



DATE: March 29, 2019

TO: Tom Drzazgowski, Chief Zoning Inspector

FROM: Lauren A. Ortega, P.E., Deputy Director

SUBJECT: **P17CU00001 – Barnyard Development Tanque Verde Road**

The amended conditional use permit application for the Barnyard Development on Tanque Verde Road is proposing to increase the occupant use area to approximately 7,500 SF, including expanding the originally proposed parking lot area. This increase in intensity will generate approximately 950 ADT, an increase from 500 ADT based on the previously approved CUP.

Due to the increase in traffic by the proposed use in the amended application on an arterial roadway, the traffic impact study shall be updated and a site plan shall be required to ensure adequate onsite infrastructure to accommodate on-site traffic movements. The traffic study update and site plan shall be reviewed and approved prior to approval of any permit. The site plan shall consist of the proposed layout of the site improvements and shall include:

- Design of the driveway onto including demonstrating accurate throat length to ensure traffic can safely enter and exit the site without creating conflict with onsite vehicles/pedestrians/etc.
- Parking lot layout and design details such as dimensions, grades and surface treatment.
- Onsite drainage infrastructure to accommodate the increased runoff due to the increase in impermeable surface

The proposed access point is the same as the previously approved location. Access to the site shall be limited to this sole driveway on Tanque Verde Road as shown in the conditional use permit application. Access to the easement along the eastern property line will be limited to employees and maintenance vehicles. Patrons will not be permitted to use the easement for access or parking.

Pima County is about to begin construction on an intersection improvement project at the Tanque Verde and Tanque Verde Loop intersection. During the review of the original conditional use permit application in 2017, a traffic study identified that a left turn lane was warranted for this Barnyard project and it was determined that this left turn lane would be incorporated into the Pima County intersection improvement project (4TVTVL) provided the developer pay \$14,000 prior to building permit approval. If the updated traffic study for this development identifies that a right-turn lane is now warranted, this improvement will be the sole responsibility of the developer/applicant.

The Department of Transportation has no objections to this request subject to the following conditions:

1. Access to the site shall be limited to the existing driveway on Tanque Verde Road.
2. An updated traffic study must be reviewed and approved prior to the approval of any permit. This updated traffic study may identify additional offsite improvements are now warranted by the increase in trip generation. Any new offsite improvements identified will be the sole responsibility of the developer.
3. A site plan containing layout and design of the parking lot layout and surface treatment, design of the driveway, and onsite drainage facilities must be reviewed and approved prior to the approval of any permit.
4. The developer will contribute \$14,000 to the Tanque Verde/Tanque Verde Loop intersection improvement project (4TVTVL) for the extension of the center left turn lane to accommodate this development.

DATE: March 28, 2019

TO: Tom Drzazgowski, Chief Zoning Inspector

FROM: Ann Moynihan, P.E.
Civil Engineering Manager

SUBJECT: P17CU00001 – Barnyard Development Tanque Verde Road

The amended Conditional Use Permit application proposes to place additional enclosed structures and parking within a Federal Emergency Management Agency (FEMA) Flood Hazard Zone AE, a 1% chance storm floodplain where base flood elevations are provided, as shown on FEMA Flood Insurance Rate Map (FIRM) panel 04019C1720M, with effective date September 28, 2012.

The Site Plan indicates 1600 square feet of storage containers are proposed. The total increase in square footage is not clear; for example, the Site Plan table states that only 617 square feet of kitchen expansion are proposed and does not state that the storage containers are proposed. Perhaps the applicant means that the storage containers will not have an occupied use; however, the containers represent a significant increase to obstruction of flow. An encroachment analysis to determine the impacts of the increased obstruction is required. The depth of flow across the project should be shown on a site plan along with the FEMA floodplain limits and base flood elevations. The FEMA floodplain affects elevation requirements for structures and service equipment and potentially public safety and property in parking areas. The appropriate mechanism to address floodplain requirements is a site permit which includes submittal of a drainage report.

The Regional Flood Control District (District) does not object to the intended use, subject to the following conditions:

1. All new structures, building expansions, new service equipment and tenant improvements shall be reviewed by the District to evaluate floodplain use permit requirements.
2. The applicant shall submit a drainage report and site construction permit application, showing floodplain extent and depth on the site and demonstrating no adverse impact to adjacent properties, for District review and approval.