



DEPARTMENT OF TRANSPORTATION  
201 NORTH STONE AVENUE, FOURTH FLOOR  
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## Memorandum

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Date: November 17, 2014  
To: Chris Poirier, Pima County Development Services  
From: Jeanette N. De Renne, AICP, Pima County Department of Transportation  
Subject: Co9-14-09 River Road Rezoning

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The Department of Transportation has no objection to this rezoning request. The request is to expand the existing development at the northeast corner of River Road and Oracle Road. Access to this site is via River Road as shown on the PDP. This rezoning site will be restricted to one access on River Road with joint access to the east and west. This will provide for sufficient internal circulation, while maximizing safety on River Road. The existing access to the development on Oracle Road will also be relocated, as approved by ADOT. The PDP proposes to move this access point north of the intersection. DOT fully supports this relocation as it creates a safer maneuver for automobile, bus, and bicycle traffic in this heavily travelled area.

Trip generation for this proposal 1,476 ADT new trips. Trip distribution is split 50 percent on River Road and 50 percent on Oracle Road for exiting trips, and 75% River Road and 25% Oracle Road for entering trips. Oracle Road is functioning well under capacity at a LOS C. The post development count will be 47,900 ADT while capacity is 59,900ADT. River Road is overcapacity; however this expansion will represent an increase of less than 1% for the daily traffic on River Road. Therefore, the Department of Transportation has a secondary concurrency concern, but this represents an infill project and will not significantly contribute to the overcapacity condition of River Road. Furthermore, the relocation of the access points will create a safer and more efficient situation on River Road.

Bike lanes are already present on both River Road and Oracle Road and will not be changed as a result of this development.

DOT recommends the following conditions.

- A Traffic Impact Study shall be submitted for review and approval by the Department of Transportation. Offsite improvements determined necessary as a result of the Traffic Impact Study shall be provided by the property owner/developer.
- The property owner/developer shall provide the following offsite improvements to River Road
  - a. Expansion or redesign of the right turn lane on westbound River Road
  - b. Closing the existing curb cut on River Road as shown on the PDP.

- Written certification from Arizona Department of Transportation, stating satisfactory compliance with all its requirements shall be submitted to Development Services Department prior to approval of a Site Development Permit.
- The property shall be limited to 1 access points located on River Road as shown on the preliminary development plan.
- Access shall be designed to provide cross access between the rezoning site and the adjacent property to the east and west. Cross access easements shall be provided by the property owner for all affected portions of the rezoning site to adjacent properties.