

OV113-031

Tucson Koi & Water Gardens

CONDITIONAL USE PERMIT SITE ANALYSIS

Second Submittal, 08.10.14

Property Owners

Walter & Jane Wong
Family Investments, LLP
5437 East 3rd Street
Tucson, Arizona 85711

Tucson Koi and Water Gardens, LLC
3372 North Dodge Boulevard
Tucson, AZ 85716

Prepared By

The WLB Group, Inc.
Contact: Paul Oland
4444 East Broadway Boulevard
Tucson, Arizona 85711
520.881.7480

WLB No. 113036-A-001



TABLE OF CONTENTS

PART I: INVENTORY AND ANALYSIS

Introduction	1
I. Existing Land Uses	1
II. Conditional Use Permit Findings	9

EXHIBITS

A. Location Map	4
B. Aerial Photograph.....	5
C. Existing Land Uses	6
D. Existing Zoning.....	7
E. Existing General Plan.....	8
F. CUP Site Plan.....	12
G. Conceptual Landscape Plan.....	13

INTRODUCTION

This site analysis has been prepared in support of a conditional use permit encompassing two lots totaling approximately 2.8 acres. The property is located on Oracle Road approximately 1,000 feet south of Magee Road and is further identified as Parcel Numbers 225-51-011A and 225-51-012A. The subject site is surrounded by development on four sides. Properties to the north, south, and west (across Oracle Road) are all designated by the General Plan, zoned for and contain commercial uses. The area to the east of the project site is an existing single family neighborhood. The proposal is to allow the construction of a 1250± square foot showroom, shade structures and shade sails, koi ponds, onsite parking and to display and sell nursery related items.

BACKGROUND

I. Existing Land Uses

1. Site Location

The subject property is located within Township 12 South, Range 13 East, Section 36, Town of Oro Valley, Pima County, Arizona. It is bounded by Oracle Road to the west, a dirt alley to the east, and an alley easement to the north. Commercial developments exist to the north and south and an existing single family neighborhood to the east. The Pima County Tax Assessor designates the properties as parcels 225-51-012A and 225-51-011A.

Refer to Exhibit A: Location Map and Exhibit B: Aerial Photograph.

2. Existing Land Uses on Site

The subject properties are currently undeveloped and vacant. A wash bisects the site and flows from east to west.

Refer to Exhibit C: Existing Land Uses.

3. Adjacent Property Information

a. Existing Zoning

Parcel 225-51-011A: RS, Residential Service District

Parcel 225-51-012A: R1-144, Single Family Residential

North: C2, Regional Commercial

South: RS, Residential Service District

East: R1-36, Single Family Residential

West: C2, Regional Commercial, CR-1, CR-5 (Pima County)

Refer to Exhibit D: Existing Zoning.

b. Existing Land Use

Parcel 225-51-011A: Vacant, undeveloped
Parcel 225-51-012A: Vacant, undeveloped

North: Commercial Shopping Center (Plaza Escondido, including Marshalls, Panda Express, Trader Joes, two tire shops and numerous other retailers
South: Commercial Office/Retail Building complex
East: Single Family Residential neighborhood
West: Commercial Shopping Center (Oracle Crossings) across Oracle Road including Wal-Mart Neighborhood Market, KFC, Taco Bell, and numerous other restaurant and businesses

Refer to Exhibit C: Existing Land Uses.

c. Existing General Plan Designations

Parcel 225-51-011A: Neighborhood Commercial/Office (Growth area)
Parcel 225-51-012A: Neighborhood Commercial/Office (Growth area)

North: Community/Regional Commercial (Growth area)
South: Neighborhood Commercial/Office (Growth area)
East: Low Density Residential (0.4 to 1.2 DU/acre)
West: Community/Regional Commercial (Growth area)

The site is designated on the General Plan Land Use Map as Neighborhood Commercial/ Office and is located within the Oracle/Magee/Ina Growth area. The Growth areas *are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses.*

The Neighborhood Commercial designation is intended to provide services to the surrounding residents. According to the General Plan, these areas *“must be developed for commercial and office uses...”*

Due to the existing General Plan designation of NCO, the location of the property in the Oracle/Magee/Ina Growth area, and the surrounding General Plan designations, it is expected that the concurrent rezoning application to designate the site as CN will be approved.

Refer to Exhibit E: Existing General Plan.

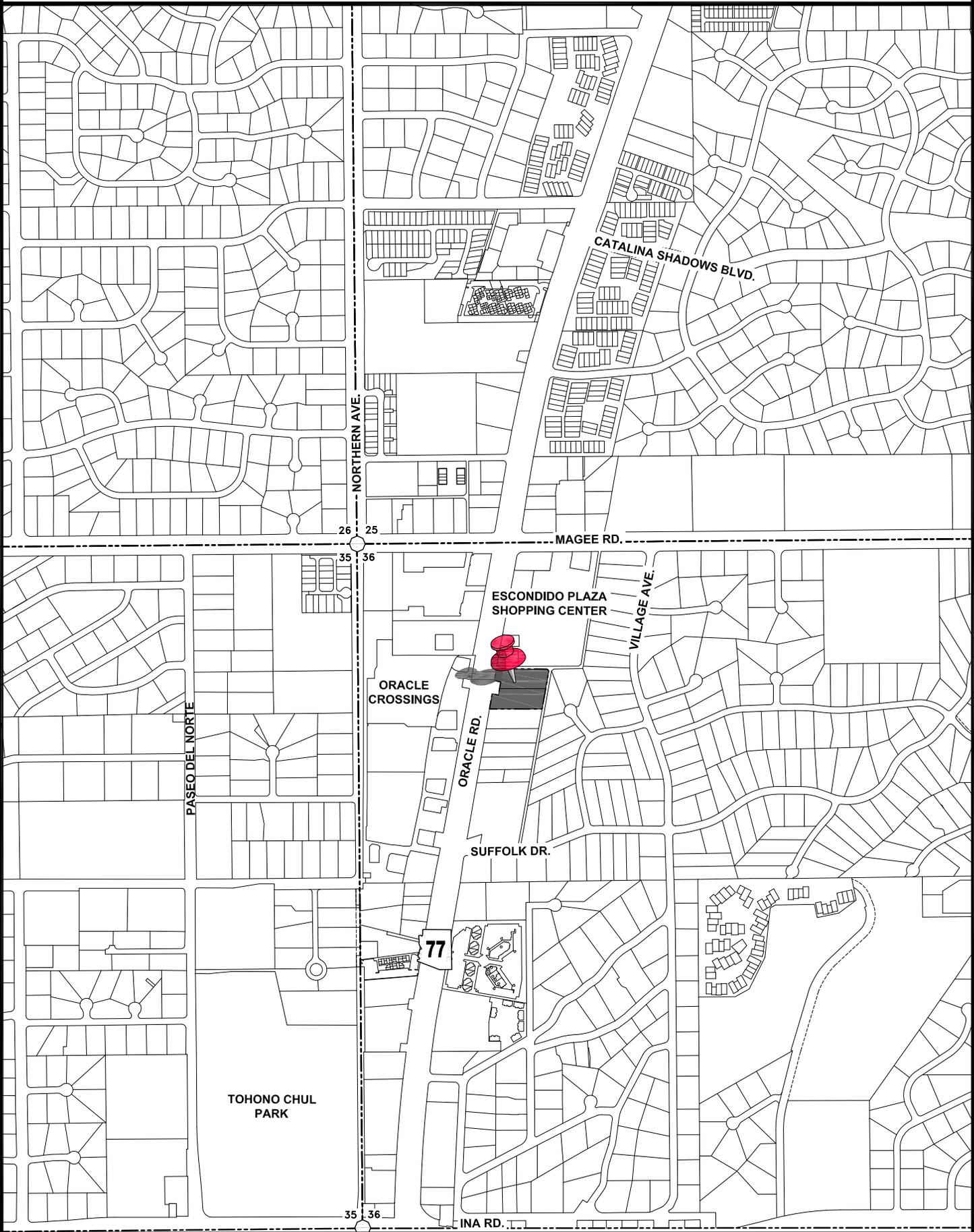
d. Surrounding Building Heights

The single family residences to the east are all single story homes approximately 20' in height. The commercial office and retail complex to the south are single story with an overall height of approximately 20'. The rear of the commercial center to the north and adjacent tire shop are approximately 20' as well. The parapets on the front of the center approach 30', consistent with the shopping center across Oracle Road.

See Exhibit C: Existing Land Uses.

e. Surrounding Subdivisions & Development Plans

North: Escondido Plaza (Bk. 27 Pg. 82)
South: Suffolk Subdivision (Bk. 13 Pg. 18)
East: Suffolk Subdivision (Bk. 13 Pg. 18)
West: Oracle Crossings (Bk. 61 pg. 39), Bonita Acres (bk. 24, pg. 25)



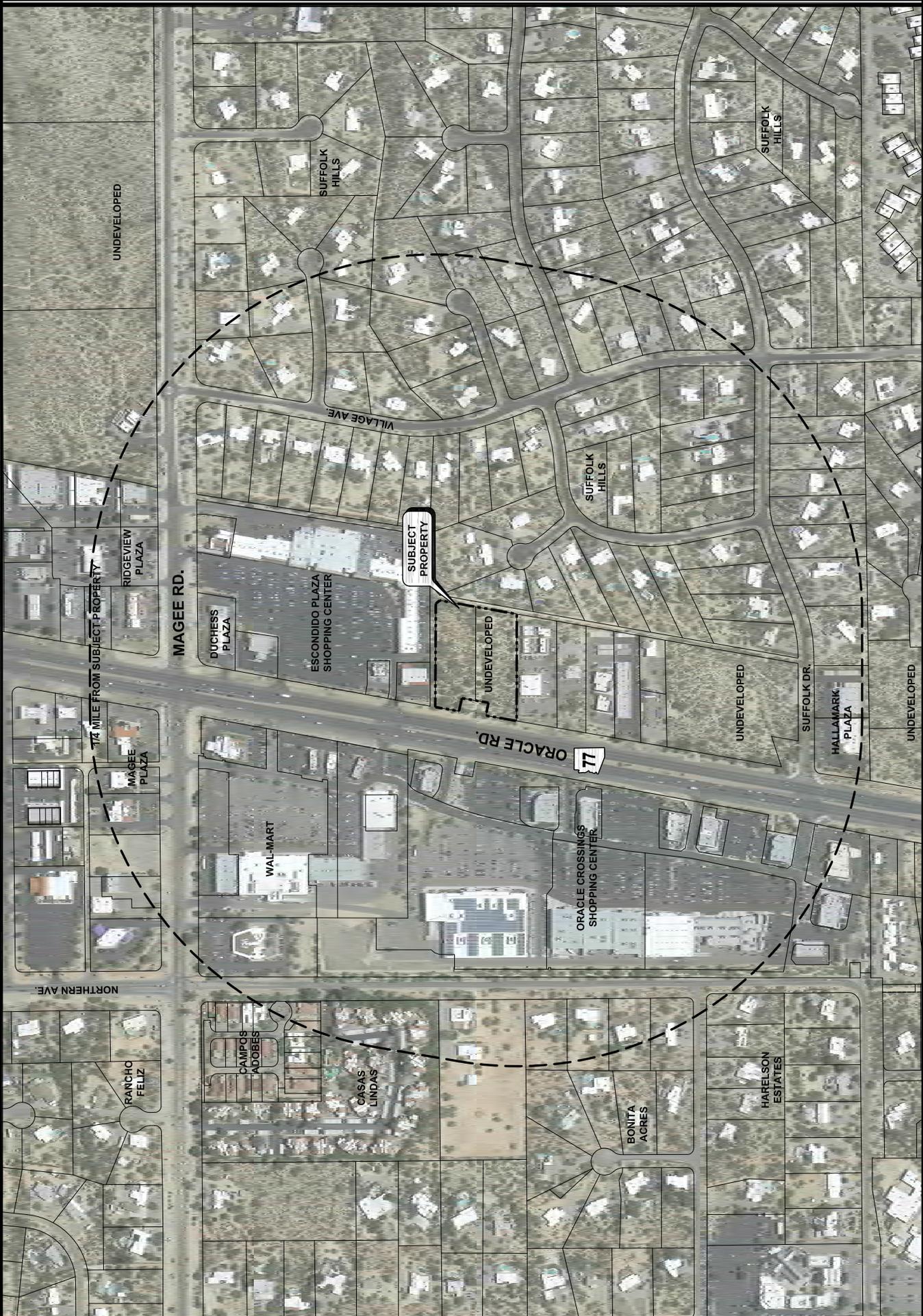


ESCONDIDO PLAZA
SHOPPING CENTER

SUBJECT
PROPERTY

ARUNDEL CT.

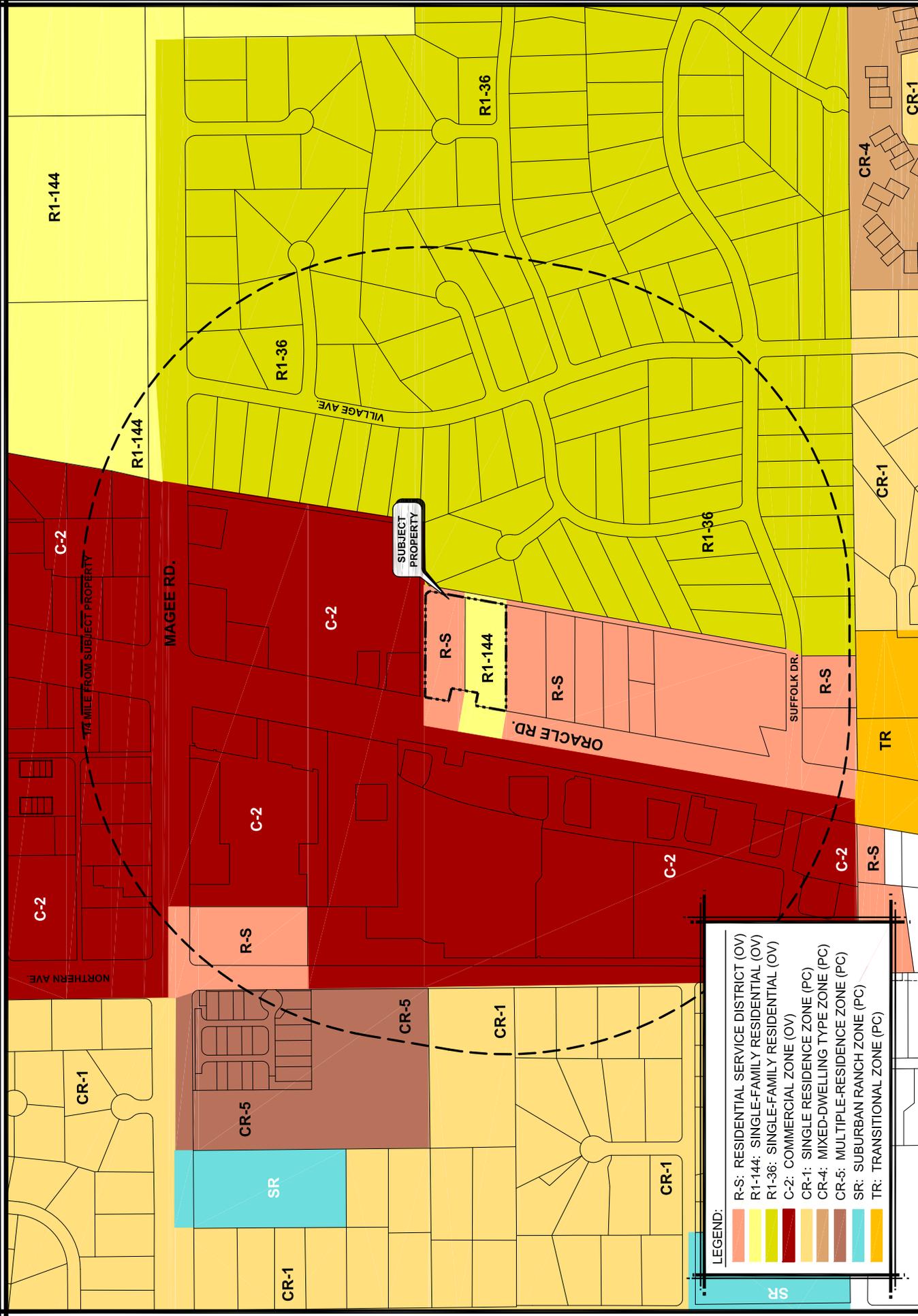
ORACLE RD.



**TUCSON KOI & WATER GARDENS
EXHIBIT C: EXISTING LAND USES**

2014.08.08
Aerial Photo Date = 2013
WLB No. 113036-A-001





SUBJECT PROPERTY

1/4 MILE FROM SUBJECT PROPERTY

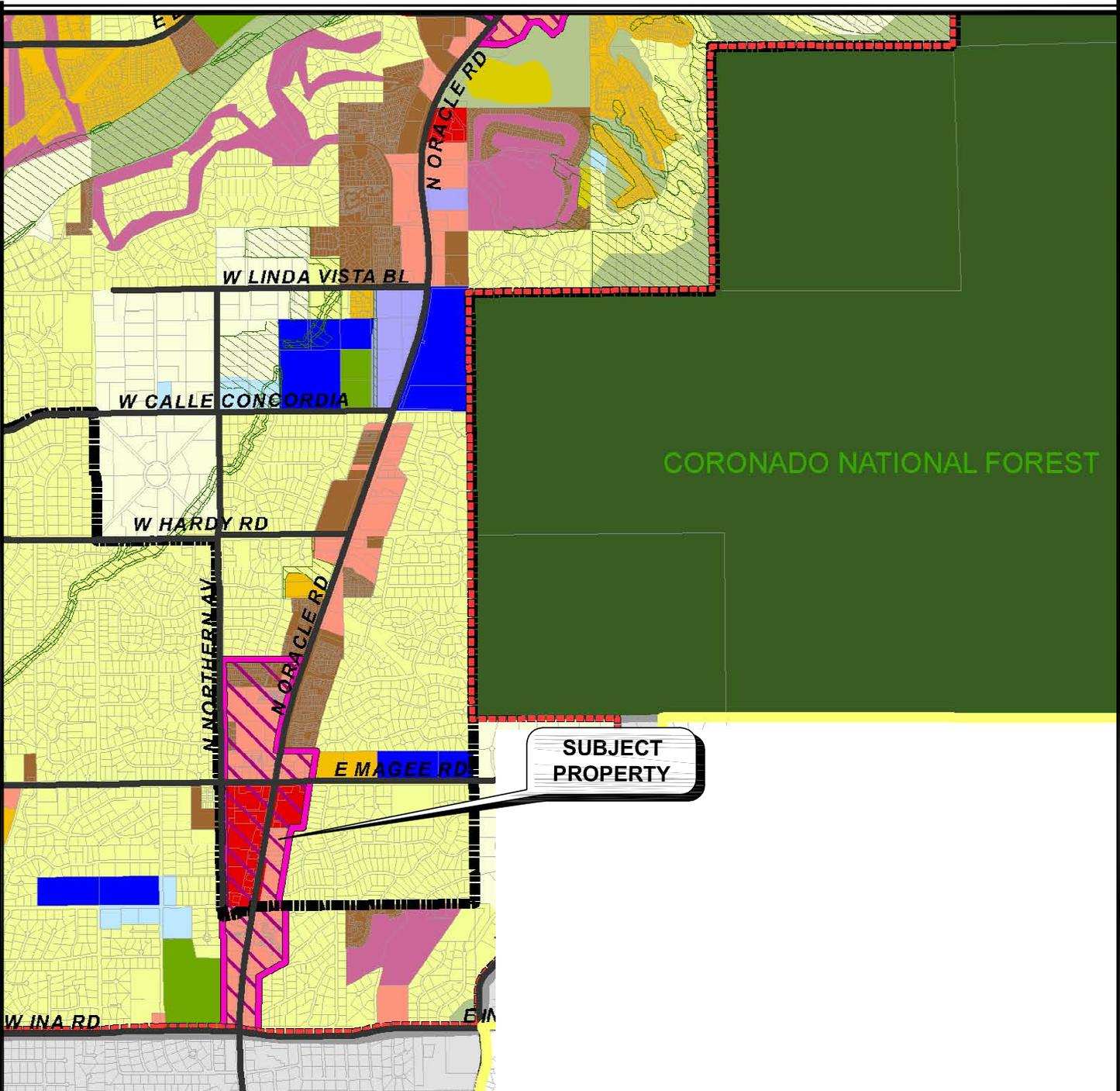
LEGEND:

R-S	RESIDENTIAL SERVICE DISTRICT (OV)
R1-144	SINGLE-FAMILY RESIDENTIAL (OV)
R1-36	SINGLE-FAMILY RESIDENTIAL (OV)
C-2	COMMERCIAL ZONE (OV)
CR-1	SINGLE RESIDENCE ZONE (PC)
CR-4	MIXED-DWELLING TYPE ZONE (PC)
CR-5	MULTIPLE-RESIDENCE ZONE (PC)
SR	SUBURBAN RANCH ZONE (PC)
TR	TRANSITIONAL ZONE (PC)

2014.08.08
 WLB No. T13036A-001

TUCSON KOI & WATER GARDENS
EXHIBIT D: EXISTING ZONING

Lt113036 Tucson Koi/A-001 Planning/Exhibits/Exh D. Existing Zoning.dwg Printed: Aug. 08, 2014



Town of Oro Valley General Plan

- | | | | |
|--|---|--|----------------------------------|
| | Oro Valley Limits | | Master Planned Community |
| | General Plan Planning Area | | Resort / Golf Course |
| | Arroyo Grande Planning Area | | Neighborhood Commercial / Office |
| | Growth Area | | Public / Semi-Public |
| | Urban Services Boundary | | Community / Regional Commercial |
| | General Plan Significant Resource Area | | Commerce / Office Park |
| | Rural Low Density Residential (0 - 0.3 DU/AC) | | School |
| | Low Density Residential (0.4 - 1.2 DU/AC) | | Open Space |
| | Low Density Residential (1.3 - 2.0 DU/AC) | | Park |
| | Medium Density Residential (2.1 - 5 DU/AC) | | National Forest |
| | High Density Residential (5+ DU/AC) | | Undesignated Area |

II. CONDITIONAL USE PERMIT FINDINGS

The findings for approval of the Conditional Use can be made as follows:

1. That the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare.

a. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;

Noise, smoke, odor, dust, vibration.

The proposed project will not cause any damage or long term nuisances from noise, smoke, dust, vibration. During the brief construction period a minor amount of smoke, odor, dust or vibration may be emitted from the site. These will be mitigated by pre-watering the site, installation of construction fencing, utilizing properly maintained equipment, and adhering to construction hours.

The site will be utilized as a water garden and retail nursery. Though the sales activity is located largely outside in the open, the operation does not involve activities that would contribute to noise or vibration in excess of current levels experienced from highway traffic and existing commercial centers. No uses are proposed which would emit any smoke or odors. The site will be landscaped and will not result in any significant dust leaving the site.

Illumination.

The site will have onsite safety, security and decorative lighting but will fully comply with the Zoning Code Section 27.5, Outdoor Lighting.

b. Hazard to persons and property from possible explosion, contamination, fire or flood;

Explosion.

The proposed use will not place people or property in a hazardous situation. No explosives will be stored on site. A minimal amount fertilizer may be stored onsite and will be kept proper containers to industry standards.

Contamination.

No hazardous materials will be stored on the site. There is no risk of contamination.

Fire.

The project will require review and approval of Mountain Vista Fire Department. The project will fully comply with all requirements.

Tucson Water is the service provider for this property. An 8" PVC main runs north and south in the alley. The project will make connection with this main.

Flood.

The site is designated as Zone 'X' per the FEMA Flood Insurance Rate Map (FIRM), Panel 04019C1680L, Revised June 16, 2011. However, the wash carries approximately 1,035 cfs and thereby, is locally regulated by the Town of Oro Valley. The off-site terrain of the upstream watersheds is mostly native desert vegetation, with a number of roadway crossings and residential development. The development in the upstream area was platted in the 1950s and therefore provides little, or no, detention.

Drainage infrastructure will be designed to convey off-site stormwater through the site, maintaining the current outlet points. Runoff will remain largely within the existing channel. Increased runoff produced by the proposed development will be minimal and directed into detention basins provided to mitigate the runoff to pre-development levels. The reduced runoff will then be discharged into the existing, natural channel and ultimately off-property in the existing manner. Additionally Tucson Koi and Water Garden plans to showcase rainwater harvesting devices which to a smaller degree provide for additional stormwater runoff mitigation.

c. Hazard occasioned by unusual volume or character of traffic.

Oracle Road (State Highway 77) has an estimated ADT of 55,000 between Magee and Ina Roads and 46,000 between Magee and Hardy Roads. The proposed project consists of a small 1,250± square foot show room, outdoor display garden and retail nursery. The proposed project will not generate a significant amount of trips to the highway.

Road	Section	Existing ROW	Ultimate ROW	Travel Lanes	Capacity	Speed Limit	ADT (PAG)	Surface Conditions	Scheduled Improvements
Oracle Rd.	Magee Rd. to Ina Rd.	180-200'	200'	6	45,000	50	55,000	Paved	None
	Magee Rd. to Hardy Rd.	180'-200'	200'	6	45,000	50	46,000	Paved	None
Magee Rd.	Oracle Rd. to La Canada	varies	150'	2,4	15-30,000	35-45	14,146	Paved w/ sidewalk	Under construction
	Oracle to Christie Dr.	150'	150'	2	15,000	25	1,893	Paved	Completed
N. Northern Rd.	Ina to Hardy	150'	150'	2	15,000	35	8,782	Paved	None
La Canada Dr.	Magee Rd to Ina Rd	150'	150'	4	30,000	25	7,869	Paved w/ sidewalk	Completed
	Magee Rd. to Overton Rd.	150'	150'	4	30,000	25	7,213	Paved w/ sidewalk	Completed

A driveway will be installed approximately one quarter of a mile south of the signalized intersection of Magee and Oracle Roads, and one quarter of a mile north of the signalized intersection of Suffolk Drive and Oracle Road.

2. That the characteristics of the use proposed in such use permit are reasonably compatible with the types of use permitted in the surrounding area.

The proposed use provides a smooth transition to the surrounding uses. The small building footprint, low height, natural undisturbed open space, onsite landscaping and retail plants will provide an attractive transition and buffer to the residential uses to the east. The site will provide a buffer between the large commercial center to the north and the smaller office/retail park to the south.

The site is located between two commercial centers with heights ranging from approximately 20' to 30' in height. In addition, the property to the north is elevated above the project site. The sites gradient is consistent with Oracle Road and the existing neighborhood to the east making much of the site minimally visible from offsite locations other than from the rear of the commercial to the north.

The prominent view across the site is to the northwest of Pusch Ridge. This is visible traveling north on Oracle Road. The view is partially obstructed by the large commercial development to the north, power lines and existing vegetation. The secondary view across the site is from the single family homes south west towards the Tucson Mountains. This view is obstructed by the existing vegetation on the site and the commercial development across Oracle road. No significant impacts to the view shed are anticipated as a result of this project.

A 15-foot minimum buffer yard is will be provided along the southern property line where the project is adjacent to the existing office and retail complex, designated as Residential Service. A 30-foot buffer is required along Oracle Road and although not required landscaping/ buffering will be provided along the rear and northern portions of the property.

NOTES:

- Property Size: 2.8± Ac.
- Existing Zoning: R-S (1.4± Ac.) & R1-144 (1.4± Ac.)
- Existing General Plan Land Use: Neighborhood Commercial / Office, with Growth Area Overlay
- Proposed Zoning: CN Neighborhood Commercial (2.8± Ac.)
- Parking Spaces Provided = 20
- Open Space Provided = 1.2± Ac. (44%)

EXISTING ZONING:
C-2

ORACLE ROAD
STATE ROUTE 77
EXISTING R.O.W.
180'-200'



E:\113036 Tucson Koi&W Water Gardens\CDP\HBT\SCUP\Alternative site plan.dwg Plot Date: Aug. 19, 2014

LEGEND:

- TREE
- SHRUB OR CACTUS
- ACCENT OR CACTUS

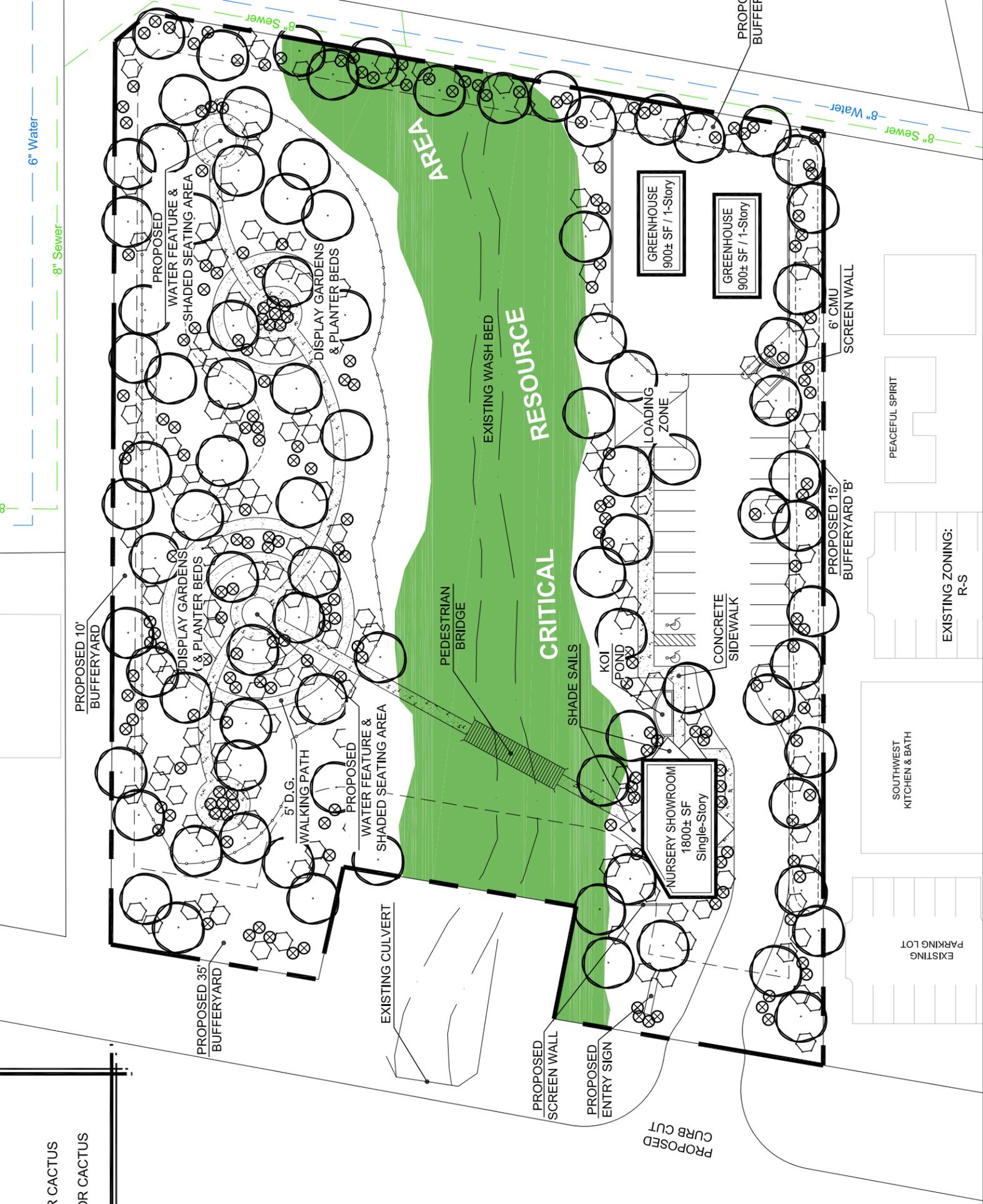
ORACLE ROAD
STATE ROUTE 77

EXISTING ZONING:
C-2

EXISTING ZONING:
C-2

JACK FURRIER'S
TIRE CENTER

PLAZA ESCONDIDO
SHOPPING CENTER



EXISTING ZONING:
R1-36

PROPOSED 15'
BUFFERYARD 'B'

PEACEFUL SPIRIT

SOUTHWEST
KITCHEN & BATH

EXISTING
PARKING LOT

EXISTING ZONING:
R-S