

THE BIKE RANCH NARRATIVE

The Bike Ranch is a Minor Resort project, as is allowed in the underlying SR zoning subject to a Conditional Use Permit. It is located near the northwest corner of Old Spanish Trail and Escalante Road. Across the street, along Old Spanish Trail, is the Saguaro National Park – East.

The property is a part of Parcel 205-62-159G. The portion assigned to the Minor Resort is essentially the north half of this parcel and consists of 19.26 acres, which is greater than the minimum acreage for a Minor Resort, i.e. 10 acres. This property and the remainder of said parcel will remain SR.

The remainder of Parcel 205-62-159G (i.e. the excluded property) is not a part of the Minor Resort application. Consequently, the rights granted by an approval to this Conditional Use Permit approval would not extend to the remainder of the parcel. Those rights would be limited to the Minor Resort designated area.

The excluded property historically has contained eight residential rental units. In 2018 the Arizona Superior Court ruled that these units were in part a Tourist Court and in part a Guest Ranch, and that these developments had all the expansion rights as allowed in the Code. The owner does not have plans to implement those rights today but expects to do so at some point in the future. This expansion would not occupy all the remaining excluded land, but rather there is expected to be enough residual land to support up to 5 SR units.

As allowed by the Minor Resort regulations, the Bike Ranch Minor Resort property will contain 49 guest rooms. Forty-six of them will be in casitas. The remaining three will be located on the second floor of the Bike Barn building.

There are two resort buildings which will be the center of activity, those being named the Bike Barn and the Ranch House. The Bike Barn is located nearest to Old Spanish Trail, about 270 feet west of the future right-of-way line. It will house some uses that will be open to the public as well as the guests. Those are a café, a bike rental & repair & sales operation, and some meeting rooms. Additional uses that will be limited to guests are fitness classes, bike performance training, and additional meeting rooms. The Ranch House will be limited to guest use, and it will include a restaurant, a gathering place, and more meeting and seminar rooms. The Ranch House will also contain the laundry operations.

There will be three additional support-type buildings. One is a Reception Building, a second one is the Management Building, and the third one is the Maintenance Building.

The Bike Ranch will consist of one and two-story buildings. The Casitas will be a mix of both. The two-story Casita buildings will be a maximum of 32 feet tall. The Bike Barn building will be two-stories, and a maximum of 34 feet. All other buildings will be one-story in height.

Vehicular access to the Bike Barn will be limited to Old Spanish Trail. Passenger vehicles onsite will be restricted to the entrance driveway and to the parking lots, all on the east edge of the property. Circulation by guests and employees otherwise to and from the accessory buildings and the casitas and the pool will be by foot or bike or pedicab. The only exception to this is that fire trucks will have access to a second access point on Old Spanish Trail, located near the north

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boundary of the property and be routed through the site by way of a Fire Lane. The access point on Old Spanish Trail will be chained so no other vehicles would have use of this route.

The entirety of the Minor Resort property is subject to the Buffer Overlay Zone (BOZO). An effort has been made to demonstrate how the project will comply with the regulations of that overlay zone, and that is all shown on Sheet #4 of the Preliminary Development Plan. BOZO requires that at least 30 percent of the site be designated as open space, and the Plan shows that 30%. This is a key element of the Buffer Overlay Zone as the very first point under the Ordinance 'Purpose' section says "Preserve and protect the open space characteristics of the lands in the vicinity of the public preserves while at the same time permitting the economically reasonable use of lands." The provided open space includes a substantial swath of natural area lying along the Old Spanish Trail, providing a sense of the natural site conditions and helping to screen the Bike Ranch structures from Old Spanish Trail and from the Saguaro National Park.

BOZO allows for natural and functional open space in the calculations. All of the 30% open space provided, and shown on Sheet #4 of the PDP, is natural open space. There are opportunities for a greater level of natural open space, such as between the entrance driveway and the Bike Barn building, west and south of the pool, and near the west boundary. Additionally, there are places that could be designated as functional open space, such as the 10-foot bufferyards along the north boundary and be counted at the 50% rate. The PDP does not show any functional open space, nor any natural open space beyond the 30% that is shown. Nonetheless, it is anticipated that during the Site Development Plan process, concurrent with the Grading Plan work, additional natural open space will be identified.

The provided natural open space includes a 40-foot Bufferyard D along the east and west borders, and part of the north border. The remainder of the north border has a 10-foot landscaped Bufferyard D with a 4-foot tall wall (i.e. limited to 4 feet by Code Section 18.67.050.D). All of these bufferyards will help screen and buffer the development from the adjacent residential properties.

The open space and locations of structures preserve corridors for wildlife movement. This complies with Point #4 of the BOZO 'Purpose' section, which reads "Assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife in the vicinity of Pima County's public preserves." On the environmental subject a report was prepared by William W. Shaw, Ph.D in 2014 and then updated in 2018. That report offers numerous recommendations which seem all to have been met.

The project owners and their agents have had an ongoing dialogue over roughly the past five months with the Superintendent and staff of the Saguaro National Park East. The discussions covered included numerous issues, including those of building height and visibility, open space, access points, a bike crossing of Old Spanish Trail, and the likelihood of additional Minor Resorts in the area. All of those issues have been resolved favorably.

The impacts of the Bike Ranch are anticipated to be low. The owners expect that a significant number of the guests will arrive by plane and will be picked up by the Bike Ranch vans, limiting the impacts on traffic. The impacts due to noise and lights should be minimal according to the owner's plans. The two-story structures help reduce the area of impact on the ground conditions,

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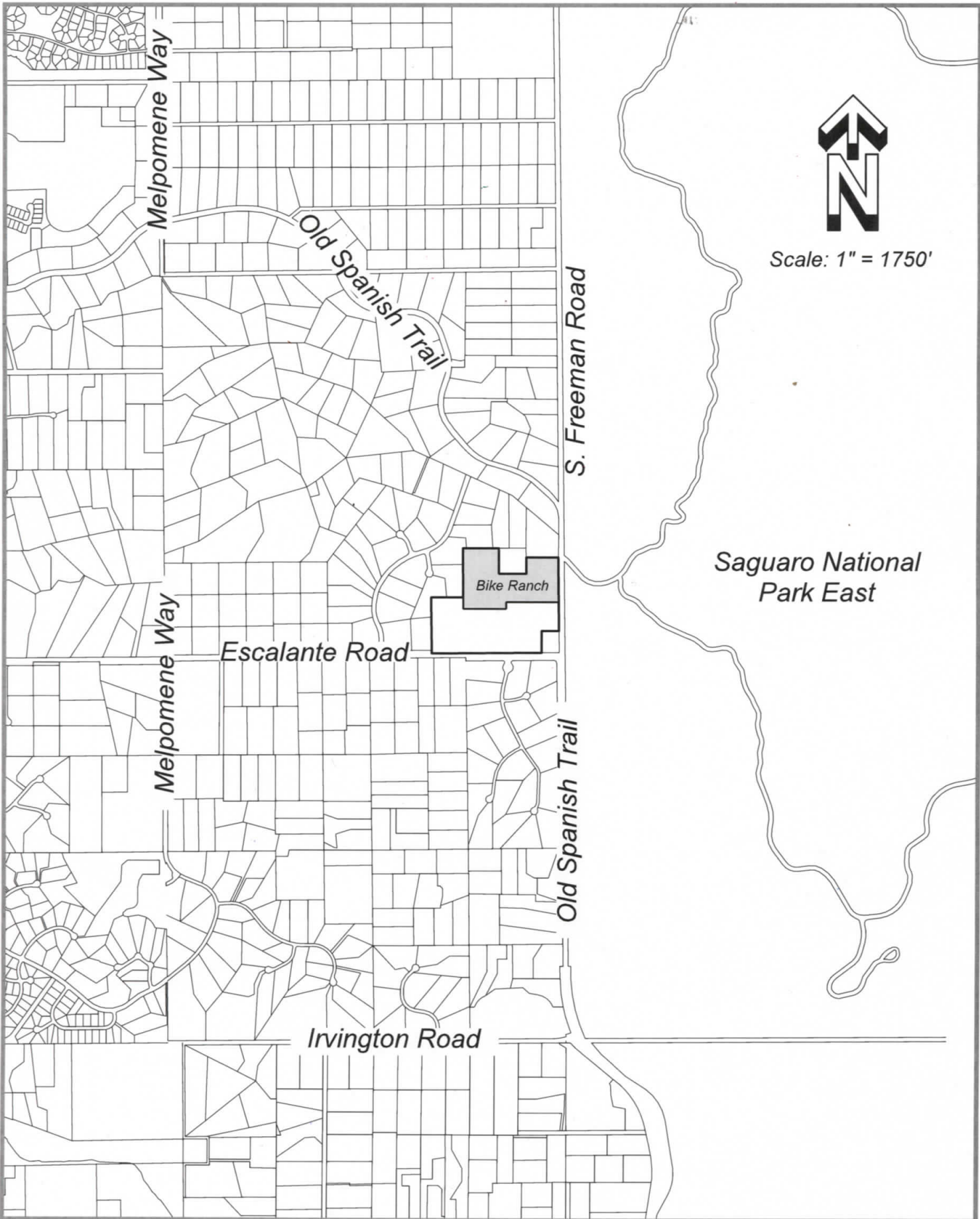
preserving more natural open space than could be achieved if the same building area were only on one level.

The Pima Prosper designates the property as well as other nearby properties as Resource Sensitive. Part of the County's explanation of this category is "Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas". Given that the boundaries of this Plan Designation are the same as those for the Buffer Overlay Zone it could be said that compliance with BOZO would be tantamount to compliance with the Resource Sensitive designation. The design elements of the project that show compliance are the open space (in quantity and in location), the setbacks along Old Spanish Trail, the building colors & reflectivity rating that are required by BOZO, the BOZO lighting restrictions, the requirement of underground utilities for all new ones, the compliance with the restricted BOZO list of approved plants, and the parking lot screening.

The owners of the project envision a national and international market for the Bike Ranch. They anticipate that bicyclists of all skill levels will be potential guests at the Bike Ranch. The serious bicyclist will use the Resort performance training and other fitness programs, and then will use the nearby bike lanes to get to the 'Loop' to take advantage of one of Pima County and Tucson's greatest assets. These bicyclists will then serve as ambassadors for Pima County and Tucson when they return home and speak of the great biking infrastructure and experience that exists here.

The owners' plans involve the creation of a world class lodging destination. Their goal is to be a leader in sustainable design and development. A second goal is to achieve LEED certification, and they are aiming at the Platinum level.

The Bike Ranch Minor Resort will be designed and programmed to be an asset to the community, the surrounding neighborhood, and to the Saguaro National Park. The Bike Ranch will stand for a lifestyle of bicycling, fitness, and healthy living. The Bike Ranch will fit in and be compatible with and sensitive to the nearby residential development. The Bike Ranch will be a friend of and to the Saguaro National Park.



Scale: 1" = 1750'

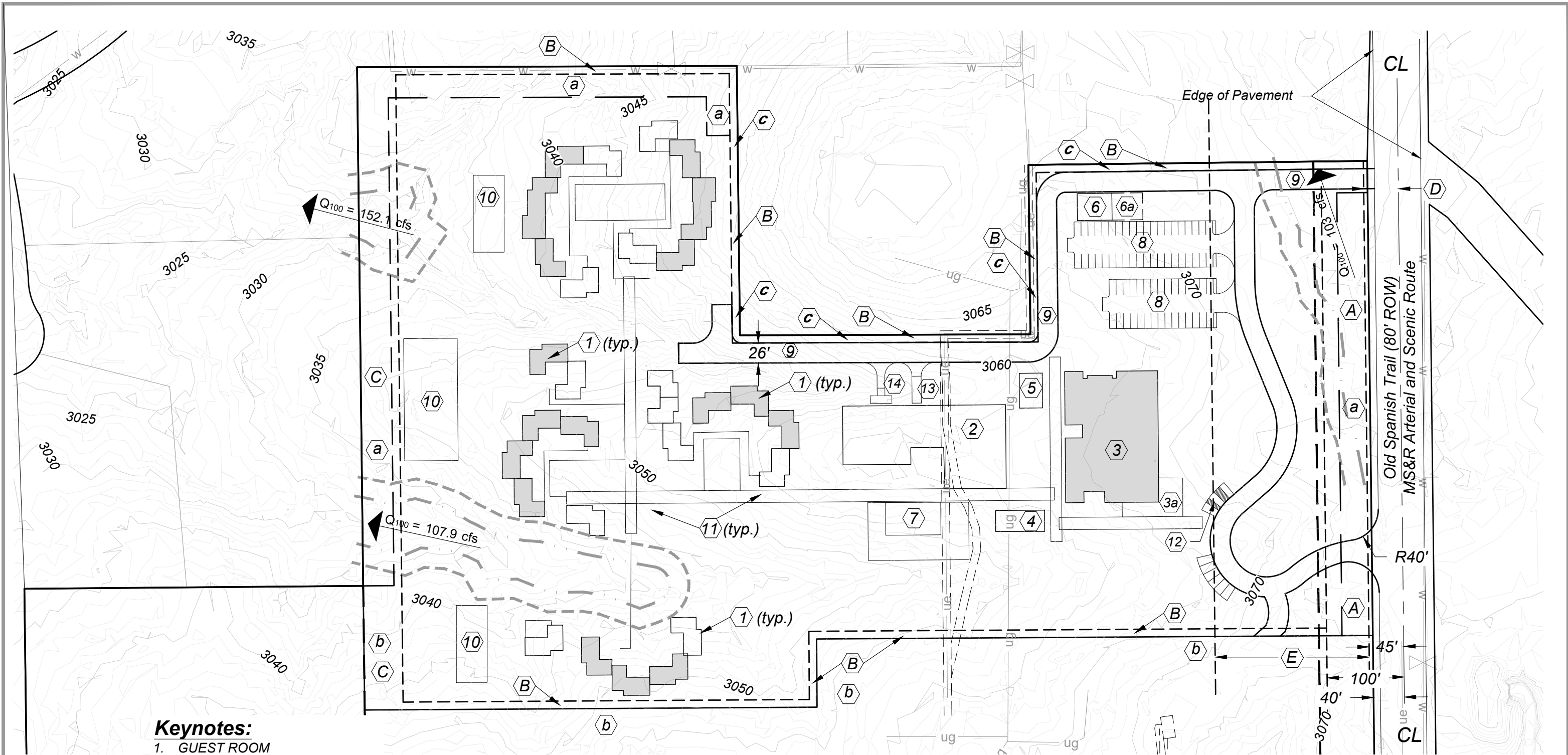
Saguaro National
Park East

Bike Ranch

MJM CONSULTING, INC.
Land Planning and Development Services
6401 E. Sheperd Drive, Tucson, AZ. 85710 Phone: 520-885-5021

Bike Ranch LLC
A Portion of the SE ¼ S30, T14S, R16E
Parcel No. 205-62-159G
Pima County, Arizona

Location Map



Keynotes:

1. GUEST ROOM
2. RANCH HOUSE
3. BIKE BARN
- 3a. OUTDOOR EATING AREA
4. RECEPTION
5. MANAGEMENT OFFICE
6. MAINTENANCE BUILDING
- 6a. MAINTENANCE YARD
7. POOL
8. PARKING LOT
9. FIRE LANE
10. SEPTIC FIELD (PRELIMINARY)
11. WALKWAY
12. HANDICAPPED SPACE
13. LOADING ZONE SPACE
14. DUMPSTER

Zoning Setbacks:

- A. 100 ft. Scenic Route Setback from Centerline per Zoning Code Table 18.77.030
- B. 10 ft. Side Yard Setback
- C. 50 ft. Rear Yard Setback
- D. Future MS&R R/W Line
- E. 200 ft. Scenic Route Affected Area

Credits:

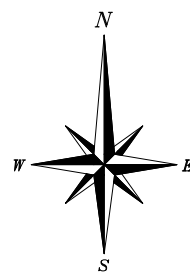
1. The Site Planning work was performed by John Riggs AIA.

Bufferyard Setbacks:

- a. 40 ft. Bufferyard D
- b. No Bufferyard adjacent to non-residential SR
- c. 10 ft. Bufferyard D

Legend:

- 100 Year Flood Limit Line for Regulatory Wash
- Erosion Hazard Setback Line
- Two Story Building



Scale: 1" = 125'
C.I. = 1'