PIMA COUNTY
DEVELOPMENT SERVICES

CONCURRENT PLAN AMENDMENT AND REZONING

PLANNING AND ZONING COMMISSION

STAFF REPORT

HEARING DATE	August 27, 2014
CASES	Co7-14-07 and Co9-14-08 – PRD Investments, LLC – N. Houghton Road Concurrent Comprehensive Plan Amendment/Rezoning
SUBREGION	Catalina Foothills
DISTRICT	1
LOCATION	The property is located approximately three-fourths of a mile north of Snyder Road at the end of North Houghton Road.
ACREAGE	0.92+/-
REQUEST	To amend the Pima County Comprehensive Plan from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU 1.2) and to rezone the subject property from SR (Suburban Ranch) to CR-1 (Single Residence) zone for one single family residence.
OWNER	PRD Investments, LLC
AGENT	The WLB Group, Inc. Gary Grizzle

APPLICANT'S REQUEST

The applicant is requesting a concurrent comprehensive plan amendment and rezoning for a .92+/- acre of land located at the end of North Houghton Road approximately three-fourths of a mile north of Snyder Road for one single family residence. The current comprehensive plan Resource Transition (RT) designation and existing Suburban Ranch (SR) zoning does not allow for a single family residence on a parcel of land less than 3.3 acres. The subject property was originally developed as a water utility which is not subject to the established minimum lot sizes in the zoning code, hence the creation of the undersized parcel of land in the RT land use and SR zone. The adjacent property's comprehensive plan designation RT and SP (Specific Plan) zoning allow for single family residences on parcels of land with a similar lot size as the subject property. The proposed plan amendment to LIU 1.2 (Low Intensity Urban 1.2) and rezoning to CR-1 (Single Residence) would provide the opportunity for similar residential density as those in the neighborhood. The proposed single family residence will be placed on a portion of the property that was previously graded and will be accessed from Houghton Road.

STAFF REPORT SUMMARY *(Staff suggests that each case receive a separate recommendation and vote.)*

Comprehensive Plan Amendment – Co7-14-07

Staff recommends **APPROVAL** for **Low Intensity Urban 1.2 (LIU 1.2) with Rezoning Policies (RP)**. The proposed use should have minimal impacts on the surrounding properties and is not in conflict with any of the policies of the Comprehensive Plan for the area. Staff is requesting the following policy to be implemented as a rezoning condition (proposed as rezoning condition #3) which is intended to limit the allowable height of the single family residence within the

proposed CR-1 zoning district to lessen the potential impact to the surrounding properties.

1. The maximum height of the single family residence is 24 feet as measured in Section 18.03.020.B.7 of the Pima County Zoning Code.

Rezoning – Co9-14-08
Staff recommends **APPROVAL WITH CONDITIONS** for a **rezoning** from **SR to CR-1** subject to the standard and special conditions.

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. Submit a title report (current within 60 days) to Development Services evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. A new comprehensive plan amendment and separate rezoning is required for a change of zoning.
3. The maximum height of the single family residence is 24 feet as measured in Section 18.03.020.B7 of the Pima County Zoning Code.
4. Adherence to the sketch plan as approved at public hearing.
5. Transportation conditions:
   A. The owner shall file an application for abandonment of public right-of-way for Houghton Road (book 4918, page 77) from the property line of the rezoning site to the easement approximately 1,200 feet south. Once abandoned, the land shall be incorporated into the site and serve as the private driveway for the rezoning site.
   B. The owner shall record a 15-foot pedestrian access easement along the north and east property boundaries to provide pedestrian connectivity between the surrounding subdivisions.
6. Upon the effective date of the Ordinance, the owner(s) 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) shall record a covenant, to run with the land, memorializing the terms of this condition.
7. Wastewater conditions: At the time a tentative plat, development plan or request for building permit is submitted for review, the property owner shall either:
   A. Propose that all new development within the rezoning area will connect to the public sewer system, or
   B. Demonstrate that connecting all or portions of the rezoning area to the public sewer system is impractical, and that the soils in all or portions of the rezoning area are suitable for the use of on-site sewage disposal systems.
8. 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.

9. The property owner shall execute and record the following disclaimer regarding Proposition 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)."

EXISTING LAND USE DESIGNATION AND ZONING

The subject property was previously developed as a City of Tucson water reservoir site and is currently vacant. A portion of the property was graded for the utility use. The property is used by nearby residents as an unauthorized primitive pedestrian trail. The applicant is proposing to develop the site with one single family residence to be located mostly within the previously disturbed areas. A 15-foot wide pedestrian trail easement will be provided on the north and east property boundaries for continued enjoyment of the walking path by nearby residents.

SURROUNDING LAND USE DESIGNATIONS

North	RT	Developed/Undeveloped Residential with Open Space
South	RT	Golf Course
East	RT	Developed Residential
West	RT	Golf Course/Developed Residential

SURROUNDING ZONING/EXISTING LAND USE

North	SP (Specific Plan)	Developed/Undeveloped Residential
South	SP	Developed Residential
East	SR	Developed Residential
West	SP	Golf Course/Developed Residential

The area is characterized by high to low density residential uses with a golf course and associated club house. North of the subject property is the Sabino Estates at Sabino Springs subdivision which borders the Coronado National Forest. There is a school in the nearby vicinity. Nearest shopping and services are located near Catalina Highway and Tanque Verde Roads several miles south of the subject property.

PLANNING REPORT

The Pima County Zoning Code Section 18.89.041.C allows for a concurrent comprehensive plan amendment and rezoning if there will be minimal impacts to surrounding properties. A concurrent application is not subject to the restrictive submittal period that a standard plan amendment application is. The concurrent comprehensive plan amendment and rezoning is not in conflict with any special area or rezoning policies, nor has there been a previous concurrent plan amendment/rezoning. A preliminary development plan is not required. The perimeter of the property abuts the Sabino Estates at Sabino Springs subdivision to the north and the Sabino Heights at Sabino Springs subdivision and golf course to the west and south. All of Sabino Springs is zoned SP (Specific Plan) and the existing density is equivalent or less than the requested rezoning. A concurrent plan amendment/rezoning would preclude future applications for a zoning district that is more intense. Any future changes would require a separate comprehensive plan amendment and rezoning.

The subject property is located within the Buffer Overlay Zone (BOZO) which preserves and protects the characteristics of public preserves while permitting the reasonable use of land. A

rezoning of property in the BOZO requires a minimum of 50% of land to be preserved as natural open space. The northeast corner of the property is located within the Multiple Use Management area of the Maeveen Marie Behan Conservation Lands System (MMBCLS) which requires 66 2/3% set-aside of natural undisturbed open space on site. The applicant has proposed on site conservation of 66.67% of the MMBCLS and 50% of the subject property for the Buffer Overlay zone set-aside natural area. The two conservation areas are not calculated separately. The MMBCLS conservation area is included in the area calculation for the BOZO requirement.

The subject property will be accessed by Houghton Road. The Department of Transportation is requesting that the approximately 1,200 feet of the undeveloped portion of Houghton Road be abandoned as there are no plans to improve the remaining segment of Houghton Road. This abandonment will allow the property owners to retain ownership of their private driveway.

Co7-13-09 Comprehensive Plan Amendment from RT to LIU 1.2

Staff *recommends approval* with a rezoning policy (limiting the height to 24 feet) to amend the planned land use designation from RT to LIU 1.2. The LIU 1.2 designation promotes a residential density similar to existing adjacent residential neighborhoods. The site is located approximately 800 feet south of the Coronado National Forest in environmentally sensitive hillside areas that contain heavily vegetated saguaros, mesquite trees, and common native cacti. While the existing RT designation promotes protection of environmentally sensitive lands and buffers to preserves, the applicant has provided on site conservation of 66 2/3% of the Multiple Use Management area of the MMBCLS and 50% of the subject property for the Buffer Overlay zone set-aside natural area. This request does not interfere with the established goals of the existing land use and supports the goals of the proposed LIU 1.2 land use designation which promotes residential uses at densities consistent with resource-based characteristics.

Co9-13-04 Rezoning from SR to CR-1

Staff *recommends approval* of the rezoning from SR to CR-1 zoning. Rezoning condition #3 implements the comprehensive plan policy by limiting the height of the single family residence to 24 feet as the subject property elevation is lower than some of the surrounding properties. This limitation helps ameliorate the possible impact to adjacent properties views. The Sabino Heights at Sabino Springs subdivision and golf course to the south and west contain properties with a much higher density than the proposed. The minimum lot size in the Sabino Heights subdivision is 5,000 square feet. The Sabino Estates at Sabino Springs subdivision to the north typically has equivalent lot sizes and densities as the subject property.

PREVIOUS REZONING CASES ON PROPERTY AND THE GENERAL AREA

There has not been a previous rezoning request for the subject property. The surrounding Sabino Springs surrounding area properties were rezoned in 1990 by the adoption of a specific plan for the area.

AGENCY/DEPARTMENT COMMENTS

Regional Flood Control District (PCRFCD) Comments

The Regional Flood Control District (District) has reviewed the request and have the following comments:

1. The site contains no mapped watercourses, floodplains or riparian habitat.
2. No drainage complaints are on file regarding the site.
3. Water Supply Impact Review (WSIR), Water Supply Impact Analysis, and Preliminary Integrated Water Management Plans are not required for sites less than 4 acres.

In conclusion, the District has no objection or recommended rezoning conditions.

Department of Transportation (PCDOT) Comments
The Pima County Department of Transportation has no objection to the proposed rezoning/comprehensive plan amendment submittal subject to rezoning conditions #5A-B. Transportation concurrency is not an issue for this site. The roads in the vicinity are operating below capacity and this proposed single family home will only generate 10 ADT. The property is located at the northern terminus of Houghton Road, approximately ¾ of a mile north of the intersection of Houghton Road and Snyder Road.

Access to the site is shown off of Houghton Road. North of Snyder Road, Houghton is paved for approximately 2,600 feet to a paved access easement that was recorded on the Estrella Vista Estates plat (Book 33, Page 58). Houghton transitions to a dirt road for 1,200 feet where it terminates at this site. There is approximately 60 feet of access from Snyder Road north to this site. A 30 foot access easement was dedicated as part of the Estrella Vista Estates subdivision, and the remaining 30-feet was deeded to the county in 1974 as roadway right-of-way. No other residential properties use this section of Houghton Road for direct access.

The applicants are proposing a 15-foot pedestrian easement along the northern and eastern property boundaries to allow pedestrian access to continue between the Sabino Estates subdivision and the Estrella Vista Estates subdivision.

Houghton Road, south of Snyder Road is a paved two lane, county maintained, urban minor arterial. The roadway has paved shoulders without curbs, bike lanes, or sidewalks. Houghton Road is designated as a Scenic Major Rout 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.

Snyder Road is a paved, two lane, county maintained, urban minor arterial. It is designated as a Scenic Major Route on the Pima County Major Street and Routes Plan with a planned future right-of-way of 150 feet. There are no bike lanes or sidewalks on Snyder Road. The most current traffic count for Snyder Road between Houghton Road and Harrison Road is 3,000 ADT, and the capacity is approximately 15,930 ADT.

Regional Wastewater Reclamation Department (PCRWRD) Comments
The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the proposed amendment and rezoning request and offers the following comments for your use:

The proposed plan amendment/rezoning area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. The Applicant is proposing utilization of a private on-site disposal system, though connection to public sewer is available approximately 150 feet northwest of the property line. The subject property is also at the higher elevation than the existing public sewer which makes it gravity accessible to the public sewer.

Given the size of the parcel and its proximity to the existing public sewer, the subject property is

required to connect to the public sewer or obtain a waiver to use on-site sewage disposal system, according to the following Pima County Code of Ordinances:

Pursuant to Pima County, Arizona, Code of Ordinances, Title 7.21.027.A (Minimum lot size): 'No on-site disposal system shall be approved or installed on a single-family residential lot of less than one acre, including easements and designated rights-of-way.'

Pursuant to Pima County, Arizona, Code of Ordinances, Title 7.21.037.D (Certificate of approval to construct an on-site disposal system): 'If a public sewer with available capacity is located within two hundred feet of the property line of the parcel for which the certificate of approval is sought, the applicant shall be denied.'

Pursuant to Pima County, Arizona, Code of Ordinances, Title 7.21.037.E: 'A waiver of the requirement in subsection D (7.21.037.D) may be granted when the environmental officer finds that the public health and the environment can be adequately protected and that any of the following conditions apply:

1. The sewer is not accessible by recorded legal access; or
2. The sewer is not accessible by gravity; or
3. The cost of connecting to an adequate public sewer, calculated from the nearest point on the applicant's property line to the public sewer and excluding any sewer connection fees, is greater than two times the cost of installing an on-site disposal system; or
4. Other physical characteristics of the property make connection to the public sewer unreasonable.

The PCRWRD has no objection to the proposed comprehensive plan amendment and finds the proposed land use to be compatible with the surrounding land uses.

PCRWRD has no objection to the proposed rezoning request but adds rezoning conditions #7A-B.

Department of Natural Resources, Parks and Recreation (NRPR) Comments
NRPR have no objection or comment.

Department of Environmental Quality (PCDEQ) Comments
PCDEQ have no comment.

Cultural Resources Program Comments
Cultural Resources have no comment.

United States Fish & Wildlife Service Comments
No comments have been received.

Water Provider Comments
No comments have been received.

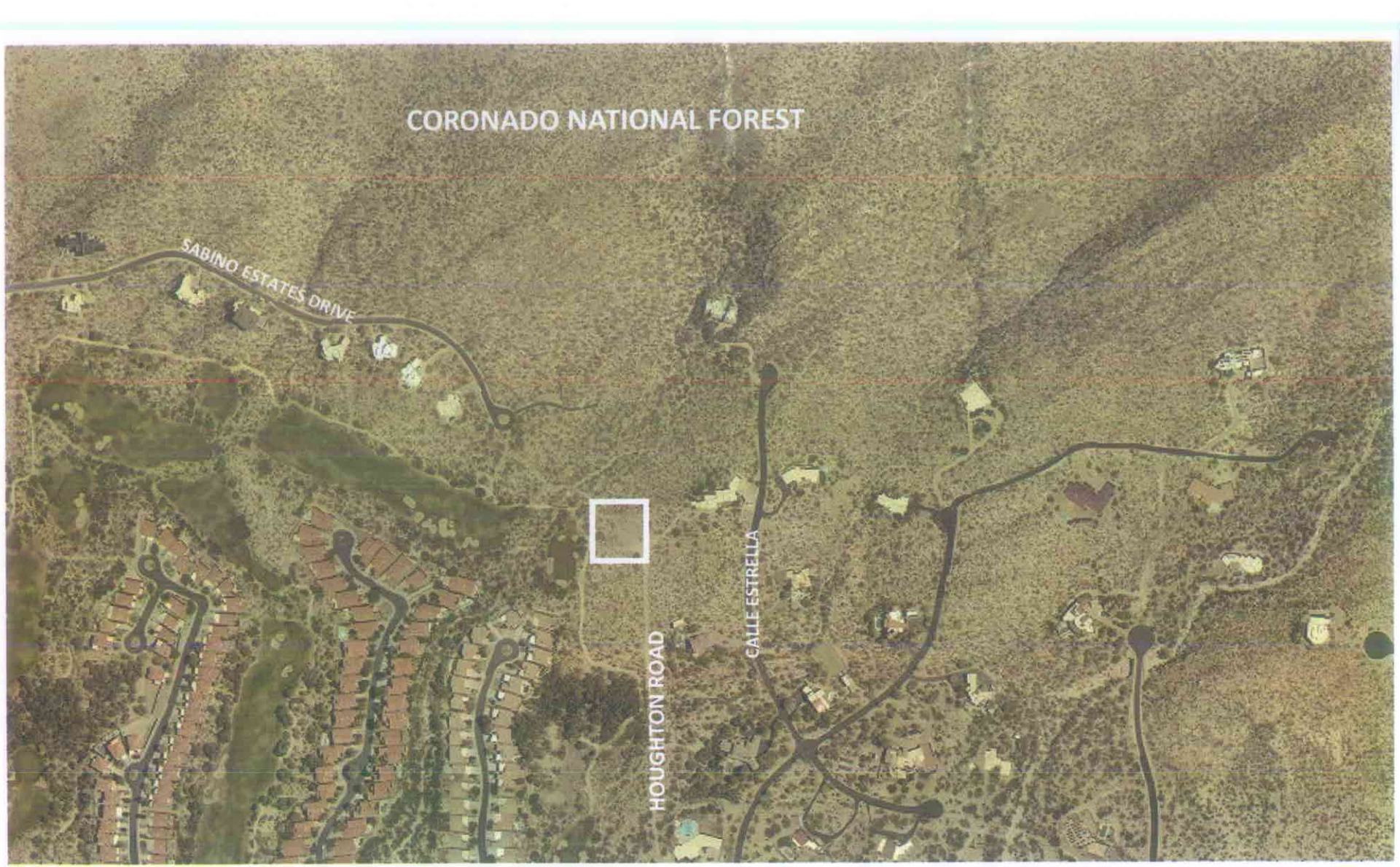
Rural/Metro Fire Department Comments
The Rural/Metro Fire Department has reviewed the submittal for the above referenced case and has no objections or comments to the rezoning request.

Public Comments
No comments have been received to date.

Respectfully,

Terrill L. Tillman
Senior Planner

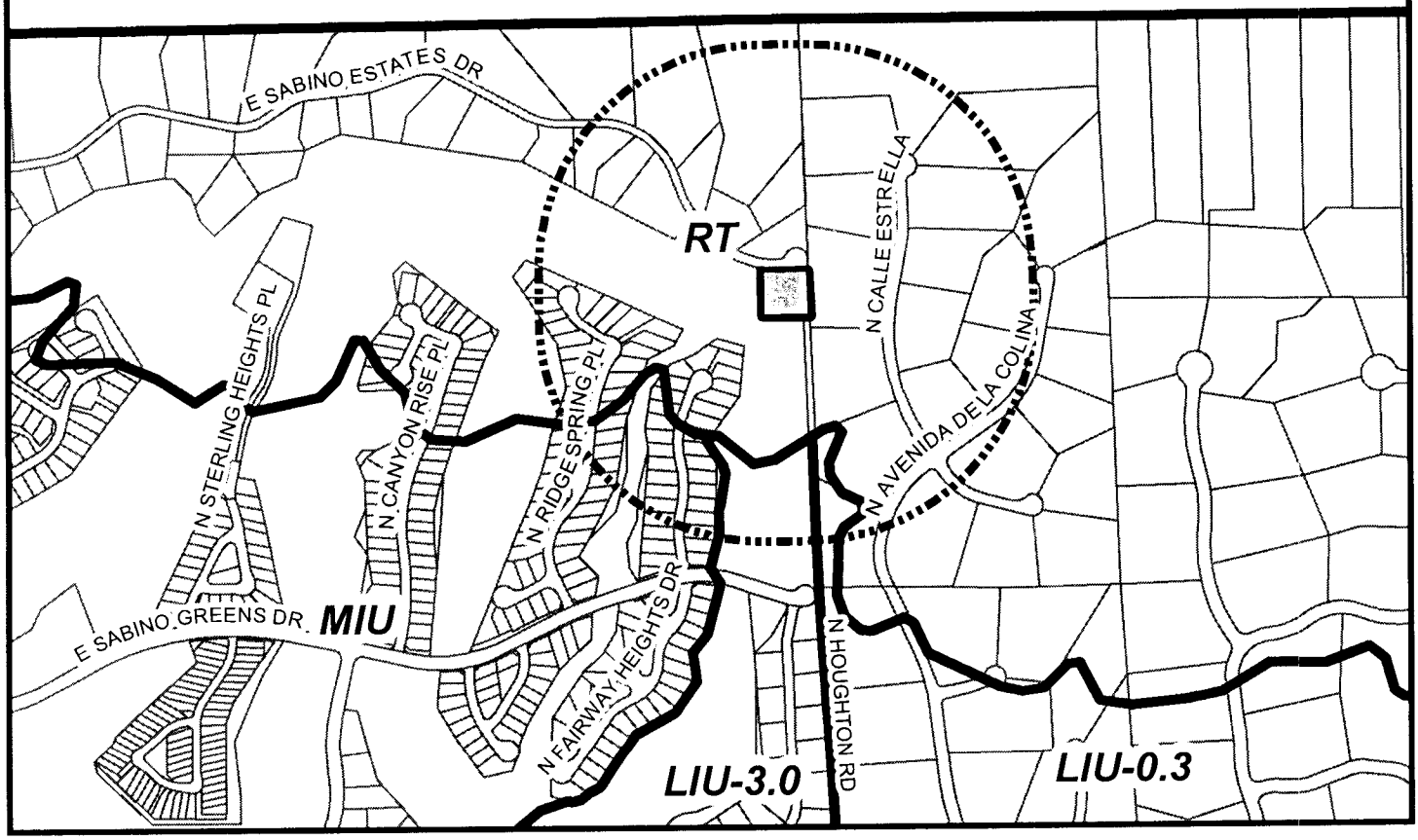
CP/TT
cc: The WLB Group, Gary Grizzle



Co7-14-07/Co9-14-08 PRD INVESTMENTS LLC — N. HOUGHTON ROAD CONCURRENT COMPREHENSIVE PLAN/REZONING CASE 2014

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 355 710 1,420 Feet

1000' Buffer | Planned Land Use | Amendment Area

Taxcode:
114-07-0520

Co7-14-07 PRD INVESTMENTS LLC - N. HOUGHTON ROAD CONCURRENT PLAN AMENDMENT

Request: Resource Transition (RT) to
Low Intensity Urban 1.2 (LIU-1.2) 0.92 Acres +/-

Location:
Three-quarters of a mile north of E Snyder Road at end of N Houghton Road

Catalina Foothills Subregion
Section 14, Township 13 South, Range 15 East

Planning and Zoning Commission Hearing: August 27, 2014

Board of Supervisors Hearing: September 16, 2014 (projected).

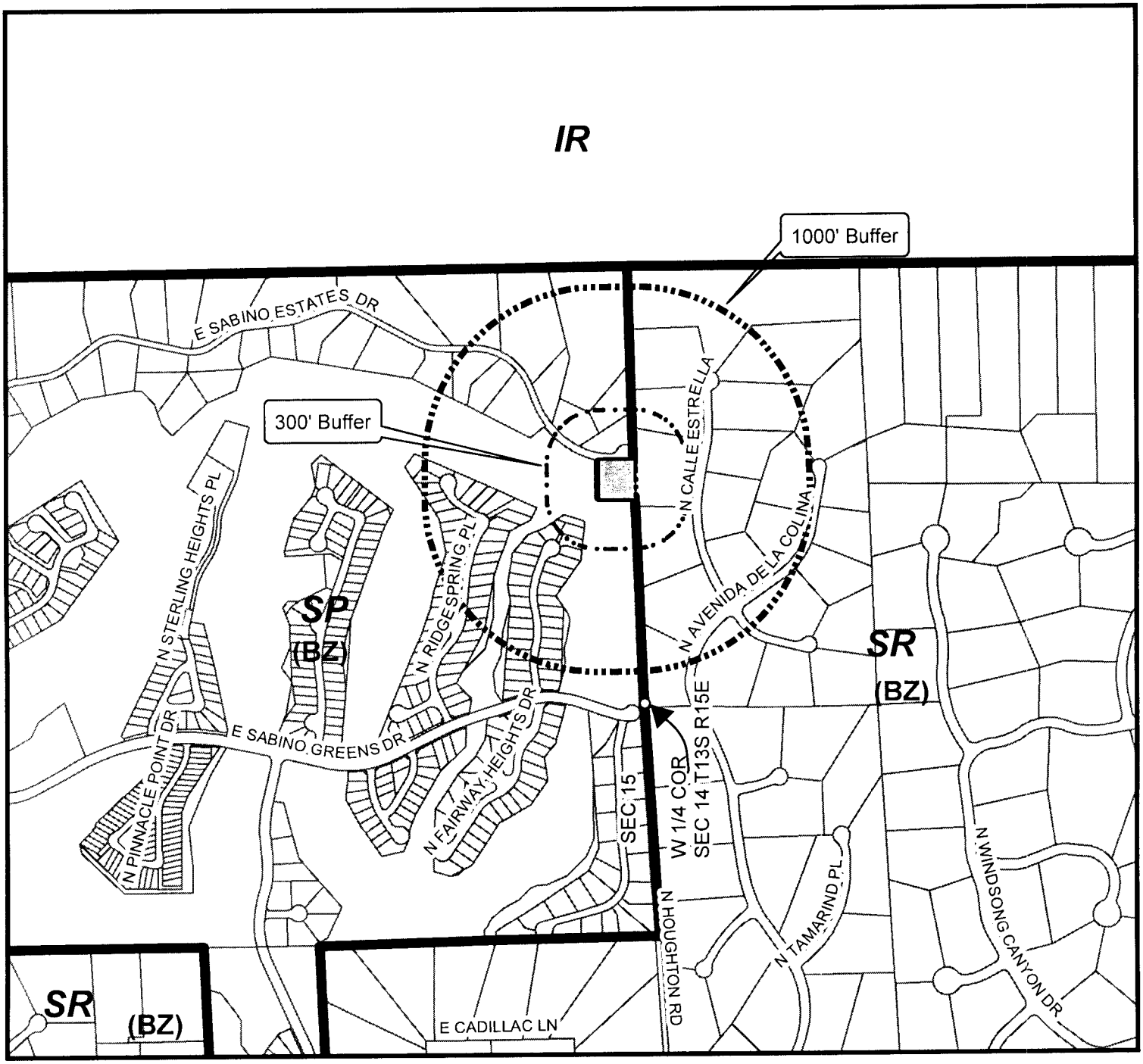
Map Scale: 1:10,000

Map Date: August 6, 2014

North

X \Concurrent Comp Plan and Rezoning...\Co7-14-07\maps \\ dms

Case #: Co9-14-08
PRD INVESTMENTS LLC - NORTH HOUGHTON ROAD REZONING
Tax Code(s): 114-07-0520



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY DEVELOPMENT SERVICES

Notes: CO7-14-07/CO9-14-08 CONCURRENT COMPREHENSIVE PLAN/REZONING CASE		
PIMA COUNTY COMPREHENSIVE PLAN (CO7-00-20)		
Planning & Zoning Hearing: 09/24/14 (scheduled)	Board of Supervisors Hearing: 10/14/14 (projected)	
Base Map(s): 83	Map Scale: 1:10,000	Map Date: 08/15/2014

N W E S

X:_Shared Data\Concurrent Comp Plan and Rezoning\2014 CompPlan_Rezoning\Co7-14-07 + Co9-14-08\Gis\CO9-14-08 noticearea August.mxd

PIMA COUNTY PLANNING DIVISION
APPLICATION FOR CONCURRENT COMPREHENSIVE PLAN AMENDMENT / REZONING

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): DAP Springs, LLC
DAYTIME PHONE: 520-529-1515 **FAX:** 520-529-9040
ADDRESS: 6700 N. Oracle Rd., Ste. 100, Tucson, AZ 85704
E-MAIL: stever@russolaw.net
APPLICANT (if other than owner): The WLB Group, Inc.
DAYTIME PHONE: 520-881-7480 **FAX:** 520-881-7492
ADDRESS: 4444 E. Broadway, Tucson, AZ 85711
E-MAIL ggrizzle@wlbgroup.com

TAX CODE NO(S): 114-07-0520
TOTAL ACRES: 0.92
GENERAL PROPERTY LOCATION: North end of Houghton Road

ZONING BASEMAP(S): -- **BOARD OF SUPERVISORS DISTRICT:** 1 (Ally Miller)
EXISTING LAND USE: Vacant Land
CONSERVATION LANDS SYSTEM CATEGORY(S): Multiple Use Management Area (0.92 ac)

SECTION II. COMPREHENSIVE PLAN AMENDMENT AND ZONING REQUEST INFORMATION

COMPREHENSIVE PLAN SUBREGION(S): CF - Catalina Foothills
CURRENT/CONDITIONAL ZONING AND ACREAGE(S): SR-Suburban Ranch (0.92 ac)
PROPOSED USE OF THE PROPERTY: Single family residential

PROPOSED ZONING AND ACREAGE(S) CR-1 (0.92 ac)
CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): RT-Resource Transition (0.92 ac)

REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S):
LIU - 1.2 (Low Intensity Urban 1.2) - (0.92 ac)

SPECIAL AREA (S) OR REZONING POLICIES (RP) BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY: NA

SPECIAL AREA (S) OR REZONING (RP) POLICIES PROPOSED AS PART OF THE COMPREHENSIVE PLAN AMENDMENT / REZONIG REQUEST: None

IF MORE THAN ONE LOT WOULD BE CREATED BY THIS REZONING, HOW WILL ALL-WEATHER ACCESS BE PROVIDED TO THESE LOTS FROM A DEDICATED PUBLIC ROAD? (E.G. DIRECT ACCESS, EXISTING EASEMENT, NEW EASEMENT, ETC.): NA

WHAT IS THE MAXIMUM PROPOSED BUILDING HEIGHT? 25 feet **NUMBER OF STORIES:** 1

PROVIDE AN ESTIMATE OF WHEN PROPOSED DEVELOPMENT WILL BE STARTED AND COMPLETED.
Starting date: 4th Quarter of 2014
Completion date: 2nd Quarter of 2015

IF THE PROPOSED DEVELOPMENT IS COMMERCIAL OR INDUSTRIAL:

a. How many employees are anticipated? NA
b. How many parking spaces will be provided? NA
c. What are the expected hours of operation? NA
d. Will a separate loading area be provided? NA
e. Approximate size of building (sq. feet)? NA

IF THE PROPOSED DEVELOPMENT IS AN INDUSTRIAL PROJECT, STATE THE INDUSTRIAL WASTES THAT WILL BE PRODUCED AND HOW THEY WILL BE DISPOSED OF. (DISCUSS THE MEANS OF DISPOSAL WITH THE WASTEWATER MANAGEMENT DEPARTMENT AT 740-6500 OR THE DEPARTMENT OF ENVIRONMENTAL QUALITY AT 740-3340.)

NA

IF THERE ARE ANY NATURAL DRAINAGEWAYS ON THE SUBJECT PROPERTY, STATE IF NATURAL DRAINAGE PATTERNS WOULD BE ALTERED BY THE PROPOSED DEVELOPMENT, AND WHAT TYPE OF ALTERATION IS PROPOSED. (NOTE: For information regarding flood control requirements, call the Regional Flood Control District, 243-1800.)

NA

WILL A SEPTIC SYSTEM OR PUBLIC SEWER BE USED FOR THE PROPOSED DEVELOPMENT? Septic

IF SEPTIC IS TO BE USED, STATE WHETHER ONE CURRENTLY EXISTS ON THE PROPERTY AND, IF SO, WHETHER ADDITIONS TO THAT SYSTEM WILL BE NEEDED FOR THIS DEVELOPMENT. (NOTE: For information on septic system requirements, call the Department of Environmental Quality at 740-3340.)

Septic does not currently exist on the property.

HOW WILL WATER BE SUPPLIED TO THE PROPERTY? IF A WATER COMPANY, STATE WHICH ONE.

Tucson Water has a 12" water line located on the subject parcel that is capable of providing water to the home.

MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (CLS):

a. Is the subject property within the MMB Conservation Land System (see Attachment)? Yes X No ____

b. If so, estimate the approximate number of acres of the subject property that fall within the applicable CLS category.

Important Riparian Area: 0 acres
Biological Core Management Area: 0 acres
Multiple Use Management Area: 0.2 acres
Special Species Management Area: 0 acres
Recovery Management Area: 0 acres

c. What is the acreage of Existing Development within the CLS: 0 acres

SECTION III. SURROUNDING LAND USE

Describe in detail adjacent and nearby existing land uses within approximately 500 feet of the subject property in all directions.

CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: RT-Resource Transition **SOUTH:** RT-Resource Transition

EAST: RT-Resource Transition **WEST:** RT-Resource Transition

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: Residential **SOUTH:** Golf Course

EAST: Residential **WEST:** Golf Course

EXISTING AND CONDITIONAL ZONING OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: SP-Specific Plan **SOUTH:** SP-Specific Plan

EAST: SR-Suburban Ranch **WEST:** SP-Specific Plan

SECTION IV. REASONS FOR PROPOSED CONCURRENT PLAN AMENDMENT/REZONING

Please refer to the following guidelines. Explain why you think one or more of these reasons support your Concurrent Plan Amendment/Rezoning request. Attach additional page(s), if necessary.

1. The plan amendment / rezoning would promote:
   a. The implementation of the ***Growing Smarter Act*** with particular emphasis given to:
      I. mixed use planning,
      ii. compact development,
      ii. multi-modal transportation opportunities,
      iv. rational infrastructure expansion and improvements,
      v. conservation of natural resources, and
      vi. the growth area element (*where applicable*),
   b. The implementation of other Comprehensive Plan policies set forth in the *Regional Plan Policies, Rezoning Policies and Special Area Policies*.
   c. Compatibility with the ***Maeveen Marie Behan Conservation Lands System***, including information requested in the application form pertaining to *Biological Resources and Compatibility with the Maeveen Marie Behan Conservation Lands System.*.

2. Fulfillment of the Annual Plan Amendment Program's "Purpose", as stated in the *Pima County Zoning Code, §18.89.040(A)(2) and (3)*, as it relates to an opportunity to address inconsistencies, oversights or land use related inequities in the plan or acknowledge significant changes in a particular area since the adoption of the plan or plan update.

Please refer to Section IV of the attached narrative.

SECTION V. SUBMITTALS

THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

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 a 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, a 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, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

2.Submit a detailed description of the project. Also, submit a sketch plan in accordance with Chapter 18.91.030.E.1.a. & b of the Pima County Zoning Code. In addition, the following must also be included on the sketch plan, where applicable:

a) existing and proposed land uses;
b) areas to be graded, revegetated, and left undisturbed;
c) areas of significant vegetation;
d) special features of the site, including steep slopes (slopes greater than 15%), rock outcrops, washes and riparian areas;
e) existing and proposed utility or road easements, by type and width;
f) existing and proposed leach fields for septic systems (if applicable);
g) proposed lots; and
h) location and types of bufferyards and walls, if required. Refer to Chapter 18.73 of the Zoning Code.

Include any necessary supporting documentation, graphics and maps (for example, acreage of areas to be graded and left undisturbed). All documentation should be legible and no larger than 8.5" X 11."

3. **Submit three (3) copies of the Biological Impact Report.**
4. **Submit the entire rezoning fee.**
5. **PDF files of application materials, if applicable.**
6. **Additional materials, if any.**

SECTION VI.

This complete 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.

Gary D Grizzle
SIGNATURE OF APPLICANT

6-11-2014
DATE

GARY L. GRIZZLE
NAME OF APPLICANT - PRINTED

FOR OFFICAL USE ONLY

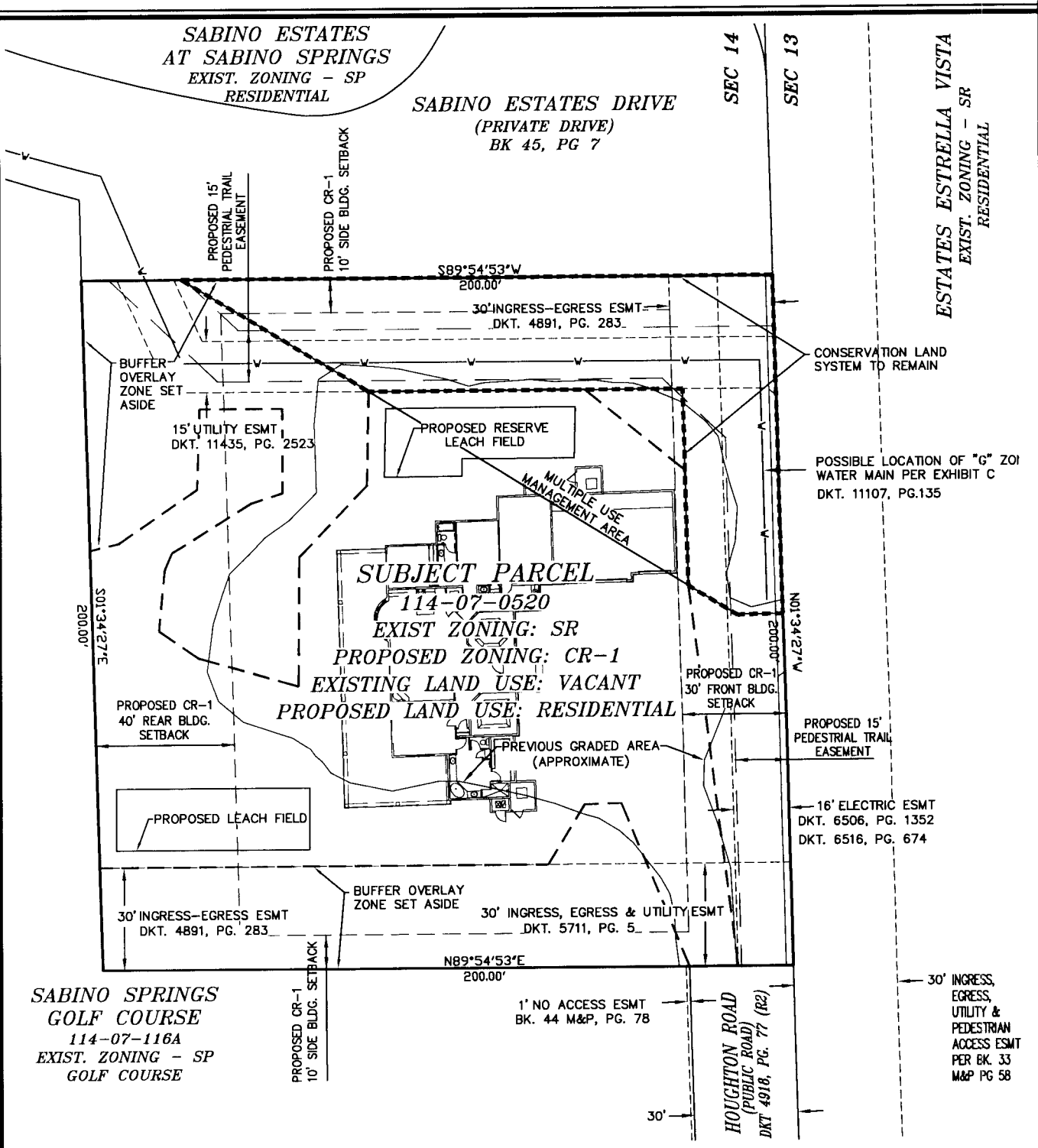
Co7- 14-07

Co9- 14-08

PRD Investments LLC - N Houghton Rd Rez
Case Name

1
Fee Supervisor District Cross reference: Co9-, Co7-, other

Received by Date Checked by Date



NOTES

NO SIGNIFICANT VEGETATION ON SITE

EXISTING SLOPES THAT EXCEED 15% WERE CREATED BY TUCSON WATER (NOT NATURAL)

CALCULATIONS

TOTAL SITE AREA = 39,986 SF
BUFFER OVERLAY ZONE SET ASIDE = 19,993 SF

CONSERVATION LAND SYSTEM = 0.2 ACRES
CONSERVATION LAND SYSTEM TO REMAIN = 0.13 ACRES (66.67%)

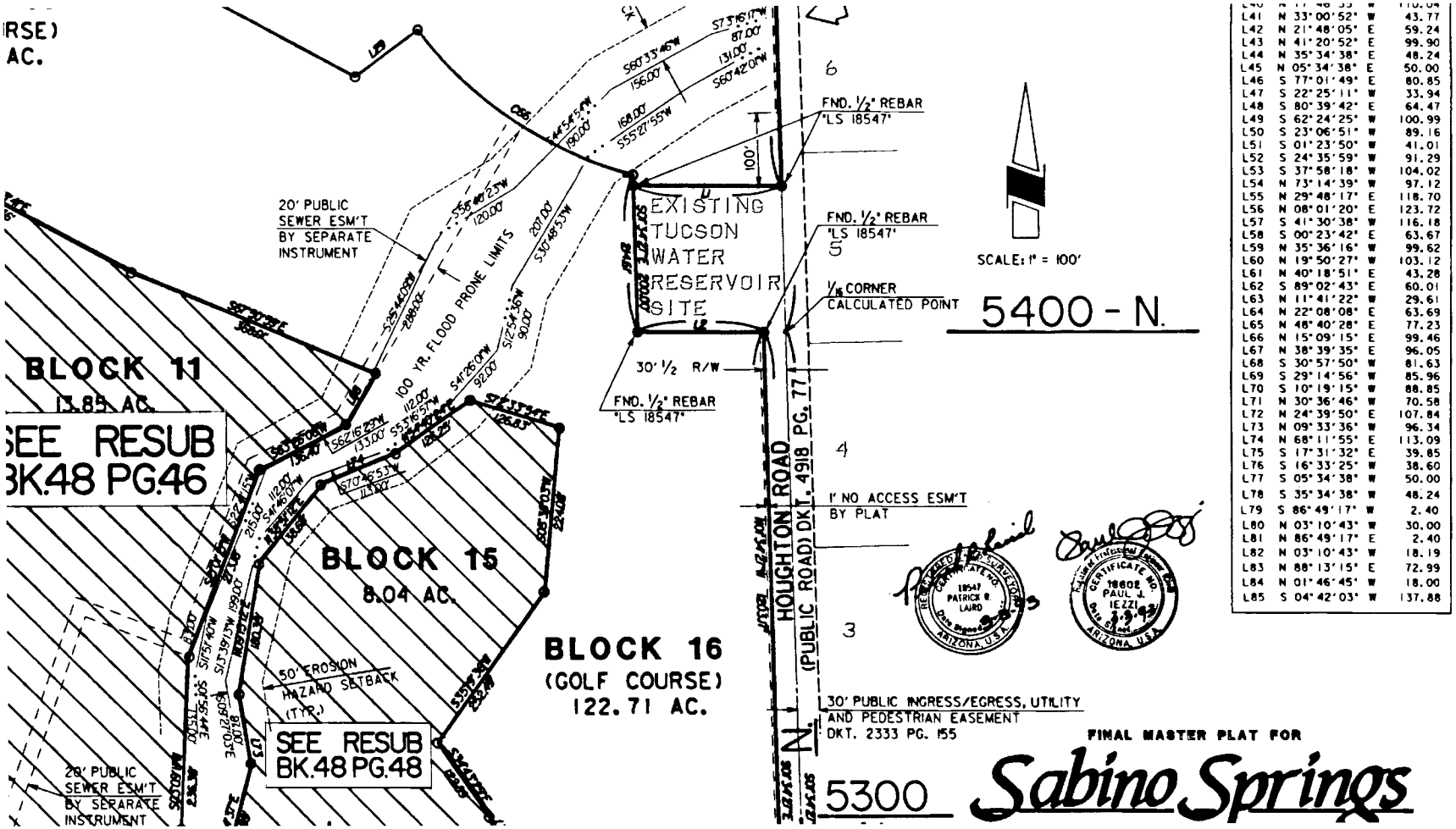
The WLB Group **WLB**

LOT 9 PARCEL
EXHIBIT F - SKETCH PLAN

SEPTEMBER 11, 2014
WLB No. 114005-A-001

Scale 1"=40'

I:\114005\Concurrent Comp Plan Rezoning\Lot 9 Sketch Plan.dwg Plotted: Sep. 11, 2014



L41	N	33° 00' 52"	W	43.77
L42	N	21° 48' 05"	E	59.24
L43	N	41° 20' 52"	E	99.90
L44	N	35° 34' 38"	E	48.24
L45	N	05° 34' 38"	E	50.00
L46	S	77° 01' 49"	E	80.85
L47	S	22° 25' 11"	W	33.94
L48	S	80° 39' 42"	E	64.47
L49	S	62° 24' 25"	W	100.99
L50	S	23° 06' 51"	W	89.16
L51	S	01° 23' 50"	W	41.01
L52	S	24° 35' 59"	W	91.29
L53	S	37° 58' 18"	W	104.02
L54	N	73° 14' 39"	W	97.12
L55	N	29° 48' 17"	E	118.70
L56	N	08° 01' 20"	E	123.72
L57	S	41° 30' 38"	W	116.18
L58	S	00° 23' 42"	E	63.67
L59	N	35° 36' 16"	W	99.62
L60	N	19° 50' 27"	W	103.12
L61	N	40° 18' 51"	E	43.28
L62	S	89° 02' 43"	E	60.01
L63	N	11° 41' 22"	W	29.61
L64	N	22° 08' 08"	E	63.69
L65	N	48° 40' 28"	E	77.23
L66	N	15° 09' 15"	E	99.46
L67	N	38° 39' 35"	E	96.05
L68	S	30° 57' 50"	W	81.63
L69	S	29° 14' 56"	W	85.96
L70	S	10° 19' 15"	W	88.85
L71	N	30° 36' 46"	W	70.58
L72	N	24° 39' 50"	E	107.84
L73	N	09° 33' 36"	W	96.34
L74	N	68° 11' 55"	E	113.09
L75	S	17° 31' 32"	E	39.85
L76	S	16° 33' 25"	W	38.60
L77	S	05° 34' 38"	W	50.00
L78	S	35° 34' 38"	W	48.24
L79	S	86° 49' 17"	W	2.40
L80	N	03° 10' 43"	W	30.00
L81	N	86° 49' 17"	E	2.40
L82	N	03° 10' 43"	W	18.19
L83	N	88° 13' 15"	E	72.99
L84	N	01° 46' 45"	W	18.00
L85	S	04° 42' 03"	W	137.88

FINAL MASTER PLAT FOR

Sabino Springs

3-02-93

Memo

To: File
From: Gary Grizzle
Date: July 31, 2014

Re: Lot 9 Parcel Neighborhood Meeting – July 30, 2014

This was the neighborhood meeting with the neighbors located within 1,000 feet of the property. The meeting was held at the Arizona National Golf Course club house from 5:30 to 6:30.

5 neighbors were in attendance.

Other attendees: Jennifer Wong – BOS District 4 Executive Assistant, Jeannie Davis – BOS District 1 Chief of Staff, Keith Davern, Greg McDowell – WLB, Gary Grizzle - WLB

Major Discussion Issues:

- Access to the property will be from Houghton Road. A portion of Houghton Road north of Snyder Road is a dirt road and is in need of some maintenance. People asked if the County will maintain or improve this portion of the road. This portion of the road will be maintained by the homeowner. The homeowner will have to apply for a right of way permit through PCDOT to maintenance the road. Per PCDOT the homeowner will be able to maintain the road but will not be able to change the vertical and horizontal grade of the road.
- The access will be from Houghton Road and no access will be from Sabino Estates Drive or through the Sabino Estates Subdivision.
- The lot was a reservoir site for Tucson Water and had a 200,000 storage tank on the parcel. The land has been graded and since the water tank has been gone relatively little vegetation has reestablished.
- The home will be 1 story and will be roughly 2900 square feet (livable area) on the 0.92 acre parcel. Discussed the need to change the comprehensive plan and rezone.
- The lot will not be a part of an HOA.
- There is an existing pedestrian trail the crosses the property that many of the neighbors use. This trail will be relocated to the east and north of the property.
- Discussed the fact that the proposed single family home will retain the character of the area.
- One of the neighbors said there was parking (meaning unauthorized use of the area probably by minors) on the lot (this was also discussed with a neighbor to the east in a separate meeting) and asked what would happen to that. Building a home on this site would alleviate that issue.
- Several of the neighbors including the Sabino Estates HOA president said they had no issue with the project.

Sign-In Sheet **July 30, 2014**

Lot 9 Parcel

Concurrent Plan Amendment/Rezoning

Name	Phone Number / Email Address	Address
GREGORY MCDOWELL	gmcdowell@wlbgroup.com	4444 E BROADWAY BLVD, TUCSON
Danny Jacobs	444 4966	BOX 32258
Steve PERKINS	650-619-8121 StevePerkins77@comcast.net	P.O. Box 30007 TUCSON AZ 85751
Suzanne Whipple	520-548-6048	5310 N. Fairway Hts.
Tom GREEN	5207491803	9500 E. Sabino Estates
Cindy GREEN	"	"
Jennifer Wong	(520) 724-8094 / jennifer.wong@pima.gov	130 W. Congress, 11th Floor
Jeanne Davis	520-724-2738 / jeanne.davis@pima.gov	130 W. Congress, 11th Floor.

The WLB Group Inc.

Engineering • Planning
Surveying • Urban Design
Landscape Architecture

July 3, 2014

Subject: Proposed Single Family Home
Located at North End of Houghton Road

Dear Neighbor:

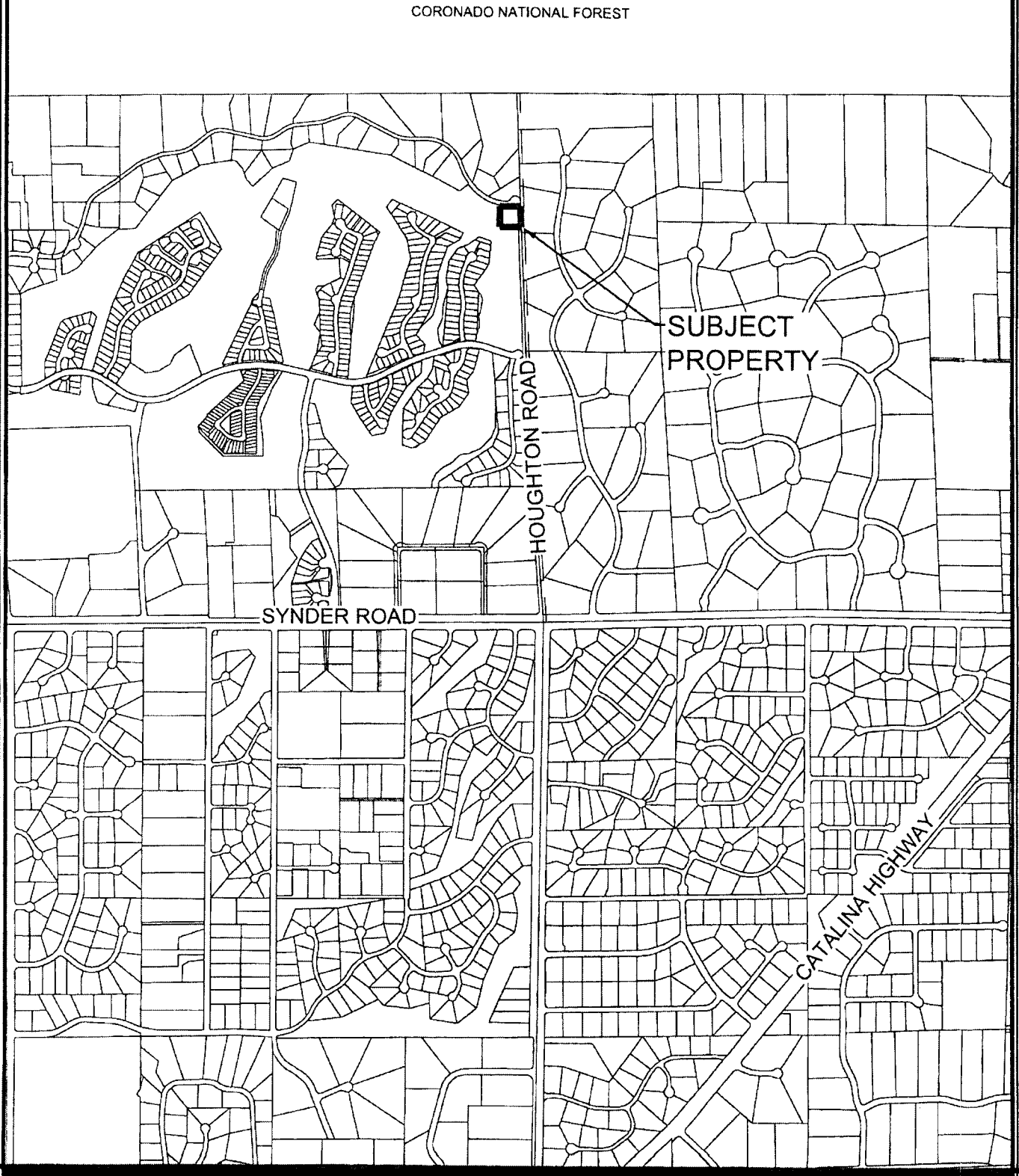
The owner of 0.92 acres of land located at the north end of Houghton Road is planning to build a single family residential home on the property. A concurrent Comprehensive Plan Amendment/Rezoning is underway. As part of that process, we are notifying all property owners within 1,000 feet of the property with an opportunity to discuss the project and answer any questions you might have. The exhibit on the back of this page shows the location of the property.

A neighborhood meeting will be held from 5:30 pm to 6:30 pm on July 30, 2014 at the Arizona National Golf Course club house, located at 9777 E Sabino Greens Drive, Tucson, AZ. This meeting will allow surrounding residents the opportunity to provide input, ask questions, offer opinions and obtain more information on this project. Should you have any questions in the meantime, please send me an email at ggrizzle@wlbgroup.com or call me at (520) 881-7480.

Sincerely,

THE WLB GROUP, INC.

Gary L. Grizzle, PLA
Manager of Landscape Architecture



The WLB Group **WLB**

LOT 9 PARCEL
EXHIBIT A - SITE LOCATION MAP

JUNE 11, 2014
WLB No. 114005-A-001

1/4 Mile

L:\114005 Concurrent Comp Plan Rezoning A - Loc Map.dwg Plotted: Jun 10, 2014