



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

February 27, 2017

Mr. Stacey Weaks, PLA, LEED AP
Norris Design
418 North Toole Avenue
Tucson, AZ 85701

Dear Mr. Weaks:

SUBJECT: Saguario Trails Planned Area Development (PAD-30, C9-16-09),
Minor Amendment – Conceptual Master Plan: Exhibit III.1, Conceptual Master
Plan, and Exhibit III.3, Block Plat Conceptual Diagram

I have reviewed your letter (attached) requesting a minor amendment to the
Saguaro Trails PAD which proposes two modifications:

- A continuous Drexel Road right-of-way alignment terminating in
Planning Area E in lieu of the roundabout at the location of the Southeast
Houghton Recharge Project (SHARP) entrance. The Drexel Road
alignment will provide more efficient access to the SHARP property if
designed in this manner. The Drexel Road Greenway will remain adjacent
to the southern edge of the Drexel Road right-of-way.
- A portion of the Neighborhood Center planning area will shift westward
while maintaining the Neighborhood Center commitments found in the
PAD. The Neighborhood Center continues to provide the neighborhood
park with connectivity to the Drexel Road Greenway and Fantasy Island
Trail Park, and this shift permits a slight addition of acreage to the
Neighborhood Center from 7.5 acres to 7.7 acres.

The PAD document recognizes that amendments to this PAD may become
necessary for a variety of reasons, including responding to a changing market and
new residential market preferences, provided such changes are not in conflict with
the overall intent, goals and objectives of the PAD.

Therefore, it is determined that the request for a minor amendment to the Saguario
Trails PAD Conceptual Master Plan is a non-substantial change and is approved,
pursuant to the City of Tucson's Unified Development Code, Section 3.5.5.J.2.

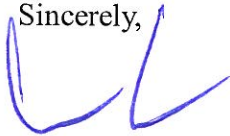
This minor amendment is supported by the following:

February 27, 2017

1. Addition of new information to the PAD, Site Plan, maps, or text that does not change the effect of any regulation, development standard, or guideline (Saguaro Trails PAD, III.H.2.A, p 115) - *Revised concept plan responds to new residential market preferences as evaluated during a strategic planning workshop that included focus group sessions to evaluate buyer preferences;*
2. Changes to the public or private infrastructures as presented herein as necessary to properly serve the intended site plan and which do not significantly increase the development capacity of the presented Site Plan nor alter the guiding goals and objectives of same (Saguaro Trails PAD, III.H.2.A, p 115) – *Drexel Road Greenway and Neighborhood Center will still remain in place with the new roadway design leading to more efficient circulation and access to the SHARP property and Planning Area E;*
3. Compliance with the goals, purposes and intent of the PAD (Saguaro Trails PAD IB.5.C, p. 12) – *Establish a PAD that provides development flexibility going forward and ensures the ability to respond to changing market conditions and preferences within its originally established regulatory framework.*

A copy of this letter and attached Exhibits must be attached to any development package submittal.

Sincerely,



Manjeet Ranu, AICP
Director
Planning and Development Services Department

Attachments: Applicant's Request Letter and Exhibits

January 25, 2017

John Beall
City of Tucson
Planning and Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

RE: Houghton Road Holdings PAD (PAD 30) | PAD Minor Amendment – C9-16-09

John:

On behalf of Mattamy Homes, Tucson Water and the City of Tucson, we respectfully request a Minor Amendment for the Houghton Road Holdings Planned Area Development (PAD). The Minor Amendment request focuses on the Conceptual Master Plan and Block Plat (Conceptual Diagram) exhibits as well as the Land Use Details Table for the Planning Areas (PA), all which are found in Section III – PAD District Proposal of the approved PAD. The Minor Amendment conforms to the overall project vision and maintains the commitments within the approved PAD.

This Minor Amendment is being initiated by Mattamy Homes after facilitating a strategic planning workshop, including focus group sessions, following the approval of the PAD. The workshop evaluated the current Conceptual Master Plan to evaluate buyer preferences. As an outcome of that workshop, a preferred conceptual plan was developed resulting in minor refinements to the previously PAD-approved Conceptual Master Plan.

The Minor Amendment proposes two modifications:

- A continuous Drexel Road right of way alignment terminating in Planning Area E in lieu of the roundabout at the location of the Southeast Houghton Recharge Project (SHARP) entrance. The Drexel Road alignment will provide more efficient access to the SHARP property if designed in this manner. The Drexel Road Greenway will remain adjacent to the southern edge of the Drexel Road right of way.
- A portion of the Neighborhood Center planning area will shift westward while maintaining the Neighborhood Center commitments found in the PAD. The Neighborhood Center continues to provide the neighborhood park with connectivity to the Drexel Road Greenway and Fantasy Island Trail Park, and this shift permits a slight addition of acreage to the Neighborhood Center from 7.5 acres to 7.7 acres.

Attached is a modified Block Plat and modified Conceptual Master Plan reflecting these requested changes. Please refer to the attached exhibits for the proposed modifications to the PAD.

Minor Amendment to the PAD:

The following summarizes the revised exhibits and tables in the PAD for your reference.

Section III: PAD District Proposal

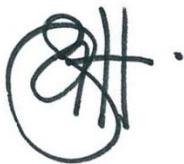
- Page 65/66: Exhibit III.1 - Conceptual Master Plan
 - Revised Drexel Road right-of-way, Neighborhood Center, Planning Area D, Planning Area E and access to the SHARP property.
- Page 69/70: Exhibit III.3 - Block Plat-Conceptual Diagram
 - Revised to align with the Conceptual Master Plan and forthcoming Block Plat. The revised exhibit illustrates the refined Drexel Road right-of-way and Greenway, Block 4, Block 5 and Block 6. The exhibit includes the addition of Block 9 for the existing well site and Block 10 for a portion of the

- Greenway within the City of Tucson parcel. Drexel Road right of way has been revised to reflect the area as right-of-way dedication rather than a Block.
- Page 72: Table III.1- Land Use Details- Planning Areas A-E
 - Revised the revised planning area acreages for PA-D and PA-E in the table.

The PAD partners are in support of the Minor Amendment to the approved PAD. The partners have actively collaborated on these the revisions to ensure the commitments within the PAD are maintained. The Minor Amendment is consistent with the intent of the PAD while enhancing the overall Conceptual Master Plan.

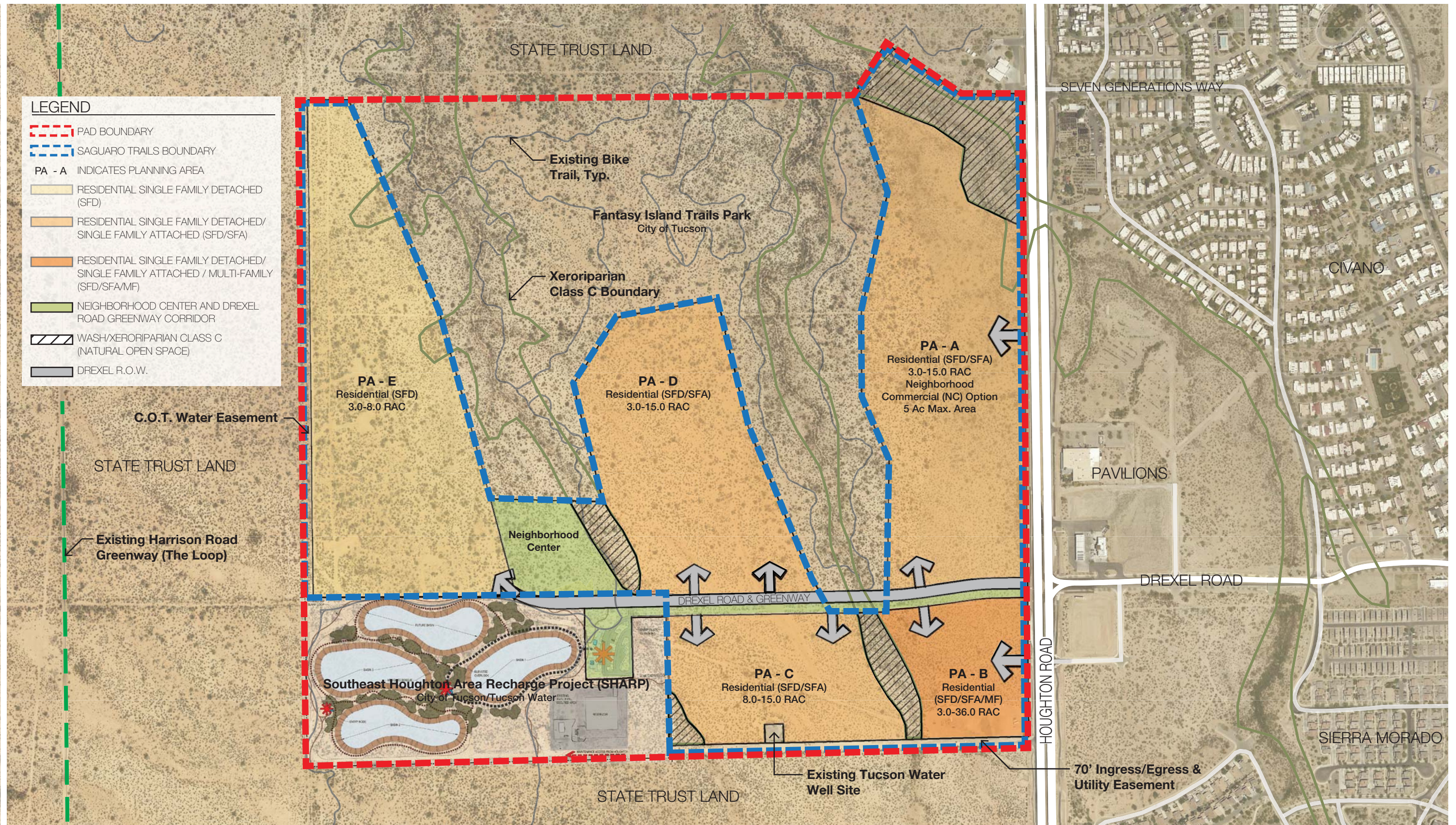
Thank you for your review of the Minor Amendment. We look forward to your administrative review and determination letter for the PAD Minor Amendment. We appreciate the ongoing dialogue with the City regarding the PAD. Please contact me if you need additional information at 520.622.9565 or sweaks@norris-design.com.

Respectfully,
Norris Design

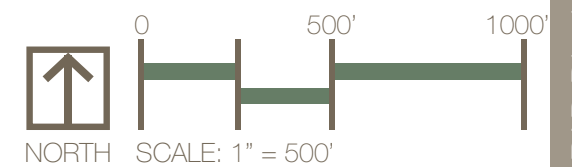


Stacey Weaks, PLA, LEED AP
Principal

Exhibit III.1: Conceptual Master Plan

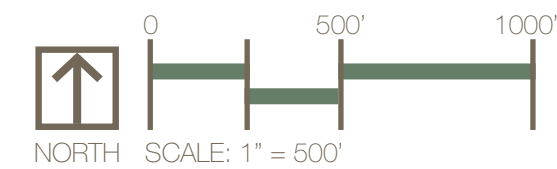
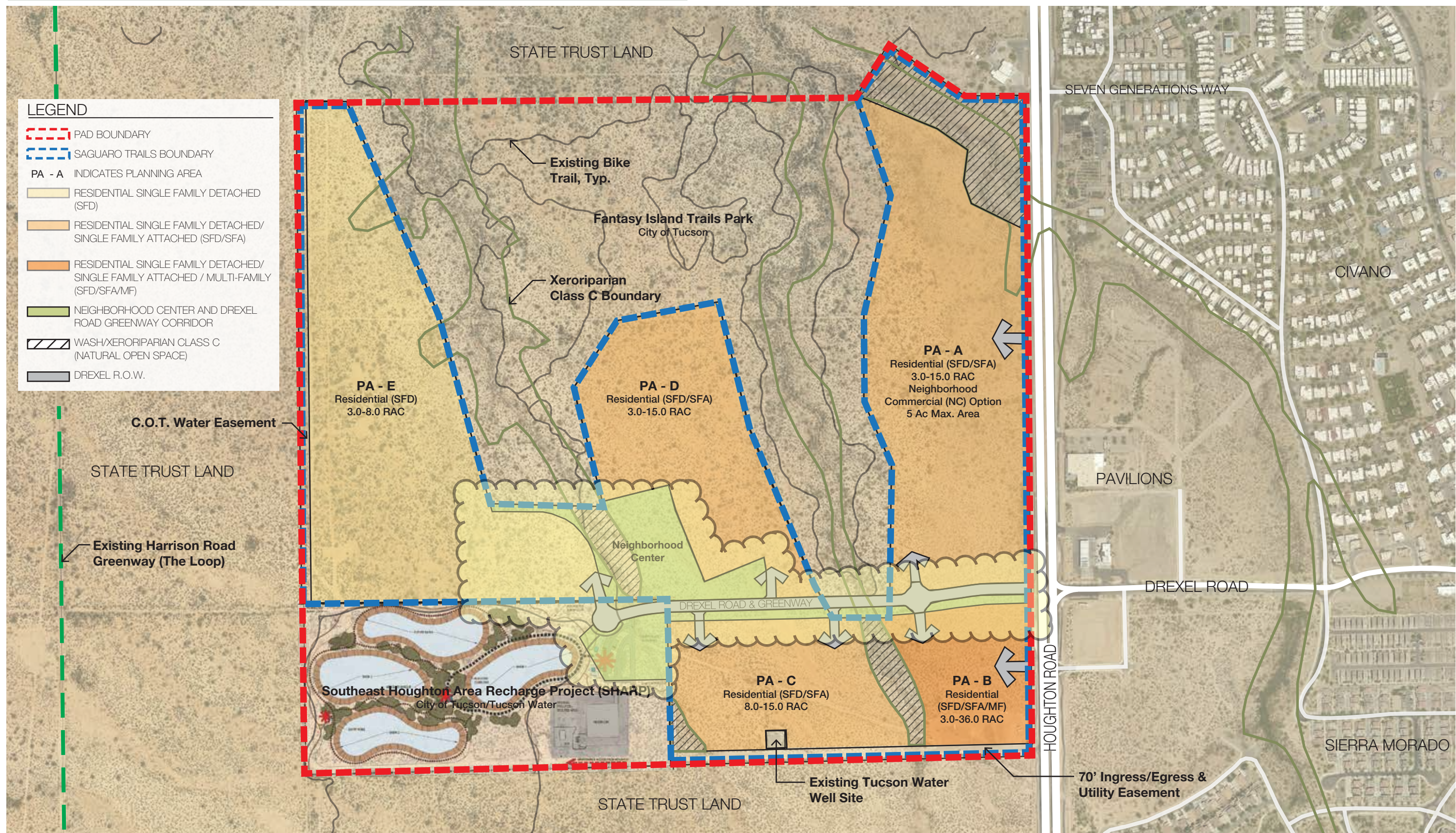


NOTE: Access location for the SHARP Property from Drexel Road is to be determined.



PAD District Proposal

Exhibit III.1: Conceptual Master Plan



PAD District Proposal

Exhibit III.3: Block Plat - Conceptual Diagram

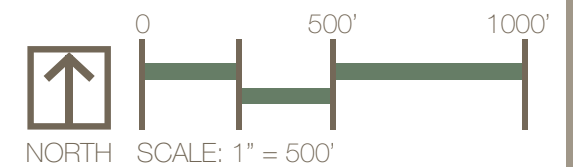
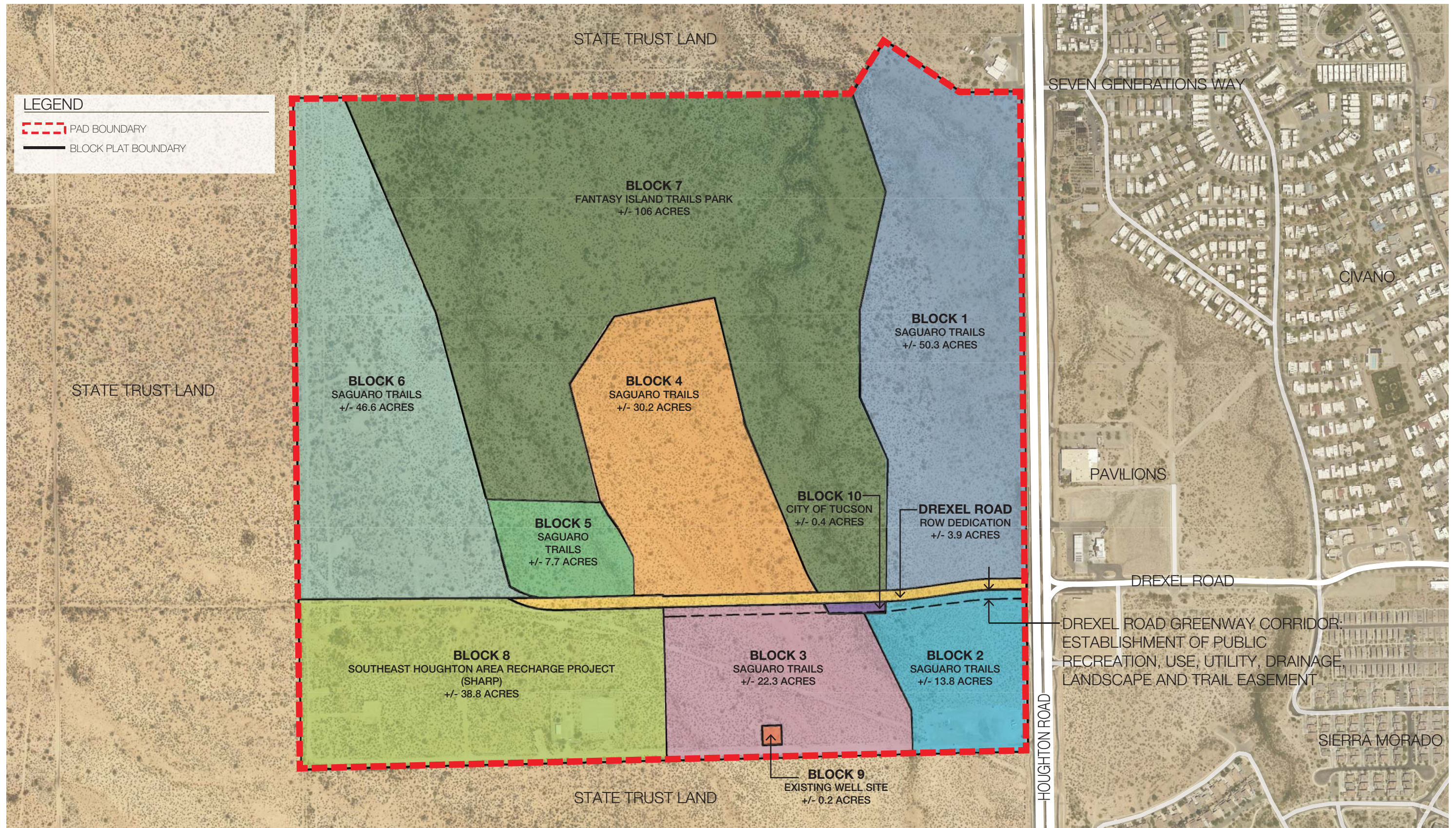


Exhibit III.3: Block Plat - Conceptual Diagram

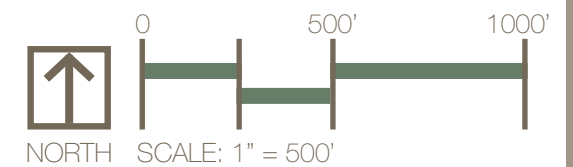
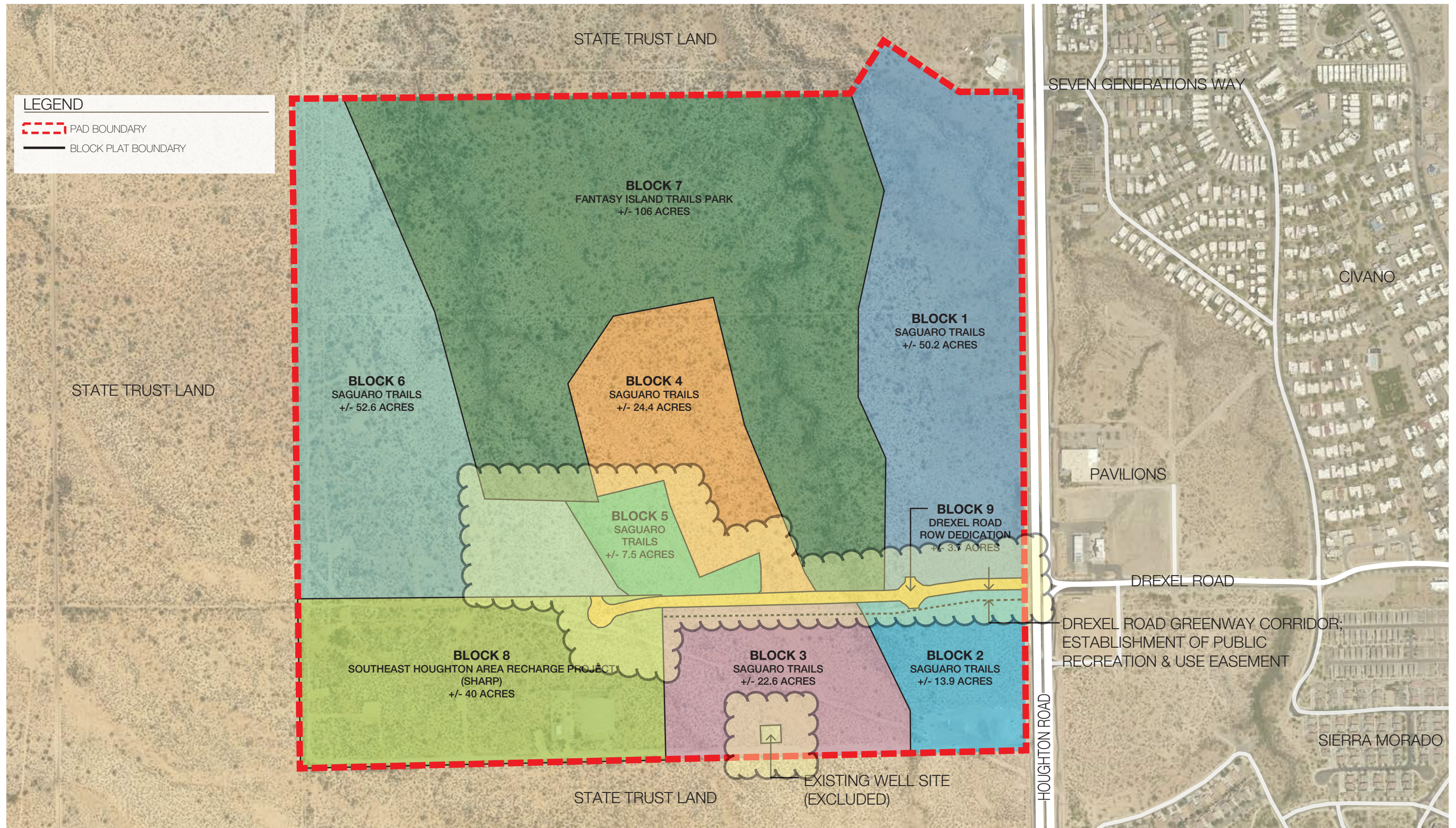
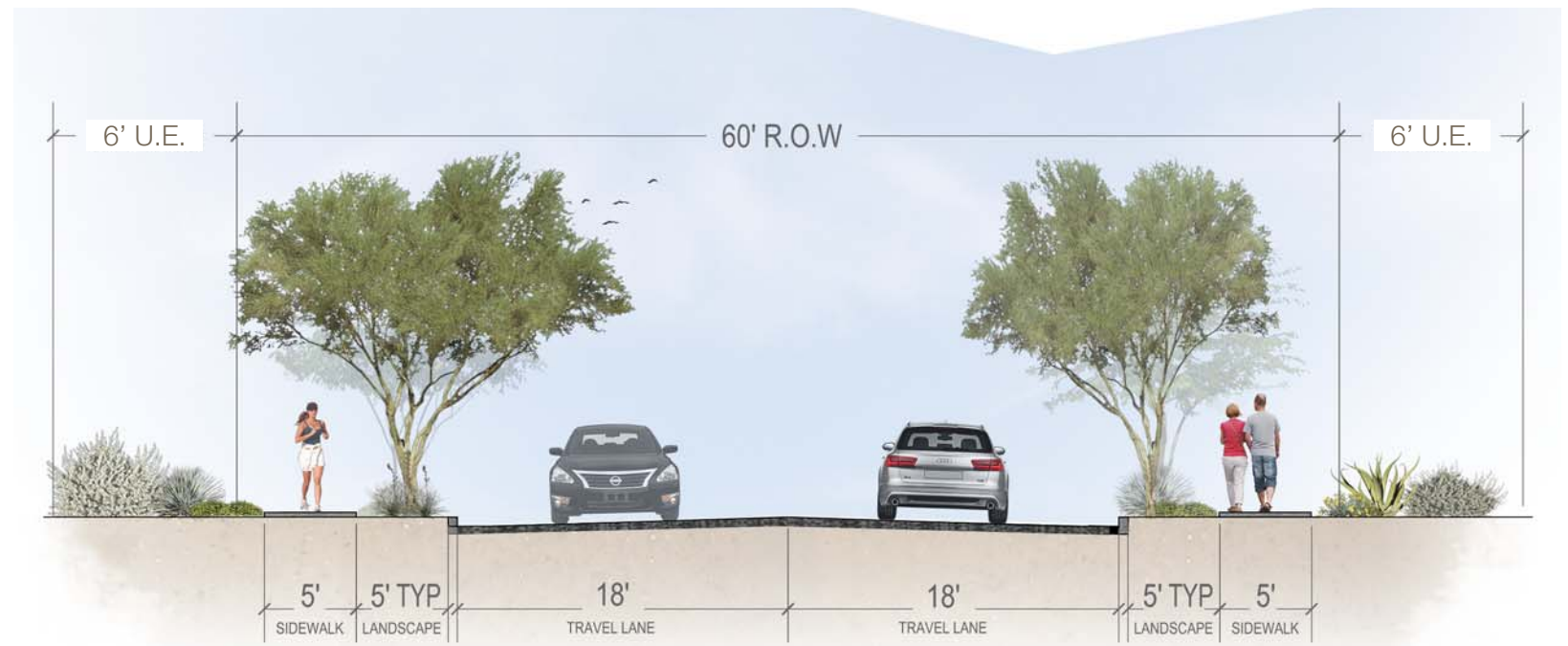
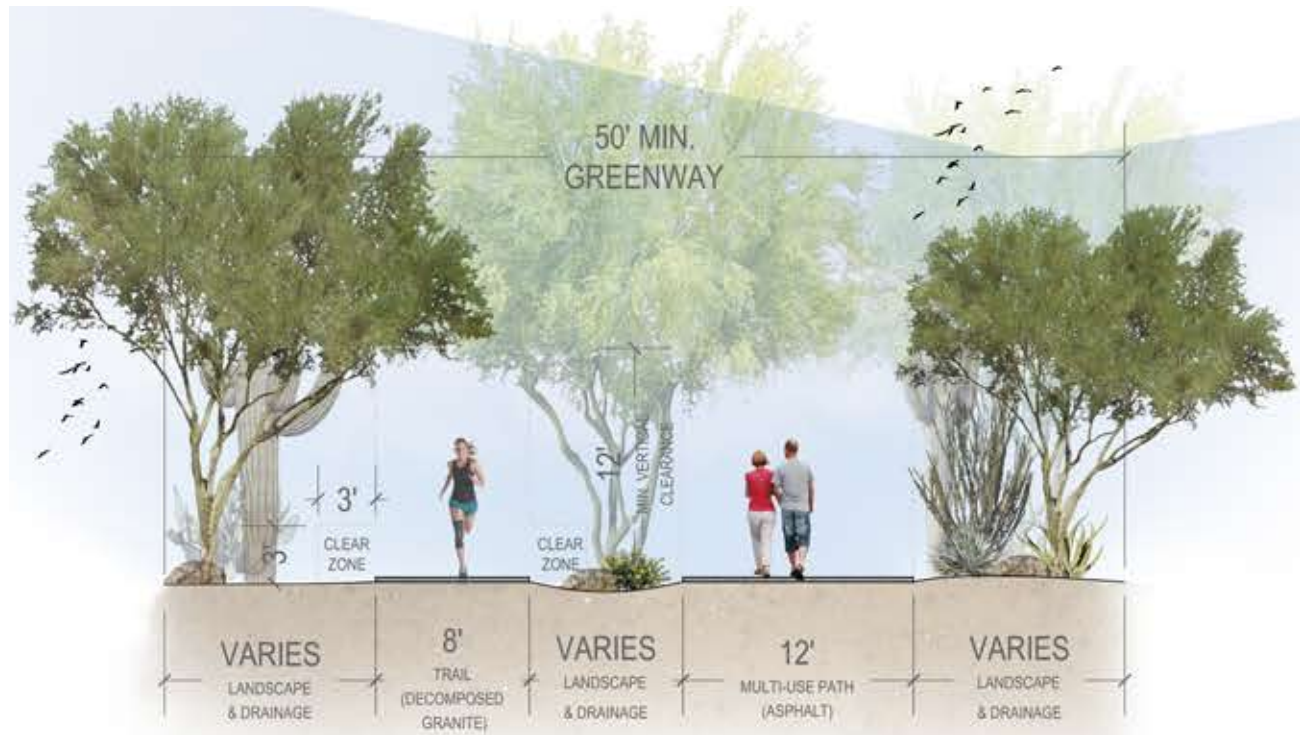
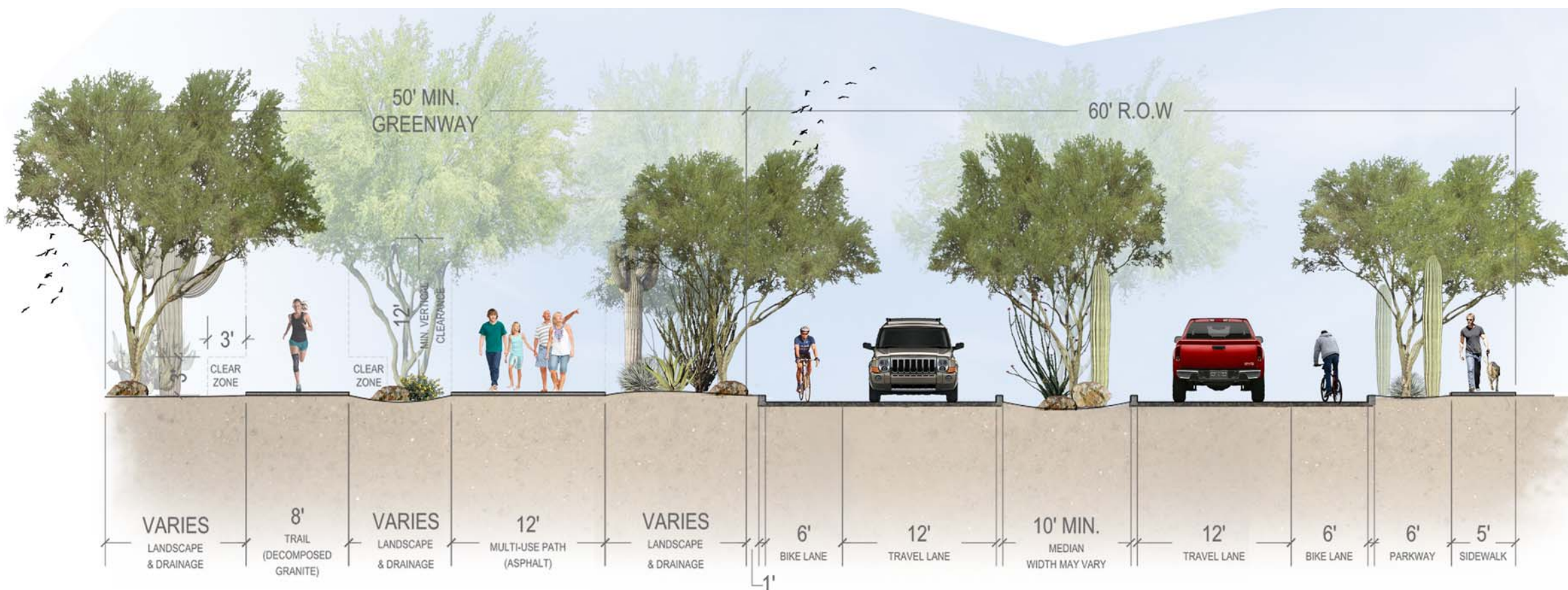


Exhibit III.11: Typical Cross-Sections



1 DIVIDED URBAN GREENWAY (DREXEL ROAD EXTENSION)
SCALE: 1"=10'

2 RESIDENTIAL COLLECTOR
SCALE: 1"=10'



3 DREXEL ROAD PUBLIC STREET AND GREENWAY CORRIDOR
SCALE: 1"=10'

Table III.1: Land Use Details - Planning Areas A-E

PLANNING AREA	PRIMARY LAND USES	SECONDARY LAND USES	APPROXIMATE GROSS ACRES⁽¹⁾	APPROXIMATE NET DEVELOPABLE ACRES⁽²⁾	ANTICIPATED NET DENSITY RANGE (RAC)⁽³⁾
A	Single-Family Detached, Single-Family Attached	Non-Residential Neighborhood Commercial (5 Acre Max.)	41.9	33.7	3.0 - 15.0
B	Single-Family Attached, Single-Family Detached, Multi-Family		11.0	8.8	3.0 - 36.0
C	Single-Family Detached, Single-Family Attached		17.3	17.3	8.0 - 15.0
D	Single-Family Detached, Single-Family Attached		30.1	24.0	3.0 - 15.0
E	Single-Family Detached		43.5	34.8	3.0 - 8.0

Notes:

(1) Gross Acres includes lots, local roads, and functional open space. Gross Acres excludes Drexel Road and its associated greenway, dedicated easements, and natural open space.

(2) Net Developable Acres includes lots, private accessways and/or alleys, and functional open space. Net Acres excludes Drexel Road and its associated greenway, local roads, dedicated easements, and natural open space.

(3) The overall density for the PAD at residential build-out shall fall between a minimum of four (4) RAC and a maximum of eight (8) RAC. Please refer to Section III.B.2.B (Development Densities) for an explanation of how density will be tracked over the life of the project.

F. Neighborhood Center

The Neighborhood Center is a recreational focal point for the entire PAD and its surrounding neighborhoods. Its primary use will be recreational open space and a new central park located in the center of the PAD. The extension of Drexel Road and its associated greenway is also viewed as a part of the Neighborhood Center, in that this extension and greenway establishes a vibrant corridor and entry boulevard for the entire project and every adjacent Planning Area. Secondary allowed uses within the Neighborhood Center include a recreation center, day care or preschool, and neighborhood-scale religious institutions. Uses developed within the Neighborhood Center shall follow the standards as outlined within Section III.B.4 (Neighborhood Center) of this PAD. The designated Base Zoning for the Neighborhood Center is NC (Neighborhood Commercial).

G. Open Space within Planning Areas

Open space within the designated residential Planning Areas will be provided in two (2) forms: natural open space (NOS) and functional open space (FOS). NOS areas within the specific Planning Areas have been illustrated on Exhibit III.1: Conceptual Master Plan and will encompass all designated riparian habitat areas. FOS areas are those that are specifically developed for active and passive recreation and open space and may include mini-parks, neighborhood recreation centers, playgrounds, landscaped areas, drainage improvements, graded and revegetated areas, trail facilities, and private common areas. So as to insure complete clarity, the above-referenced NOS and FOS areas discussed here (and further in Section III.B.5) apply only to residential Planning Areas A through E. Open space areas within Fantasy Island Trails Park (FITP) and the SHARP component, whether natural or functional, are considered as separate and distinct from those in the residential Planning Areas.

Table III.1: Land Use Details - Planning Areas A-E

PLANNING AREA	PRIMARY LAND USES	SECONDARY LAND USES	APPROXIMATE GROSS ACRES ⁽¹⁾	APPROXIMATE NET DEVELOPABLE ACRES ⁽²⁾	ANTICIPATED NET DENSITY RANGE (RAC) ⁽³⁾
A	Single-Family Detached, Single-Family Attached	Non-Residential Neighborhood Commercial (5 Acre Max.)	41.9	33.7	3.0 - 15.0
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C	Single-Family Detached, Single-Family Attached		17.3	17.3	8.0 - 15.0
D	Single-Family Detached, Single-Family Attached		24.4	19.5	3.0 - 15.0
E	Single-Family Detached		49.5	38.8	3.0 - 8.0

Notes:

(1) Gross Acres includes lots, local roads, and functional open space. Gross Acres excludes Drexel Road and its associated greenway, dedicated easements, and natural open space.

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CITY OF
TUCSON

OFFICE OF THE
CITY MANAGER

January 27, 2017

John Beall
City of Tucson
Planning and Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

RE: Houghton Road Holdings PAD (PAD 30) | PAD Minor Amendment – C9-16-09

John:

On behalf of the City of Tucson, a landowner within the Houghton Road Holdings Planned Area Development (PAD), I authorize the request initiated by Mattamy Homes for a Minor Amendment to the PAD.

The Minor Amendment request focuses on the Conceptual Master Plan and Block Plat (Conceptual Diagram) exhibits as well as the Land Use Details Table for the Planning Areas (PA), all which are found in Section III – PAD District Proposal of the approved PAD. The Minor Amendment conforms to the overall project vision and maintains the commitments within the approved PAD.

Please contact me if you need any additional information.

Sincerely,

Albert Elías
Assistant City Manager



CITY OF TUCSON WATER DEPARTMENT

January 25, 2017

John Beall
City of Tucson
Planning and Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

RE: Houghton Road Holdings PAD (PAD 30) | PAD Minor Amendment – C9-16-09

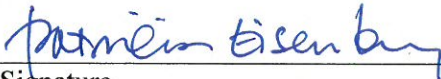
John:

On behalf of Tucson Water, I support and authorize the requested Minor Amendment for the Houghton Road Holdings Planned Area Development (PAD). I am authorized as one of the owners of record for this property. The Minor Amendment request focuses on the Conceptual Master Plan and Block Plat (Conceptual Diagram) exhibits as well as the Land Use Details Table for the Planning Areas (PA), all which are found in Section III – PAD District Proposal of the approved PAD. The Minor Amendment conforms to the overall project vision and maintains the commitments within the approved PAD.

Please contact me if you need any additional information.

Respectfully,

Pat Eisenberg P.E.
Tucson Water - Planning Administrator


Signature