

Co9- _____

**PIMA COUNTY
REZONING IMPACT STATEMENT**

Please answer the following questions **completely**; required hearings may be delayed if an adequate description of the proposed development is not provided. Staff will use the information to evaluate the proposed rezoning. Additional information may be provided on a separate sheet.

NAME (print) _____

NAME OF FIRM (if any) _____

INTEREST IN PROPERTY _____

SIGNATURE _____ DATE _____

A. PROPOSED LAND USE

1. Describe the proposed use of the property.

2. State why this use is needed.

3. If the proposed use is residential, how many **total residential units** will there be on the property to be rezoned? Will these be detached site-built homes, manufactured homes, or another type?

Total units: _____ Type: _____

4. Will the subject property be split into additional lots? YES NO (circle one)

5. How many **total lots** will there be on the property to be rezoned, and what size in acres will each lot be?

6. If more than **one** lot will 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.)

7. What is the maximum proposed building height?

_____ feet and _____ stories

8. Provide an estimate of when proposed development will be started and completed.

Starting date: _____

Completion date: _____

9. If the proposed development is commercial or industrial:

a. How many employees are anticipated? _____

b. How many parking spaces will be provided? _____

c. What are the expected hours of operation? _____

d. Will a separate loading area be provided? _____

- e. Approximate size of building (sq. feet)? _____
10. a. For commercial or industrial developments, or residential developments of three residences per acre or greater, state which bufferyard is required, according to Chapter 18.73 (Landscape Standards) of the Zoning Code.
- _____
- b. Describe the buffer that will be provided (state buffer width, use of walls, or type of plant material) to meet the Code requirement. Refer to Chapter 18.73 of the Zoning Code.
- _____
11. 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.)
- _____

B. SITE CONDITIONS - EXISTING AND PROPOSED

1. Are there existing uses on the site? YES NO
- a. If yes, describe the use, stating the number and type of dwelling unit, business, etc.
- _____
- b. If no, is the property undisturbed, or are there areas that have been graded?
- _____
2. If the proposed rezoning is approved, will the existing use be removed, altered, or remain as is?
- _____
3. Are there any existing utility easements on the subject property? YES NO
- If yes, state their type and width, and show their location on the sketch plan or preliminary development plan.
- _____
4. Describe the overall topography of the subject property, and note whether any slopes of greater than 15% are present on the property. Note any rock outcropping or unusual landforms or features.
- _____
- _____

5. Note any areas of heavy vegetation on the sketch plan or preliminary development plan and describe.

6. Conservation Land System (CLS):

a. Is the subject property within the Conservation Land System? Yes No

b. If so, which of the following categories does the subject property fall within?
Important Riparian area, Biological Core, Multiple Use or Recovery Management area, or Existing
Development within the CLS.

7. How has the plan for the rezoning met the conservation standard for the applicable category area?

8. Are there any natural drainageways (washes) on the subject property? YES NO
If yes, state whether these natural drainage patterns will be altered by the proposed development, and
what type of alteration is proposed.

(NOTE: For information regarding flood control requirements, call 740-6350.)

9. Approximately how much of the subject property is proposed to be graded, including areas where most
vegetation will be cleared? _____ Acres, or _____ percent of the land area. How much of this area is
currently graded? _____

10. Describe any revegetation proposal in areas where development will require removal of natural
vegetation.

11. For rezonings larger than 3.3 acres (144,000 square feet) or for more than one residential unit per 3.3
acres:

a. Is the subject property elevation less than 4,000 feet?

NO YES

b. Are there any saguaro=s on the subject property that are eight feet or taller or that contain a
woodpecker cavity? If yes, how many?

NO YES Number: _____

c. Are there any mesquite trees on the subject property with trunks six inches or greater in diameter as
measured four feet above ground? If yes, how many?

NO YES Number: _____

d. Are there any Palo Verde trees on the subject property with trunks six inches or greater in diameter
as measured four feet above ground? If yes, how many?

NO YES Number: _____

e. Are there any ironwood trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: _____

f. Have any Cactus Ferruginous Pygmy Owls been found on the subject property or within 1,500 feet of the proposed development project as a result of an Owl Habitat Survey?

___ 1) No survey has been done.

___ 2) No owls were found as a result of a survey performed on _____ (date).

___ 3) ___ (Number of) owls were found as a result of a survey performed on _____ (date).

11. Will a septic system or public sewer be used for the proposed development?

SEPTIC SEWER

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.)

12. How will water be supplied to the property?

Is the available supply adequate for the proposed development?

YES NO NOT SURE

C. SURROUNDING LAND USE

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

NORTH: _____

SOUTH: _____

EAST: _____

WEST: _____