

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

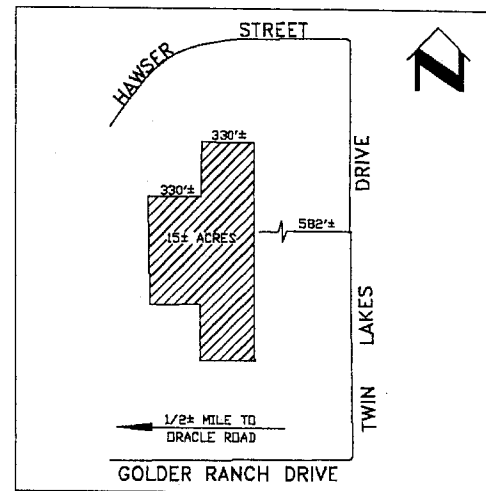
**HEARING**            November 30, 2011

**DISTRICT**            1

**CASE**                Co9-07-24 Arber LLC – Twin Lakes Road  
Rezoning

**REQUEST**            Rezone from GR-1 (7.5 acres) and GR-1  
(GZ) (7.50 acres) to CR-3 (7.5 acres)  
(cluster development option and CR-4  
(GZ) (7.5 acres); (15.0 acres total)

**OWNER**                Vistoso Catalina Limited Partnership  
2401 E. Speedway Blvd.  
Tucson, AZ 85719



**APPLICANT'S PROPOSED USE**  
Develop 126 condominium units and two single-family residences.

**APPLICANT'S STATED REASON**  
To fill a market niche currently not available in the Catalina Area.

**COMPREHENSIVE PLAN DESIGNATION**  
The Pima County Comprehensive Plan designates the subject property Low Intensity Urban 3.0 (LIU-3.0) and Community Activity Center (CAC) both of which allow the proposed CR-3 and CR-4 zones. The LIU-3.0 designation also allows the SR, SR-2, SH, CR-1, CR-2, CR-3, CR-4, CR-5, CMH-1, MR and GC zoning districts. The maximum density permitted under the LIU-3.0 designation is 3.0 residences per acre (RAC); the density can be increased to 4 RAC with the provision of 30 percent open space and developing under the cluster development option. The CAC designation also allows the CR-2, CR-3, CR-4, CR-5, TR, CMH-2, CB-1, CB-2, CPI, MR and GC zoning districts. The maximum density allowed under the CAC designation is 24 RAC. The proposed project requests a density of approximately 4.0 RAC on the portion planned LIU-3.0 and 12.8 RAC on the portion planned CAC. Review by the Design Review Committee (DRC) will insure conformance to the Gateway Overlay Zone and Cluster Development Option of the zoning code.

**SURROUNDING LAND USES/GENERAL CHARACTER**

North:	GR-1, SH, CR-3	Residential
South:	CR-5, CR-2, CR-4, GR-1	Residential
East:	GR-1, SH	Residential
West:	CB-1, CB-2, GR-1, SH, TR	Commercial, residential

**PUBLIC COMMENT**  
None.

**PREVIOUS REZONING CASES ON PROPERTY**  
In 1999, 2.5 acres of the subject property, located in the southwest corner of the site, was conditionally rezoned to TR for the purpose of developing an assisted living facility; the rezoning was done under the Lago del Oro Zoning Plan (Co9-99-06 Vistoso Catalina Limited Partnership – Golder Ranch Road). Subsequently, a development plan (P1206-020) was submitted. After expressing interest in developing a condominium project on the site, the property owners abandoned the project and the development plan file was closed.

### PREVIOUS REZONING CASES IN GENERAL AREA

Several rezonings for relatively intense uses have been approved in the area. The Black Horse development, located to the south of the subject property and comprising approximately 150 acres, was rezoned in 2001. Three rezonings to CB-1 to the west of the subject property, along the east side of Oracle Road, were approved in 1985, 1998 and 2003 and have subsequently been developed; while several other rezonings for commercial uses have been approved farther north on Oracle. To the north and northeast, 85 acres were rezoned to CR-3 and TR and were developed as single-family residences. Abutting the southeast corner of the subject property, approximately 7.5 acres were rezoned to TR in 1988 and have developed as multifamily residential.

### STAFF REPORT SUMMARY

Staff recommends **APPROVAL with CONDITIONS**. The proposed project meets all Concurrency criteria, conforms to the Comprehensive Plan and lies outside of the Conservation Lands System (CLS). The subject property is an infill site in Catalina in close proximity to commercial services along Oracle Road, thereby promoting Growing Smarter policies of the Comprehensive Plan. Further, the proposal will provide a land use that is in short supply in the Catalina area.

The proposed rezoning is basically the same proposal that the Planning and Zoning Commission recommended approval for on July 30, 2008. The reason that the rezoning is being reheard by the Commission is that the current request comprises only 15.0 acres, 5.5 acres less than proposed in 2008 and the configuration of the proposed CR-3 and CR-4 zoning districts has been changed. The applicants did not proceed with the case at the time due to the economy and the fiscal position of the owners. Subsequently, the current property owners acquired the 15 acres now being considered, while the remaining 5.5 acres reverted to the previous owners. The current proposal does not include the 2.5 acres, conditionally zoned TR, that was located in the southwest portion of the site and the three acre parcel that fronted Twin Lakes Road (though access to the project will be through this property from an existing ingress/egress easement)..

The applicant now proposes developing 126 condominium units spread over 11 buildings (the original proposal was for 140 units in 13 buildings) on 15.0 acres located on the west side of Twin Lakes Road, north of Golder Ranch Road; Oracle Road is located less than ¼-mile to the west. The subject property is an infill property in an area containing a mix of higher intensity uses (both commercial and residential) along with SH and GR-1 densities. The overall density of the project is 8.4 RAC. The density of the northern half of the property (planned LIU-3.0) is approximately 4.0 RAC; in conformance with the density bonus provision of the LIU-3.0 plan designation, the CR-3 portion of the project (including a portion of the property planned CAC) will go through review by the DRC under the cluster development option and will provide 30 percent open space (in addition, because the south half also is within the Gateway Zone, DRC review will also include conformance to the Gateway Overlay Zone requirements). The density of the south half of the project is approximately 12.8 RAC, which conforms to Policy 1.A.4.a of the Comprehensive Plan, which stipulates that densities in the CAC designation attain a density of at least 12 RAC. The proposed densities for the southern half also are lower than what could be achieved if the property was developed under the TR zoning approved under the Lago del Oro Zoning Plan.

While the majority of the property is actually about 600 feet west of Twin Lakes Road, the property will be accessed through an ingress/egress easement on the three-acre parcel located to the west of the subject property that abuts Twin Lakes Road. This parcel was part of the original rezoning request and was to contain two single-family residences to act as a buffer to the higher densities proposed. Even though the parcel is now not part of the rezoning, because it is zoned GR-1, it will still serve as a buffer to the project. An issue has arisen over the identified easement. While the applicants claim that the easement has been recorded, the property owner of the parcel on which the easement falls claims that there is no easement provided to the applicants. To deal with this legal issue, staff recommends Condition #14. Twin Lakes Road is a designated road on the Major Streets and Scenic Routes Plan with a proposed 150-foot right-of-way; currently, traffic on the road is at 15 percent of current capacity.

The applicant is proposing that 4.0 acres be retained as natural open space, including the riparian area located in the west-central portion of the site (within the CR-4 district) and 2.7 acres within the CR-3 portion that comprises many of the steep slopes on the site. In addition, the project would include over 77,000 square feet of recreation areas including walking paths throughout the development and four parks. The project will include several green features (see page 113 of the site analysis), in addition to water harvesting. These include solar water heating of the pool and spa and photovoltaic lighting of selected walkway paths; photovoltaic on-grid power generation provided for the Community Center building; and provision of a solar assisted domestic water heating system for each residential unit. Further, significant windows within the project will be shaded to preclude high angle sun solar heat gain in summer and allow low angle passive solar gain in winter; and desert landscaping will be placed adjacent to sunlit walls to reduce reflected solar heat gain. At the 2008 public hearing, the Commission recommended, and the applicant agreed to, adding a special condition to require these measures. They are incorporated in Special Condition #15 for the current proposal.

The southern half of the property is also conditionally zoned TR under the Lago del Oro Zoning Plan. Higher intensity zoning, including that of the Basha's shopping center to the west of the subject property and the Blackhorse development to the south, exists to the west, northwest, southwest and south of the subject property. Planned land uses to the west, south, southeast and to the northeast of the subject property include CAC (including the Bashas), MFC, MHIU and MIU. SH zoning, planned LIU-3.0, predominates to the east.

<b>CONCURRENCY CONSIDERATIONS</b>		
<i>Department</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection subject to conditions
FLOOD CONTROL	Yes	No objection subject to conditions
WASTEWATER	Yes	No objection subject to conditions
PARKS AND RECREATION	Yes	No objection subject to conditions
WATER	Yes	Within Lago Del Oro Water Company's service area
SCHOOLS	Yes	Will enter into agreement with Amphitheater School District
AIR QUALITY	Yes	No objection

**ENVIRONMENTAL ISSUES**

The proposed rezoning site and surrounding area are outside of the SDCP Conservation Lands System; are not identified as Habitat Protection Priority or Community Open Space Property for potential acquisition under the 2004 Conservation Bond Program; and are not in the vicinity of an identified Critical Landscape Connection. The proposed rezoning site is also not within the Priority Conservation areas for the cactus ferruginous pygmy-owl, western burrowing owl, and the federally Endangered Pima pineapple cactus.

### **TRANSPORTATION REPORT**

Concurrency concerns have been met since within a two-mile radius of this proposed rezoning, major roads are operating below traffic capacity. The proposed 126 units could generate 732 ADT. The Preliminary Development Plan shows access via parking and access lanes (PAALs). Primary access to the rezoning site is via a proposed 60 feet wide private access easement per docket 13940 page 5304. The access connects with Twin Lakes Road, located east of the site.

Twin Lakes Road is a two-lane, paved, County maintained, collector roadway approximately 1.75 miles in length, designated a major route with 150 feet existing and planned right-of-way per the Major Streets and Scenic Routes Plan. No dedication of right-of-way is recommended on Twin Lakes as a condition of rezoning.

Twin Lakes Road has a traffic count of 1,300 ADT from 2008 and a traffic capacity of almost 15,000 ADT. The posted speed limit is 40 mph in this segment of Twin Lakes Road. Intersection offsets and sight distance requirement of Chapter 3 of the Subdivision and Development Street Standards will need to be met for the proposed access. There are funded plans to extend Twin Lakes Drive and Mainsail Boulevard, both north and west of Mainsail Boulevard/Twin Lakes Road intersection to provide more regional access and continuity in the Catalina area. Construction is not scheduled until beyond 2014.

Golder Ranch Road is a paved, two lane, County-maintained, collector roadway approximately 1.75 miles in length. It is designated a scenic major route per the Major Streets and Scenic Routes Plan. Golder Ranch Road has a recent traffic count of 6,700 ADT from 2011 and a traffic capacity of almost 15,000 ADT. There are no funded roadway improvements planned for Golder Ranch Road.

Oracle Road is a paved, five-lane, undivided, arterial highway, maintained by the State of Arizona. Per the Pima County Major Streets and Scenic Routes Plan, it is designated a scenic major route. The most current traffic count on Oracle Road between Golder Ranch Road and Pinal County line, from 2009 is 10,500 ADT and between Golder Ranch Road and Mountaineer Drive, is 21,000 ADT, from 2009. The traffic capacity is 33,900 ADT. There are funded improvements planned for Oracle Road from Tangerine Road to the Pima/Pinal county line. An additional lane in each direction will be added. Bicycle lanes will be provided and the shared use path on the east side between Wilds Road and Mainsail Boulevard will be replaced. Construction is estimated to begin in Fall 2013.

Hawser Street, Wilds Road and Lago del Oro Parkway are paved, two lane, County maintained, collector roadways. Wilds Road and Lago del Oro Parkway are also major routes per the Major Streets and Scenic Routes Plan. They are operating below capacity and have no funded major improvements planned.

Several Subdivision and Development Street Standards modifications may be necessary for sidewalk on only one side of access street, use of pedestrian paths within site and only a portion, and access through a lower density zoning.

The site is subject to Hillside Development Overlay Zone since there are slopes 15 % and greater within the site. The amount of grading is limited to 80 % and cuts/fills must meet certain conditions.

Transportation Staff has no objection to the request for rezoning subject to Condition #7.

### **FLOOD CONTROL REPORT**

See attached memo.

### **WASTEWATER MANAGEMENT REPORT**

No objection, subject to Condition #9.

### **ENVIRONMENTAL QUALITY REPORT**

No objection to the rezoning. See Condition #10.

**AIR QUALITY REPORT**

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.

**WATER DISTRICT REPORT**

The subject property is within Lago Del Oro Water Company's service area. Lago Del Oro Water Company does have the assured water supply, however, needed infrastructure has not been constructed to date.

**NATURAL RESOURCES, PARKS AND RECREATION REPORT**

Natural Resources, Parks and Recreation staff has no objection to the above-mentioned rezoning, subject to conditions (see Condition #12).

**CULTURAL RESOURCES REPORT**

No objection.

A caution must be noted concerning human burials. Archaeological clearance recommendations do not exempt the development from compliance with State burial protection laws. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

**SCHOOL DISTRICT REPORT**

The Amphitheater School District was notified of the proposed rezoning. While the school district has not provided comments, the applicant has committed to providing a per unit contribution to the school district.

**FIRE DISTRICT REPORT**

No objection to the rezoning. See attached memo.

**UNITED STATES FISH AND WILDLIFE REPORT**

The United States Fish and Wildlife Service was notified of the rezoning request. To date, staff has received no comments from the Service.

**IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL REQUIREMENTS 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 a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. 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.
6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.

7. Transportation condition:  
The property owner(s) / developers(s) shall provide offsite improvements to Twin Lakes Road as determined necessary by the Pima County Department of Transportation.
8. Flood Control conditions:
  - A. The property owner(s) / developers(s) shall comply with detention/retention conditions and restrictions, or provide an in-lieu fee, as stated in the Floodplain Management Ordinance since the property lies within a balanced basin.
  - B. The property owner(s) / developers(s) shall provide necessary on-site and off-site drainage improvements at no cost to Pima County and as required by the Pima County Regional Flood Control District.
  - C. All-weather access shall be provided to all lots to meet concurrency requirements.
  - D. Disturbance of greater than 1/3 of an acre of Regulated Riparian Habitat shall require a Riparian Habitat Mitigation Plan.
9. Wastewater Reclamation conditions:
  - A. The property owner(s) / developers(s) shall construe no 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 property owner(s) / developers(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department 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, 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 Pima County Regional Wastewater Reclamation Department.
  - C. The property owner(s) / developers(s) 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 Regional Wastewater Reclamation Department in its capacity response letter and as specified by the Development Services Department at the time of review of the tentative plat, development plan, sewer construction plan, or request for building permit.
  - D. The property owner(s) / developers(s) 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, sewer construction plan or request for building permit.
  - E. The property owner(s) / developers(s) shall also design and construct any necessary off-site sewers to accommodate the anticipated wastewater flow from any properties down-gradient from the rezoning area that can reasonably be served by those sewers, in the manner specified at the time of review of the tentative plat, development plan, sewer construction plan or request for building permit.
  - F. The property owner(s) / developers(s) 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.
10. Environmental Quality condition  
As a condition of approval, the property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit. On-site wastewater disposal shall not be allowed.
11. Cultural Resources conditions:
  - A. Prior to ground modifying activities, an on-the-ground archaeological and historic resources survey shall be conducted on the subject property, and submitted to Pima County for review.
  - B. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted to Pima County at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate.

- C. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
12. Natural Resources, Parks and Recreation condition:  
The project shall use section II-O Recreation and Trails from the site analysis as a guideline for development of the recreation facilities. A final determination of recreation facilities shall be determined at time of platting.
  13. Environmental Planning condition:  
Upon the effective date of the Ordinance, the owner(s)/developer(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)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
  14. The property owner / developer shall provide documentation at the time of final plat review that there is legal and adequate access for the project.
  15. The development shall conform to the sustainable, solar and water harvesting design features described in the site analysis in Section II-R (Other) on page 113. These include:
    - A. Proposed development will include solar water heating of the pool and spa and photovoltaic lighting of selected walkway paths.
    - B. Photovoltaic on-grid power generation will be provided for the Community Center building to partially offset pool filtration, air conditioning and lighting power demand.
    - C. Each residential unit shall have a solar assisted domestic water heating system.
    - D. Significant windows within the project shall be shaded to preclude high-angle sun solar heat gain in summer and to allow low-angle passive solar gain in the winter.
    - E. Desert landscape planting, including indigenous ground covers, shrubs and small scale trees shall be placed adjacent to sunlit walls to reduce reflected solar heat gain.
  16. 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.
  17. The owner(s) / developer(s) shall execute and record a document acceptable to the Pima County Community Development and Neighborhood Conservation Department indicating that the owner/developer shall contribute to the affordable housing trust fund as adopted by the Pima County Board of Supervisors on December 13, 2005, before a certificate of compliance is issued.
  18. 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 to 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)."
  19. Adherence to the preliminary development plan as approved at public hearing.

Respectfully Submitted,

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Marc Fink, AICP  
Senior Planner

c: Michael Baker, 326 S. Convent Ave, Tucson, AZ 85701

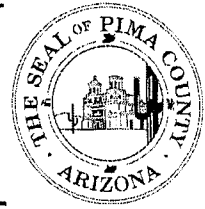


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# MEMORANDUM

Planning & Development  
Regional Flood Control District

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DATE: October 27, 2011

A handwritten signature in black ink, appearing to read "Greg Saxe".

TO: Marc Fink, Senior Planner  
DSD

FROM: Greg Saxe,  
Environmental Planning Manager

SUBJECT: Co9-07-24 Arber LLC – Twin Lakes Drive Rezoning

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I have reviewed the materials submitted and while we remove our prior objection for the following reason, some issues have not been clarified:

1. A previously proposed weir and basin within Regulated Riparian Habitat and adjacent to the property boundary has been removed from the plan. Therefore the District removes its prior objection to this proposal.
2. The site includes an area of Xeroriparian Habitat B. The open space does not include this entire habitat. The extent of disturbance if any shall be determined during the plat review process.
3. An "interceptor swale" is depicted on the PDP. It is unclear if this is a collector channel for off-site flows. It should be noted that per Section 16.36.120 of the Pima County Code perimeter collector channels are prohibited unless approved by the Chief Engineer.

Should the commission vote to recommend approval the following conditions are recommended:

1. The property owner shall comply with detention/retention conditions and restrictions, or provide an in-lieu fee, as stated in the Floodplain Management Ordinance since the property lies within a balanced basin.
2. The property owner(s) shall provide necessary on-site and off-site drainage improvements at no cost to Pima County and as required by the Pima County Regional Flood Control District.
3. All-weather access shall be provided to all lots to meet concurrency requirements.

Marc Fink, October 27, 2011

**Co9-07-24 Arber LLC – Twin Lakes Drive Rezoning**

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4. Disturbance of greater than 1/3 of an acre of Regulated Riparian Habitat shall require a Riparian Habitat Mitigation Plan.

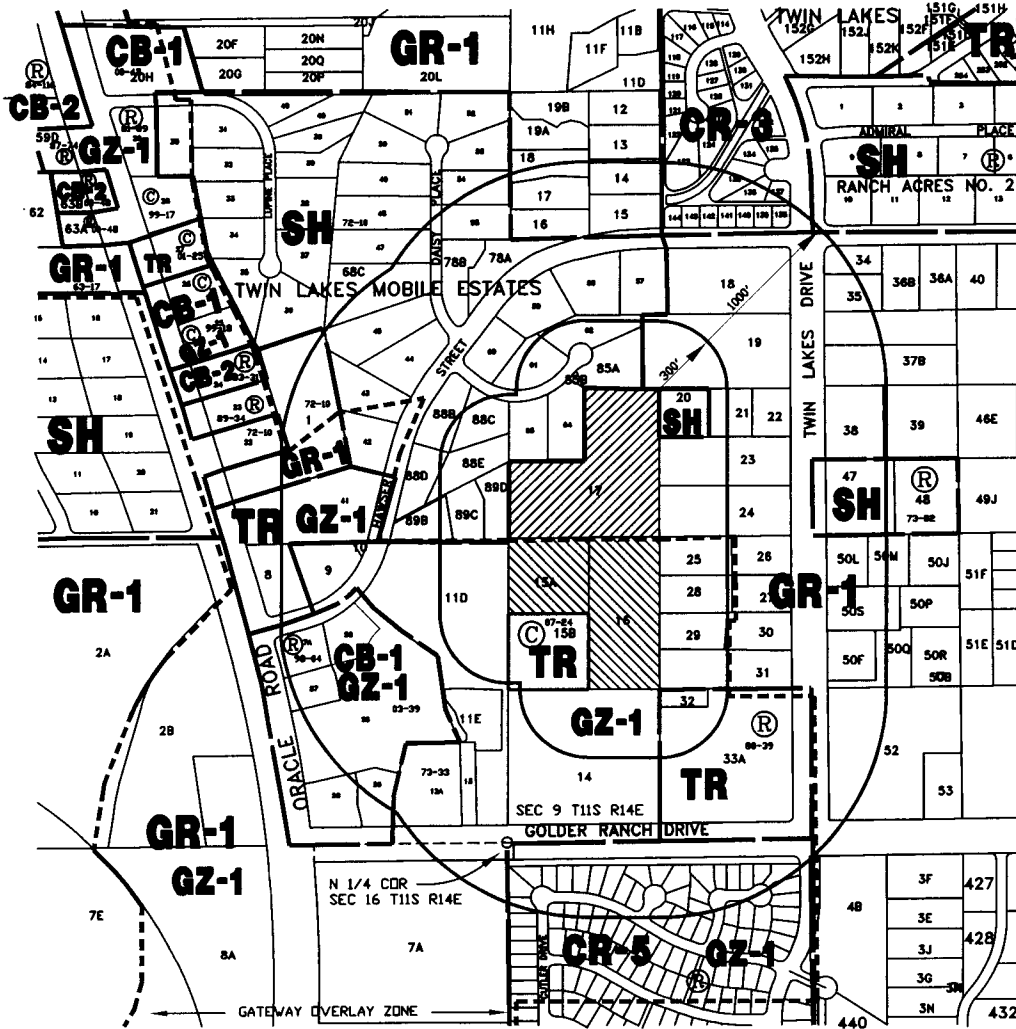
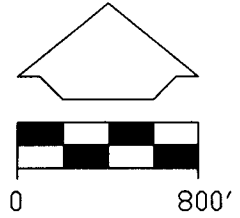
Please feel free to contact me with any questions or concerns on this project.

GS/cd

Cc: File




PIMA COUNTY COMPREHENSIVE PLAN  
(C07-00-20)



**GR-1 (GZ) to CR-4 (GZ)**   
**GR-1 to CR-3** 

Area of proposed rezoning from

Notification area 

BASE MAP 432

Notes \_\_\_\_\_

Tax codes 222-22-015A  
222-22-0160 & 222-22-0170

Date 11/04/11  
 Drafter DS

File no. C09-07-24  
ARBER LLC  
TWIN LAKES REZONING

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION

GROSS SITE AREA: 14.981 ACRES  
 TOTAL NATURAL OPEN SPACE AREA: 4.0 ACRES  
 TOTAL RECREATION AREA: 1.52 ACRES

**BUILDING DATA**  
 34 BLDG HEIGHT  
 BLDG 2 - 10 UNITS  
 BLDG 3 - 10 UNITS  
 BLDG 4 - 10 UNITS  
 BLDG 5 - 12 UNITS  
 BLDG 6 - 14 UNITS  
 BLDG 7 - 12 UNITS  
 BLDG 8 - 14 UNITS  
 BLDG 9 - 14 UNITS  
 BLDG 10 - 14 UNITS  
 BLDG 11 - 8 UNITS  
 BLDG 12 - 8 UNITS  
 TOTAL: 100 UNITS

MAXIMUM RESIDENTIAL DENSITY IS: 14:1  
**COMMUNITY CENTER**  
 24 BLDG HEIGHT  
**PARKING DATA**  
 CARPORT: 88 SPACES  
 OPEN: 18 SPACES

ALL LANDSCAPING SHALL BE DROUGHT RESISTANT LOWWATER USING PLANTS

**COMMUNITY PARK - 1**  
 Common Area - C  
 with exercise room, meeting room, pool, picnic pavilion, and distribution center

**COMMUNITY PARK - 2**  
 Common Area - C  
 with exercise room, picnic table and barbecue

**COMMUNITY PARK - 3**  
 Common Area - C  
 with exercise room, picnic table, barbecue, and distribution center

**COMMUNITY PARK - 4**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 5**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 6**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 7**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 8**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 9**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 10**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 11**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 12**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 13**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 14**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 15**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

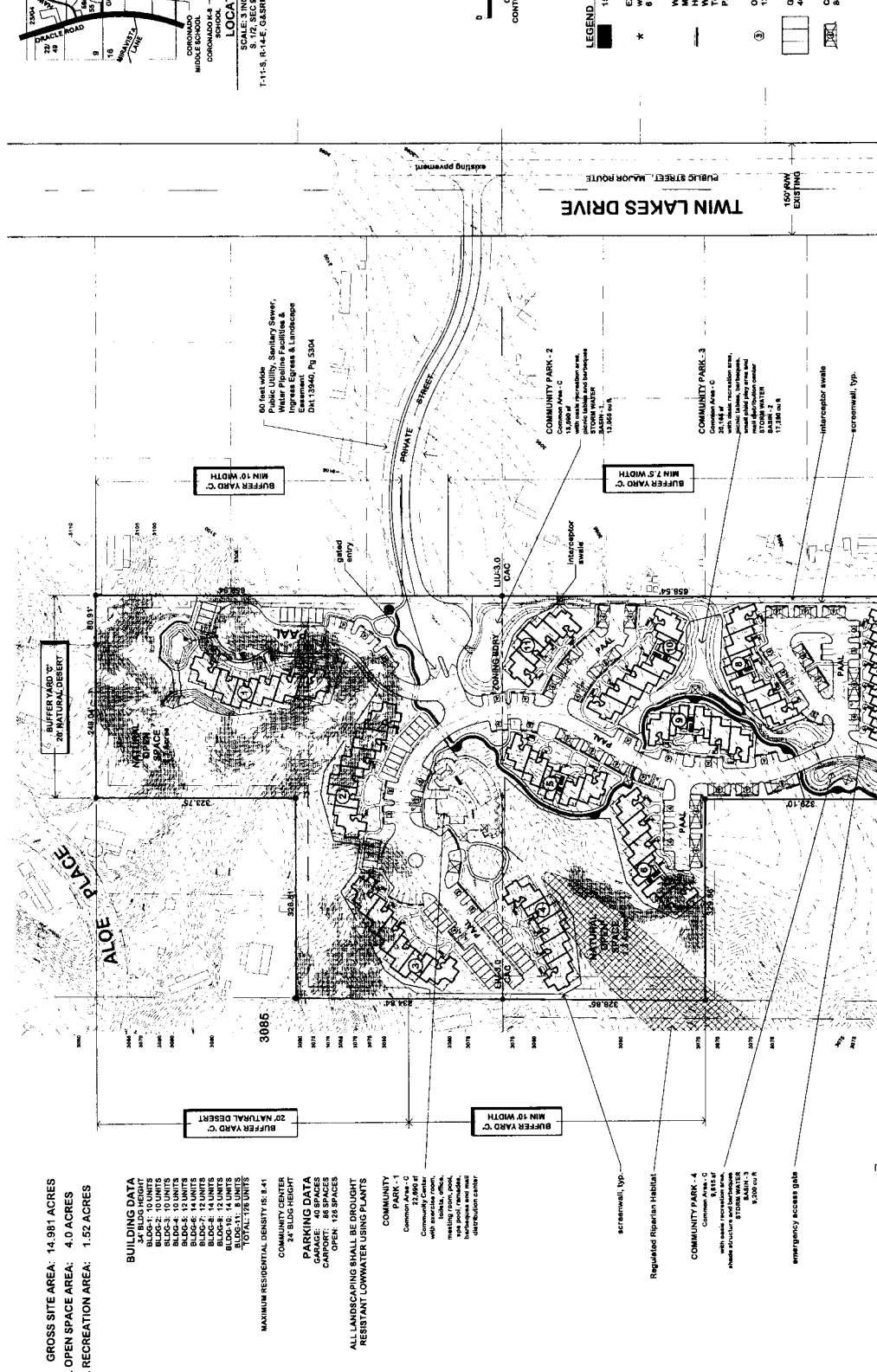
**COMMUNITY PARK - 16**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 17**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

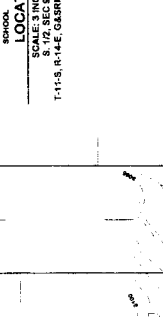
**COMMUNITY PARK - 18**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 19**  
 Common Area - C  
 with exercise room, picnic table, and barbecue

**COMMUNITY PARK - 20**  
 Common Area - C  
 with exercise room, picnic table, and barbecue



**LOCATION MAP**  
 SCALE: 3 INCHES = ONE MILE  
 S. 17, SEC 9 & N. 12, SEC 18  
 T-11-S, R-14-E, GSBM PIMA COUNTY, ARIZONA



**LEGEND**  
 15% > SLOPE  
 EXERCISE NODE  
 W/BENCH SEATING,  
 & LOCATIONS  
 \*  
 WALKWAY  
 MAIN PATHWAY  
 HIGHLIGHTED  
 BENS  
 TO ALL UNITS AND  
 PAAL AREAS  
 OPEN PARKING  
 128 SPACES PROVIDED  
 GARAGE PARKING  
 48 SPACES PROVIDED  
 CARPORT PARKING  
 88 SPACES PROVIDED

**Floerchinger • Sadler • Steele • Baker**  
 INCORPORATED  
 architecture - civil engineering - planning  
 1207 East Olive Boulevard, Scottsdale, Arizona 85254  
 P.O. Box 10000, Scottsdale, Arizona 85267  
 (480) 948-1000  
 www.fsb.com

**PRELIMINARY DEVELOPMENT PLAN**  
 VILLAGE AT VISTOSO CATALINA  
 CONDOMINIUM UNITS (128 UNITS)  
 COMMON AREA 'A' (STREET),  
 COMMON AREA 'B' (STREET) &  
 COMMON AREA 'C' (RECREATION)  
 LOCATED IN THE WEST ONE HALF OF SECTION 9  
 T-11-S, R-14-E, GSBM, PIMA COUNTY, ARIZONA

**OWNERS:**  
 VISTOSO CATALINA LIMITED PARTNERSHIP  
 P.O. BOX 49388  
 TUCSON, ARIZONA 85733  
 (520) 822-5050

**DEVELOPER:**  
 VISTOSO CATALINA LIMITED PARTNERSHIP  
 P.O. BOX 49388  
 TUCSON, ARIZONA 85733  
 (520) 822-5050

NOV. 2011  
 FSB JOB NO 21005  
 CDB-07-024  
 Sheet  
 11

## **COMMUNITY ACTIVITY CENTER (CAC)**

(CAC on the Land Use Plan Maps)

### **Purpose:**

To designate medium intensity mixed-use areas designed to provide goods and services needed generally on a weekly basis along with compatible medium to high density housing types.

### **Objective:**

The center provides the range of goods and services necessary to satisfy the weekly shopping and service needs of the surrounding community. The center may include a major supermarket, along with other anchor tenants such as a discount department store, large variety store, or specialty stores such as a hardware/building/home improvement store. The center includes complementary uses, such as high density housing, offices, and government services. Public transit provides direct access to these centers as well as connections to regional activity centers. The center has direct access to a major arterial roadway, with pedestrian and bicycle paths providing access from surrounding neighborhoods. Community Activity Centers are generally less than forty acres in size.

### **Residential Gross Density:**

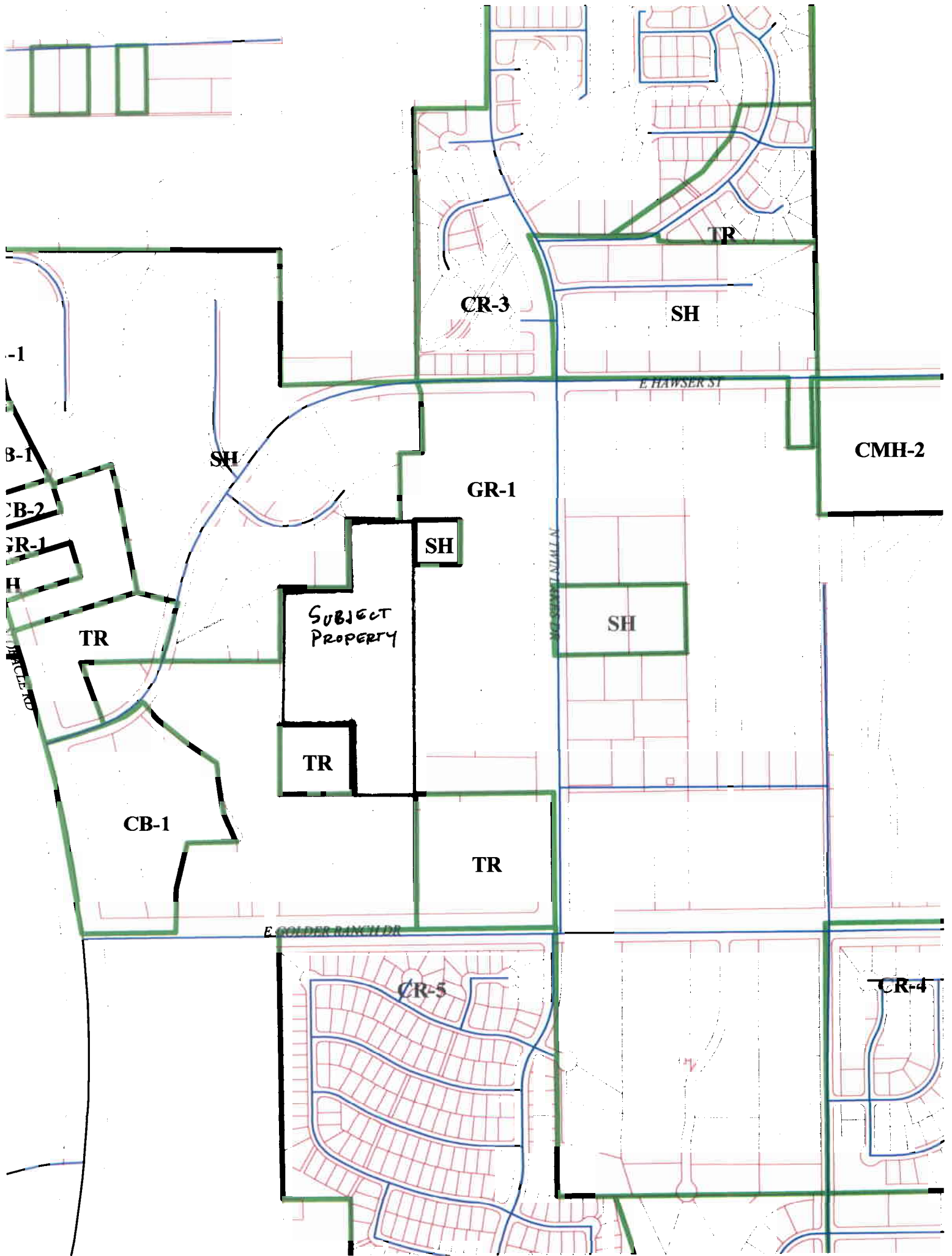
Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:

- 1) Minimum - (none)
- 2) Maximum - 24 RAC

### **Zoning Districts:**

Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:

- 1) CR-2 Single Residence Zone
- 2) CR-3 Single Residence Zone
- 3) CR-4 Mixed-Dwelling Type Zone
- 4) CR-5 Multiple Residence Zone
- 5) TR Transitional Zone
- 6) CMH-2 County Manufactured And Mobile Home-2 Zone
- 7) MR Major Resort Zone
- 8) CB-1 Local Business Zone
- 9) CB-2 General Business Zone
- 10) CPI Campus Park Industrial Zone



## **COMMUNITY ACTIVITY CENTER (CAC)**

(CAC on the Land Use Plan Maps)

### **Purpose:**

To designate medium intensity mixed-use areas designed to provide goods and services needed generally on a weekly basis along with compatible medium to high density housing types.

### **Objective:**

The center provides the range of goods and services necessary to satisfy the weekly shopping and service needs of the surrounding community. The center may include a major supermarket, along with other anchor tenants such as a discount department store, large variety store, or specialty stores such as a hardware/building/home improvement store. The center includes complementary uses, such as high density housing, offices, and government services. Public transit provides direct access to these centers as well as connections to regional activity centers. The center has direct access to a major arterial roadway, with pedestrian and bicycle paths providing access from surrounding neighborhoods. Community Activity Centers are generally less than forty acres in size.

### **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. Residential gross density shall conform with the following:

- 1) Minimum - (none)
- 2) Maximum - 24 RAC

### **Zoning Districts:**

Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:

- 1) CR-2 Single Residence Zone
- 2) CR-3 Single Residence Zone
- 3) CR-4 Mixed-Dwelling Type Zone
- 4) CR-5 Multiple Residence Zone
- 5) TR Transitional Zone
- 6) CMH-2 County Manufactured And Mobile Home-2 Zone
- 7) MR Major Resort Zone
- 8) CB-1 Local Business Zone
- 9) CB-2 General Business Zone
- 10) CPI Campus Park Industrial Zone

## **LOW INTENSITY URBAN-3.0 (LIU-3.0)**

(C on the Land Use Plan Maps)

### **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.

### **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:

- (a) Minimum - (none)
- (b) Maximum - 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
  - (i) Gross density of 4.0 RAC with 30 percent cluster open space.

### **Zoning Districts:**

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 Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:

- 1) GC Golf Course Zone
- 2) SR Suburban Ranch Zone
- 3) SR-2 Suburban Ranch Estate Zone
- 4) SH Suburban Homestead Zone
- 5) CR-1 Single Residence Zone
- 6) CR-2 Single Residence Zone
- 7) CR-3 Single Residence Zone
- 8) CR-4 Mixed-Dwelling Type Zone
- 9) CR-5 Multiple Residence Zone
- 10) CMH-1 County Manufactured And Mobile Home-1 Zone
- 11) MR Major Resort Zone

1055 SITE AREA IS 20.5 ACRES  
**BUILDING DATA**  
 SINGLE STORY, 24' BLDG HEIGHT  
 LOT-A: SINGLE-FAMILY RES'D  
 LOT-B: SINGLE-FAMILY RES'D

**TWO-STORY, 34' BLDG HEIGHT**  
 BLDG-1: 12 UNITS  
 BLDG-2: 12 UNITS  
 BLDG-3: 10 UNITS  
 BLDG-4: 12 UNITS  
 BLDG-5: 10 UNITS  
 BLDG-6: 10 UNITS  
 BLDG-7: 10 UNITS  
 BLDG-8: 10 UNITS  
 BLDG-9: 10 UNITS  
 BLDG-10: 12 UNITS  
 BLDG-11: 12 UNITS  
 BLDG-12: 10 UNITS  
 BLDG-13: 10 UNITS  
**TOTAL: 142 UNITS**

RAC: 6.83

**COMMUNITY CENTER**  
 SINGLE STORY, 24' BLDG HEIGHT

**PARKING DATA**  
 GARAGE: 140 SPACES  
 OPEN: 140 SPACES

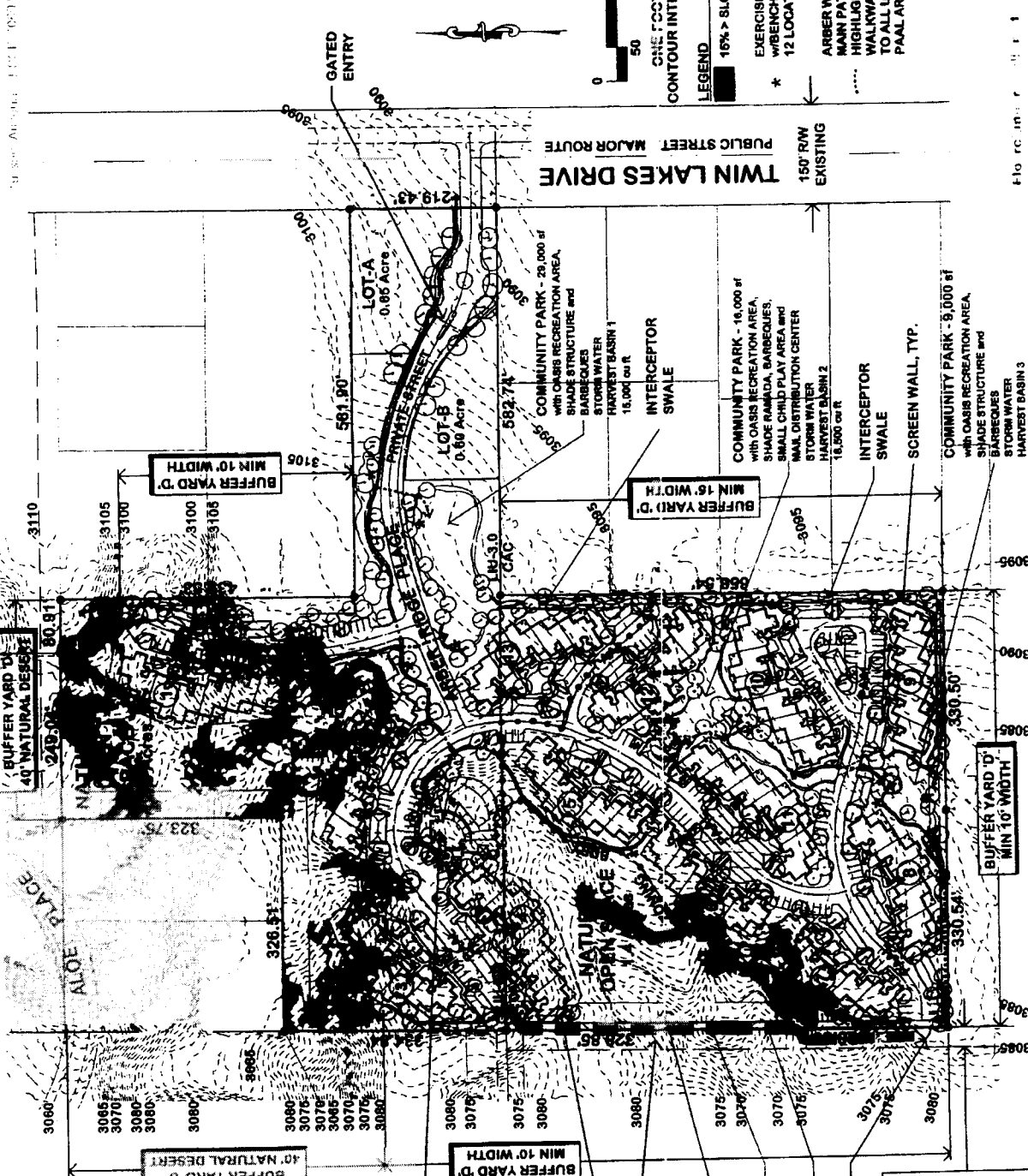
**COMMUNITY CENTER**  
 13,000 sf  
 with EXERCISE ROOM,  
 TOILETS, OFFICE,  
 MEETING ROOM, POOL,  
 SPA POOL, RAMADAS,  
 BARBEQUES and MAIL  
 DISTRIBUTION CENTER

**SCREEN WALL, TYP.**  
 EXISTING  
 30 FT WIDE  
 INGRESS/EGRESS ESMT  
 DKT 3554, PG 27

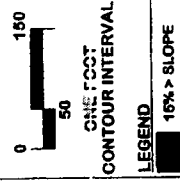
**STORM WATER**  
 HARVEST BASIN 4  
 28,400 cu ft  
 0.3AC OPEN SPACE  
 WEIR WALL  
 MAX 6' HEIGHT

**MAINTENANCE**  
 EMERGENCY ACCESS GATE

**30 FT WIDE**  
 INGRESS/EGRESS ESMT  
 DKT 3554, PG 27  
 PROPOSED USER CONNECTING  
 WITH GOLDIER RANCH ROAD  
 EMERGENCY ACCESS  
 PEDESTRIAN ACCESS  
 PRIVATE SAN SEWER  
 PUBLIC WATER  
 PUBLIC UTILITY



**LAND USE PROPOSAL**  
 II-B Preliminary Development Plan  
 Exhibit II.B.1 PDP



PDP APPROVED BY PLZ 6/25/08

# GOLDER RANCH FIRE DISTRICT

## Community Services Division

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### International Fire Code 2006 Edition

TO: Marc Fink, Senior Planner – Pima Co. DSD  
FROM: Chris Kiel, Plans Examiner  
DATE: October 17, 2011  
PROJECT: Twin Lakes Drive Rezoning, Co9-07-24  
PLAN REVIEW: **Fire Code Review of the Preliminary Development Plan Documents**

The submittal for the rezoning is approved. Please provide the following Fire Code review comments to the applicant for the above referenced project.

**The remaining items are provided as general information for the applicant.**

1. **Fire Flow / Hydrants.** The required fire flow for this project is unknown at this time as the size of the proposed buildings is unknown.

Fire hydrants connected to an approved water supply, either temporary or permanent, shall be installed and in service prior to combustible material delivery to the site. Temporary construction office trailers are considered combustible materials.

Submit a Water System Plan to the Fire Marshal for review and approval prior to the submittal of the building plans.

A 3-foot clear space shall be maintained around the circumference of fire hydrants. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be provided.

The Developer is responsible for blue reflective street markers at each hydrant location.

All out of service hydrants shall be clearly marked or tagged as out of service. While the water lines are undergoing bacteriological cleansing and testing, the hydrants shall be marked as out of service. Out of service marking and tags shall remain until the hydrant has been inspected by the developer, approved by the Water Utility, and is in service. The Water Utility will notify the Fire Marshal when the hydrants are in service and available for fire flow testing.

**\*Add the following note to the future Development Plan: Fire hydrants connected to an approved water supply of XXXXXX gpm for fire protection shall be installed and in service prior to combustible material delivery to the site. Temporary construction office trailers are considered combustible materials.**

2. **Fire Apparatus Access.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved all-weather fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Approved fire apparatus access roads shall be installed and in service prior to combustible material delivery to the site.

Gates installed across fire apparatus access roads shall be installed in compliance with Fire Code Appendix D. All electrically operated gates shall include preemption operating equipment compatible with the fire department's system. The installation of new traffic control signaling devices on fire apparatus access roads

Golder Ranch Fire District - Community Services Division 3885 E. Golder Ranch Dr.; Tucson, Arizona 85739  
520-818-1017 Fax 520-825-8043 [www.golderranchfire.org](http://www.golderranchfire.org) [ckiel@golderranchfire.org](mailto:ckiel@golderranchfire.org)

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Serving as the Fire Marshal for the Town of Oro Valley since 1999.

shall include preemptive control equipment compatible with the fire department's existing system.

An approved fire department key box shall be installed at an accessible approved location on the building. Door keys shall be provided and maintained in the key box as to provide access to all structures for fire-fighting and life-saving purposes.

**\*Add the following note to the future Development Plan:** Approved fire apparatus access roads shall be installed and in service prior to combustible material delivery to the site.

- 3. Automatic Sprinkler Systems Required.** All new occupancies shall install an approved automatic sprinkler system throughout. Water supplies for automatic sprinkler systems shall comply with the International Fire Code. The potable water supply shall be protected against backflow in accordance with the requirements of the International Fire Code, the International Plumbing Code, and the Oro Valley Water Utility. Backflow prevention devices shall be listed for fire protection service. Backflow prevention devices may be installed remote from the building or as a portion of the sprinkler system riser inside the building. Backflow prevention device shutoff valves shall be locked in the open position. The backflow prevention valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and annunciated by the sprinkler system monitoring control panel. The main drain on automatic sprinkler systems shall be sized to allow for forward flow testing of the backflow prevention device.

The building shall provide an exterior door leading directly into the room containing the fire sprinkler riser and shut off controls. New Fire Department Connections (FDC's) shall have approved locking caps installed.

Automatic fire sprinkler systems and fire alarm systems shall be monitored by an approved central station, proprietary supervising station, or remote supervising station. Fire protection system monitoring shall be in service prior to acceptance testing/inspection of the system.

Each building shall have a lockable As-Built Plans Box mounted at an approved location, usually adjacent to the automatic sprinkler system riser.

**\*Add the following note to the future Development Plan:** An approved automatic sprinkler system shall be installed throughout each building.

- 4. Street Signs and Address Posting.** Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage of vehicles. All structures under construction shall be clearly identified with an approved address and building number. Signs shall be of an approved size, weather resistant, and be maintained until replaced by permanent signs.

**\*Add the following note to the future Development Plan:** Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage of vehicles. All structures under construction shall be clearly identified with an approved address.

- 5. Building Height.** The height of the buildings is not specified. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire apparatus access roads shall have a minimum unobstructed width of 28 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. Proximity to building - At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. See IFC Appendix D Section D105
- 6. Dead-end fire apparatus access roads.** Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. **"HAMMERHEAD", "Y" OR CUL-DE-SAC IN ACCORDANCE WITH FIGURES D103.1, D103.2.**

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7. **Secured Construction Sites.** Gated, secured construction sites shall provide an approved fire department padlock on the chain securing the site. The approved fire department padlock can be obtained from the fire inspector.

**Please feel free to contact me if you have any questions or concerns regarding any of the above Fire Code review comments.**

Chris Kiel, Plans Examiner  
Golder Ranch Fire District  
(520) 825-5968 [ckiel@golderranchfire.org](mailto:ckiel@golderranchfire.org)