



# MEMORANDUM

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**DATE:** September 6, 2023  
For September 21, 2023 Hearing

*Kristina Swallow*

**TO:** John Iurino  
Zoning Examiner

**FROM:** Kristina Swallow, Director  
Planning & Development Services

**SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT  
TP-ENT-0723-00031– Houghton/Escalante  
SR to R-2 (Ward 4)**

**Issue** – This is a request by Jeffrey Stanley of JAS Engineering, on behalf of the property owners, BTO Development (25%), Seamus Capital (50%), and Camfe LLC (25%), to rezone 10.7 acres from SR Suburban Ranch Residential to R-2 Residential, for the purpose of residential subdivision. The proposal includes a 32-lot subdivision. The proposal is described as two developed areas bisected by a regulatory wash area, more specifically the proposed design includes two dead-end streets, with one accessed by South Houghton Road, and the other accessed by East Escalante Road. The preliminary development plan also includes retention areas, easements, parking improvements, landscaping, buffering and access. The subject site is north of the East Escalante Road, and west of South Houghton Road. (see Case Location Map). The rezoning is requested as Direct Ordinance Adoption.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of R-2 zoning subject to the attached preliminary conditions.

## **Background Information**

Existing Land Use: Vacant

### Zoning Descriptions:

**Existing: Residence Zone – Suburban Ranch:** This zone provides for very low density, large lot, single family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

**Proposed: Residential Zone (R-2) –** This zone provides medium, density, single -family and multi-family, residential development together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

Adjacent Zones and Land Uses:

North: Zoned R-2; Subdivision  
South: Zoned R-1; Subdivision  
West: Zoned SR; Vacant  
East: Zoned SR; Vacant, Unincorporated Pima County

Previous Cases on the Property: None

Related Cases:

C9-14-02, Adjacent property to the west, this application proposed to rezone a 4.2 acre parcel from SR (Suburban Ranch) to R-2 (Residence Zone) to allow for a small residential subdivision consisting of 12 lots and detached single-family residential units. This application proposed Flexible Lot Development towards Escalante Road. This case was denied in 2014 due to an incomplete rezoning application.

C9-03-14, Adjacent property to the south, this application proposed to rezone 23 acres from SR to R-1 to allow for a small residential subdivision consisting of 57 lots and detached single-family residential units.

**Project Background** – This is a revised concept/site plan that previously was submitted with more residential density and allowed for vehicle connectivity crossing the wash which bisects the site. The current preliminary development plan reflects staff comments from two pre-submittal reviews.

**Applicant's Request** – The applicant seeks to rezone this vacant site from SR to R-2, to develop a residential subdivision. The project is proposing a density of 3.0 units per acre. R-2 zoning allow for medium intensity, residential development together with schools, parks, and other public services necessary for an urban residential environment.

**Planning Considerations** – Land use policy direction for this area is provided by *Plan Tucson* and the *South Pantano East Area Plan*.

**Plan Tucson** - The property is not located within any *Plan Tucson* Existing Neighborhoods Building Block, however the following policies related to the proposed rezoning apply:

**GI1** Encourage green infrastructure and low impact development techniques for stormwater management in public and private new development and redevelopment, and in roadway projects.

**GI2** Rehabilitate and enhance natural drainage systems, water detention and retention basins, and other infiltration areas for multiple benefits, such as recreation, wildlife habitat, and stormwater management.

**GI5** Create, preserve, and manage biologically rich, connected open space; wildlife and plant habitat; and wildlife corridors, including natural washes and pockets of native vegetation, while working to eradicate invasive species.

**H2** Focus public and private investment on documented housing needs and priorities considering long-term housing supply and demand.

**LT.28.1.1** Utilize solutions and strategies included in the Design Guidelines Manual to provide a improved level of community design.

**LT28.1.17** Support methods to conserve and enhance habitat when development occurs.

**LT28.2.12** Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

**LT28.2.13** Support infill and redevelopment projects that reflect sensitivity to site conditions.

**South Pantano Area Plan** – The proposed rezoning is located within the *South Pantano Area Plan*, Subarea 7. The Proposed Uses section of the plan states that:

*Suburban to mid urban densities are appropriate along the frontage of Houghton provided the final design of proposed development is sensitive to natural topography. Cut and fill and grading for any proposed development should be kept to a minimum.*

The Plan defines suburban densities as up to 6 units per acre; Mid Urban Density includes average densities up to 15 units per acre.

### **Design Considerations**

**Land Use Compatibility** – The site is surrounded by residential land uses including multi-family apartments properties to the north, single family residences to the south and northwest. Both east and west parcels are vacant and zoned as SR. The vacant parcel to the east is also within unincorporated Pima County. Integrally located within the proposed subdivision is a regulated wash. The proposed R-2 Subdivision use is aligned with *Plan Tucson's* and *South Pantano Area Plan's* policy, which supports appropriate residential development along arterial streets, and the proposed use is integrated with adjacent regulated wash areas, designed in harmony with adjacent residential use and with a limited number of access points. Additionally, Houghton is designated as a County Scenic Routes and is appropriate for residential development.

**Design Compatibility** – The Design Compatibility Report and the proposed Preliminary Development Plan include a revised 32 lot configuration with two primary internal roads. The preliminary development plan also includes retention/detention areas, easements, landscaping, buffer yards and two primary ingress and egress points. Each access road also includes emergency

vehicle turn-around points at their terminus. The DRC also notes the proposed homes will adhere to the R-2 height limit of 25' and the 32 lots will be a mix of single and two-story buildings. Additionally, the buildings will adhere to the required setback distances. Perimeters setbacks for R-2 are 6' or 2/3 of building heights.

Environmental Resource Report – Per the *South Pantano East Area Plan*, all development within this plan area is required to provide an Environmental Resource Report. Additionally, No further drainage calculations have been provided but will need to be included with Development Package. The property is located within the Hillside Development Zone, and the applicant needs to provide additional slope and grading information per sections 5.2.7 and 9-01.2.0 of the *Unified Development Code*. Additionally, the Environmental Resource Zone requirements per section 5.7.2.G.4 also apply.

Road Improvements/Vehicular Access/Transit – Houghton is designated as a County Scenic Routes and is appropriate for residential development. Escalante is designated as an arterial by the Major Streets and Routes (MS&R) Plan. The Design Compatibility Report and the proposed Preliminary Development Plan include two primary internal Private or public? roads. The preliminary development plan also includes retention/detention areas, easements, landscaping, buffer yards and two primary ingress and egress points. Each access road also includes emergency vehicle turn-around points at their terminus. Pedestrian sidewalks and safe access walkways will be provided. ADA requirements will be met.

Additionally due to the additional traffic generations, ROW Engineering is requesting a Traffic Impact Analysis and Private Improvement Agreement which are reflected in the preliminary conditions.

Landscaping and Screening – Due to the existing wash and natural area, this area is also identified as a riparian and water course and contains a variety of vegetation including Palo Verde, Acacia, Saguaro and Mesquites. Plant preservation and site sensitive design may effectively be utilized to meet both buffer and landscape requirements.

Additionally due to the vegetation, Site Landscaping is requesting Hillside Site Development standards and a Native Plant Preservation Plan and NPPO along with other requirements which are also reflected in the preliminary conditions.

**Conclusion** –The proposed rezoning of the site from SR to R-2 is appropriate for this location, is compatible with existing surrounding land uses, and is in compliance with *Plan Tucson* and the *South Pantano East Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested R-2 zoning is recommended.

File Location:

C:\Users\spaz1\City of Tucson\PL - Advanced Planning - Entitlements\REZONINGS\2023\TP-ENT-0723-00031 Mountain Stone Pine Way - Subdivision

Preliminary Conditions

TP-ENT-0723-00031 – Houghton/Escalante, Rezoning  
SR to R-2 (Ward 4)

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated June 13, 2023, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment".
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
  - a) *Only a small portion of the parcel(s) has been surveyed for archaeological resources. Given its location and the lack of previous comprehensive surveys, prior to any grading, trenching, boring or other earth movement actions, a Class III archaeological survey should be completed. Any recommendations resulting from the survey should be followed prior to any work at the site.*
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning/special exception.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

6. Prior to submittal of Development Package of this residential subdivision, a Traffic Impact Analysis will need to be completed.
7. A Private Improvement Agreement (PIA) approved and in place at time of Development Package submittal, if PIA is required by DTM Engineering. Applicant is to contact DTM Engineering regarding PIA review.  
<https://www.tucsonaz.gov/tdot/private-improvement-agreement>.

### LAND USE COMPATIBILITY

8. The Development Package, shall provide the following:
  - a) The stormwater discharges for the 2-, 10-, and 100-year events must be reduced by 15% from pre-development levels.
  - b) First flush retention volumes shall be increased by 50 percent over the amount required by the detention/retention manual. (Stormwater Detention-Retention Manual)
  - c) Water harvesting must be maximized. Lower impact development guidelines from the retention/detention manual shall be followed to the maximum extent possible. (Tucson Low Impact Development Manual)
  - d) This parcel is in the Hillside Development Zone. HDZ requirement will apply. (UDC 5.2)
  - e) While this property is in the Hillside Development Zone and might otherwise qualify for the exception to Environmental Resource Zone requirements (UDC 5.7.2.G.4), as a condition of rezoning, Environmental Resource Zone requirements will apply. Areas within the 100-year floodline are Environmental Resource Zones and these developments cannot encroach without triggering mitigation and reporting requirements.

### FLOODPLAIN MANAGEMENT

9. Pima County Flood Control provides the following conditions:
  - a) To the extent practicable, disturbance or encroachment into regulatory floodplains and regulated riparian habitat shall be avoided.
  - b) Delineation of riparian areas shall be compatible with riparian corridors within unincorporated Pima County.

### TUCSON AIRPORT AUTHORITY

10. “According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As this project develops, all applicants must file FAA Form 7460 with the FAA at least 45 days before construction activities begin unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns identified by the FAA. Note also that cranes to be used during all development or construction activities must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.” Tucson Airport Authority 520-573-4811
11. These TAA conditions as noted in condition 10 must be included in the Rezoning Conditions and shall be identified in the general notes section of all future plans submitted to the City of Tucson for review.

## WATER CAPACITY

12. Prior to constructing any development within the area being rezoned, the owner(s) / developer(s) shall submit a Water Master Plan (WMP) for the proposed development to Tucson Water for the purpose of determining the availability of drinking water treatment, transmission, and distribution system capacity. The WMP must quantify all potable water, irrigation water and fire suppression water demands, show the points and methods of connection to Tucson Water's existing distribution system, and show the size and the proposed layout of the new water mains needed to serve the proposed development. Design and construction all off-site and on-site water mains to serve the project shall be specified in the WMP and Water Design Plan. The development shall coincide with availability of capacity to serve all new development as provided by the City of Tucson's drinking water treatment, transmission, and distribution system. The construction of all necessary public water treatment, transmission, and distribution facilities as required by all applicable agreements with the City of Tucson, and all applicable regulations, including the Safe Drinking Water Act and those promulgated by ADEQ, before capacity in the upstream public water treatment, transmission and distribution system is permanently committed for any new development within the project site. Any lack of capacity of treatment, transmission and distribution including fire suppression and total water demand within the subject property, the owner(s) / developer(s) shall be financially responsible for modifying and/or enhancing the existing upstream treatment, transmission and/or distribution systems to meet those needs. All necessary on-site and off-site public water mains necessary to serve development within the rezoned area at their own expense. The owner(s) / developer (s) shall connect all development within the rezoned area to the City of Tucson's water distribution system at the location and in the manner specified by Tucson Water. The on-site water distribution mains shall be public water mains, operated and maintained by Tucson Water. Each building shall have its own water meter and water service connection line to an existing or new public water main.

## LANDSCAPING AND RIPARIAN AREAS

13. The riparian habitat on the site: specifically located on the property's north and west's sides. See Section 4-02.5 of the TSM for all development restrictions and requirements into Riparian Habitat areas.
14. There must be a NPPO plan. The plan must be produced and stamped by a licensed Landscape Architect, not a horticulturist or a botanist.
15. This proposed development shall meet compliance with applicable development criteria of the UDC 5.2.7-B.2 Hillside Site Development Standards Vegetative Retention and Detention.

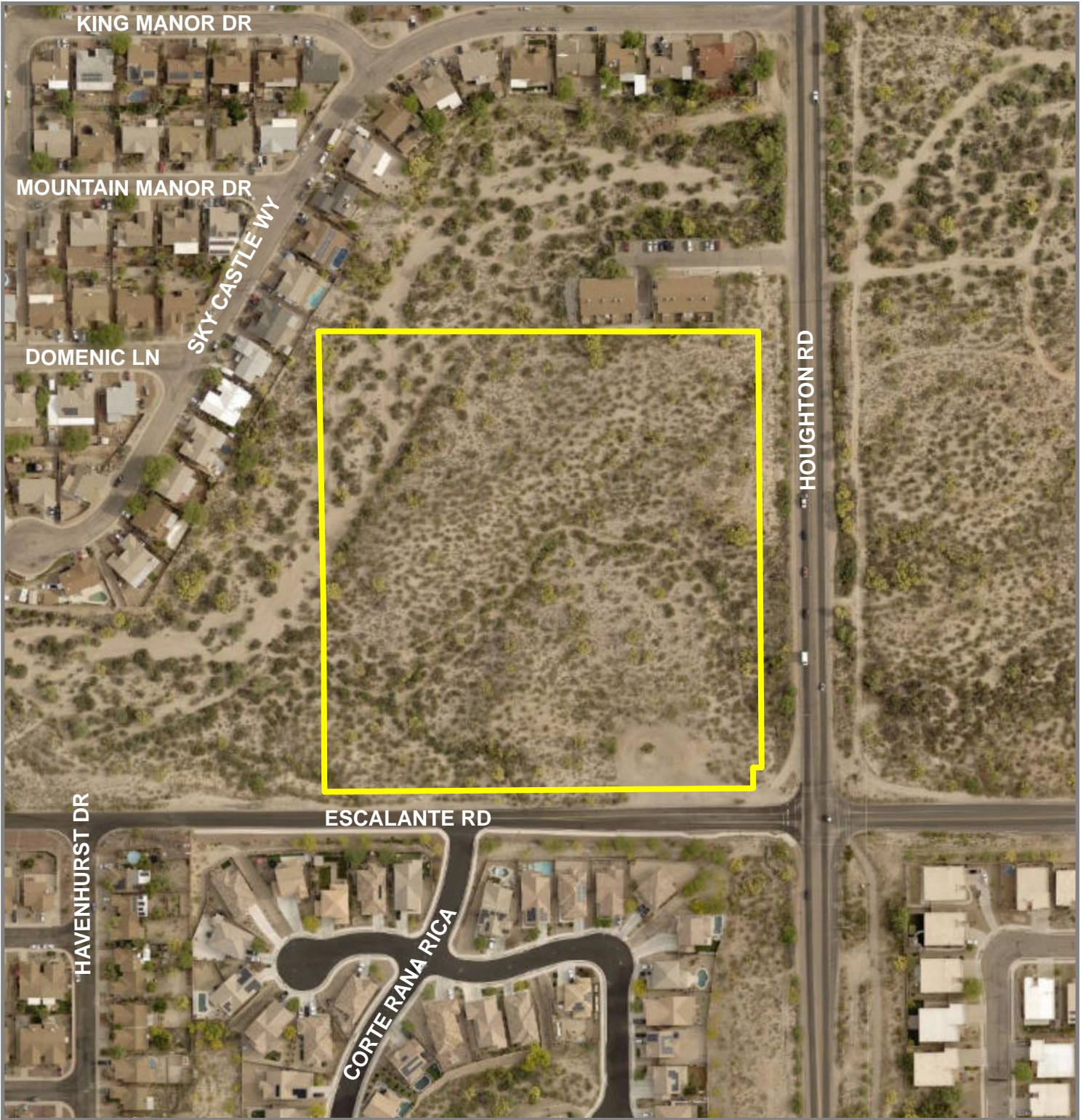
## ZONING EXAMINER CONDITIONS

# TP-ENT-0723-00031 from SR to R-2



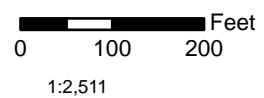


TP-ENT-0723-00031 from SR to R-2

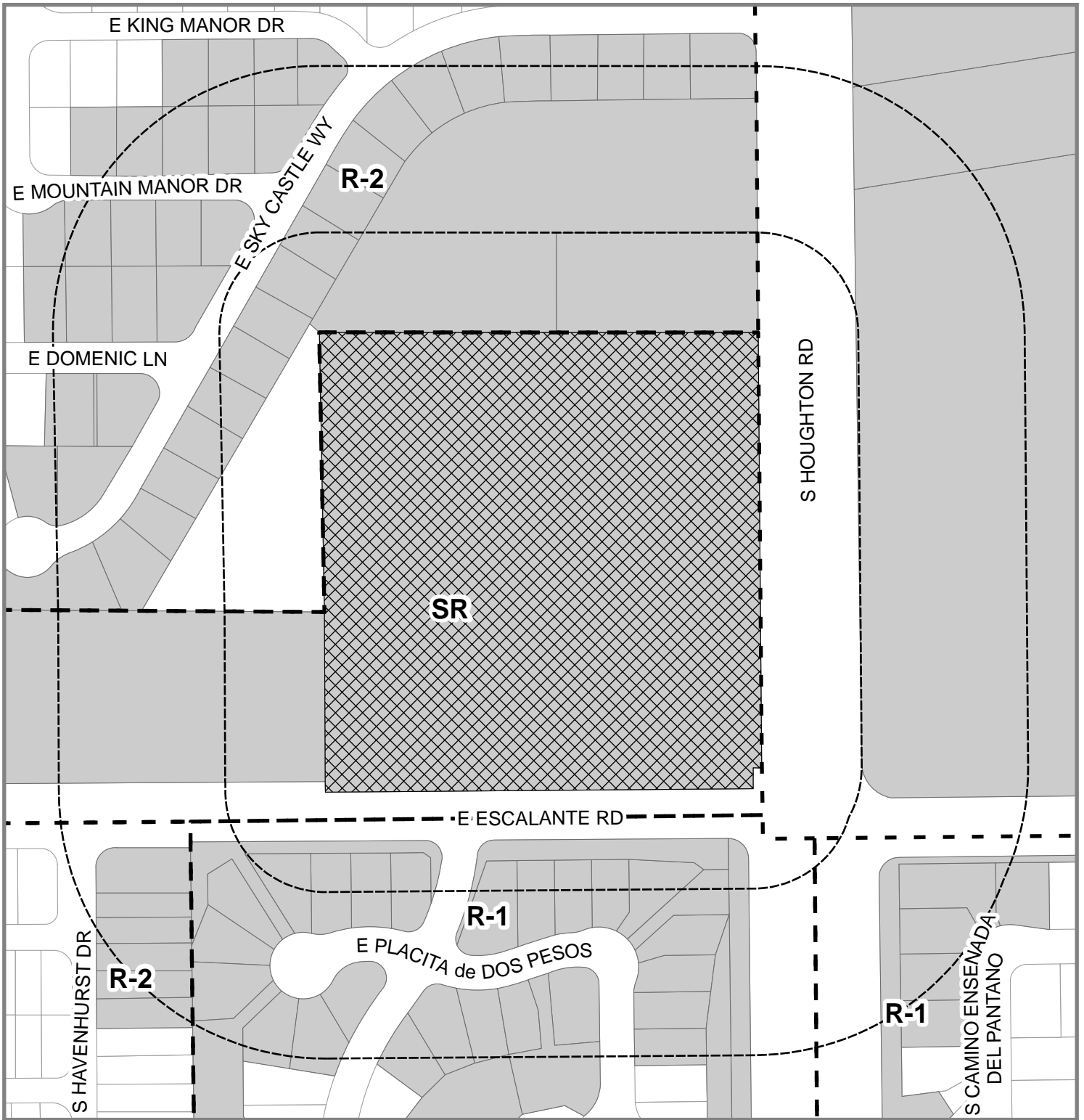





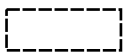

 Area of Rezoning

Address: No Address on Record  
Base Maps: Twp. 1403 Range 1502 Sec. 26  
Ward(s): 4

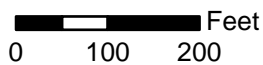


# TP-ENT-0723-00031 from SR to R-2



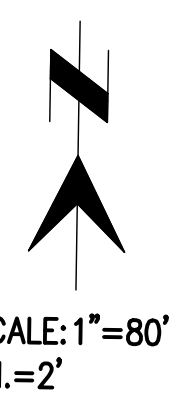
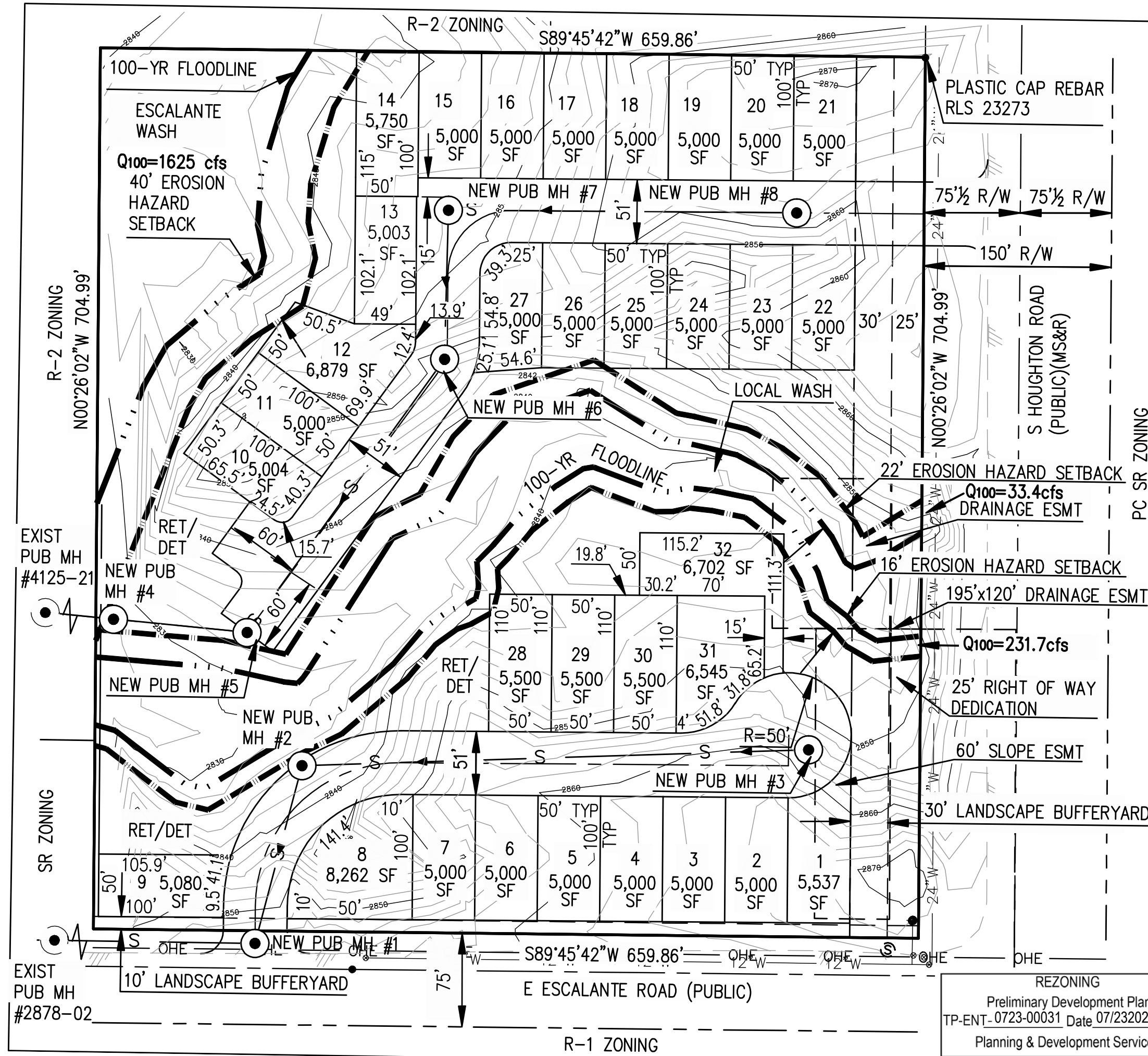
-  Area of Rezoning
-  Zone Boundaries
-  Properties Notified
-  400' Notification Area
-  Protest Area (150 ft. Radius)

Address: 10271 E PLACITA DE DOS PESOS  
Base Maps: Twp. 1403 Range 1502 Sec. 26  
Ward(s): 4



1:2,511





**LEGEND**

- PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUFFERYARD LINE
- 100-YR FLOODLINE
- EROSION HAZARD SETBACK

**CROSS SLOPE ANALYSIS**

$$\frac{(2)(32,950.17)(0.0023)}{(10.7)} = 14.17$$

**SITE INFORMATION**

ZONING- SR  
 AREA- 465,191 SF= 10.7 AC  
 PROPOSED  
 ZONING- R-2  
 FEMA ZONE X

**OWNER**

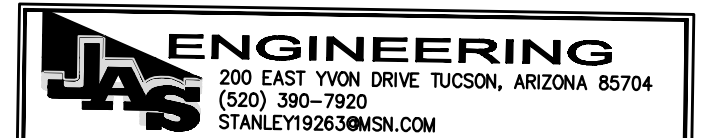
CAMFE LLC 25%  
 SEAMUS CAPITAL, LLC 50%  
 BTO DEVELOPMENTS, LLC 25%  
 ATTN: JOSE CAMPILLO  
 1650 E RIVER RD  
 TUCSON, AZ 85718  
 520-979-2267

- NOTES:**
1. THERE ARE NOT ANY EXISTING ONSITE BUILDINGS.
  2. ADJACENT ROADWAYS ARE CURRENTLY NOT CURBED.
  3. THERE ARE NO ONSITE UTILITIES.
  4. SCREEN WALLS WILL BE USED WHERE REQUIRED.
  5. REFUSE AND RECYCLE WILL BE COLLECTED AT EACH LOT.

**PARCEL**  
 136-12-027Q

**ENGINEER**  
 JEFFREY A STANLEY, PE  
 200 E YVON DR  
 TUCSON, AZ 85704  
 520-390-7920

REZONING  
 Preliminary Development Plan  
 TP-ENT-0723-00031 Date 07/23/2023  
 Planning & Development Services



# REZONING REPORT

FOR

**SOUTH HOUGHTON ROAD AT EAST ESCALANTE ROAD**  
NORTHWEST CORNER

Within  
Section 26, T14S, R15E  
Tucson, Arizona

*Prepared for:*

**Jose Pablo Campillo**  
**BTO Developments LLC**  
**1650 E. River Rd.**  
**Tucson, AZ 85718**

*Prepared by:*

**Jeffrey A. Stanley, P.E.**  
**JAS Engineering**  
**200 West Yvon Drive**  
**Tucson, Arizona 85704**  
**(520) 390-7920**  
**stanley19263@msn.com**

June 29, 2023

REZONING

Preliminary Development Plan

TP-ENT-0723-00031 Date 07/23/2023

Planning & Development Services

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## **PREFACE**

This report is submitted in connection with a rezoning application proposing a change from SR to R-2 affecting property on the north side of Escalante Road and west of Houghton Road. The report was prepared in accordance with the City of Tucson Development Standards. The Checklist for the Site Analysis and the Plan Proposal was used as that is required for all rezonings. An Environmental Resource Report is not necessary for this rezoning site.

The project site is on one parcel that are under a combined ownership as listed in the Introduction. The parcel is currently zoned SR.

This report was compiled by Jeffrey A. Stanley, P.E., of JAS Engineering (200 East Yvon Drive, Tucson, Arizona 85704, (520) 390-7920, [stanley19263@msn.com](mailto:stanley19263@msn.com))

## **INTRODUCTION AND POLICY**

The subject property will be developed by Camfe LLC (25%), Seamus Capital LLC (50%) and BTO Developments LLC (25%). The assessor's tax parcel number for the property is 136-12-027Q.

The property is located at the northwest corner of South Houghton Road and East Escalante Road and is located within Section 26, Township 14 South, Range 15 East. The parcel measures 465,191 sf (10.7 acres).

### **SOUTH PANTANO AREA PLAN**

The subject property is located within the jurisdiction of the City of Tucson and is contained within the South Pantano Area Plan, Subarea 7. The property lies within the Ward 4 voting boundary and the Tucson Unified School District.

#### Sub-Goal

Encourage the development of a variety of housing types including single family detached units, duplexes, apartments, condominiums, townhouses, and mobile homes.

#### Area policies are:

1. Preserve the integrity of established neighborhoods.
2. Promote residential infill of vacant land where adequate streets and utilities are available.
3. Ensure the compatibility of new residential development with existing land uses.

The proposed development can comply with all three policies. The project will preserve the integrity of established neighborhoods because traffic from the site does not enter or exit existing neighborhood roadways. The site will have direct access to both Houghton Road and Escalante Road. Existing land uses adjacent to the site are single family residential neighborhoods. (see Land Use Map).

The project is not expected to conflict with any City of Tucson adopted ordinances or policies.

## SITE ANALYSIS

### **General**

1. The Table of Contents is found at the beginning of this report.
2. Page 5 of this report is a map of the South Pantano Area Plan.
3. Page 6 is a Land Use Map that shows the project site (centered) and generalized land uses within a half-mile radius of the site.
4. Page 7 is a Property Boundary Map.
5. Page 8 is a Zoning Map that shows the zoning of the site and adjacent properties.
6. Location, size, and height of all buildings within 100 feet of the site are shown on the Building Map (page 9).
7. Page 10 is a Site Plan that shows the proposed lots, which will all have a future house. There are no existing onsite buildings.
8. There are not any existing billboards on the site.

### **Circulation and Trips**

1. See the Roadway Map on page 11 for adjacent street information. The map shows the proposed driveway connection to Houghton Road, the connection to Escalante Road and bike lanes. There are not any existing curbs on either roadway.
2. Page 12 is the Transportation Map that shows traffic lights and traffic counts from Pima Association of Governments (PAG) online traffic information. The number of trips from the site is 0 for existing conditions; the number of trips generated from the developed site is approximately 302 vehicles per day (see calculation on the map). There are no bus stops within the vicinity of the site.

### **Cultural Resources**

With the exception of a portion of the site in the southeast corner, there has not been any development on the subject property. There is no evidence of any archeological or historical resources on the site. A letter of verification by the Arizona State Museum is pending.

### **Hydrology and Drainage**

There are two drainageways that affect the project site. The Escalante Wash (Q100 = 1625 cfs) crosses the northwest portion of the site. An unnamed wash crosses through the middle of the site. The project is potentially subject to the WASH Ordinance or provisions of the Environmental Resource Zone. Page 13 is an Existing Conditions Drainage Map upon which the discharges are labeled.



## **Schools, Recreation, and Cultural Facilities**

Schools and Recreation Facilities are shown on the exhibit on page 14. The nearest library, Miller Golf Links Library, is about 2.75 miles from the site. Houghton Road has curb and sidewalks. Escalante Road does not have curb and sidewalks. Bike routes are located on the Schools and Recreation Map.

There are not any Cultural Facilities in the area. Public Land is shown on the Land Use Map.

## **Soils**

1. There are no heavily disturbed area, nor unstable soil.
2. There are no hazardous materials onsite. No soils tests have been conducted.
3. There are no landfills or hazardous materials storage within one mile.
4. There are no other existing facilities or operations within one mile that could impact the site.
5. The site will utilize the public sewer system.

## **Topography**

Page 15 is the Grading and Topography Map that show existing contour lines. There are slopes that are 15% or greater as shown on the map.

## **Utilities**

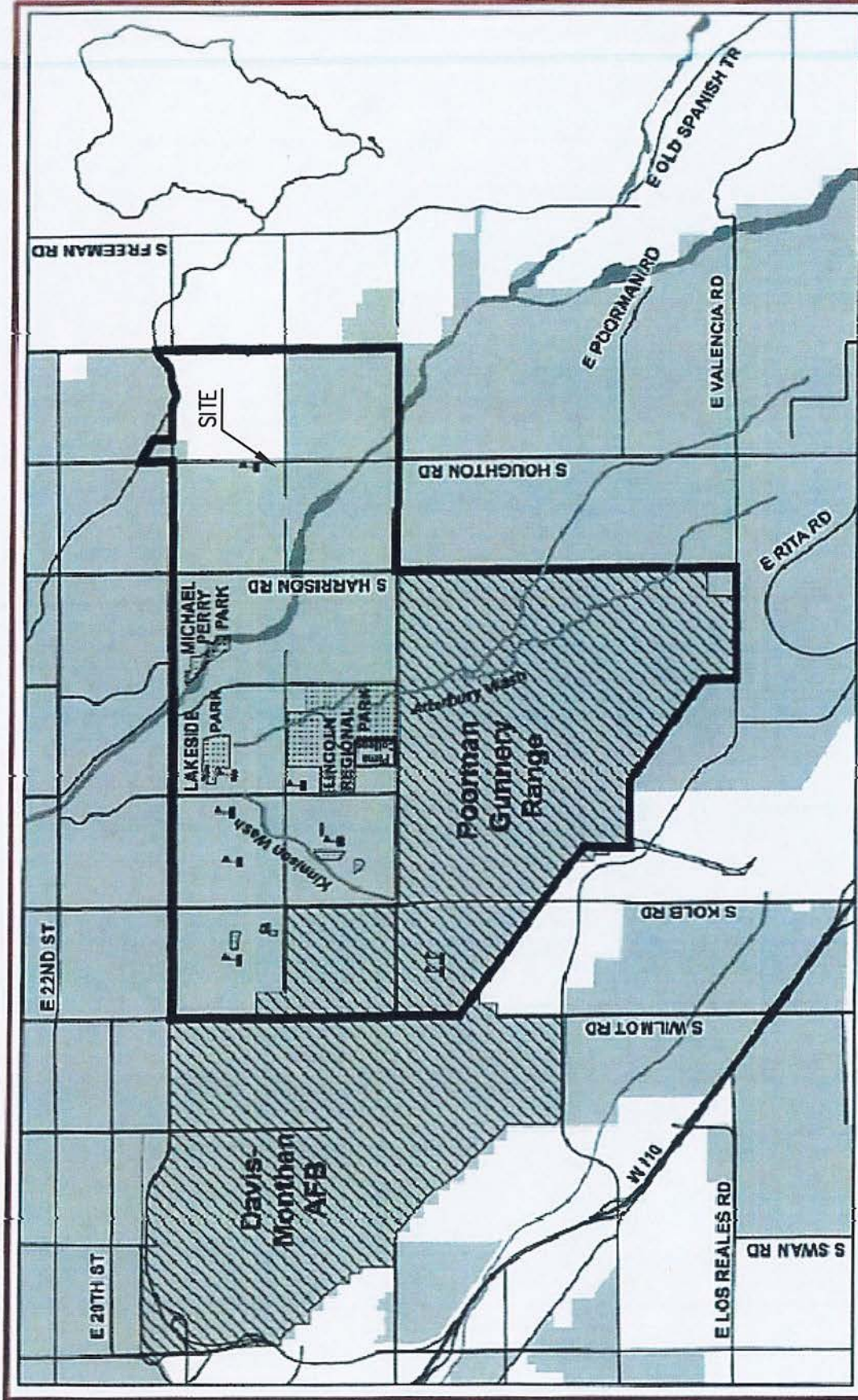
Utilities that are adjacent to or on the site are shown on the Site Plan as well as on the Preliminary Development Package plan.

## **Vegetation**








As can be seen on the Preliminary NPPO Plan (page 16) there is some vegetation on the site. The map shows primarily Palo Verde with some Mesquite trees, Whiteclaw Acacia, Catclaw, Acacia, Hackberry, and a couple of Warnock's Snakewood trees. There are also Saguaro cacti.

## **Views**

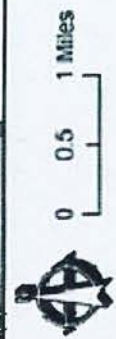
The Viewshed Maps (pages 17 and 18) include eight photographs, two for each direction from the site. To the north there are a couple of apartment buildings, to the west a residential subdivision and vacant land, to the south is Escalante Road with residential housing in the background, and to the east is Houghton Road with vacant land in the background.



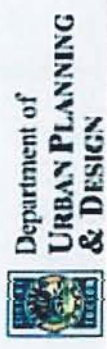
**Legend**

-  South Pantano Area Plan
-  Davis-Monthan AFB
-  City of Tucson
-  Parks
-  Pantano Wash
-  Schools
-  Major Streets

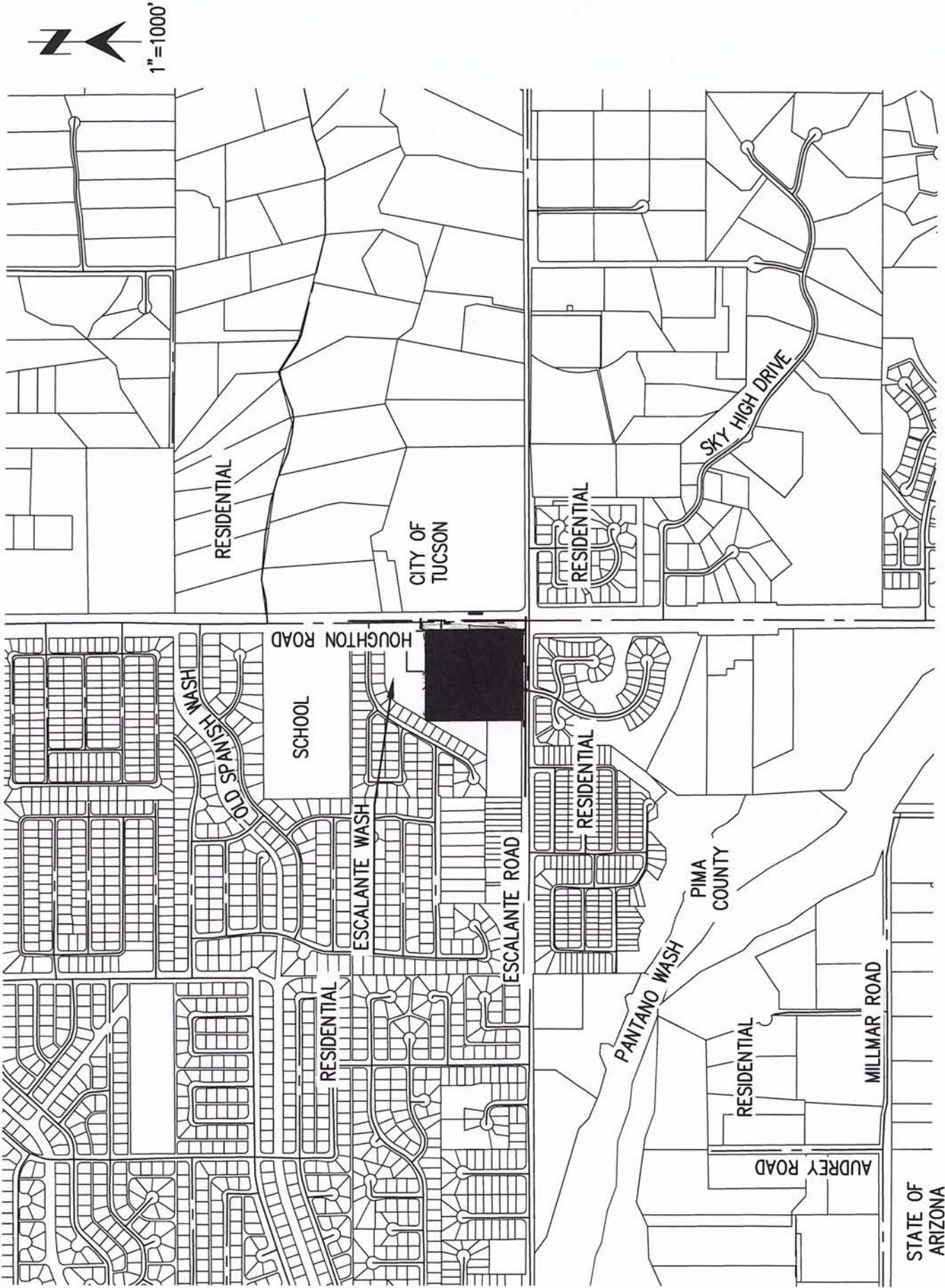
## South Pantano Area Plan



Map Created: June 7, 2005  
 Data Sources: City of Tucson, Pima County  
 This map and other information have been compiled for preliminary and general purposes only. They are not intended to be complete and accurate for any other purposes. Please refer to official Ordinance and Maps.



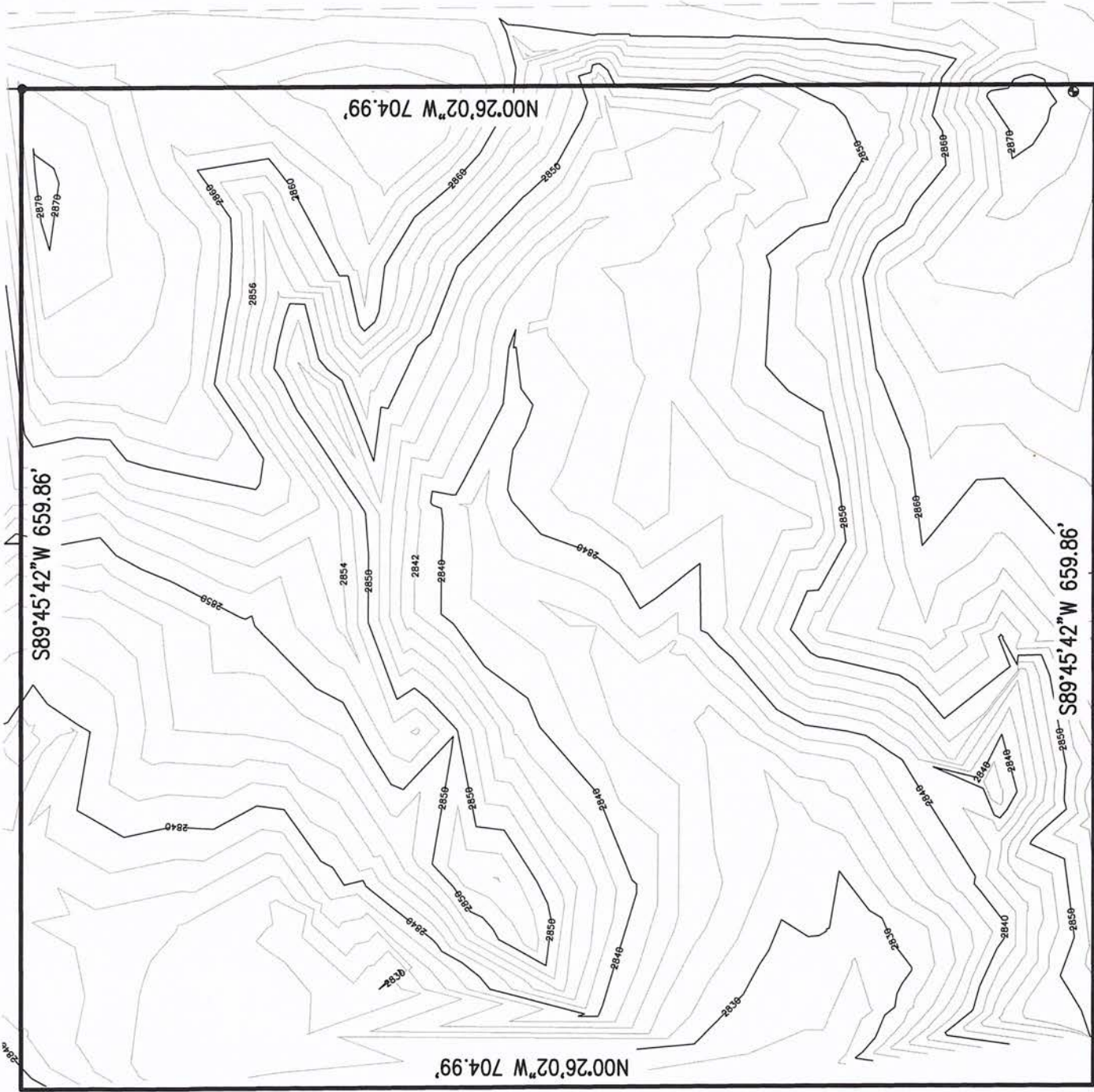
**JAS ENGINEERING**  
 200 EAST YVON DRIVE TUCSON, ARIZONA 85704  
 (520) 390-7920  
 STANLEY19263@MSN.COM



LAND USE MAP

**JAS** ENGINEERING  
 200 EAST YVON DRIVE TUCSON, ARIZONA 85704  
 (520) 390-7920  
 STANLEY19263@MSN.COM

STATE OF ARIZONA



S HOUGHTON ROAD  
(PUBLIC)(MS&R)

# SITE BOUNDARY MAP

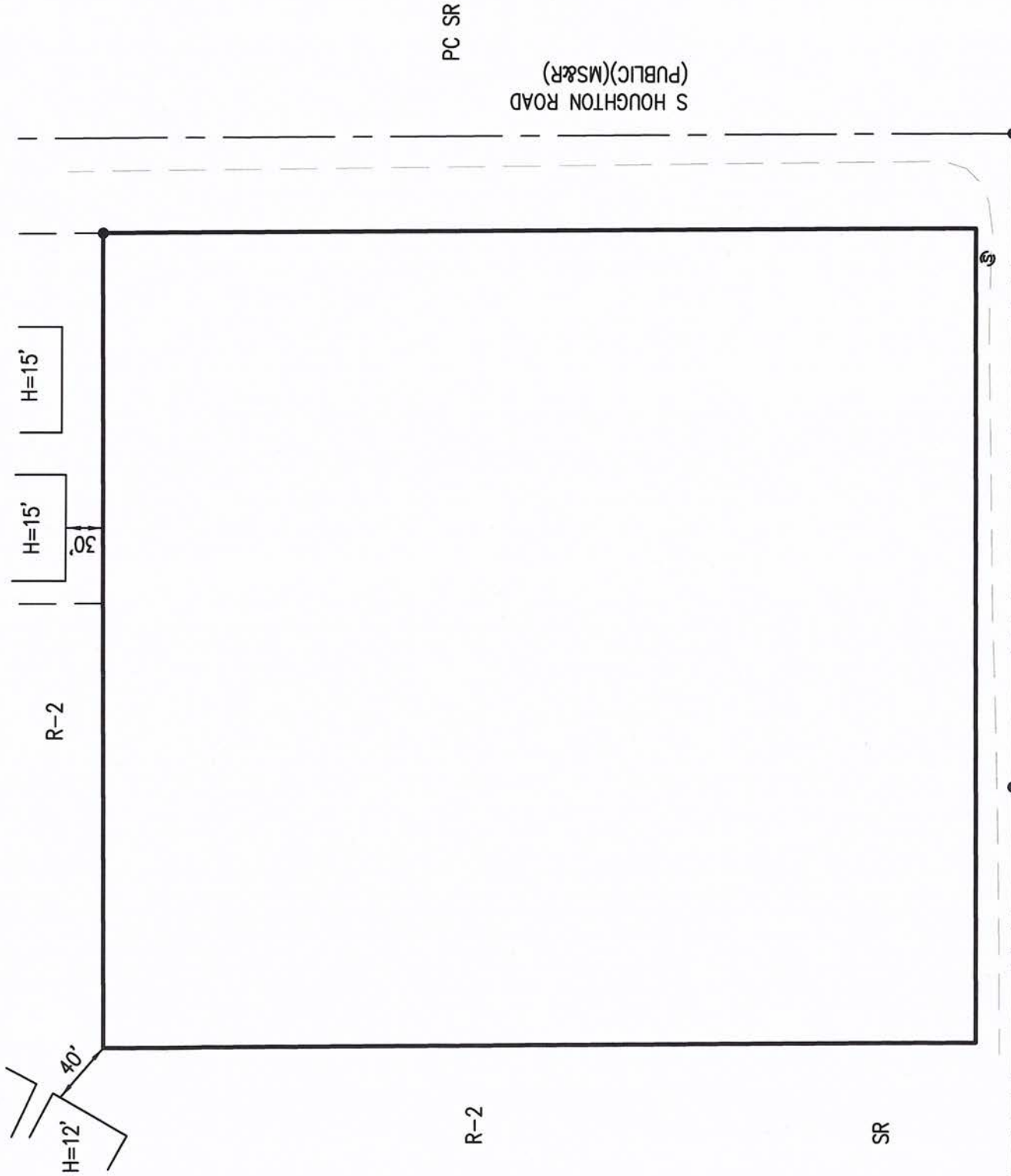
E ESCALANTE ROAD (PUBLIC)

**JAS ENGINEERING**  
 200 EAST YON DRIVE TUCSON, ARIZONA 85704  
 (520) 390-7920  
 STANLEY19263@MSN.COM



# ZONING MAP

**JAS**  
**ENGINEERING**  
 200 EAST YVON DRIVE TUCSON, ARIZONA 85704  
 (520) 390-7920  
 STANLEY19263@MSN.COM



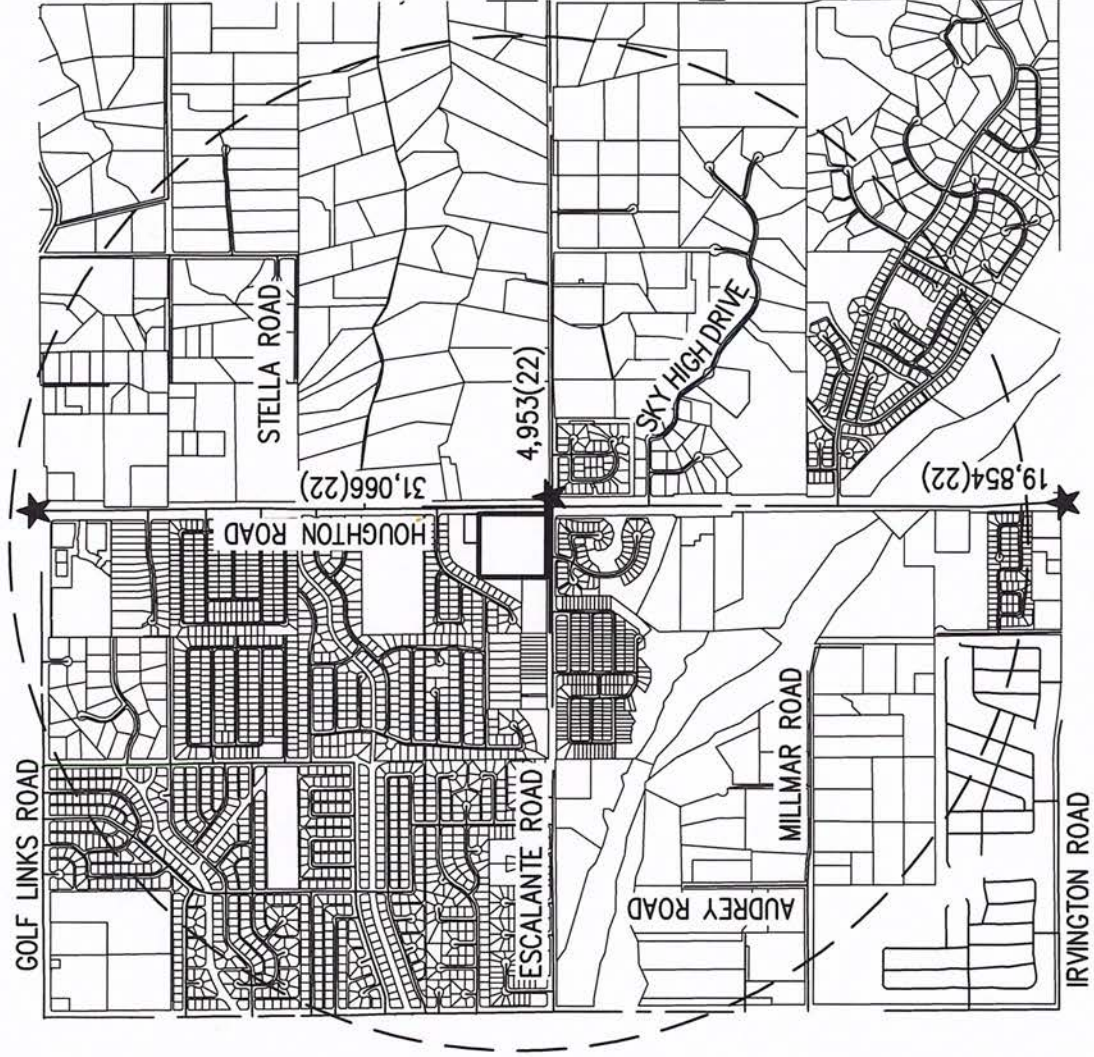
E ESCALANTE ROAD (PUBLIC) **BUILDING MAP** R-1

**JAS ENGINEERING**  
 200 EAST YVON DRIVE TUCSON, ARIZONA 85704  
 (520) 390-7920  
 STANLEY19263@MSN.COM









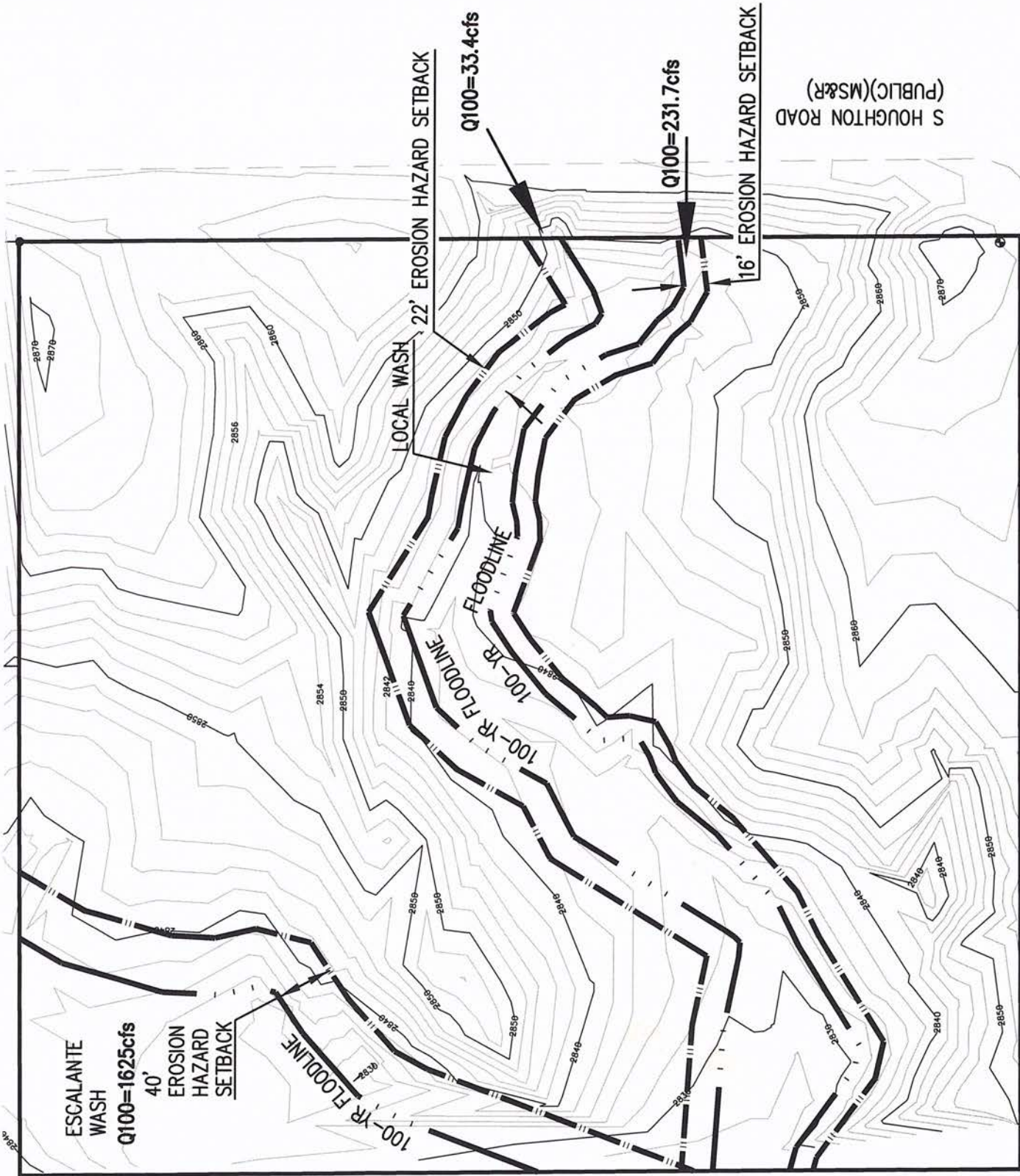
TRIP GENERATION:  
 RESIDENTIAL (ITE 110)  
 RATE: 9.44 PER UNIT  
 ADT: 9.44 (32 EMP)= 302 VPD

**LEGEND**

- ★ TRAFFIC LIGHT
- 31,066(22) 2022 PAG TRAFFIC COUNT (TYP)

TRANSPORTATION MAP

**JAS ENGINEERING**  
 200 EAST YVON DRIVE TUCSON, ARIZONA 85704  
 (520) 390-7920  
 STANLEY19263@MSN.COM

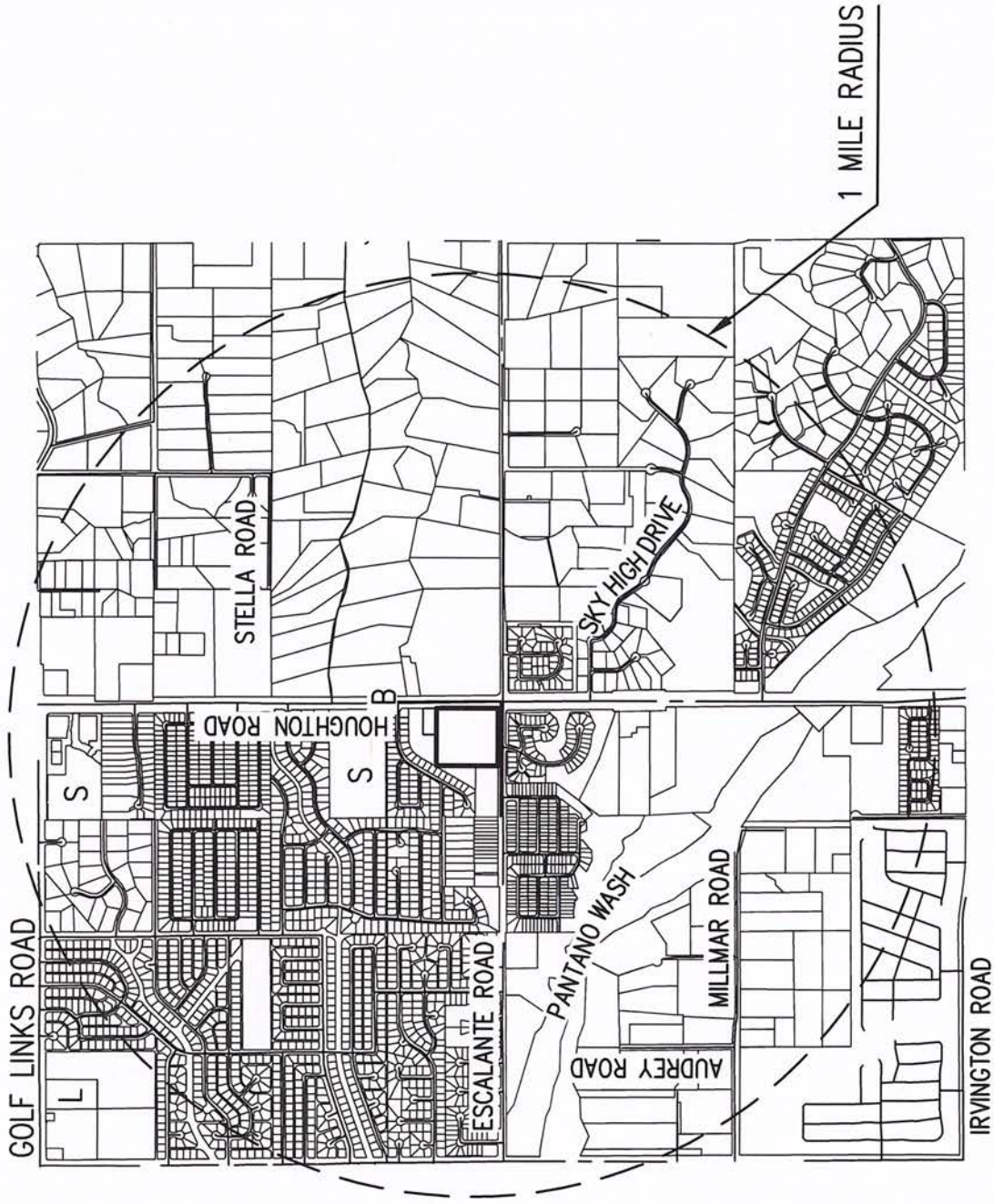


S HOUGHTON ROAD  
(PUBLIC)(MS&R)

# EXISTING CONDITIONS DRAINAGE MAP

E ESCALANTE ROAD (PUBLIC)

**JAS ENGINEERING**  
200 EAST YVON DRIVE TUCSON, ARIZONA 85704  
(520) 390-7920  
STANLEY19263@MSN.COM

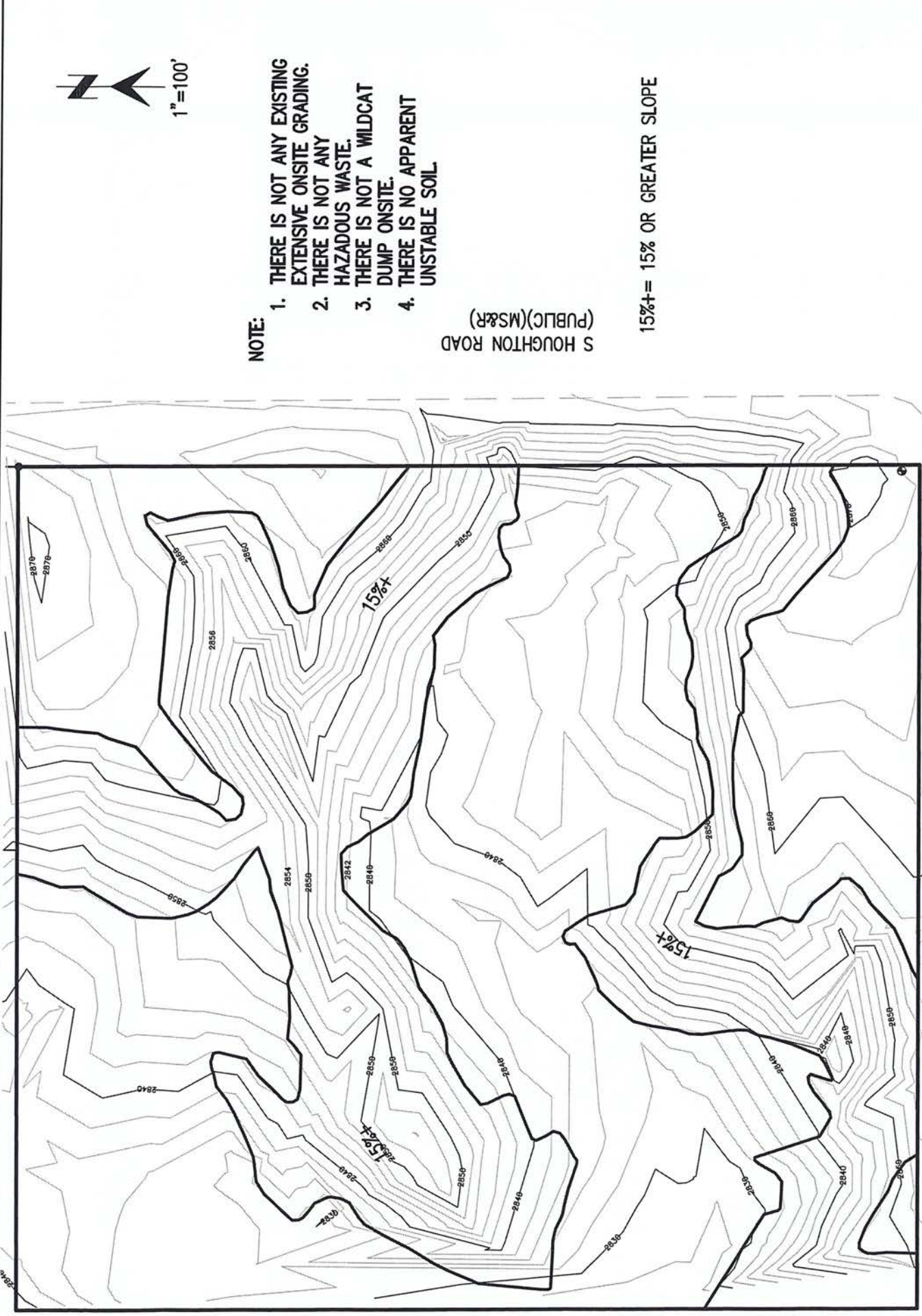


**LEGEND**

- S SCHOOL
- B BIKE PATH
- L LIBRARY

**SCHOOLS AND  
RECREATION MAP**

**JAS ENGINEERING**  
 200 EAST YVON DRIVE TUCSON, ARIZONA 85704  
 (520) 390-7920  
 STANLEY19263@MSN.COM



**NOTE:**

1. THERE IS NOT ANY EXISTING EXTENSIVE ONSITE GRADING.
2. THERE IS NOT ANY HAZARDOUS WASTE.
3. THERE IS NOT A WILDCAT DUMP ONSITE.
4. THERE IS NO APPARENT UNSTABLE SOIL.

S HOUGHTON ROAD  
(PUBLIC)(MS&R)

15%+ = 15% OR GREATER SLOPE

**GRADING AND TOPOGRAPHY MAP**  
**15**

E ESCALANTE ROAD (PUBLIC)

**JAS ENGINEERING**  
 200 EAST YVON DRIVE TUCSON, ARIZONA 85704  
 (520) 390-7920  
 STANLEY19263@MSN.COM



**TREE INVENTORY**

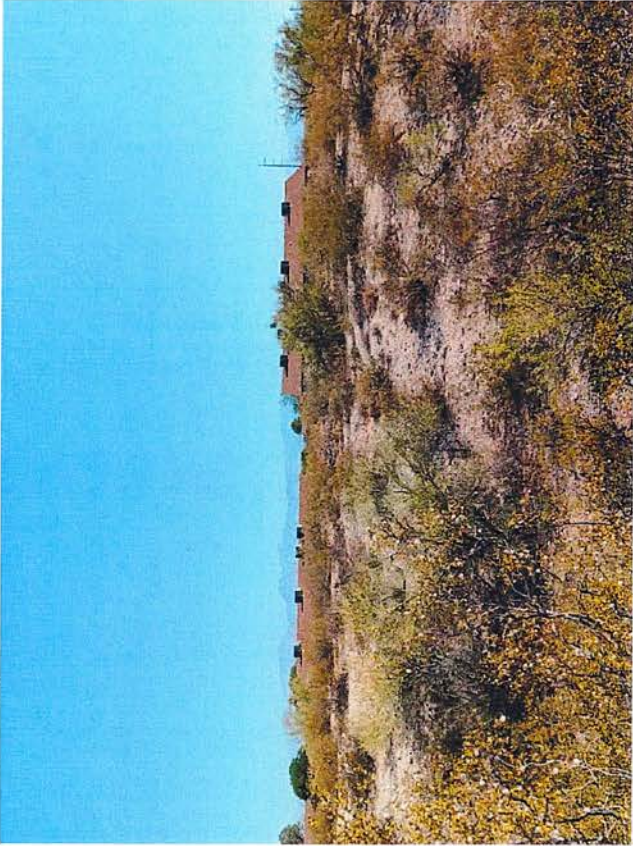
| ID NO. | DESCRIPTION                              | SZT |
|--------|--|-----|
| 1      | Cercidium fontium - Blue Palo Verde      | 10  |
| 2      | Cercidium fontium - Blue Palo Verde      | 12  |
| 3      | Cercidium fontium - Blue Palo Verde      | 04  |
| 4      | Acacia constricta - Whitehorn Acacia     | 04  |
| 5      | Cercidium microphyllum - Palo Verde      | 06  |
| 6      | Cercidium microphyllum - Palo Verde      | 06  |
| 7      | Cercidium microphyllum - Palo Verde      | 10  |
| 8      | Cercidium microphyllum - Palo Verde      | 08  |
| 9      | Cercidium microphyllum - Palo Verde      | 12+ |
| 10     | Cercidium microphyllum - Palo Verde      | 06  |
| 11     | Cercidium microphyllum - Palo Verde      | 12  |
| 12     | Celtis pallida - Hackberry               | 04  |
| 13     | Acacia constricta - Whitehorn Acacia     | 04  |
| 14     | Cercidium microphyllum - Palo Verde      | 12+ |
| 15     | Cercidium microphyllum - Palo Verde      | 12+ |
| 16     | Celtis pallida - Hackberry               | 06  |
| 17     | Celtis pallida - Hackberry               | 04  |
| 18     | Cercidium microphyllum - Palo Verde      | 12+ |
| 19     | Celtis pallida - Hackberry               | 06  |
| 20     | Celtis pallida - Hackberry               | 06  |
| 21     | Celtis pallida - Hackberry               | 06  |
| 22     | Celtis pallida - Hackberry               | 06  |
| 23     | Celtis pallida - Hackberry               | 08  |
| 24     | Acacia constricta - Whitehorn Acacia     | 06  |
| 25     | Acacia constricta - Whitehorn Acacia     | 06  |
| 26     | Celtis pallida - Hackberry               | 06  |
| 27     | Cercidium microphyllum - Palo Verde      | 06  |
| 28     | Acacia constricta - Whitehorn Acacia     | 06  |
| 29     | Condalia wainoeki - Wainoeki's Snakewood | 06  |
| 30     | Condalia wainoeki - Wainoeki's Snakewood | 12  |
| 31     | Cercidium microphyllum - Palo Verde      | 12  |
| 32     | Cercidium microphyllum - Palo Verde      | 12+ |
| 33     | Acacia constricta - Whitehorn Acacia     | 04  |
| 34     | Cercidium microphyllum - Palo Verde      | 12  |
| 35     | Cercidium microphyllum - Palo Verde      | 06  |
| 36     | Cercidium microphyllum - Palo Verde      | 06  |
| 37     | Cercidium microphyllum - Palo Verde      | 12+ |
| 38     | Cercidium microphyllum - Palo Verde      | 12+ |
| 39     | Cercidium microphyllum - Palo Verde      | 12+ |
| 40     | Cercidium microphyllum - Palo Verde      | 12+ |
| 41     | Acacia constricta - Whitehorn Acacia     | 04  |
| 42     | Celtis pallida - Hackberry               | 04  |
| 43     | Celtis pallida - Hackberry               | 06  |
| 44     | Acacia constricta - Whitehorn Acacia     | 06  |
| 45     | Celtis pallida - Hackberry               | 06  |
| 46     | Celtis pallida - Hackberry               | 06  |
| 47     | Celtis pallida - Hackberry               | 06  |
| 48     | Acacia constricta - Whitehorn Acacia     | 04  |
| 49     | Acacia constricta - Whitehorn Acacia     | 08  |
| 50     | Cercidium microphyllum - Palo Verde      | 10  |
| 51     | Cercidium microphyllum - Palo Verde      | 04  |
| 52     | Acacia constricta - Whitehorn Acacia     | 10  |
| 53     | Celtis pallida - Hackberry               | 06  |
| 54     | Cercidium microphyllum - Palo Verde      | 12+ |
| 55     | Celtis pallida - Hackberry               | 04  |
| 56     | Celtis pallida - Hackberry               | 04  |
| 57     | Acacia constricta - Whitehorn Acacia     | 04  |
| 58     | Celtis pallida - Hackberry               | 10  |
| 59     | Cercidium microphyllum - Palo Verde      | 12  |
| 60     | Acacia greggii - Giddow Acacia           | 08  |
| 61     | Celtis pallida - Hackberry               | 08  |
| 62     | Acacia greggii - Giddow Acacia           | 08  |
| 63     | Acacia constricta - Whitehorn Acacia     | 08  |
| 64     | Cercidium microphyllum - Palo Verde      | 04  |
| 65     | Cercidium microphyllum - Palo Verde      | 06  |
| 66     | Cercidium fontium - Blue Palo Verde      | 12+ |
| 67     | Cercidium fontium - Blue Palo Verde      | 08  |
| 68     | Cercidium microphyllum - Palo Verde      | 12+ |
| 69     | Cercidium microphyllum - Palo Verde      | 12+ |
| 70     | Cercidium microphyllum - Palo Verde      | 08  |
| 71     | Cercidium microphyllum - Palo Verde      | 06  |
| 72     | Cercidium microphyllum - Palo Verde      | 06  |
| 73     | Cercidium microphyllum - Palo Verde      | 12  |
| 74     | Cercidium microphyllum - Palo Verde      | 12  |
| 75     | Cercidium microphyllum - Palo Verde      | 08  |
| 76     | Cercidium microphyllum - Palo Verde      | 12  |
| 77     | Cercidium microphyllum - Palo Verde      | 12  |
| 78     | Cercidium microphyllum - Palo Verde      | 10  |
| 79     | Prosopis juliflora - Native Mesquite     | 12  |
| 80     | Cercidium fontium - Blue Palo Verde      | 12  |
| 81     | Cercidium microphyllum - Palo Verde      | 12+ |
| 82     | Cercidium microphyllum - Palo Verde      | 10  |
| 83     | Cercidium microphyllum - Palo Verde      | 10  |
| 84     | Cercidium microphyllum - Palo Verde      | 12+ |
| 85     | Prosopis juliflora - Native Mesquite     | 04  |
| 86     | Cercidium microphyllum - Palo Verde      | 10  |
| 88     | Cercidium microphyllum - Palo Verde      | 12+ |
| 89     | Cercidium microphyllum - Palo Verde      | 06  |
| 90     | Prosopis juliflora - Native Mesquite     | 12+ |
| 91     | Cercidium microphyllum - Palo Verde      | 10  |
| 92     | Celtis pallida - Hackberry               | 06  |
| 93     | Cercidium microphyllum - Palo Verde      | 12+ |
| 94     | Prosopis juliflora - Native Mesquite     | 12+ |
| 95     | Prosopis juliflora - Native Mesquite     | 12+ |
| 96     | Cercidium microphyllum - Palo Verde      | 12+ |
| 97     | Celtis pallida - Hackberry               | 06  |
| 98     | Celtis pallida - Hackberry               | 06  |
| 99     | Cercidium fontium - Blue Palo Verde      | 12  |
| 100    | Cercidium fontium - Blue Palo Verde      | 12  |
| 101    | Celtis pallida - Hackberry               | 08  |
| 103    | Cercidium microphyllum - Palo Verde      | 12  |
| 104    | Acacia constricta - Whitehorn Acacia     | 08  |
| 105    | Cercidium microphyllum - Palo Verde      | 06  |
| 106    | Cercidium microphyllum - Palo Verde      | 10  |
| 107    | Prosopis juliflora - Native Mesquite     | 06  |
| 108    | Prosopis juliflora - Native Mesquite     | 12+ |
| 109    | Cercidium microphyllum - Palo Verde      | 12+ |
| 110    | Cercidium microphyllum - Palo Verde      | 08  |
| 111    | Cercidium microphyllum - Palo Verde      | 10  |
| 112    | Cercidium microphyllum - Palo Verde      | 12+ |
| 113    | Cercidium microphyllum - Palo Verde      | 10  |
| 114    | Cercidium microphyllum - Palo Verde      | 12+ |
| 115    | Cercidium microphyllum - Palo Verde      | 12+ |
| 116    | Acacia constricta - Whitehorn Acacia     | 08  |
| 117    | Cercidium microphyllum - Palo Verde      | 12+ |
| 119    | Cercidium microphyllum - Palo Verde      | 10  |
| 121    | Celtis pallida - Hackberry               | 08  |
| 122    | Cercidium microphyllum - Palo Verde      | 10  |
| 123    | Cercidium microphyllum - Palo Verde      | 08  |
| 124    | Cercidium microphyllum - Palo Verde      | 08  |
| 125    | Cercidium microphyllum - Palo Verde      | 12  |
| 126    | Cercidium microphyllum - Palo Verde      | 08  |
| 127    | Cercidium microphyllum - Palo Verde      | 10  |
| 128    | Cercidium microphyllum - Palo Verde      | 12+ |
| 129    | Cercidium microphyllum - Palo Verde      | 12+ |
| 130    | Celtis pallida - Hackberry               | 06  |
| 131    | Cercidium microphyllum - Palo Verde      | 12+ |
| 132    | Cercidium microphyllum - Palo Verde      | 10  |
| 133    | Cercidium microphyllum - Palo Verde      | 10  |
| 134    | Cercidium microphyllum - Palo Verde      | 08  |
| 135    | Cercidium microphyllum - Palo Verde      | 12  |
| 136    | Cercidium microphyllum - Palo Verde      | 06  |
| 137    | Celtis pallida - Hackberry               | 06  |
| 138    | Cercidium microphyllum - Palo Verde      | 12  |
| 139    | Celtis pallida - Hackberry               | 06  |
| 140    | Celtis pallida - Hackberry               | 06  |
| 141    | Cercidium microphyllum - Palo Verde      | 12  |
| 142    | Cercidium microphyllum - Palo Verde      | 06  |
| 143    | Cercidium microphyllum - Palo Verde      | 12+ |
| 145    | Celtis pallida - Hackberry               | 06  |
| 146    | Celtis pallida - Hackberry               | 06  |
| 147    | Prosopis juliflora - Native Mesquite     | 12  |
| 148    | Cercidium microphyllum - Palo Verde      | 12  |
| 149    | Cercidium microphyllum - Palo Verde      | 12+ |
| 150    | Celtis pallida - Hackberry               | 08  |
| 151    | Cercidium microphyllum - Palo Verde      | 08  |
| 152    | Acacia constricta - Whitehorn Acacia     | 12  |
| 153    | Celtis pallida - Hackberry               | 06  |
| 154    | Celtis pallida - Hackberry               | 06  |
| 155    | Acacia constricta - Whitehorn Acacia     | 08  |
| 156    | Acacia constricta - Whitehorn Acacia     | 06  |
| 157    | Celtis pallida - Hackberry               | 06  |
| 158    | Acacia constricta - Whitehorn Acacia     | 04  |
| 159    | Celtis pallida - Hackberry               | 06  |
| 160    | Cercidium microphyllum - Palo Verde      | 08  |
| 162    | Cercidium microphyllum - Palo Verde      | 12+ |
| 163    | Cercidium microphyllum - Palo Verde      | 12+ |
| 164    | Cercidium microphyllum - Palo Verde      | 12  |
| 165    | Celtis pallida - Hackberry               | 10  |
| 166    | Cercidium microphyllum - Palo Verde      | 12+ |
| 167    | Cercidium microphyllum - Palo Verde      | 12+ |
| 168    | Cercidium microphyllum - Palo Verde      | 12+ |
| 169    | Cercidium microphyllum - Palo Verde      | 12+ |
| 170    | Cercidium microphyllum - Palo Verde      | 12+ |
| 171    | Cercidium microphyllum - Palo Verde      | 12+ |
| 172    | Cercidium microphyllum - Palo Verde      | 12+ |
| 173    | Cercidium microphyllum - Palo Verde      | 12+ |
| 175    | Cercidium microphyllum - Palo Verde      | 10  |
| 176    | Cercidium microphyllum - Palo Verde      | 08  |
| 177    | Cercidium microphyllum - Palo Verde      | 10  |
| 179    | Cercidium microphyllum - Palo Verde      | 10  |
| 179    | Acacia constricta - Whitehorn Acacia     | 06  |
| 180    | Cercidium microphyllum - Palo Verde      | 06  |
| 181    | Celtis pallida - Hackberry               | 10  |
| 182    | Cercidium microphyllum - Palo Verde      | 12+ |
| 183    | Cercidium microphyllum - Palo Verde      | 12+ |
| 184    | Acacia constricta - Whitehorn Acacia     | 08  |
| 185    | Cercidium microphyllum - Palo Verde      | 12  |

**CACTUS INVENTORY**

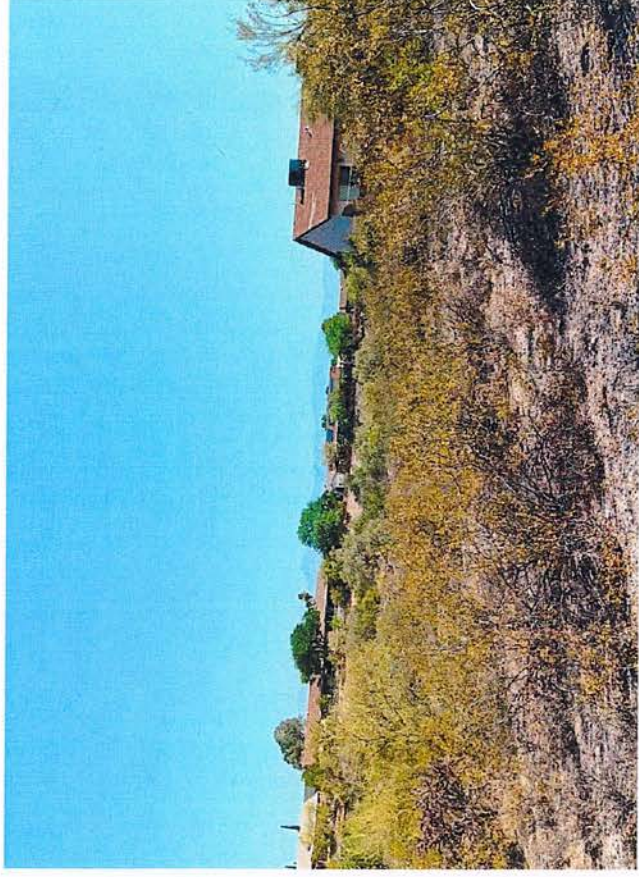
| ID NO. | DESCRIPTION                   | SZT |
|--------|-------------------------------|-----|
| 86     | Carnegiea gigantea - Saguaro  | 16+ |
| 102    | Carnegiea gigantea - Saguaro  | 10  |
| 118    | Carnegiea gigantea - Saguaro  | 04  |
| 120    | Carnegiea gigantea - Saguaro  | 04  |
| 144    | Fouquieria splendens - Cholla | 03  |
| 161    | Carnegiea gigantea - Saguaro  | 07  |
| 174    | Fouquieria splendens - Cholla | 12  |



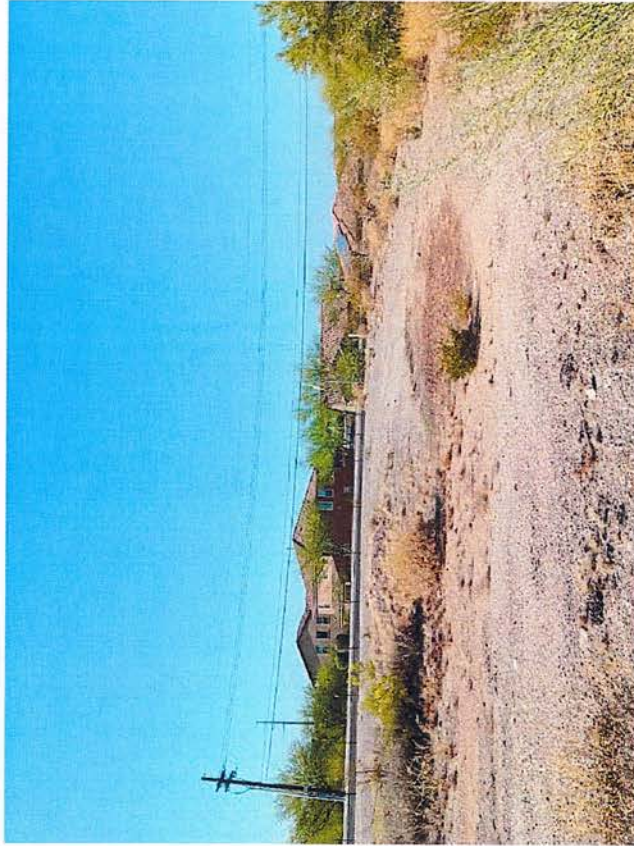
**VEGETATION MAP**



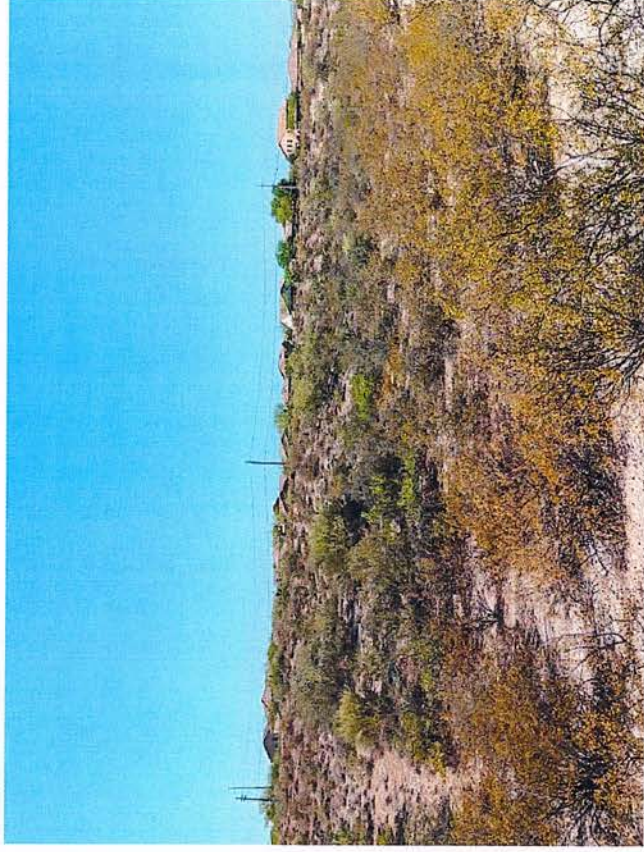
VIEW TO NORTH



VIEW TO NORTH



VIEW TO SOUTH

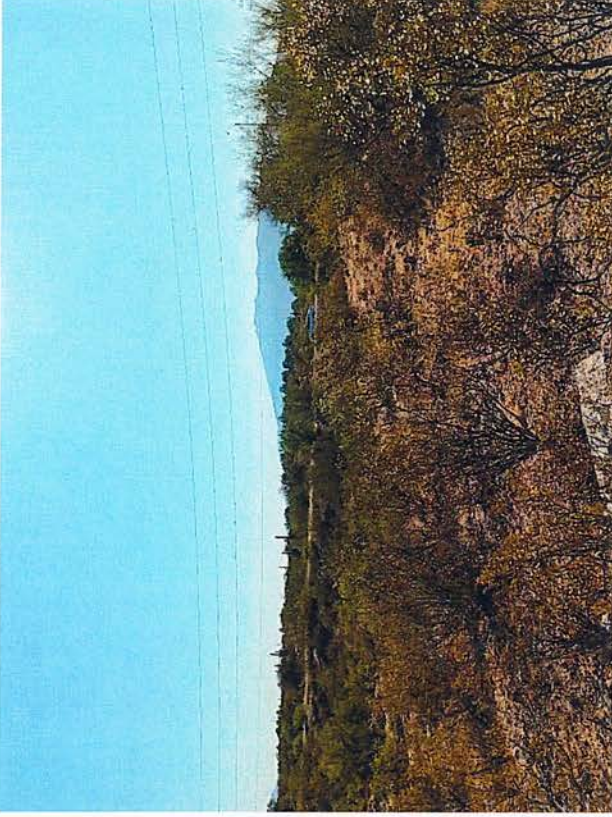


VIEW TO SOUTH

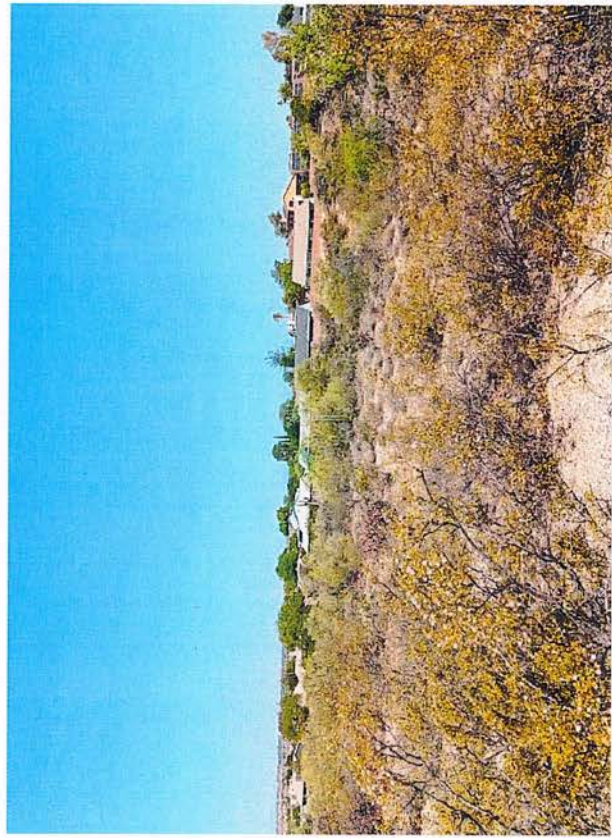
VIEWSHED MAP



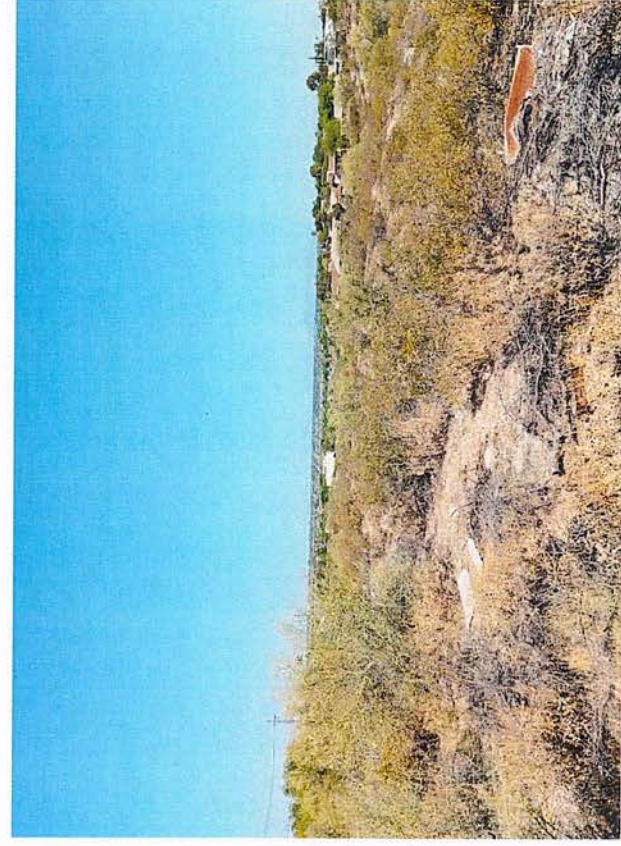
VIEW TO EAST



VIEW TO EAST



VIEW TO WEST



VIEW TO WEST

VIEWSHED MAP

## PLAN PROPOSAL REPORT

### **Building Layout**

The locations of the proposed 32 residential lots are shown on the Preliminary Development Package plan sheet.

### **Design Compatibility**

The future residential subdivision is compatible with the surrounding residential projects. Access is provided to existing roadways.

1. Privacy: The privacy experienced by neighbors will not be compromised.
2. Building Form: The proposed building materials have not been chosen at this point. However, they are expected to be compatible with the climate and surrounding area.
3. Energy Conservation: It is expected that the construction and maintenance of the proposed homes will employ energy conservation methods and fixtures.
4. Setbacks: The building will adhere to required setback distances.
5. Height: The maximum allowable height is 25'. All proposed homes will adhere to height limits. A mixture of single and two-story homes is proposed.
6. Densities: The proposed density is about 3.0 units per acre, which is less than the area plan allowance of 15 units per acre.
7. Landscaping and screening. Landscape borders will be employed along adjacent rights-of-way. Additional landscaping will be used within the onsite retention/detention basins. Screening will be employed where required.
8. Street Improvements: There are no roadway improvements expected to be necessary as a result of the proposed use.
9. Defensible Space: There is no expectation that a modification of the proposed site layout would be necessary to maximize "defensible space" principles.
10. View Corridors: To the north there are a couple of apartment buildings, to the west a residential subdivision and vacant land, to the south is Escalante Road with residential housing in the background, and to the east is Houghton Road with vacant land in the background. The proposed homes are not expected to adversely affect any views.
11. Change in elevation: Moderate changes in existing grade are anticipated. Cut and fill is expected to be a balanced situation. Primarily the ridge tops are expected to be lowered in a limited cut and fill operation. The site will continue to drain into the washes and eventually toward the west.

### **Hydrology and Drainage**

1. First flush retention and detention will be required. Onsite basins will be used to satisfy requirements.



2. Runoff that enters the site will be accepted and allowed to flow through the site. The entering discharges are labeled on the Developed Conditions Drainage Map. These flows are from the Escalante Wash (Q100 = 1625 cfs) and two minor flows from the east under Houghton Road (Q100 = 33.4 cfs and 2317 cfs).

### **Landscaping and Screening**

1. Landscape borders will be employed along adjacent rights-of-way. Additional landscaping will be used in the retention/detention basins in the site. Drought resistant plants will be utilized. Screening will be employed where required. Lot walls will be used as screens.
2. Canopy trees will be planted as required in the landscape borders. Additional trees will be used in the basins.

### **Lighting**

All lighting codes will be adhered to; however, neighbors have requested that no onsite lighting be used.

### **Pedestrian Access**

Sidewalks and safe access walkways will be provided. ADA requirements will be met. Sidewalks and ADA areas are shown on the Preliminary Development Package plan sheet.

### **Signs**

Monuments sign(s) will be used. The location of the monuments sign(s) and building signage will be done per city sign code.

### **Traffic and Trip Generation**

Page 12 is the Transportation Map that shows traffic lights and traffic counts from Pima Association of Governments (PAG) online traffic information. The number of trips from the site is 0 for existing conditions; the number of trips generated from the developed site is approximately 302 vehicles per day (see calculation on the map).

### **Undisturbed Areas**

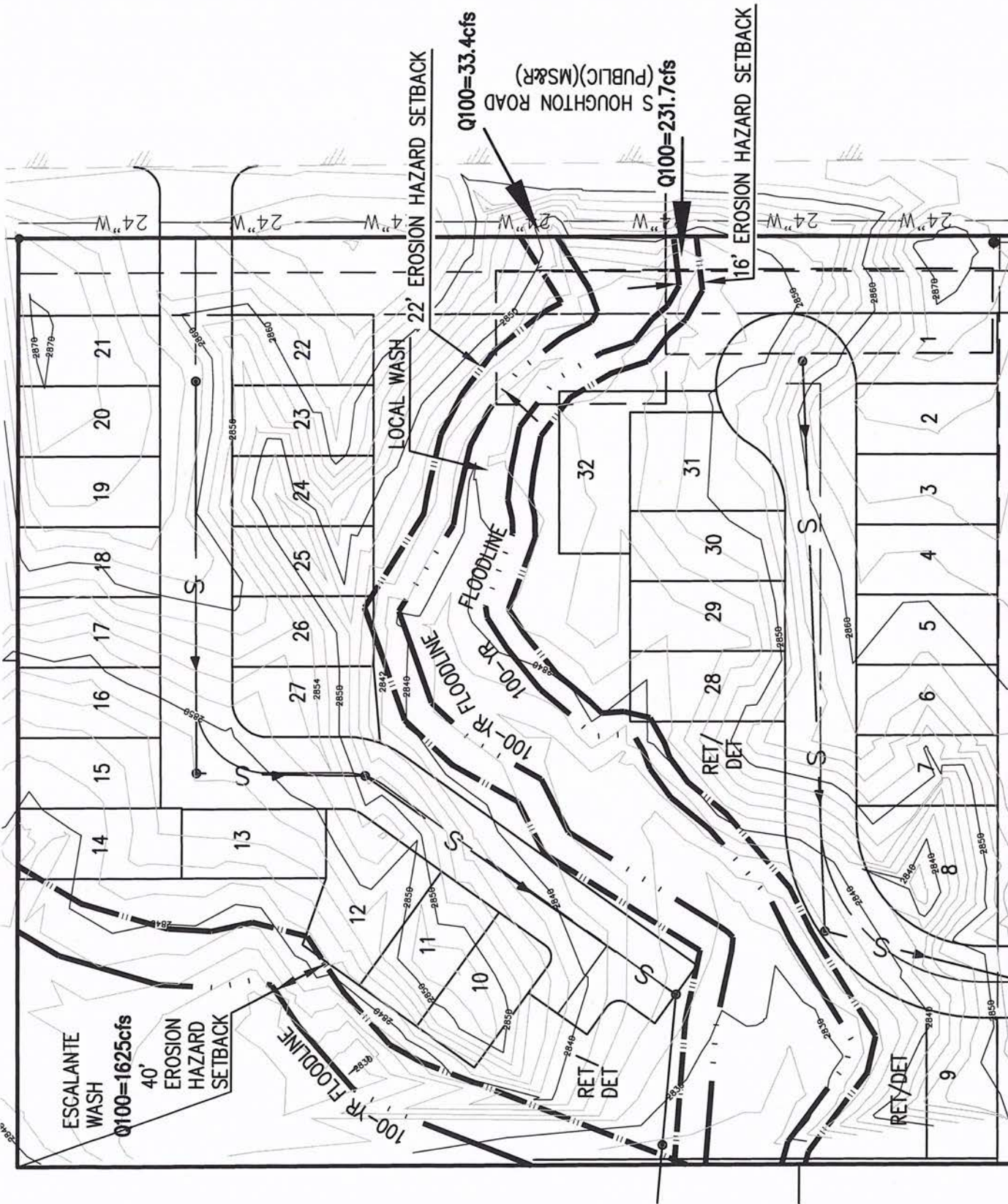
There will be undisturbed area. In particular the washes will be left as natural as possible. There will be some open areas for drainage retention/detention and landscape.

**Utilities**

The existing and proposed utilities are shown on the Preliminary Development Package plan sheet. There are existing utilities adjacent to the site that will be extended to the building.

**Vehicular Use Areas**

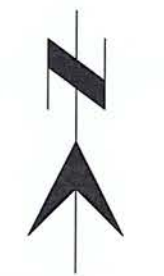
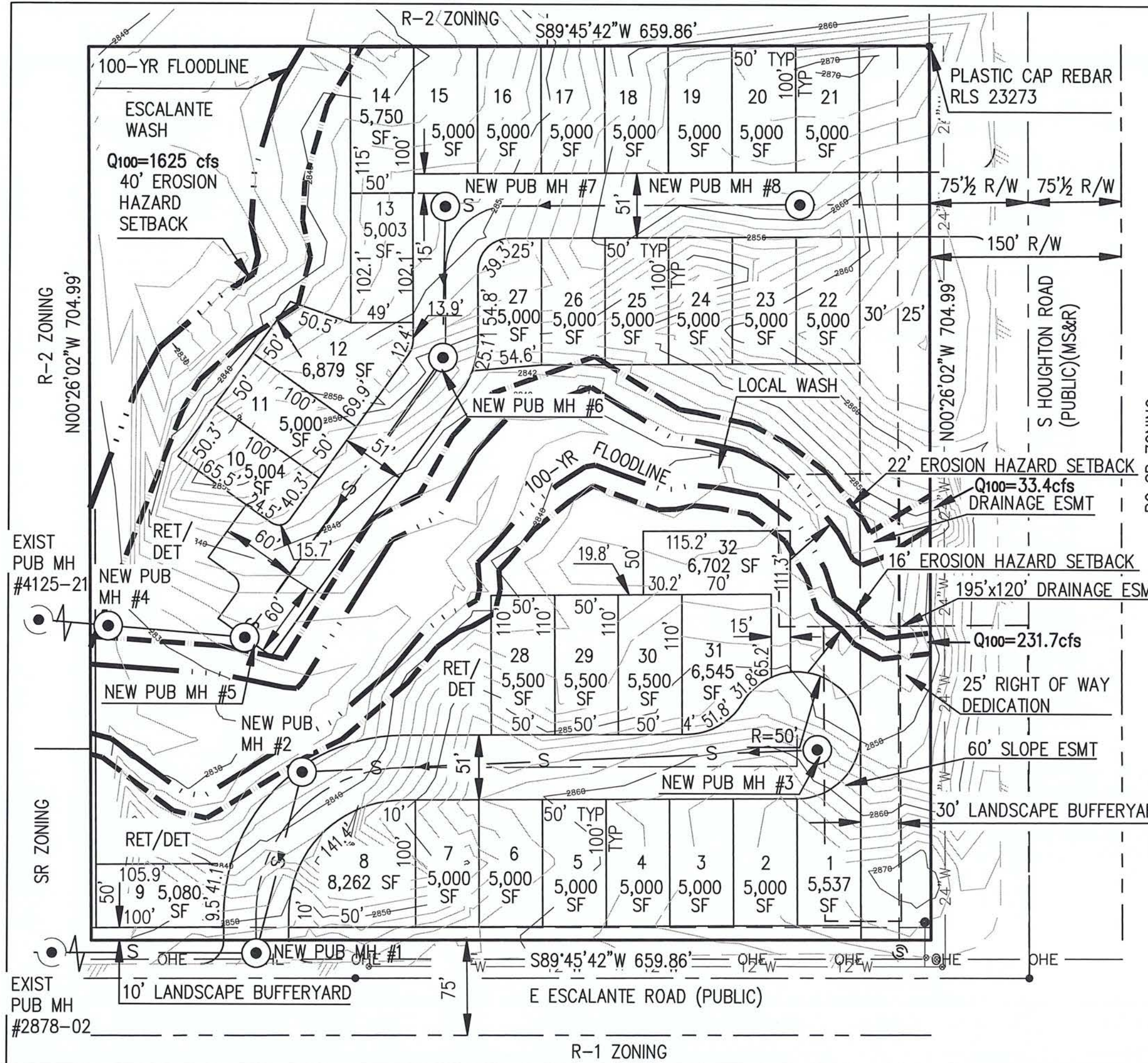
All vehicular use areas are shown on the Preliminary Development Package plan sheet. All parking area access lanes are shown. Refuse and recycle will be picked up at each lot.



**DEVELOPED CONDITIONS  
DRAINAGE MAP**

E ESCALANTE ROAD (PUBLIC)

**JAS ENGINEERING**  
 200 EAST YVON DRIVE TUCSON, ARIZONA 85704  
 (520) 390-7920  
 STANLEY19263@MSN.COM



SCALE: 1"=80'  
C.I.=2'

**LEGEND**

- PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUFFERYARD LINE
- 100-YR FLOODLINE
- EROSION HAZARD SETBACK

**CROSS SLOPE ANALYSIS**

$$\frac{(2)(32,950.17)(0.0023)}{(10.7)} = 14.17$$

**SITE INFORMATION**

ZONING- SR  
 AREA- 465,191 SF= 10.7 AC  
 PROPOSED  
 ZONING- R-2  
 FEMA ZONE X

**OWNER**

CAMFE LLC 25%  
 SEAMUS CAPITAL, LLC 50%  
 BTO DEVELOPMENTS, LLC 25%  
 ATTN: JOSE CAMPILLO  
 1650 E RIVER RD  
 TUCSON, AZ 85718  
 520-979-2267

**PARCEL**

136-12-027Q

**ENGINEER**

JEFFREY A STANLEY, PE  
 200 E YVON DR  
 TUCSON, AZ 85704  
 520-390-7920

**NOTES:**

1. THERE ARE NOT ANY EXISTING ONSITE BUILDINGS.
2. ADJACENT ROADWAYS ARE CURRENTLY NOT CURBED.
3. THERE ARE NO ONSITE UTILITIES.
4. SCREEN WALLS WILL BE USED WHERE REQUIRED.
5. REFUSE AND RECYCLE WILL BE COLLECTED AT EACH LOT.

## JAS ENGINEERING

Jeffrey A. Stanley, P.E.  
200 East Yvon Drive  
Tucson, Arizona 85704  
Telephone (520) 390-7920  
[stanley19263@msn.com](mailto:stanley19263@msn.com)

May 4, 2023

John Beall, Section Manager, Entitlements  
Planning and Development Services  
City of Tucson  
201 North Stone Avenue  
Tucson, Arizona 85701

Re: Houghton and Escalante - Neighborhood Meeting Summary

Dear John

The purpose of this letter is to summarize the concerns of the neighbors at our meeting on May 4, 2023. There were 9 members of the community at the meeting.

Items that the neighbors brought up were:

Parking – Where will residents park  
Parking will be on the lots

Saguaro – There is a tall saguaro that can be seen from the residents to the west  
We will adhere to NPPO requirements

Views – How will the site affect views  
The hilltops will be lowered for grading purposes and to minimize affect on views.

Elevation – Relates to views.

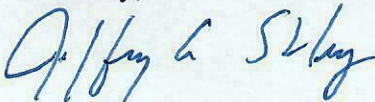
House Heights – one story or two.

We will adhere to height restrictions in the R-2 zone

Turns onto Houghton – concern is if turns into and out of the site will affect their access.

After roadway improvements are made to Houghton Road, there will only be right in and right out.

Sincerely,



Jeffrey A. Stanley, P.E.

Neighborhood Meeting 5-4-27 8:00

| NAME          | ADDRESS              | PHONE          | E-MAIL              |
|---------------|----------------------|----------------|---------------------|
| DENNIS GAMBLE | 10188 SKY Castle Way | (734) 624-8177 | mindendogs@MAIL.COM |

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Entitlements Section  
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