<i>Sphyrapicus nuchalis</i>	Red-naped Sapsucker					1C
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					1B
<i>Vireo bellii arizonae</i>	Arizona Bell's Vireo					1B

I. VIEWSHEDS + VISUAL ANALYSIS

Properties to the north and southeast of this parcel are situated at a higher elevation than the subject property, resulting in unencumbered views across the site. In contrast, views from the neighboring assisted living facility are obstructed by mature vegetation in the wash. Residential properties to the north are located far enough away that the project site is not visible from those properties. The site is visible to vehicle and pedestrian traffic traveling on First Avenue. However, First Avenue is also situated at a higher elevation, so some of the site is obscured from view. The existing First and River Storage facility restricts views to the south. *Exhibit II.1: Site Photos + Photo Location Maps* demonstrate onsite and off-site views from the site and neighboring properties.

Exhibit II.I: Site Photos + Photo Location Maps

Photo was taken at southeast corner of East Foothills Dr & North First Ave facing east



Photo was taken on East Foothills Drive facing northeast



Photo was taken at the south end of the parcel facing north



Photo was taken on East Foothills drive facing southeast



Photo was taken from near the center of the parcel facing slightly southeast



1

Photo was taken from near the center of the parcel facing slightly to the southwest



2

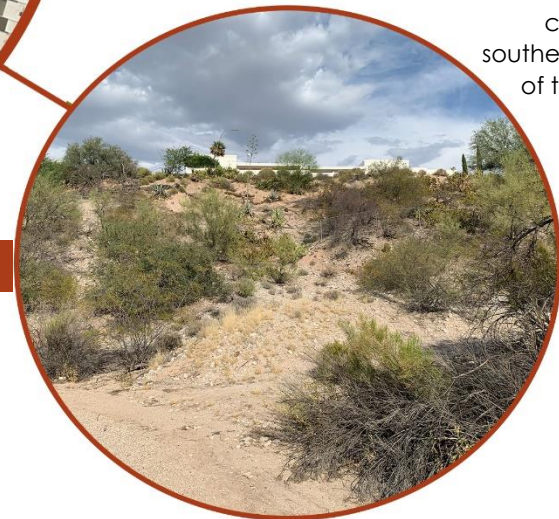


Photo was taken facing northeast in a wash that crosses the southern portion of the parcel



3

Photo was taken facing southeast in a wash that crosses the southern portion of the parcel



4

Photo was taken facing north along the N First Avenue sidewalk



1

Photo was taken facing northeast along the N First Avenue sidewalk



2

Photo was taken facing east along the N First Avenue sidewalk



3

Photo was taken facing southeast along the N First Avenue sidewalk



4



J. CULTURAL RESOURCES

SWCA Environmental Consultants have identified 31 archaeological surveys completed within one mile of the parcel between 1982 and 2014. There are three archaeological sites within one mile, but none are located on or overlap with the parcel. The nearest site is ½ mile to the southeast of the parcel. The closest and only National Register of Historic Places property within one mile of the parcel is the Rillito Racetrack – Chute, located 0.6 miles to the southeast. It is recommended that an archaeological contractor is consulted before any ground disturbances occur.

Exhibit II.J: AZGFD Environmental Review Report



June 7, 2022

Brian Underwood
The Planning Center
2 East Congress Street, Suite 600
Tucson, Arizona 85701

Re: Archaeological Records Review of 720 East Foothills Drive (Parcel 108-17-0880) in Tucson, Pima County, Arizona

Dear Mr. Underwood:

SWCA Environmental Consultants (SWCA) has reviewed the archaeological project and site records for Pima County Assessor's Parcel 108-17-0880 in support of the environmental review requirements for rezoning privately owned land. The parcel is located at the southeast corner of North 1st Avenue and East Foothills Drive, in Section 18, Township 13 South, Range 14 East (Gila and Salt River Baseline and Meridian), on the U.S. Geological Survey Tucson, Arizona North, 7.5-minute quadrangle. Below are the results of the records search.

SEARCH RESULTS

According to a search of the archaeological site files and records contained with AZSITE, 31 archaeological survey projects have been conducted within 1.0 mile of the project parcels. These projects were conducted between 1982 and 2014 for residential and commercial development, road improvements, parks and recreation, potable water and wastewater pipelines, and cellular towers. None of these surveys have accorded within the subject parcel.

Three archaeological sites have been identified with 1.0 mile of the subject parcels, none of which are in or overlap the subject parcel. One site is Native American site consisting of a sparse scatter of ceramic artifacts. Two sites are historic-era manifestations consisting of a dilapidated residence and outbuilding and an abandoned well associated with a 1930s residence. The nearest archaeological site is approximately 0.48 mile southeast of the subject parcel.

The National Park Service's National Register of Historic Places (NRHP) online database was also searched to identify properties listed in the NRHP that are located within or near the subject parcels. No NRHP-listed properties were identified in or within 1.0 mile. The NRHP-listed property nearest the subject parcels is the Rillito Racetrack-Chute, which is approximately 0.6 miles southeast of the project parcel.

RECOMMENDATIONS

1. The subject parcel has not been previously surveyed. Therefore, SWCA recommends, that a qualified archaeological contractor be consulted before any ground-disturbances. A list of archaeological contractors is available on the Arizona State Museum (ASM) website at: <https://statemuseum.arizona.edu/crm>.

Archaeological Records Review of 720 East Foothills Drive (Parcel 108-17-0880) in Tucson, Pima County, Arizona

2. Pursuant to Arizona Revised Statute §41-865, if any human remains of funerary objects are discovered during project work, all work must stop within the area of the remains and Cristin Lucas, ASM repatriation coordinator, will be contacted at 520-626-0320 or Karen Hayes, ASM assistant repatriation coordinator, at 520-626-2650.
3. City, county, or municipal governments may have requirements; therefore, SWCA recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at dbarr@swca.com or 520-325-9194.

Sincerely,

David M. R. Barr, M.A., RPA

Principal Investigator (Arizona Antiquities Act Permit No. 2022-033bl)

FIRST + FOOTHILLS PAD

III. PAD PROPOSAL

PAD PROPOSAL

A. PROJECT OVERVIEW

Utilizing the basic parameters of the C-1 zone, this PAD will provide development regulations consistent with the neighboring properties to ensure a high-quality design that protects the integrity of the existing neighborhoods. Slight modifications to building height and setback standards are proposed in addition to adjustments to the required number of parking spaces and refuse facilities. While this PAD has been crafted with a single use (self-storage) in mind, any permitted use in the C-1 zone is allowed subject to the amendment procedures outlined in Section V of this document.

B. LAND USE PLAN

As demonstrated in *Exhibit III.B: Preliminary Development Plan*, this PAD proposes to develop an approximately 31,000 SF climate-controlled self-storage facility with a covered loading zone, 8 parking spaces, and landscaped areas. Because of the grade differential across the site, the presence of residential uses nearby, and the existing drainage that generally runs parallel to the eastern boundary and through the southern portion of the site, the proposed structure has been positioned on the western edge of the property as close to First Avenue as possible, effectively establishing a transition across the site. To capitalize on the site's existing topography and the fact that the property lies in a 'bowl,' the proposed structure will be designed with three stories (two above ground and one below) closer to Foothills Drive with two stories (two above ground and none below) closer to the wash. This

aids in preserving views from the neighboring residential properties. In keeping with the CFSP, the building will be limited to a maximum height of 24 feet and designed with four-sided architecture, materials, and colors consistent with the desert Southwest. Highly reflective materials are not proposed and shall be avoided where possible.

Ample building setbacks, screening, and landscape buffering will be provided to mitigate any privacy concerns by the proposed development and to provide visual appeal and a smooth transition to neighboring properties. Moreover, the site is configured with appropriate retention/detention areas to mitigate adverse impacts of surface runoff from the proposed structure and the parking areas. The landscaping, in conjunction with the overall site configuration, enhances the aesthetics and appearance of the streetscape and site.

Due to the site's proximity to residentially-zoned property, the following mitigation measures will be incorporated into the design of the site to ensure compatibility, including but not limited to:

- The addition of landscape buffers on all exterior property boundaries, where required, as well as appropriate building setbacks.
- New healthy vegetation will be planted within the landscape borders that are not left natural.
- The self-storage will have onsite management and surveillance to ensure the safety of users and adjacent residents.
- Security measures provided to ensure safety within the area, including 24-hour video monitoring;

- Screening along Foothills Drive and the exterior property boundaries to deter criminal activity, as recommended by the Tucson Police Department; and
- Compliance with the Dark Sky Ordinance with appropriate pedestrian-level lighting.

C. CIRCULATION PLAN

Exhibit III.B: Preliminary Development Plan shows that access to the site will be provided at a single location on Foothills Drive by way of a new curb cut approximately 27 feet wide. Internal circulation will be provided via an appropriately sized parking area access lane (PAAL) with a 26 feet minimum width, and a driveway aisle of less than 150 feet in accordance with Tucson Fire Department standards. Pedestrian circulation (internal and external) will be provided via ADA compliant sidewalks.

There are no expected traffic mitigation processes expected from the applicant because the site has expected low-density traffic. The Institute of Traffic Engineers' general estimates for the proposed use anticipate that the self-storage facility will generate approximately 45 trips per weekday; 6 trips for the AM Peak Hour, and 6 trips for the PM Peak Hour. However, similar facilities currently generate only 1-2 trips per day.

D. LANDSCAPE PLAN

Landscape borders are required per this PAD and as shown in *Exhibit III.B: Preliminary Development Plan*. Parking areas will feature a variety of landscape materials including canopy trees. Screening, in the form of

decorative masonry walls or view fencing (when adjacent to natural areas), will be provided to deter unwanted activities and to prevent headlights trespassing onto adjacent properties.

An existing plant inventory will be provided with the submittal of a development package to ensure that the same or greater quality/quantity of plants are planted on site to offset existing vegetation loss, mitigate increased hardscape area(s), and mitigate against urban heat island effect in the City of Tucson per UDC 7.7.3-A. Therefore, this PAD proposes the following minimum landscape standards:

UDC Required Landscape vs. Proposed PAD Landscape

1. UDC Required Saguaro Salvage: 2 of the 4 existing Saguaro must be salvaged.

Proposed Saguaro Salvage: This project will attempt to salvage all 4 existing Saguaros, if possible (Saguaro analysis has not yet occurred to determine if all four can be relocated. That determination will come with the Development Package.).

2. UDC Required Saguaro Mitigation: 1:1 for any salvaged Saguaro and 3:1 for any Saguaro removed from the site. 8-10 Saguaro would need to be installed at the time of construction.

Proposed Saguaro Mitigation: This project will install 12 Saguaros at time of construction.

3. UDC Required Saguaro Mitigation Height: Nursery stock mitigation Saguaros must be 4' tall, minimum.

Proposed Saguaro Mitigation Height: Nursery stock mitigation Saguaros will be 6' tall, minimum.

4. UDC Required Northern Landscape Border Width: 10'

Proposed Northern Landscape Border Width: 15'+

5. UDC Required Northern Landscape Border Tree Quantities: 4

Proposed Northern Landscape Border Tree Quantities: 6

6. UDC Required Foothills Right-of-Way Landscape: None

Proposed Foothills Right-of-Way Landscape: Will install landscape within the ROW (including native seed mix), with a license agreement from Pima County

7. UDC Required Landscape Aesthetic: None

Proposed Landscape Aesthetic: "Natural Desert" with native plants, mixed rock mulch, and boulders

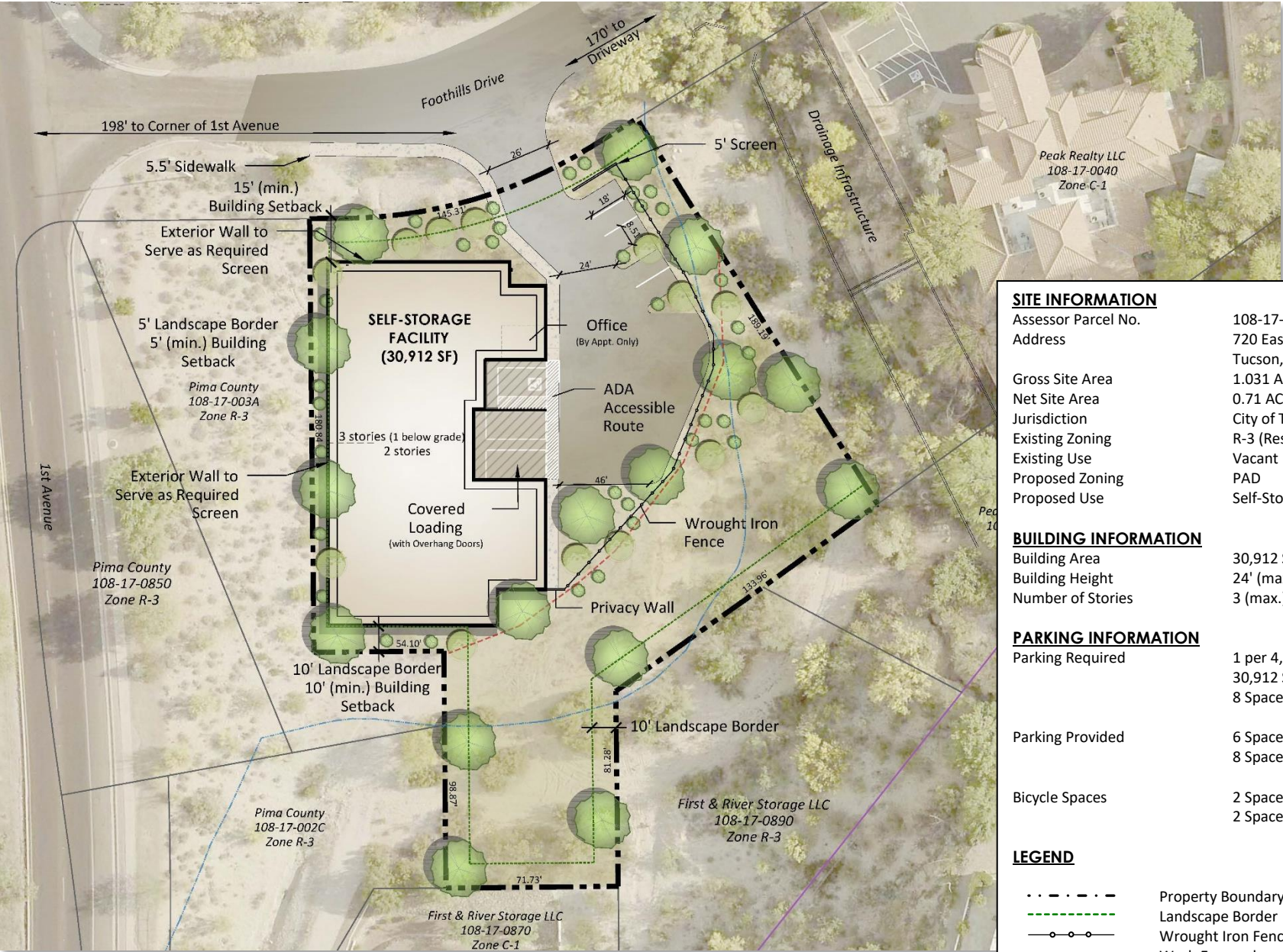
8. UDC Required Landscaping along West, South, and East Boundaries: None due to the adjacency of the wash and open space right-of-way

Proposed Landscaping along West, South, and East Boundaries –

- *West (adjacent to 80-90 feet of Pima County-owned open space between the property line and 1st Avenue): 5' since building is pushed as far west as possible to be sensitive to the wash*
- *South (adjacent to 100' of open space with wash running through the site): 10' landscape border immediately south of the building and potential enhancement of vegetation along the wash*
- *East (adjacent to 75-100'+ of vegetated open space within the wash): 10'+ of landscaping and potential wash enhancement with the planting of more vegetation within the wash encroachment area, where allowed by staff*

A commercial rainwater harvesting plan is required in conformance with UDC Technical Standards Manual – Section 4-01-0.0 Commercial Rainwater Harvesting and Section 5-01.0.0 Landscaping and Screening. Curb cuts and inlets on both grading and landscape plans will be clearly shown to allow runoff to drain into the landscaped areas.

Exhibit III.B: Preliminary Development Plan



SITE INFORMATION

Assessor Parcel No.	108-17-0880
Address	720 East Foothills Drive Tucson, AZ 85718
Gross Site Area	1.031 AC
Net Site Area	0.71 AC
Jurisdiction	City of Tucson
Existing Zoning	R-3 (Residential)
Existing Use	Vacant
Proposed Zoning	PAD
Proposed Use	Self-Storage (Indoor)

BUILDING INFORMATION

Building Area	30,912 SF
Building Height	24' (max.)
Number of Stories	3 (max.)

PARKING INFORMATION

Parking Required	1 per 4,000 SF 30,912 SF / 4000 8 Spaces
Parking Provided	6 Spaces + 2 Loading Spaces 8 Spaces (1 ADA Space)
Bicycle Spaces	2 Spaces Required 2 Spaces Provided

LEGEND

- . - . - . - . Property Boundary
- - - - - Landscape Border
- o - o - o - Wrought Iron Fence
- - - - - Wash Encroachment Limits
- - - - - Erosion Hazard Setback
- - - - - Parcels
- - - - - Jurisdiction Boundary



E. DRAINAGE PLAN

The site will be developed to attenuate discharges equal to or reducing the existing 100-year flow. The southern portion of the site will use above ground detention/retention basins that are integral to the landscape design. This will help promote a low impact development approach. A commercial rainwater harvesting plan is required in conformance with UDC Technical Standards Manual – Section 4-01-0.0 Commercial Rainwater Harvesting and Section 5-01.0.0 Landscaping and Screening. Curb cuts and inlets on both grading and landscape plans will be clearly shown to allow runoff to drain into the landscaped areas.

F. GRADING PLAN

As shown in *Exhibit III.B: Preliminary Development Plan*, most of the site will be graded to accommodate the development except for areas located beyond the encroachment limit, which remain natural or will be revegetated to a similar state. All grading will be conducted in accordance with all applicable City of Tucson grading standards and requirements.

G. PHASING PLAN

All development of the parcel will take place in a single phase upon approval. No additional sewer improvements are necessary. Access to public utilities will require connection to existing infrastructure that already serves the parcel.

H. HISTORIC

Prior to grading or clearing the site, a qualified archaeological firm should be contacted to complete a Phase III survey. Once complete, the survey report should be submitted to the City of Tucson Historic Preservation Office. Any recommendations for further study by the archaeologist should be followed prior to work at the site.

I. ROADWAY/ENTRANCE IMPROVEMENTS

The project will need to show the remaining or relocated guard rail satisfies the length of need recommendations of the AASTHO Roadside Design Guide. Additionally, the entrance drive will also need to meet the minimum corner clearance to 1st Avenue of 150 feet and 105 feet to the driveway to the east, measured edge to edge. These requirements will be verified prior to development package submittal.

FIRST + FOOTHILLS PAD

IV. DEVELOPMENT REGULATIONS



DEVELOPMENT REGULATIONS

Utilizing the established standards of the C-1 zone as the foundation, the following Section provides the development regulations for the First + Foothills PAD. All development within the PAD shall conform to all building, fire, and safety codes adopted at the time of development.

A. PERMITTED USES

The following uses are permitted within the First + Foothills PAD:

- Personal Storage, subject to UDC Section 4.9.10.C.1, .3 - .6 and 4.9.13.O
- Any other more intensive Permitted or Special Exception C-1 use as listed in Table 4.8-4 of the UDC is subject to the amendment procedures outlined in Section V of this document.

B. PROHIBITED USES

The following uses are prohibited within the First + Foothills PAD:

- Group Dwellings

C. DEVELOPMENT STANDARDS

All development standards as prescribed in *UDC Section 6.3: Dimensional Standards* and *UDC Article 7:*

Development Standards for the C-1 zone apply unless explicitly modified herein.

1. Dimensional Standards

- Maximum Building Height = 24 feet
- Perimeter Yard Setbacks = 10 feet
 - except for along the western boundary = 5 feet
- Street Perimeter Yard = 15 feet

2. Development Standards

- Required Motor Vehicle Parking Spaces for Personal Storage Uses = 1 parking space per 4,000 SF (Covered Loading shown on the Preliminary Development Plan shall help satisfy required parking)
- Landscape Borders and Screening for the proposed Personal Storage uses shall be per *Exhibit III.B: Preliminary Development Plan* and *Section III.D. Landscape Plan*. All other permitted C-1 uses shall follow UDC standards.
- Refuse facilities (dumpsters) are not required for Personal Storage uses.
- PAALs for Personal Storage Uses may be reduced to 26 feet in width.
- The maximum permitted site area for self-storage is five acres.

FIRST + FOOTHILLS PAD

V. IMPLEMENTATION + ADMINISTRATION

IMPLEMENTATION + ADMINISTRATION

The following Section of the First + Foothills PAD is intended to provide regulatory procedures designed to guide the implementation and administration of this document as it relates to the site's development. The provisions listed below shall apply to the entire project area as defined in this PAD.

A. DESIGN CONFORMANCE

All commercial or residential uses proposed within the PAD shall be designed following all applicable City of Tucson standards unless otherwise modified by this PAD and shall feature colors, materials, and architectural styles similar to those in the surrounding area. Buildings shall be reviewed for compliance and consistency and shall be confirmed by PDSD staff at the time of development.

B. EXTENT OF THE PAD TO SUPPLEMENT OR SUPERSEDE ADOPTED CITY ZONING REGULATIONS

Section *IV. Development Regulations* of this PAD address only those areas that differ from the City of Tucson UDC. If an issue arises regarding definitions, conditions, standards or situations not addressed in the PAD, those regulations pertaining to the C-1 zone as listed in the UDC or other adopted City of Tucson regulations shall prevail, as interpreted by the City of Tucson Planning Director and/or Zoning Administrator.

C. AMENDMENTS

Amendments to the First + Foothills PAD may become necessary for various reasons, including responding to changes resulting from new development conditions and financial conditions or responding to the requirements of potential site users. The property owner, the City of Tucson, or developers/agents representing the owner may request amendments to the PAD.

1. Non-Substantial Changes

Non-substantial changes to the PAD shall be approved pursuant to UDC Section 3.5.5.I and shall include the following:

- a. Modifications to the permitted uses that do not change the overall intent of the PAD.
- b. Modifications to the proposed PDP provided the Development Standards outlined in the PAD are maintained.
- c. Any other items not expressly defined as substantial based on UDC Section 3.5.5.J.
- d. Modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces so as long as a conflict does not arise.

2. Substantial Changes

Substantial changes (as defined in UDC Section 3.5.5.J.2.c), are subject to the amendment application process outlined in UDC Section 3.5.5.J.