PIMA COUNTY

DEVELOPMENT SERVICES

PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 30, 2014

Item#8

Co9-14-07 Additional Material

MJM
CONSULTING, INC.

MICHAEL MARKS, AICP
Land Planner

July 22, 2014

Re: DeGrazia – Harrison Road Rezoning

Dear Property Owner:

I want to thank you for attending our neighborhood meeting last week. I hope you found it informative. At this point I want to get back to you and give you my thoughts on the key issues that were raised at the meeting.

1. Development in the SR Zone:
There was at least one comment that the zoning should remain as SR and that the developer should move forward with a plan to develop the property with just 6 homes. As I stated at the neighborhood meeting this is not a reasonable expectation given that all of the surrounding development, and even almost all of the general area, is CR-1 development, that the Comprehensive Plan calls for LIU 1.2 (which supports CR-1 zoning), and that the Agua Caliente – Sabino Canyon Zoning Plan called for CR-1 zoning on the subject property going back to 1963.

2. Two-Story Homes:
A number of the neighbors expressed concern about the building of two-story homes after I said that the builder is planning on building a mix of one and two-story homes. I added that while most of their building models are one-stories, there are two-story models in the other Maracay Homes projects, including the three in Tucson. In Rancho del Colore there are 7 models and only one is 2-story. In both Deseo on Sabino Canyon and in Tortolita Vistas there are 6 models with again only one being 2-stories. We anticipate a similar situation in the subject property development. I should add that none of the Maracay 2-story homes have a height greater than 29 feet.

3. Drainage:
A number of you expressed concern regarding the drainage impacts the project would create. As I stated at the neighborhood meeting our engineer, William Baker, P.E. of Baker & Associates Engineering, has evaluated the site's existing hydrology conditions, including determining the runoff entering the site, delineating the floodplains onsite, and determining the quantity of flow & location of all runoff exiting the site. I also indicated that our engineer has studied the planned developed site and evaluated it with the goal of achieving compliance with the Pima County Floodplain Management Ordinance. During the Tentative Plat process he will prepare and submit a Hydrology Report to the Regional Flood Control District (RFCD), and revise it if necessary in order to secure approval from that agency. His evaluation so far is that the quantity of flow, unmitigated, will increase by a relatively minor amount at the discharge points. To partially mitigate that increase, and to satisfy the Pima County First-Flush Retention requirement, we will incorporate water harvesting on each lot. He will be evaluating additional means for additional mitigation, with the likely choice being flow attenuation at the upstream end of the internal wash crossing. The end result of these measures will be consistency with the main principle of the Floodplain Management Ordinance, and that is to reduce the negative impacts of new development. I should add that this effort will address the lots to the west whose owners expressed asked about the impacts on their properties.

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7. Open Space & Habitat Protection

At least one person asked about the open space and the opportunities for wildlife habitat. I pointed out that 100 percent of the regulated riparian area will be designated as Natural Undisturbed Open Space. I also indicated that several other pieces of open space is designated on the Plan for purposes of satisfying the Native Plant Preservation Plan. These two areas will add up to 30 percent of the site, satisfying the NPPO. Additionally not all of the 100 year floodplain or 25 foot erosion hazard setback area is within the regulated riparian area and so this area will also be left undisturbed. In total there will be s substantial portion of the site left natural, with the existing vegetation in place, which is all conducive to wildlife habitat.

8. The Harrison Road Bike Lane

I have found that there is a Plan for a bike lane in Harrison Road, from the Sabino High School south to 1050 feet north of Catalina Highway. That bike path would consist of a 6 foot lane on both sides of the roadway. The Plan indicates that the Construction Period to be from March 2014 to December 2014. A follow-up conversation with a staff member of the Pima County Transportation Department revealed that this construction start date has been pushed back to the end of this year and maybe not till the beginning of 2015.

There were other issues raised but I think the ones above are the key ones. Item #8 is one I didn't have an answer for at the meeting, and did research afterwards. I hope that this provides you with more information and a clarification of our thoughts. I want to add that there remains enough time for additional communication on the subject, before the Planning & Zoning Commission hearing, if that is what you wish. We are also open to meeting again, as the process moves forward, if you would like. Thank you.

Sincerely,

Michael Marks, AICP
President

Parcel size, in square feet, of each property within 300' radius of the project site

SIGN IN SHEET

FOR THE JULY 14, 2014 NEIGHBORHOOD MEETING REGARDING THE CO9-14-07 J DEGRAZIA – N. HARRISON ROAD REZONING, LOCATED ON THE WEST SIDE OF HARRISON RD & ½ MILE SOUTH OF SNYDER ROAD

The following parties attended the meeting on the referenced rezoning, held in the Arizona National Clubhouse at 6:30 pm on July 14, 2014.

PRINT NAME	SIGNATURE	ADDRESS	PHONE	EMAIL ADDRESS
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Clyde Pretti		9320 E Summer Tr		clyde.pretti@conformatech.com
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* Bill Gaither	* info on existing neighborhood	9520 E Quiet Pl		bgaither@comcast.net
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