

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION  
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**HEARING** July 30, 2014

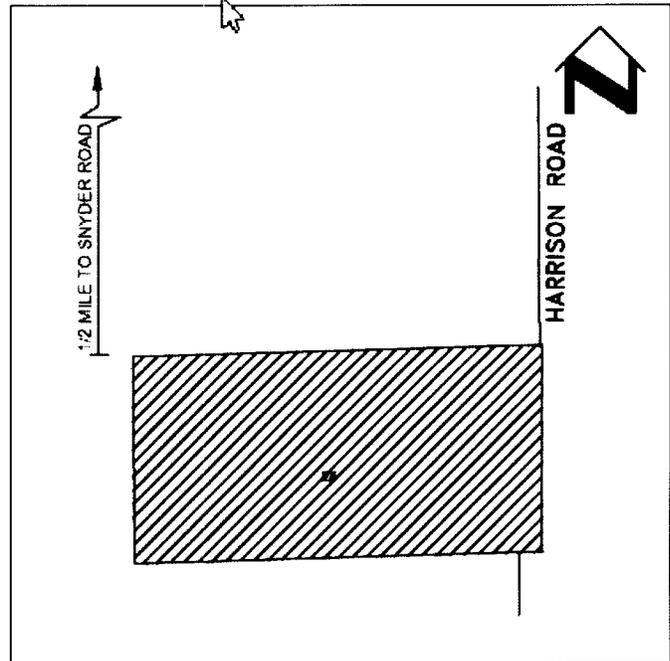
**DISTRICT** 1

**CASE** Co9-14-07 J DeGrazia  
Company, LLC – Harrison  
Road Rezoning

**REQUEST** Rezone from SR (Suburban  
Ranch) to CR-1 (Single  
Residence) (20.41 acres)

**OWNER** J DeGrazia Company, LLC  
Attn: Jerry DeGrazia  
4030 N. Painted Quail Place  
Tucson, AZ 85750-6140

**APPLICANT** MJM Consulting, Inc.  
Attn: Michael Marks, AICP  
7002 E. 4<sup>th</sup> Street  
Tucson, AZ 85710



**APPLICANT'S PROPOSED USE**

"The property is to be subdivided into 24 lots for residential development."

**APPLICANT'S STATED REASON**

"The proposed residential development will change the land use of the subject property from vacant land to productive low density residential use. It will be consistent with that on the surrounding and vicinity-wide properties."

**COMPREHENSIVE PLAN DESIGNATION**

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 1.2 (LIU 1.2), which allows the proposed CR-1 zone, in addition to the SR, SR-2, CR-2, CR-3, CR-4, CR-5, CMH-1, and MR zones at a maximum density of 1.2 residences per acre (RAC) without cluster development.

**SURROUNDING LAND USES/GENERAL CHARACTER**

North:	CR-1	Residential Subdivision
South:	CR-1	Residential Subdivision
East:	CR-1	Harrison Road/Residential Subdivision
West:	CR-1	Residential Subdivision

## **PREVIOUS REZONING CASES ON PROPERTY**

Co13-61-13 Agua Caliente-Sabino Creek Zoning Plan granted CR-1 zoning with approval of an acceptable subdivision plat for an area mostly south of Snyder Road, north of Tanque Verde Creek, west of Wentworth Road and east of Sabino Canyon Road. After significant build-out, the Zoning Plan's conditional rezoning approval for CR-1 expired in 2007 by special action of the Board of Supervisors in 2006. In addition to the subject property being in an area of CR-1 under the zoning plan, the property was also identified as a proposed junior high school site in the plan.

## **PREVIOUS REZONING CASES IN GENERAL AREA**

### **Recent activity:**

Co9-14-01 J DeGrazia Company, LLC – N. Bonanza Avenue Rezoning (9.33 acres)

Location: Approximately one-half mile northeast of the subject property, on the east side of Bonanza Avenue and approximately 600 feet south of Snyder Road.

Action: SR to CR-1 approved 6-3-14 for 10 single-family residences. The rezoning ordinance is pending.

### **Past activity:**

CR-1 zoning surrounding the subject property was ordinated under the Agua Caliente-Sabino Creek Zoning Plan with approved subdivision plats under rezoning cases dating from 1972 through 1979.

## **STAFF REPORT SUMMARY**

Staff recommends **APPROVAL with conditions**. The applicant proposes a CR-1 (Single Residence) rezoning of a 20.41-acre parcel along north Harrison Road south of Snyder Road. The proposed development consists of 24 single-family residences within a subdivision plat using the Lot Reduction Option allowing enhanced natural watercourse conservation while maintaining full density allowance. The property is relatively flat, is mostly undisturbed and is traversed by a wash with tributaries. The property is not located within the Maeveen Marie Behan Conservation Lands System. Developed CR-1-zoned subdivisions surround the property.

### **Analysis**

Staff supports the request because the proposed residential development is compatible with surrounding residential development and concurrency of infrastructure exists to serve the use. The proposed density is approximately 1.18 residences per acre (RAC), which is within the maximum 1.2 RAC allowed for the Low Intensity Residential 1.2 (LIU 1.2) plan designation when the Cluster Development Option is not proposed. The current SR zoning also conforms to LIU 1.2, but could be considered an inefficient land use given the surrounding acre-lot land use pattern and the existence of sufficient infrastructure including public school district capacities and recently approved service by Tucson Water. Sabino Canyon High School is located less than a mile to the north of the site. A County park is located a quarter mile to the south. Significant commercial services are located approximately two miles to the south at the intersections of Tanque Verde Road and Bear Canyon Road with Catalina Highway. However, nearby employment locations are limited in this suburban area, and the nearest Sun Tran bus stop is located approximately two miles to the south along Tanque Verde Road.

### Lot Reduction Option

The applicant proposes use of the Lot Reduction Option as per sections 18.09.050 and 18.21.060 of the zoning code. The option allows lots to be reduced from a minimum of 36,000 square feet to 24,000 square feet. Proposed lots range from 24,025 square feet to 43,929 square feet. In addition, the option does not allow an increase in density above the zoning allowance and requires zoning code conformance with subdivision, parks and recreation, and drainage requirements including full and adequate provision for surface drainage and dedication for existing and natural watercourses. Staff finds that these requirements will be met with the intent of the proposed preliminary development plan, proposed provision of an in-lieu fee for parks and recreation, and ultimate recordation of a subdivision plat which will account for subdivision and flood control requirements.

The reduced lot sizes allows for the maximum CR-1 density to be maintained while providing for “dedication of rights-of-way for existing and natural watercourses”. This is proposed to be achieved by assigning the main wash that runs through the site as common undisturbed natural open space. The common area is 108,654 square feet and consists of much of the 100-year floodplain and regulated riparian area and portions of the 25-foot erosion hazard setback. It appears that some of the proposed lots could be further reduced, if desired, in favor of additional common area consisting of additional portions of these elements. However, all of the floodplain and regulated riparian area, save for the proposed internal street crossing, is proposed as natural undisturbed open space, be it within proposed common area or individually-owned lots.

Note that the Lot Reduction Option was also used for the adjacent subdivided area to the north, south, and west of the subject property.

### Preservation of Biological Resources Beyond the Regulated Riparian Area

No ironwood trees exist on the site, but there are a significant number of saguaro cacti. The site analysis information indicates that of 192 saguaros, 188 are viable and 103 of those are over six feet tall. As noted on page 36 of the site analysis and shown on Exhibit II-E.1 (Biological Resources Map), a significant number of saguaros are within proposed natural undisturbed open space and additional adjacent areas shown for preservation to satisfy the Native Plant Preservation Ordinance with use of the Set Aside Method (30 percent of the site). It is further noted that of the remaining saguaros outside of proposed natural area, a “high percentage” are outside of proposed building envelopes and “would also be preserved in place”. Even some of saguaros within building envelopes are indicated to potentially be preserved (in place) due to variations in grading for yards.

The zoning code has provisions for preservation of and mitigation for saguaros. However, staff recommends adherence to the natural area set-asides (shaded and cross-hatched areas) shown on Exhibit II-E.1 of the site analysis, thereby capturing the majority of saguaros within undisturbed natural open space as proposed. It appears that much of the previously disturbed area within the site is where street alignment and building pads within lots are proposed.

### Building Heights

The applicant has left open the possibility of two-story development with maximum heights of 34 feet consistent with the CR-1 maximum allowance. Surrounding development is one story, but has no County imposed height limits. The applicant also indicates that the proposed development is not expected to block significant views or vistas seen from adjacent properties, including dominant offsite views of the (nearby) Catalina Mountains due to their elevation. The site visit revealed varied elevations of built lots in the general area. Zoning Code section 18.09.110 Two-story Residential Buffer Setback, may apply to some proposed peripheral lots. The provision requires a 60-foot setback between proposed two-story development and existing one-story development's property line. The purpose of the setback is to reduce views into the side and rear yards of existing adjoining developments and to encourage less intrusive siting of two-story development in residential zones.

### Agua Caliente-Sabino Creek Zoning Plan

The subject property was identified as a junior high school site within area conditionally available for CR-1 zoning under the (now expired) Agua Caliente-Sabino Creek Zoning Plan. The site was owned by Tucson Unified School District which is likely why it was never platted in accordance with the zoning plan. In 2006, the Board of Supervisors approved time limits for submission and recordation of subdivision plats within the zoning plan as required to obtain CR-1 zoning under the plan.

### Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

<b>CONCURRENCY CONSIDERATIONS</b>		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No objection
WATER	Yes	Tucson Water "will serve" letter attached, subject to any needed facilities

<b>CONCURRENCY CONSIDERATIONS</b>		
SCHOOLS	Yes	Tucson Unified School District indicates adequate capacity for schools
AIR QUALITY	Yes	No objection

### **TRANSPORTATION REPORT**

The Department of Transportation has no objection to the rezoning request. Transportation concurrency criteria have been met for the proposed rezoning as all major roadways within one mile of the rezoning site are functioning at or under capacity. The site is located on the west side of Harrison Road approximately ½ mile south of the intersection of Harrison Road and Snyder Road. Access to this site is shown via Harrison Road. The project could generate up to 240 average daily trips (ADT).

Harrison Road is a paved, two-lane county maintained urban collector. Right-of-way varies between Snyder and Catalina Highway between 55 and 130 feet. Harrison Road is not designated as a scenic or major route on the Pima County Major Streets and Routes Plan. The posted speed for Harrison Road is 35 MPH, and the roadway capacity is approximately 13,122 ADT. The most recent traffic count is 5,000 ADT.

Snyder Road is a paved, two-lane County maintained urban minor arterial, with a planned right-of-way of 150 feet. It was established in 1956 with a 100 foot right-of-way, and since that time, additional right-of-way was granted to the county via subdivision plats. The posted speed is 45 MPH and the roadway capacity is 15,930 ADT. The most recent traffic count in the area is 3,000 ADT.

Catalina Highway is a paved, three-lane, county maintained, urban minor arterial. Catalina Highway has two travel lanes, a continuous center left turn lane, paved shoulders/bike lanes, and no sidewalks. It is designated as a Scenic Major Route on the Pima County Major Streets and Scenic Routes Plan, with a planned future right-of-way of 150 feet. Right-of-way between Tanque Verde and Snyder Road varies, but is generally between 100 and 150 feet. The most current traffic count for Catalina Highway between Houghton Road and Snyder Road is 3,817 ADT, and from Prince Road to Houghton Road is 6,391 ADT. The capacity is approximately 16,700 ADT.

Houghton Road is a paved two-lane, county maintained, urban minor arterial. Houghton Road, south of Snyder Road has paved shoulders without curbs, bike lanes, or sidewalks. Houghton Road is designated as a Scenic Major Route on the Pima County Major Streets and Routes Plan with a planned future right-of-way of 200 feet. Right-of-way between Snyder Road and Catalina Highway varies in width but is generally around 150 feet. The most recent traffic count for Houghton Road between Snyder and Catalina Highway is 4,000 ADT, and the capacity is approximately 15,930 ADT. The Pima Association of Government's Regional Transportation Plan calls for the widening of Houghton Road between Tanque Verde and Catalina Highway to a three lane cross section; however, this

improvement is not scheduled within the next 5 years. The RTA planned improvements to Houghton Road, which are currently underway, do not affect any segment within one mile of the subject property.

Bear Canyon Road is a paved, two-lane county maintained urban collector. The right-of-way varies between 60 and 150 feet. Bear Canyon Road is designated as a scenic major route on the Pima County Major Streets and Scenic Routes Plan with a planned right-of-way of 150 feet. The posted speed is 45 MPH and the roadway capacity is approximately 15,930 ADT. The most recent traffic count is 6,300 ADT between Snyder Road and Tanque Verde Road.

The Department of Transportation recommends conditions found under #6 of the Standard and Special Conditions in this report.

### **FLOOD CONTROL REPORT**

The Regional Flood Control District has reviewed the subject Site Analysis, previously found it to be complete and has the following comments on the subject Rezoning application:

1. The site is impacted by a regulatory watercourse including tributaries and there is Pima County Regulated Riparian Habitat associated with these. The analysis acknowledges the regulatory status of this watercourse. The habitat, floodplain and erosion hazard setbacks have been shown on the existing hydrology exhibit and preliminary development plan (PDP) and since the first submittal regulatory discharge values entering and leaving the site have been added.
2. No drainage complaints have been filed against the property.
3. A satisfactory Preliminary Integrated Water Management Plan (PIWMP) has been submitted. One shortcoming is the lack of documentation provided, specifically a letter from the provider that service is available. (The letter has since been received.) The plan states that rather than using Table B to identify conservation measures, each lot will commit to obtain certification under the County Green Building program using both indoor and outdoor measures.
4. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:
  - a. The site is excluded from although surrounded by the Tucson Water Obligated Service Area. Tucson Water has access to renewable and potable water.
  - b. Per the ADWR Well Inventory those wells within  $\frac{3}{4}$  of a mile had depths to groundwater below 100', with several under 50' however these are private wells and dates tested vary. Per "Mason, Dale, 2014, Technical memo to the Tucson Groundwater Users Advisory Committee, Modeling results of the 2010 Supply and Demand Assessment model projection, Arizona Department of Water Resources" the project appears to be just within the "Active Model Boundary". Between the years 2010 and 2025 groundwater depth is predicted to change between minus 10

to plus 10 and be 25 to 50 feet below the surface by 2025. This new modeling includes updated use projections and reflects a change in localized decline trends associated with wheeling agreements and recharge facilities which have been put in place as well as local pumping management.

- c. The site is not located within a mapped subsidence zone.
- d. The nearest Groundwater-Dependent Ecosystem is an intermittent stream and series of springs approximately ½ mile to the north at the base of the Catalina's and the Sabino Canyon shallow groundwater area begins 1 mile west of the site. The much smaller Tres Lomas shallow groundwater area is .7 miles west as well.
- e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 400-800 feet.

Pima County's Water Resources Impact Assessment finds that, under existing conditions, the proposed **project will have access to renewable and potable water**. Based upon projections provided in the PIWMP, the small scale of the project and the availability of "renewable and potable" supplies from other basins, the additional water **use is not likely to have significant adverse impacts on shallow groundwater areas**.

- 5. The description of the PDP states that detention will not be provided. Furthermore, it is stated that the site will comply with first flush requirements "to the extent necessary". It is acknowledged that the site is within critical basin however no detention has been shown on the PDP. The applicant has been corresponding with District engineers on this requirement and although tentative solutions have been identified they will only be resolved with the Drainage Report.

The District has found that the project meets concurrency requirements and has no objection subject to conditions under #7 of the Standard and Special Conditions in this report.

#### **WASTEWATER RECLAMATION REPORT**

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning request, subject to the rezoning conditions recommended under #8 of the Standard and Special Conditions in this report.

#### **ENVIRONMENTAL QUALITY REPORT**

On behalf of the Pima County Department of Environmental Quality (PDEQ), the Rezoning request has been reviewed for compliance with the Department's requirements for on-site sewage disposal and air quality. The department has no objection provided that the properties are served by private and/or public sewer.

The Department's Air Quality Control District requires that air quality activity permits be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

#### **CULTURAL RESOURCES REPORT**

The applicant has addressed previous cultural resources comments and also sent a copy of the full archaeological report as requested. The language in the Site Analysis report,

Sections I-I and II-N, regarding cultural resources is approved and we have no further comments.

### **NATURAL RESOURCES, PARKS AND RECREATION REPORT**

The applicant will meet the provisions of Zoning Code Section 18.69.090 as required per Section 18.09.050B4 (the Lot Reduction Option provision for recreation areas).

### **UNITED STATES FISH AND WILDLIFE SERVICE REPORT**

To date, staff has not received a response to a request for comments.

### **TUCSON WATER REPORT**

Tucson Water will provide water service to the project site according to the attached letter dated July 14, 2014.

### **SCHOOL DISTRICT REPORT**

Tucson Unified School District reports no concerns pertaining to the site analysis report which contains their January 17, 2014 letter which indicates adequate capacity for schools impacted by the additional 24 detached residences proposed based on projected 2016 enrollments.

### **FIRE DISTRICT REPORT**

Rural/Metro Fire Department comments pertaining to requirements for submittal and review at the plan stage are attached.

### **PUBLIC COMMENT**

To date, staff has not received any written public comments.

### **IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:**

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
5. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
6. Transportation conditions:
  - A. The property shall be limited to one access point onto Harrison Road as shown on the preliminary development plan.

- B. The owner shall dedicate 5 feet of right-of-way for Harrison Road as shown on the preliminary development plan.
7. Flood Control conditions:
- A. First flush retention (retention of the first ½ inch of rainfall) shall be provided for each residential lot as part of the Green Building requirement. This requirement shall be made a condition of each building permit.
  - B. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces associated with the roads. This requirement shall be made a condition of the Site Construction Permit.
  - C. Floodplains, Erosion Hazard Setbacks and Pima County Regulated Riparian Habitat shall be contained in permanently identified open space through easement or dedication.
8. Wastewater Reclamation conditions:
- A. The owner/developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
  - B. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
  - C. The owner/developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
  - D. The owner/developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - E. The owner/developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - F. The owner/developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

9. Adherence to the preliminary development plan as approved at public hearing.
10. Adherence to the natural area set-asides (shaded and cross-hatched areas) shown on Exhibit II-E.1 of the site analysis.
11. Upon the effective date of the Ordinance, the owner(s)/developer(s) of the rezoned property shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and, Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the Certificate of Compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
12. The property owner shall execute and record the following disclaimer regarding Prop 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
13. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Respectfully Submitted,

  
\_\_\_\_\_  
David Petersen, AICP  
Senior Planner

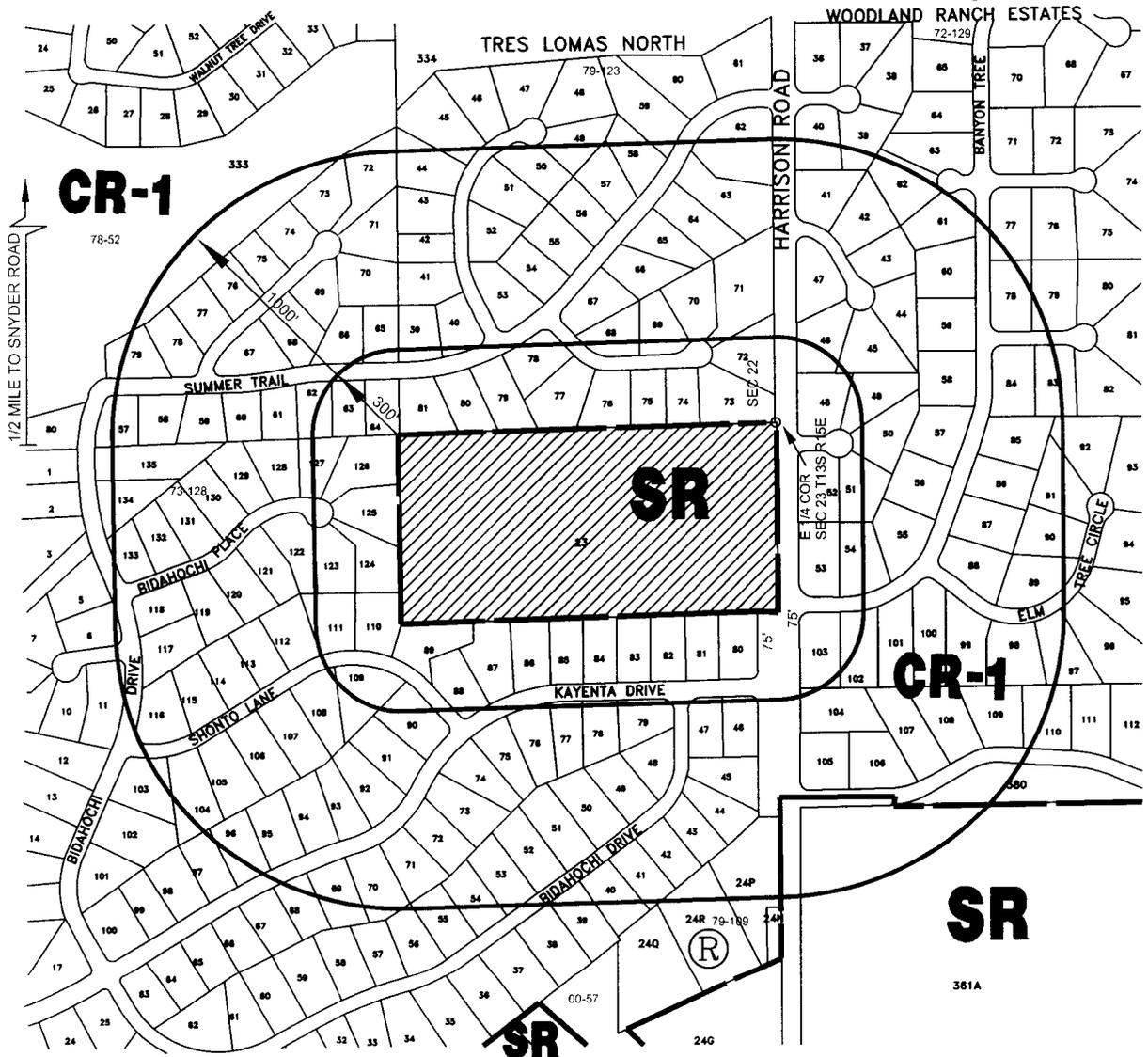
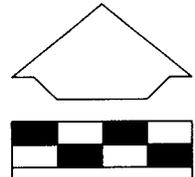
c: J DeGrazia Company, LLC, Attn: Jerry DeGrazia, 4030 N. Painted Quail Place,  
Tucson, AZ 85750-6140  
MJM Consulting, Inc., Attn: Michael Marks, AICP, 7002 E. 4<sup>th</sup> Street, Tucson, AZ  
85710



2012

Co9-14-07 J DE GRAZIA LLC — N. HARRISON ROAD REZONING

PIMA COUNTY COMPREHENSIVE PLAN  
(CD7-00-20)



Area of proposed rezoning from  
Notification area

**SR to CR-1**



BASE MAP 51

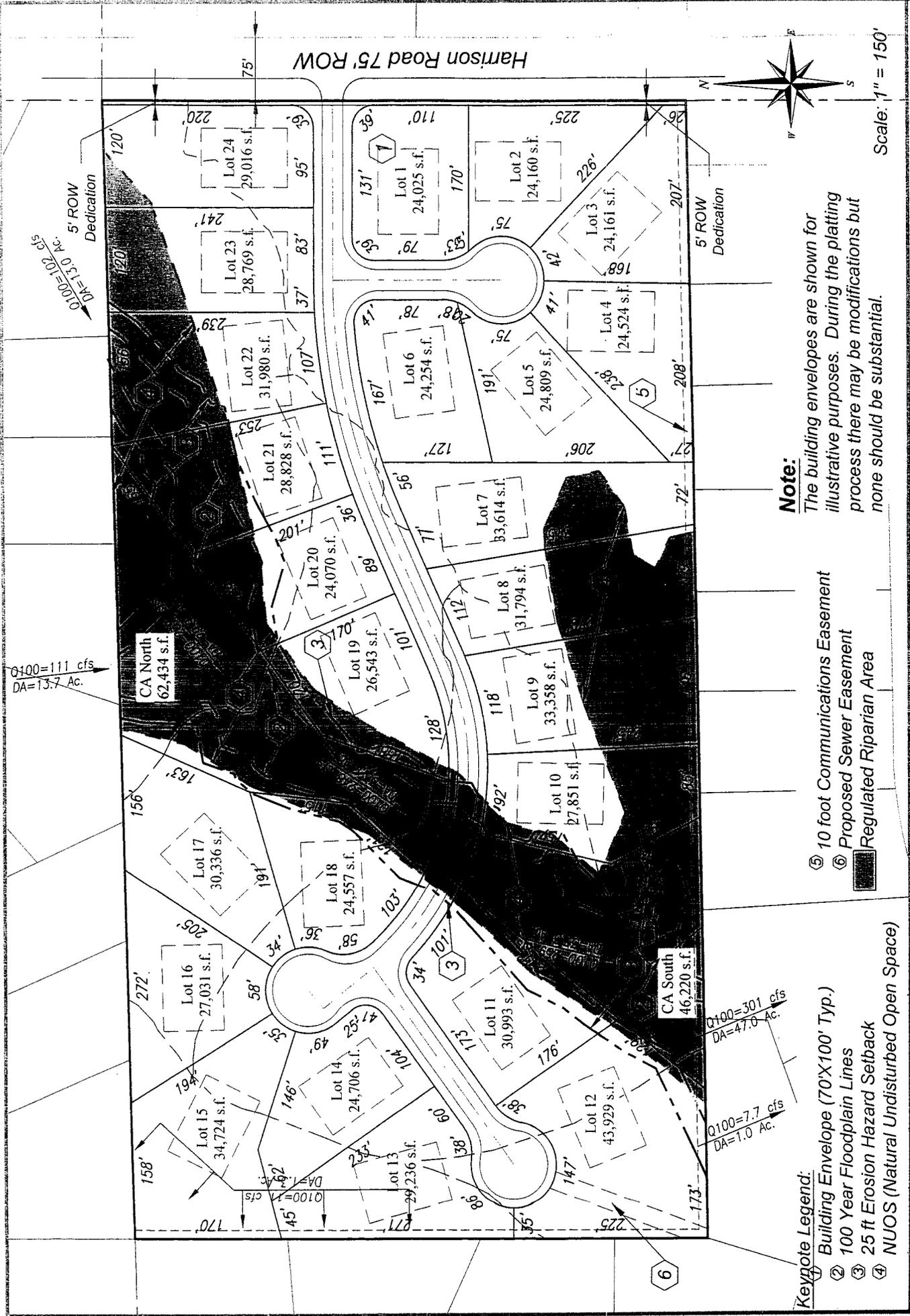
Notes \_\_\_\_\_

Tax codes 114-19-0230  
\_\_\_\_\_

Date 07/02/14  
Drafter DS

File no. C09-14-007  
J DE GRAZIA COMPANY LLC -  
N. HARRISON ROAD REZONING

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



5' ROW Dedication  
 0.002=102 cfs  
 DA=13.0 Ac.

0.000=111 cfs  
 DA=13.7 Ac.

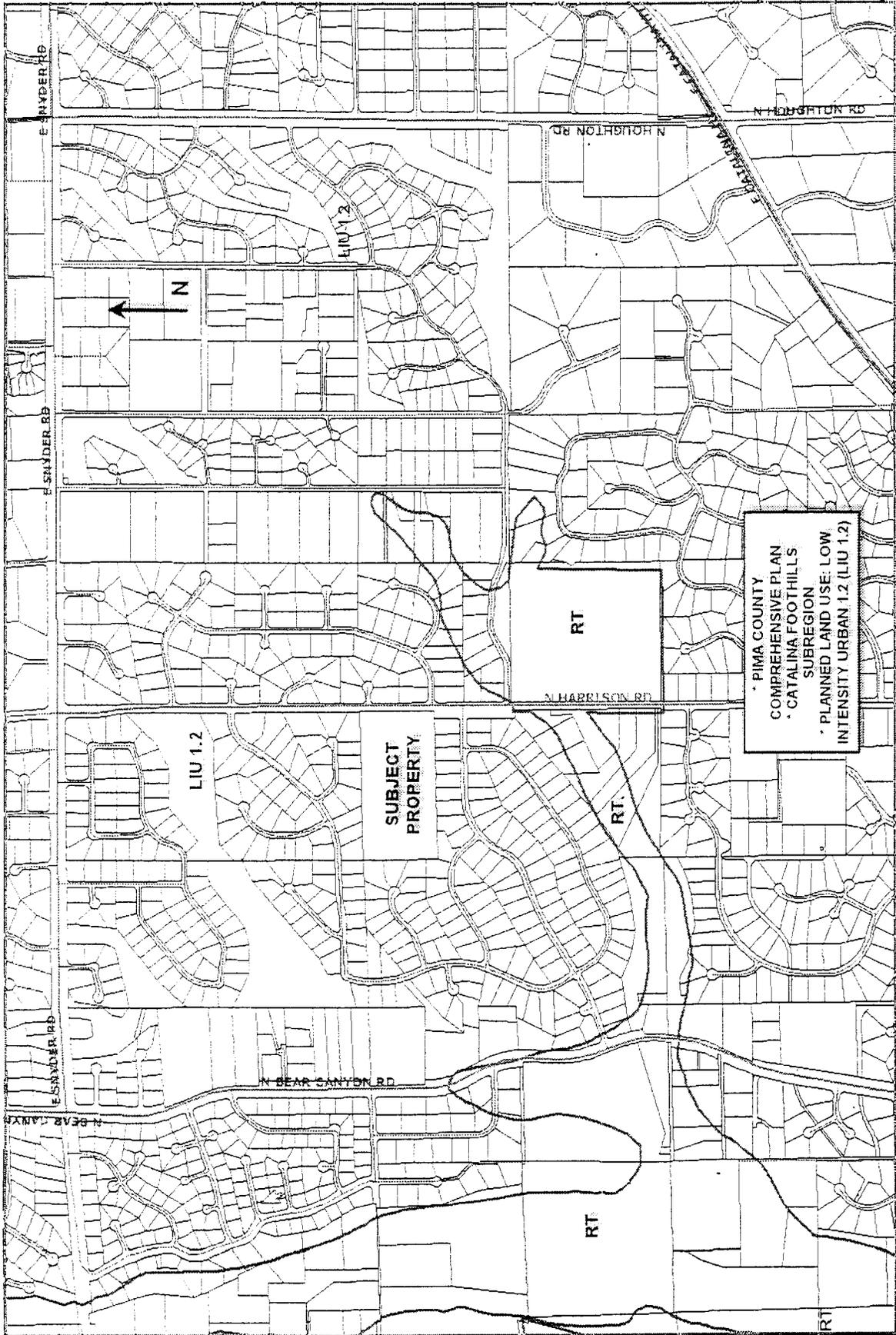
0.000=301 cfs  
 DA=47.0 Ac.

0.010=7.7 cfs  
 DA=1.0 Ac.

**Keynote Legend:**  
 ① Building Envelope (70'X100' Typ.)  
 ② 100 Year Floodplain Lines  
 ③ 25 ft Erosion Hazard Setback  
 ④ NUOS (Natural Undisturbed Open Space)

**Note:**  
 The building envelopes are shown for illustrative purposes. During the platting process there may be modifications but none should be substantial.

- ⑤ 10 foot Communications Easement
- ⑥ Proposed Sewer Easement
- Regulated Riparian Area



E SNYDER RD

E SNYDER RD

E SNYDER RD

N BEAR CANYON RD

N BEAR CANYON RD

N HOUGHTON RD

N HOUGHTON RD

N HARRISON RD

LIU 1.2

LIU 1.2

N



SUBJECT PROPERTY

RT

RT

RT

RT

\* PIMA COUNTY  
COMPREHENSIVE PLAN  
\* CATALINA FOOTHILLS  
SUBREGION  
\* PLANNED LAND USE: LOW  
INTENSITY URBAN 1.2 (LIU 1.2)

## Comprehensive Plan Designation: Low Intensity Urban 1.2

### Low Intensity Urban

#### (Low Intensity Urban 3.0, 1.2, 0.5, and 0.3)

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

Within Low Intensity Urban 3.0 and Low Intensity Urban 1.2, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:

- (a) GC Golf Course Zone
- (b) SR Suburban Ranch Zone
- (c) SR-2 Suburban Ranch Estate Zone
- (d) SH Suburban Homestead Zone
- (e) CR-1 Single Residence Zone
- (f) CR-2 Single Residence Zone
- (g) CR-3 Single Residence Zone
- (h) CR-4 Mixed-Dwelling Type Zone
- (i) CR-5 Multiple Residence Zone
- (j) CMH-1 County Manufactured And Mobile Home-1 Zone
- (k) MR Major Resort Zone

### Low Intensity Urban 1.2

#### 'LIU-1.2' or 'C-1.2' on the Land Use Plan Maps

- (a) Minimum - none
- (b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
  - (i) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or
  - (ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.
- c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
  - (i) Minimum – (none)
  - (ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster option:
    - (1) Gross density of 2.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

**DATE:** July 8, 2014

**TO:** Terrill L Tillman, DSD  
Senior Planner

**FROM:**   
Greg Saxe, Ph.D.  
Env. Plg. Mgr

**SUBJECT:** Co9-14-07 J De Grazia – N Harrison Rd Rezoning

I have reviewed the subject Site Analysis, previously found it to be complete and have the following comments on the subject Rezoning application:

1. The site is impacted by a regulatory watercourse including tributaries and there is Pima County Regulated Riparian Habitat associated with these. The analysis acknowledges the regulatory status of this watercourse. The habitat, floodplain and erosion hazard setbacks have been shown on the existing hydrology exhibit and PDP and since the first submittal regulatory discharges values entering and leaving the site have been added.
2. No drainage complaints have been filed against the property.
3. A satisfactory Preliminary Integrated Water Management Plan has been submitted. One shortcoming is the lack of documentation provided, specifically a letter from the provider that service is available. The plan states that rather than using Table B to identify conservation measures each lot will commit to obtain certification under the County Green Building program using both indoor and outdoor measures.
4. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:
  - a. The site is excluded from although surrounded by the Tucson Water Obligated Service Area. Tucson Water has access to renewable and potable water.
  - b. Per the ADWR Well Inventory those wells within  $\frac{3}{4}$  of a mile had depths to groundwater below 100', with several under 50' however these are private wells and dates tested vary. Per "Mason, Dale, 2014, Technical memo to the Tucson Groundwater Users Advisory Committee, Modeling results of the 2010 Supply and Demand Assessment model projection, Arizona Department of Water Resources" the project appears to be just within the "Active Model Boundary". Between the years 2010 and 2025 groundwater depth is predicted to change between minus 10 to plus 10 and be 25 to 50 feet below the surface by 2025. This new modeling includes updated use projections and reflects a change in localized decline trends associated with wheeling agreements and recharge facilities which have been put in place as well as local pumping management.
  - c. The site is not located within a mapped subsidence zone.
  - d. The nearest Groundwater-Dependent Ecosystem is an intermittent stream and series of springs approximately  $\frac{1}{2}$  mile to the north at the base of the Catalina's and the Sabino Canyon shallow groundwater area begins 1 mile west of the site. The much smaller Tres Lomas shallow groundwater area is .7 miles west as well.
  - e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 400-800 feet.

Pima County's Water Resources Impact Assessment finds that, under existing conditions, the proposed **project will have access to renewable and potable water**. Based upon projections provided in the PIWMP, the small scale of the project and the availability of "renewable and potable" supplies

from other basins the additional water use is not likely to have significant adverse impacts on shallow groundwater areas.

5. The description of the PDP states that detention will not be provided. Furthermore, it is stated that the site will comply with first flush requirements "to the extent necessary". It is acknowledged that the site is within critical basin however no detention has been shown on the PDP. The applicant has been corresponding with District engineers on this requirement and although tentative solutions have been identified they will only be resolved with the Drainage Report.

The District has found that the project meets concurrency requirements and has no objection subject to the following condition:

- a. First flush retention (retention of the first ½ inch of rainfall) shall be provided for each residential lot as part of the Green Building requirement. This requirement shall be made a condition of each building permit.
- b. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces associated with the roads. This requirement shall be made a condition of the Site Construction Permit.
- c. Floodplains, Erosion Hazard Setbacks and Pima County Regulated Riparian Habitat shall be contained in permanently identified open space through easement or dedication.

GS/ES/sm

cc: File

**PIMA COUNTY PLANNING DIVISION  
APPLICATION FOR REZONING**

J DeGrazia Company, LLC See Attachment A  
 Owner Mailing Address Email Address/Phone daytime / (FAX)

Michael Marks, AICP See Attachment A  
 Applicant (if other than owner) Mailing Address Email Address/Phone daytime / (FAX)

See Attachment A 114-19-0230  
 Legal description / property address Tax Parcel Number

20.41 ac. SR CR-1 Catalina Foothills / LU 1.2 / None  
 Acreage Present Zone Proposed Zone Comprehensive Plan Subregion / Category / Policies

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ) printout** showing **current ownership** of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the **entire** rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

May 29, 2014  
Date

Michael Marks  
Signature of Applicant

**FOR OFFICIAL USE ONLY**

J De Grazia Co LLC - Harrison Rd Co9- 14-07  
 Case name

SR CR-1 51 \$9499 1  
 Rezoning from Rezoning to Official Zoning Base Map Number Fee Supervisor District

NA  
 Conservation Land System category

Catalina Foothills / LU 1.2 / None  
 Cross reference: Co9-, Co1-, other Comprehensive Plan Subregion / Category / Policies

Received by HK Date 6-3-14 Checked by \_\_\_\_\_ Date \_\_\_\_\_

131522

# ATTACHMENT A

To The Rezoning Application for the Property  
On the west side of Harrison Road and about a half mile south of Snyder Road

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## OWNER'S NAME, EMAIL ADDRESS/PHONE DAYTIME/FAX

Owner: J DeGrazia Company LLC  
Contact: Jerry DeGrazia  
Address: 4030 N. Painted Qual Place, Tucson Arizona 85750  
Email Address: [jdegrazia@comcast.net](mailto:jdegrazia@comcast.net)  
Daytime Phone: 751-0896  
Fax: 751-1166

## APPLICANT'S EMAIL ADDRESS/PHONE DAYTIME/FAX

Company: MJM Consulting, Inc  
Contact: Michael Marks, AICP  
Address: 7002 E. 4<sup>th</sup> Street, Tucson Arizona 85710  
Email Address: [mjmconsulting@cox.net](mailto:mjmconsulting@cox.net)  
Daytime Phone: 241-8876

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## LEGAL DESCRIPTION

The N2 of the NE4 of the SE4 of Section 22 of Township 13 South, Range 15 East, excluding the southerly 30 feet.

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# THE DEGRAZIA COMPANY

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May 28, 2014

Mr. Chris Poirier, Assistant Planning Director  
Pima County Department of Development Services -  
Planning Division  
201 N. Stone Ave, 2nd Floor  
Tucson, Arizona 85701

Re: Rezoning of Parcel 114-19-0230 on the west side of Harrison Road & about a half mile south of Snyder Road

Dear Mr. Poirier:

Please consider Michael Marks, AICP of MJM Consulting, Inc. as duly authorized to act on behalf of the ownership in processing a rezoning for the above referenced property. If you have any questions please do not hesitate to call me at 751-0896. I am the Managing Member, and the only Member, of the J. DeGrazia Company, LLC. As such I am signing on behalf of this limited liability company.

Thanks.

Sincerely,

Jerry DeGrazia, Managing Member  
J. DeGrazia Company, LLC

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CITY OF  
TUCSON  
Tucson Water  
Department

July 14, 2014

MJM Consulting, Inc.  
7002 E 4th Street  
Tucson, AZ 85710

Attn: Michael Marks

**SUBJECT: Water Availability for project: Harrison Road Rezoning, APN: 114190230, Case #:** WA1562, T-13, R-15, SEC-22, Lots: 9999, Location Code: UN1, Total Area: 20.2ac  
**Zoning: SR**

**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) designation 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,

*Richard A. Sarti*  
Richard A. Sarti, P.E.  
Interim Engineering Manager  
Tucson Water Department

RS:ka

CC File

NEW DEVELOPMENT • 1100 ROSSELL • TUCSON, AZ 85706-7100  
TEL: (520) 791-2501 • FAX: (520) 791-2502 • WWW.CITYOF.TUCSON.AZ.GOV





**TUCSON UNIFIED SCHOOL DISTRICT**  
 Department of Engineering, Facilities and Planning  
 Planning Services Section  
 2025 East Winsett Street  
 Tucson, Arizona 85719  
 (520) 225-4949  
 (520) 225-4939 (fax)



To: Michael Marks, AICP  
 MJM Consulting, Inc.

From: Shaun Brown  
 Planning Technician

Ex. II-L.2

Date: January 17, 2014

Re: Case/Project #:  
 Project Name: DeGrazia Harrison Rd.  
 New Units: 24

IMPACTED SCHOOLS	CAPACITY	PROJECTED 2016 ENROLL	ADDITIONAL STUDENTS FROM PROJECT	PROJECTED ENROLL WITH PROJECT	STUDENTS EXCEEDING CAPACITY
Collier Elementary	460	196	6	202	-258 / -56%
Magee Middle	720	693	3	696	-24 / -3%
Sabino High	1950	993	4	997	-953 / -49%

Response:

Based on projected enrollment at TUSD, there is capacity to absorb the impact of proposed twenty-four single-family detached residential homes.



# Rural/Metro Fire Department

www.rmfire.com

July 21, 2014

Pima County Development Services  
Planning Division  
201 N. Stone Avenue, Second Floor  
Tucson, AZ 85701  
Attn.: David Peterson, Senior Planner

RE: Case Co9-14-07 J De Grazia Company LLC – N. Harrison Road Rezoning

Dear David,

The Rural/Metro Fire Department has reviewed the submittal for the above referenced case and has the following comments to the rezoning request:

1. As the development continues into the plan stage, the applicant will be required to submit plans to our fire prevention department for review of fire code compliance. This review will cover fire flow and fire hydrant requirements, fire department access, fire sprinklers, fire alarm systems and all other applicable fire code requirements. As of April 7, 2007 the 2003 edition of the International Fire Code shall be the applicable fire code for this project.

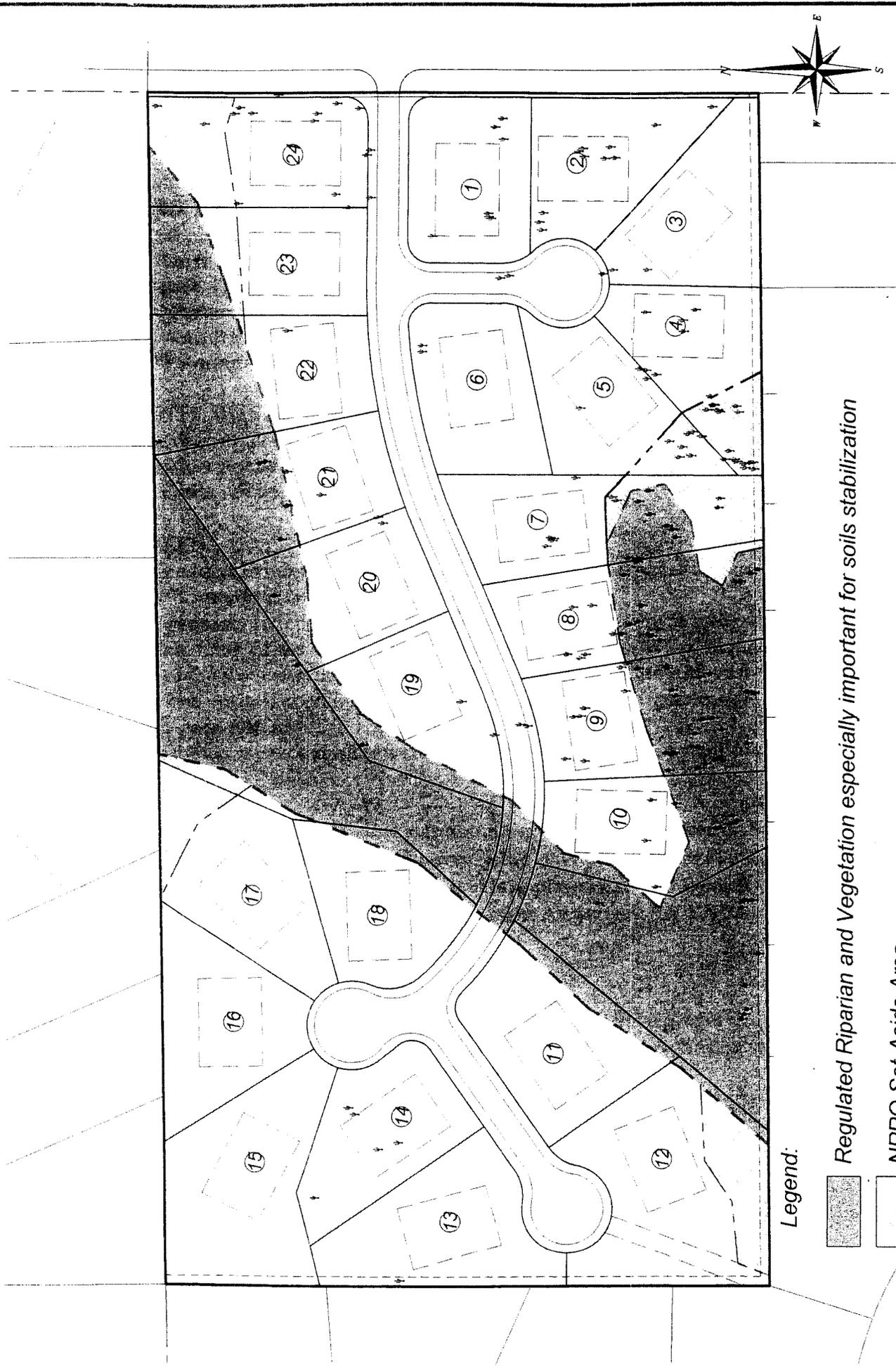
If I can be of any further assistance on this matter you may contact me at 981-0280.

Sincerely,

William F. Trench  
Deputy Fire Marshal/Battalion Chief  
Rural/Metro Fire Department

3759 N. Commerce Drive  
Phone (520) 297-3600

Tucson, Arizona 85705  
Fax (520) 797-1825



Legend:

 Regulated Riparian and Vegetation especially important for soils stabilization

 NPPO Set-Aside Area

**MJMM**  
**CONSULTING, INC.**  
 Land Planning and Development Services  
 7002 E. 4th Street, Tucson, Arizona 85710 Phone: 520-885-5021

Far Hills on Harrison Road  
 Parcel No. 114-19-0230  
 Section 22, Township 13 S, Range 15 E, Pima County, Arizona

Exhibit II-E.1  
 Biological Resources Map