



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

October 22, 2018

Ms. Karen Cesare, RLA, ASLA
Novak Environmental, Inc.
4574 North First Avenue, Suite 100
Tucson, AZ 85718

Dear Ms. Cesare:

SUBJECT: Rio Verde Village Planned Area Development (PAD), Block 4, Self- Storage Project Enclosing Portion of Un-Named Wash

Thank you for providing additional information that I might reconsider the previous review (October 1, 2018) which considered your request a major change to the PAD.

I have reviewed your letter based on this additional information and find that your proposal to construct a self-storage building in Block 4 over the northern portion of the un-named wash is a non-substantial change, and is determined to be a minor amendment based on the following:

- 1) Amendments to this PAD may be necessary over time to respond to the changing development needs;
- 2) Non-substantial changes include modifications to the proposed site plan, Exhibit III.A.2, provided the Development Standards set forth in the PAD are maintained (III.M.2);
- 3) The Pre-Annexation and Development Agreement (PADA) allowed for the modification of disturbance requirements to onsite floodplain and riparian habitat;
- 4) The PAD allows for impacts to regulated riparian areas within the PAD to include enclosing of portions of the wash, specifically on the northern end of the wash (III.J.4.b).

A copy of this letter and the attached Exhibits to your request letter (Block 4 Site Plan, Regulated Riparian Habitat Impacts, Riparian Mitigation Area Locations) must be attached to any development package submittal.

Sincerely,



Scott Clark, Interim Director
Planning and Development Services Department



October 18, 2018

Novak Environmental, Inc.

4574 North First Avenue
Suite 100
Tucson, AZ 85718
Tel 520.206.0591
Fax 520.882.3006

Mr. Scott Clark, Interim Director
City of Tucson Planning and Development Services
201 N. Stone Ave
Tucson, AZ 85701

Subject: Rio Verde Village Planned Area Development (PAD) Block 4, Self
Storage Project Enclosing Portion of Un-Named Wash

Dear Mr. Clark:

The applicant for the above referenced project is proposing a Minor Amendment to the Rio Verde Village PAD, as provided for in Section M.2. Amendments, for a non-substantial change to the proposed site plan in the Market District. This modification is to construct an enclosed Self Storage building that will be built over a portion of the "no-name" wash on the property on Block 4.

This project is consistent with the intent of the PAD. The intention of covering the wash in the area of the project was specifically written into the PAD in Section J.4.b, which reads in part "...enclosing portions of the wash, specifically the northern end of the wash...". Furthermore, impacts to riparian vegetation within the no-name wash are permitted *with mitigation*, under both the PADA and the PAD.

The attached exhibits show the proposed site plan and modifies two other exhibits in the PAD regarding riparian habitat and mitigation locations. The applicant anticipates providing riparian mitigation off-site (not on Block 4), but in other areas either within the PAD or on the adjacent property identified for off-site mitigation in the PAD, or both, if needed (Exhibit III.J.4). Final location(s) to be determined through the development plan process.

Thank you for your consideration of this request. Please let me know if you have any questions.

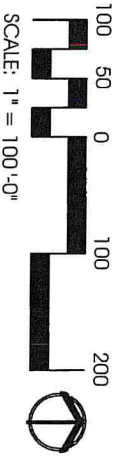
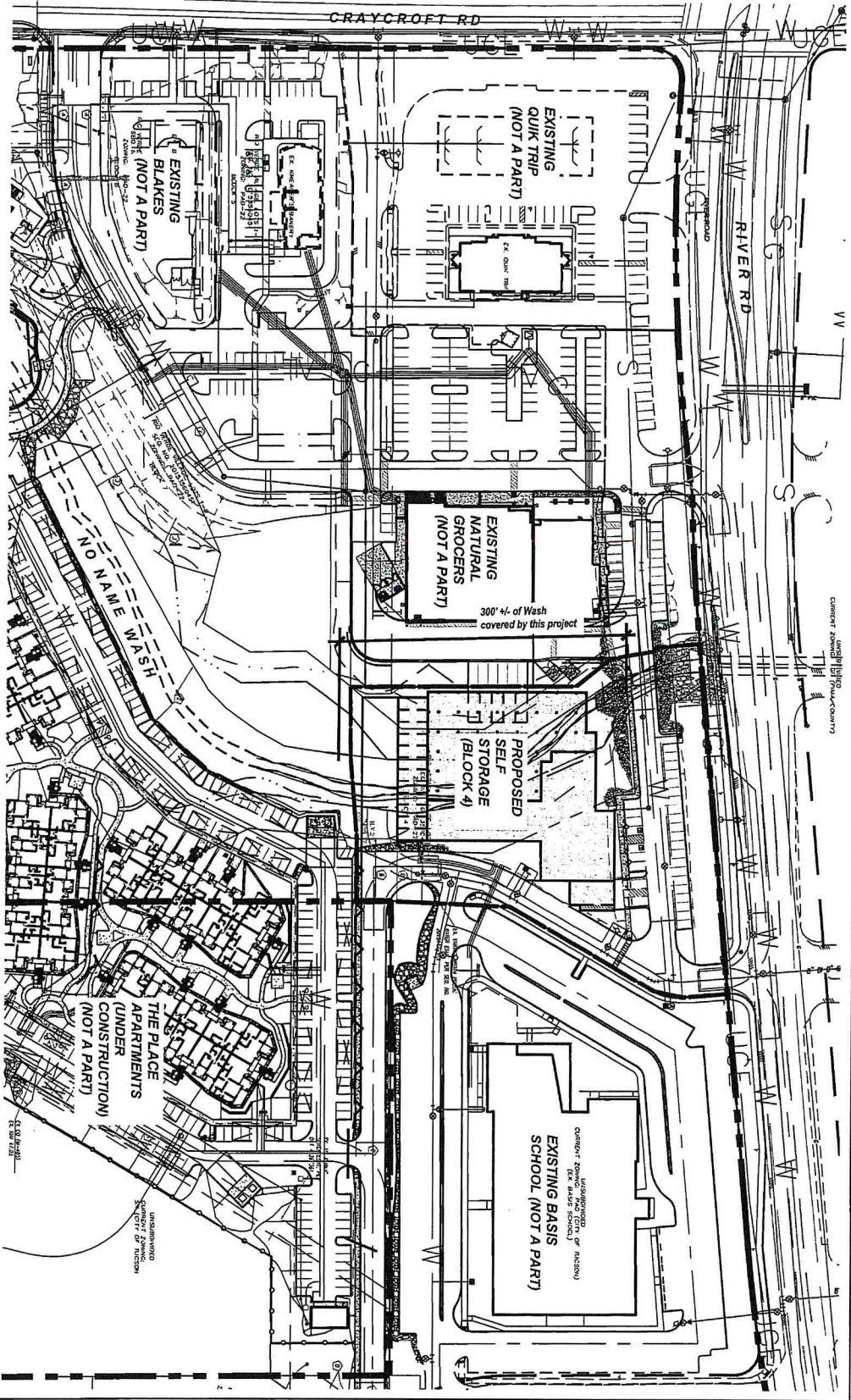
Very Truly,

Karen M. Cesare, RLA
President

C: Mr. Joseph Cesare, Broadway Realty and Trust, Inc.
Ms. Michelle Bach, RCAA Architects, Inc.
Mr. John Beall, City of Tucson

BLOCK 4 SITE PLAN

Site Date:
 Existing Zoning:
 Block 4 (Self Storage) Rio Verde Village
 Planned Area Development (PAD),
 City of Tucson Ordinance 11253, adopted by
 Mayor and Council on April 21, 2015;
 Rio Verde Village Zoning Ordinance No. 11093,
 adopted July 10, 2012



Developer:
 Aberdeen Management and Development, LLC
 4572 E. Camp Lowell Dr.
 Tucson, AZ 85712
 Contact: David Harrison
 Phone: 520-319-6538
 Email: davidharrison@abderaemgmt.com

Architect:
 P944 Architects, Inc.
 2238 E. Thomas Road
 Phoenix, AZ 85016
 Contact: Robert Kalkick
 Phone: 602-955-3900
 Email: rkalkick@p944.com

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PROJECT NO.	172008
DATE	07/2018
SCALE	1" = 100'-0"
SHEET NUMBER	1

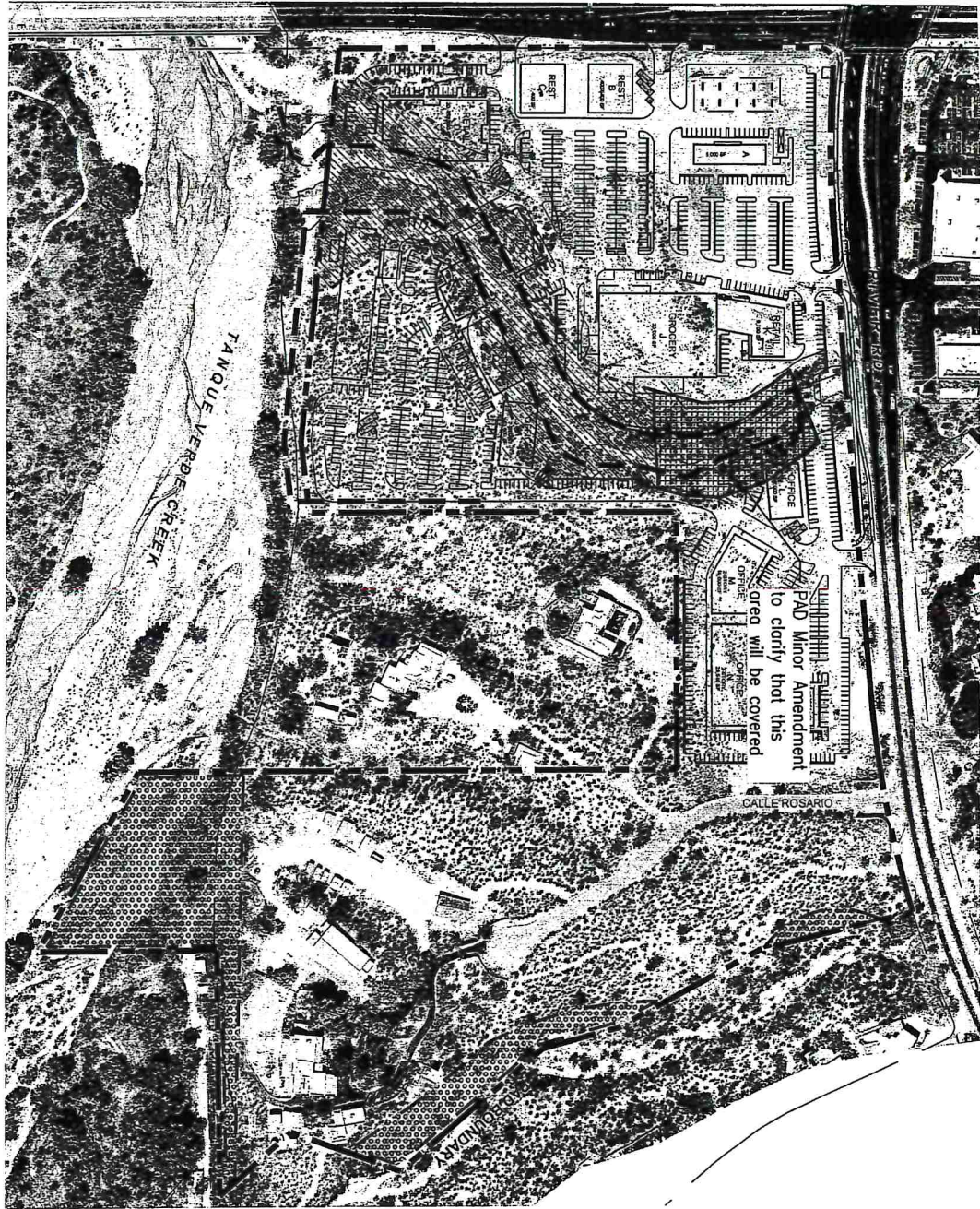
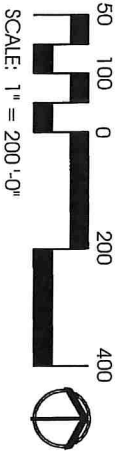
RIO VERDE VILLAGE PAD
 MINOR AMENDMENT FOR
 BLOCK 4 SELF STORAGE PROJECT



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 Fax: 520.882.3006
 Landscape Architecture • Natural Resources • Planning • Mitigation

REVISIONS / SUBMITTALS
 SEE IT REVISIONS DRAWING TO SHOW HOW-AMEND
 CHANGES ON THE EAST SIDE OF SHEET.
 1/10/11 REVISED EXISTING CONTOURS

REGULATED RIPARIAN HABITAT IMPACTS



RV PAD MINOR AMENDMENT FOR BLOCK 4 SELF STORAGE PROJECT

LEGEND

- LIMITS OF REGULATED RIPARIAN HABITAT
- PRESERVED RIPARIAN HABITAT - 3.0+/- ACRES
- DISTURBED RIPARIAN HABITAT - 4.0+/- ACRES
- AREA TO BE DISTURBED OR COVERED - 1.1+/- ACRES
- PROPOSED BANK PROTECTION

IMPACTED RIPARIAN VEGETATION	QTY	SPECIES
	80	Acacia constricta
	28	Acacia greggii
	2	Celtis pallida
	46	Cercidium floridum
	25	Cercidium microphyllum
	4	Condalia warnockii
	3	Populus fremontii
	67	Prosopis velutina
	6	Zizyphus obtusifolia
	261	TOTAL IMPACTED PLANTS

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DRAWN BY: [Name]

 CHECKED BY: [Name]

 DATE: 12/20/20

 SHEET NUMBER: [Number]

RIO VERDE VILLAGE PLANNED AREA DEVELOPMENT

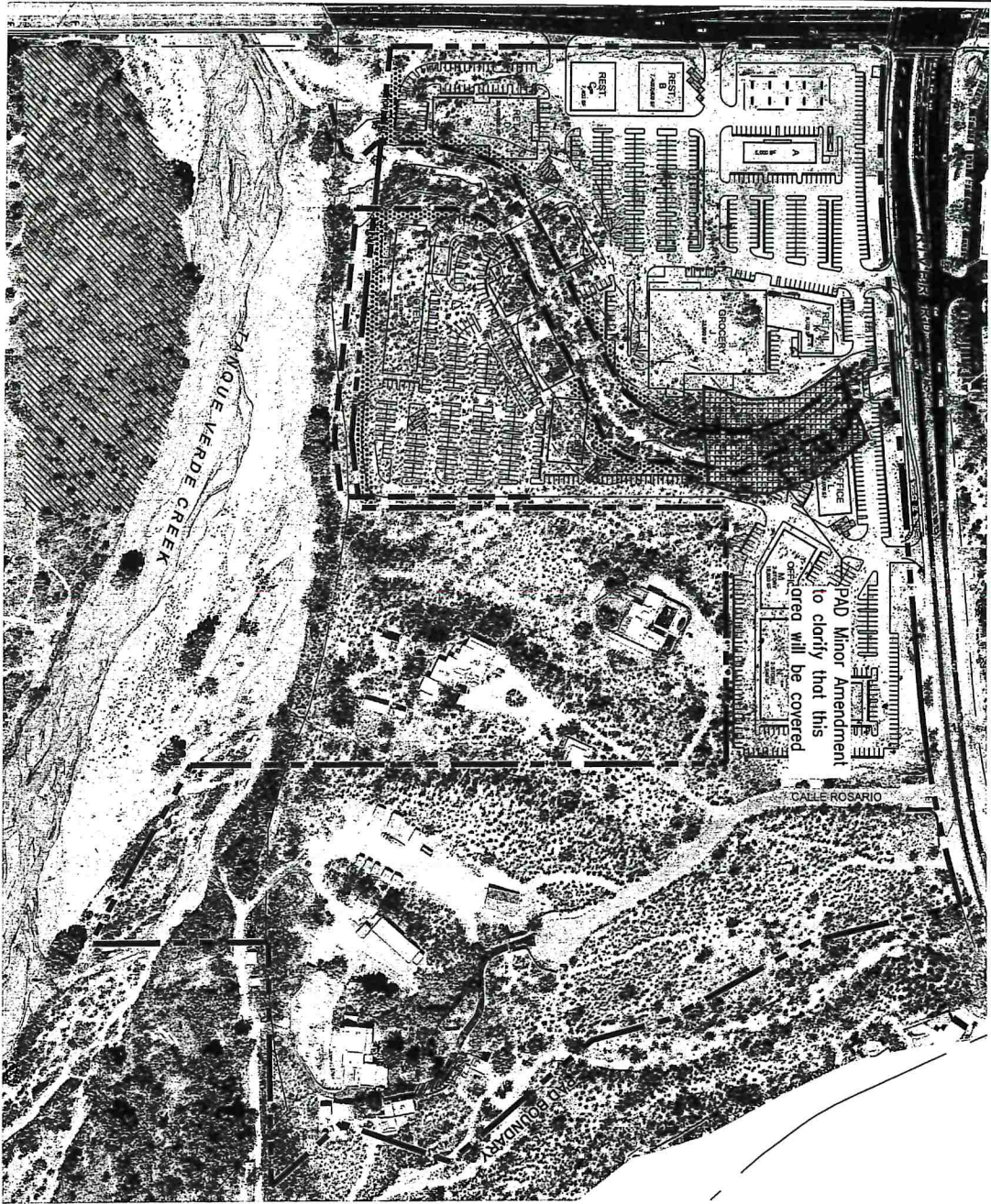


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REVISIONS / SUBMITTALS
 6/24/11 REVISED
 11/25/11 REVISIONS
 10/17/12 REVISIONS

RIPARIAN MITIGATION AREA LOCATIONS

SCALE: 1" = 200'-0"



RVV PAD MINOR AMENDMENT FOR BLOCK 4 SELF STORAGE PROJECT

LEGEND

- PROPERTY LINE
- ONSITE MITIGATION LOCATION
- OFF-SITE MITIGATION LOCATION
- AREA TO BE DISTURBED OR COVERED - 11'-4" ACROSS
- PROPOSED BANK PROTECTION

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