

Town of Sahuarita
Planning & Building Department
 375 W. Sahuarita Center Way
 Sahuarita, Arizona 85629
 Phone: 520-822-8855 Fax: 520-822-8876
<http://www.sahuaritaaz.gov>



REZONING APPLICATION

Property Address:		<p style="text-align: center;">Check Attached Documents:</p> <p><input type="checkbox"/> Legal description of the property</p> <p><input type="checkbox"/> List of all ownership interest in the property</p> <p><input type="checkbox"/> Letter of authorization from owner</p> <p><input type="checkbox"/> Plan showing proposed zoning district changes</p> <p><input type="checkbox"/> Applicable rezoning fees</p> <p><input type="checkbox"/> Site plan or preliminary development plan</p> <p><input type="checkbox"/> Impact report or site analysis</p>
Present Zoning Designation: RH (Rural Homestead Zone)	Proposed Zoning Designation: Specific Plan	
Acreage: 162 AC	Assessor's Parcel # APN # 303-45-0120	
Applicant: Brian Underwood, The Planning Center		
Address: 2 E Congress, Suite 600		
City/Zip Code: Tucson, 85701		
Phone #: 520.623.6146		
Email address: bunderwood@azplanningcenter.com		
Owner: Green Valley 28, LLP Attn: Kristopher Harman		
Owner's Mailing Address: 2776 E Virginia Street		
City/Zip Code: Gilbert, AZ 85296		
Phone #: 602-689-0128	Email: kharman.smpbm@gmail.com	
Proposed use of the property: Mix of uses compatible with surrounding development that may be comprised of single-family residential to small scale commercial		
I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)		
Signature of Applicant/Authorized Representative <i>Brian Underwood</i>		Date: 2.18.2020



REZONING IMPACT REPORT

Please answer the following questions as completely as possible; 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.

APPLICANT: The Planning Center

CONTACT NAME: Brian Underwood

INTEREST IN PROPERTY Authorized representative of the property owner

SIGNATURE *Brian Underwood* DATE 2.14.2020

A. Proposed Zoning

1. State the reason this zone is proposed: Specific plan is proposed to be a logical transition between the two existing specific plans that border La Villita on three sides

2. State how the proposed zoning will implement General Plan goals, objectives and policies. Include a statement describing how the proposed zoning conforms with the site's General Plan land use designation. La Villita Specific Plan will allow for a mix of housing types and other compatible uses to create a live-work-play environment at the heart of the newly created General Plan designation the Sahuarita Square District. It conforms to the goals and policies of the Aspire 2035 by introducing the potential for a mix of uses in a designated growth area.

3. If the proposed use is residential, how many residential units are anticipated with the rezoning application? Indicate if the units be detached, site-built homes, manufactured homes, or another type?

a. Total units: Potential for 600 units

b. Type: Single Family Residential or combination of types

c. Will the subject property be subdivided? YES NO

d. If Yes, how many total lots will there be on the property? Please provide acreage information for each lot.

i. Lots: To be determined

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ii. Acreage: To be determined

4. If additional lots will be created by this rezoning; please explain how all-weather access will be provided to these lots from a dedicated public roadway (e.g. direct access, existing easement, new easement, etc).

All weather access will be provided via the expansion and extension of La Villita Road.

5. What is the proposed maximum building height? 50 feet
6. Provide an estimate of when the proposed development will be started and completed:
- a. Starting date: 2023
- b. Completion date: 2025

B. Site Conditions – Existing and Proposed

1. What are the existing uses on the site? Describe the use, stating the number and type of dwelling units, businesses, etc.

The site is currently vacant. Previously the site was used for two single family residences and ranching

2. Are there any existing utility easements on the subject property? YES NO

3. 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 land forms or features. The site generally slopes from west to east across the property. Slopes greater than 15% are located adjacent to the man made berm near the western property boundary and along the wash created by the break out flows north of the middle of the site.

4. Are there any natural drainage ways (washes) on the subject property? YES NO

- a. If yes, state whether these natural drainage patterns will be altered by the proposed development and the type of alteration proposed. There is natural drainage ways along the northern property boundary. Other drainage ways are the result of man made elements failing

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5. How much (acres) of the area is currently graded? Approximately 47.68AC has been previously graded
6. How much (acres) of the subject property is proposed for grading? 162 AC
7. Describe the mitigation approach for areas where development will require removal of natural vegetation. Mitigation for removal of natural vegetation will be in accordance with Town of Sahuarita standards
8. Indicate if the proposed development will be served by a septic system or by a sewer system. If septic is proposed indicate if it will be a new system or if one currently exists onsite.
The proposed development will be served by sewer
9. Does the proposed sewer/ septic system have adequate capacity available or will it need an upgrade to serve the proposed development? An upgrade to the sewer system will be required
10. How will water be supplied to the property? Water will be provided by Farmers Water
11. Does the water provider have an assured water supply for the proposed development?
Yes

C. Surrounding Land Use

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

NORTH: Los Arboles Mobile Home Park and Vacant property

SOUTH: Sahuarita Farms Specific Plan, composting facility and Vall Verde del Norte Neighborhood

EAST: Existing Pecan Groves, Sahuarita Farms Specific Plan

WEST: Vacant property, Rancho Sahuarita Specific Plan