

Township 21 - Tubac

Minor Plan Amendment & Rezoning

Santa Cruz County

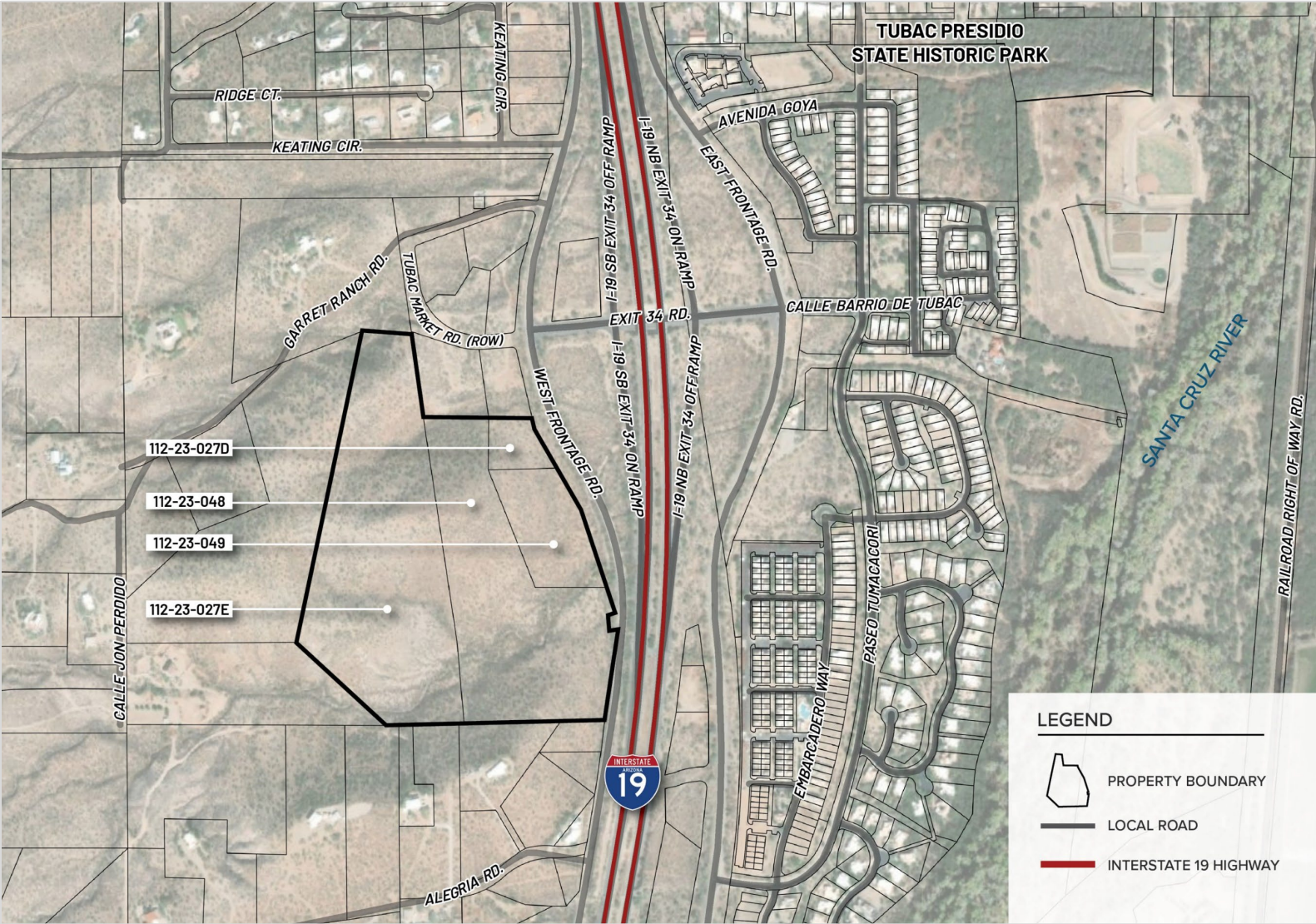
Santa Cruz Valley Citizens Council

Member Meeting

September 11, 2023

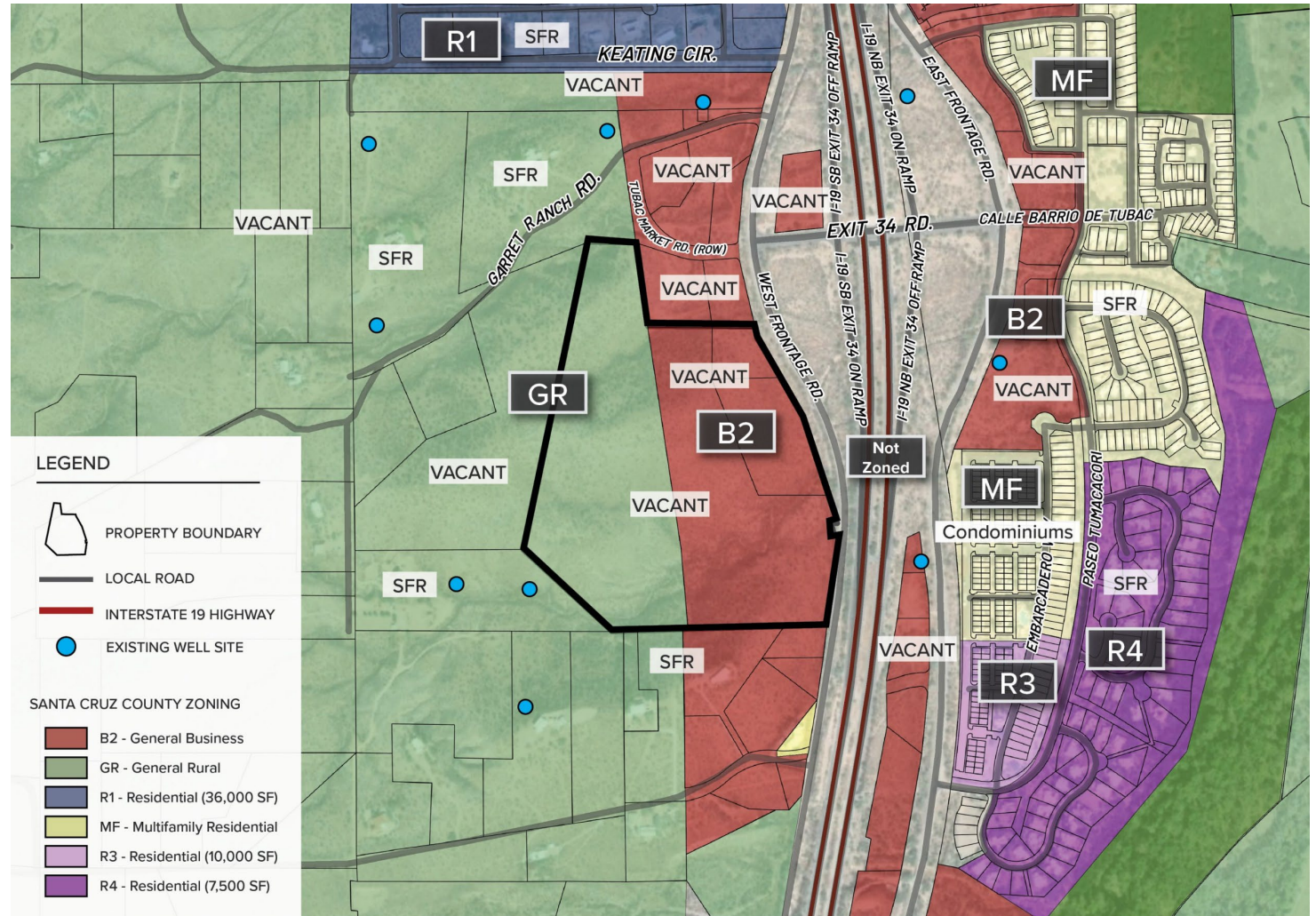


LOCATION MAP



EXISTING ZONING

- Commercial B-2 (31.9 acres)
- General Rural GR (32 acres)



B-2 GENERAL BUSINESS

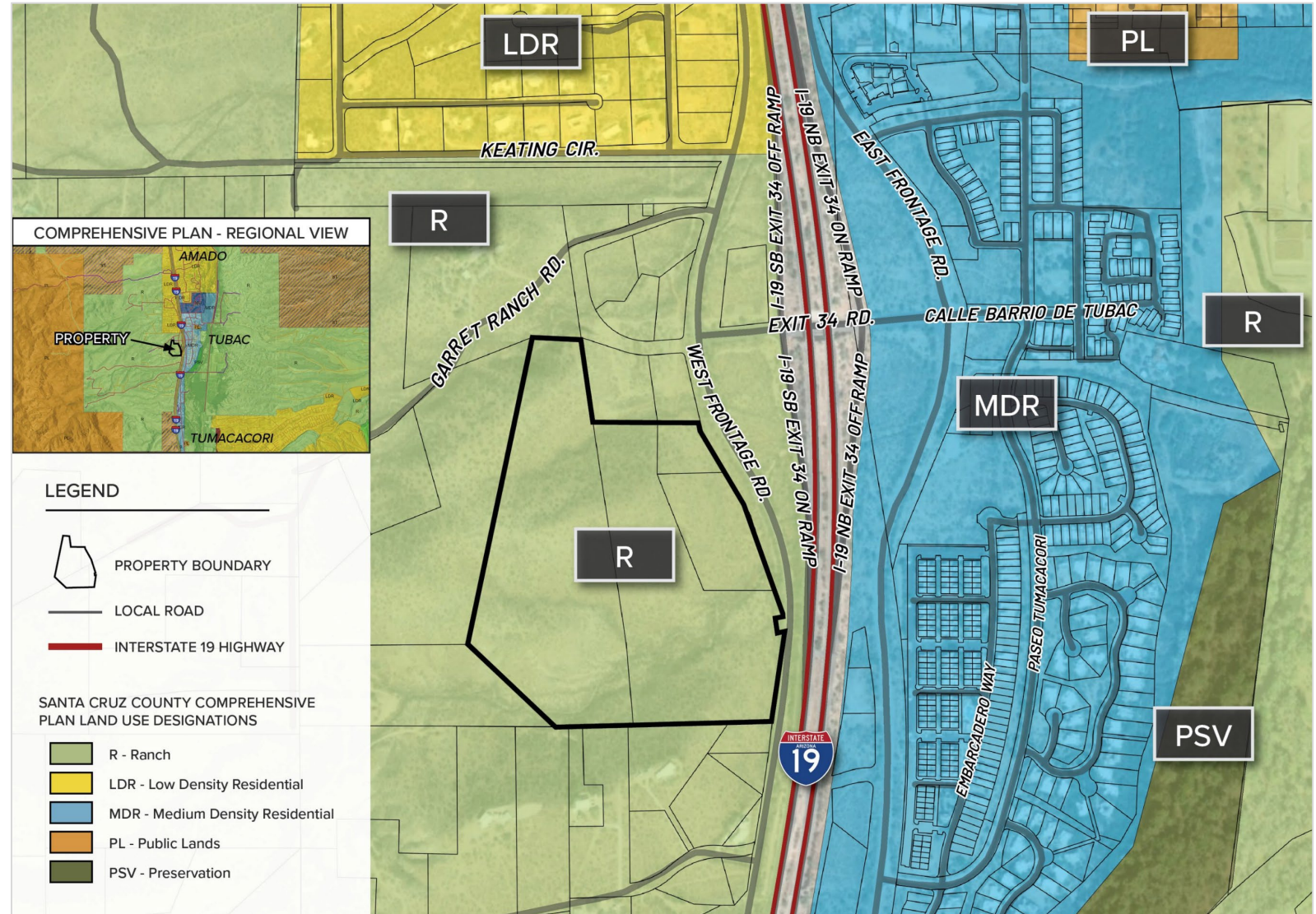
SEC. 9210 PURPOSE AND INTENT

The B-2 Business district allows for the commercial activity permitted within B-1 zone, as well as more intensive commercial activities.



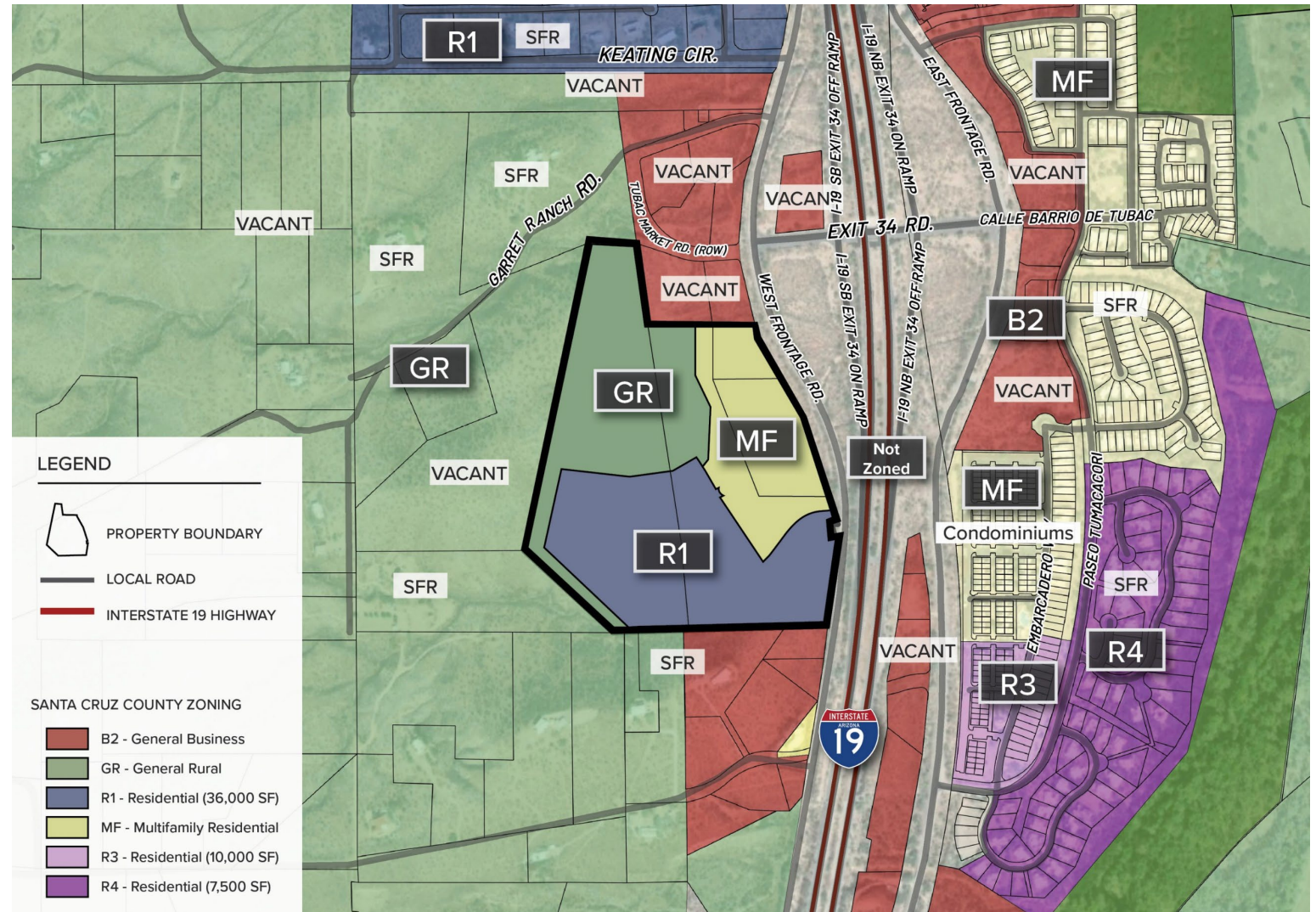
SANTA CRUZ COUNTY ZONING AND DEVELOPMENT CODE
Article 9.31

EXISTING COMPREHENSIVE PLAN MAP



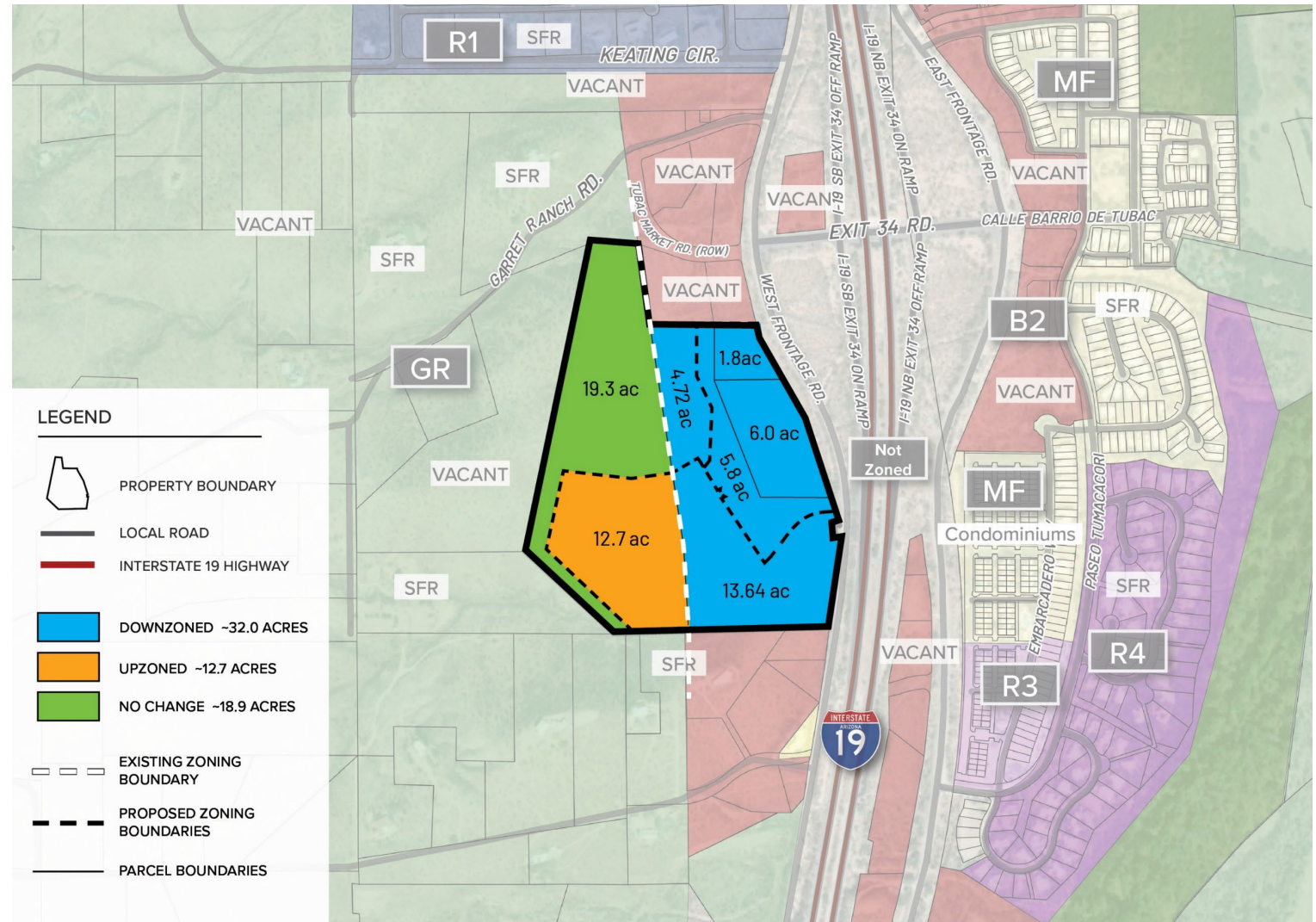
PROPOSED ZONING

- Remove all existing B-2
- GR = 24 acres
- R1 = 26.3 acres
- MF = 13.6 acres

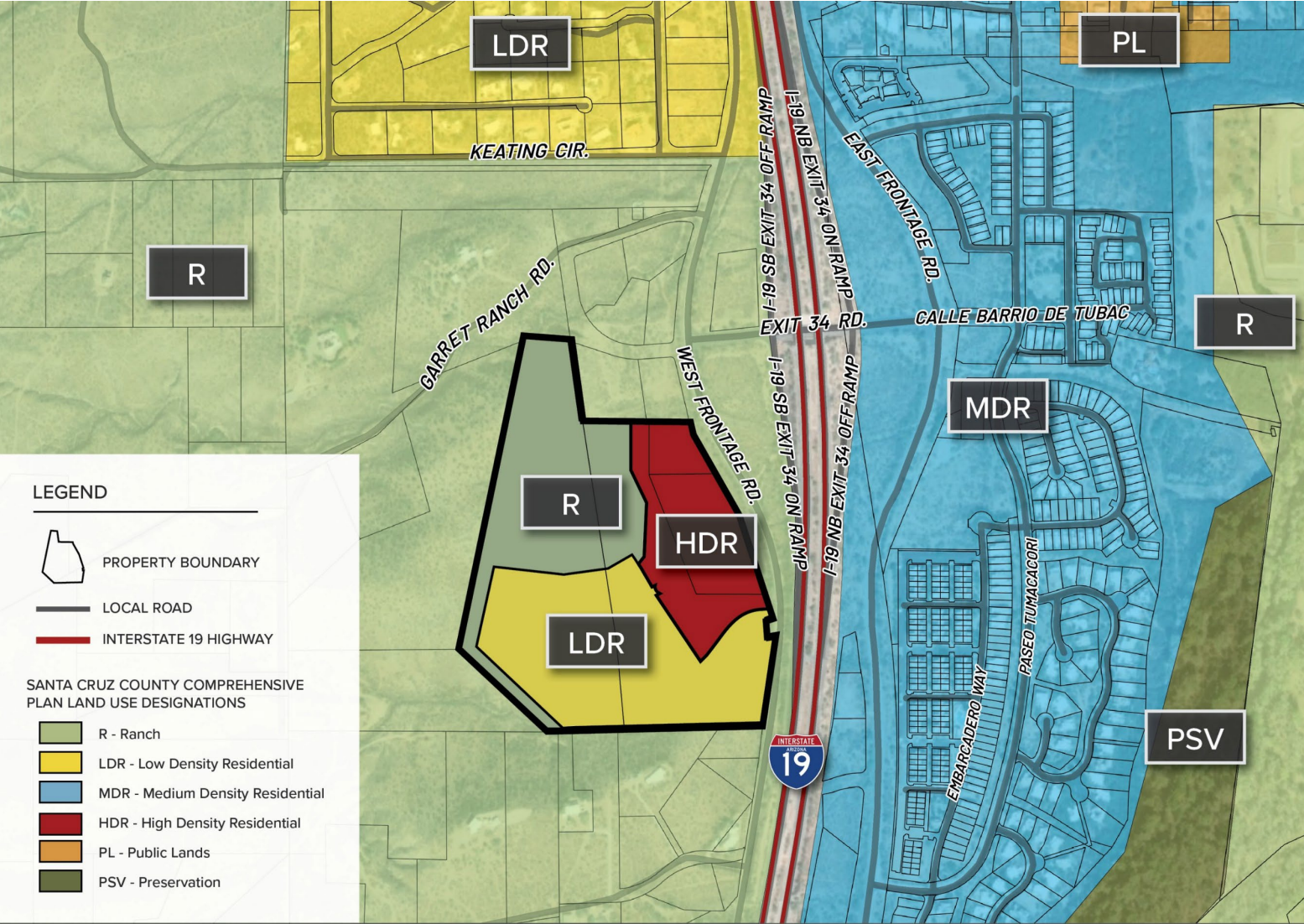


ZONING CHANGES

- 50% Downzoned
- 30% Remains Same
- 20% Upzoned



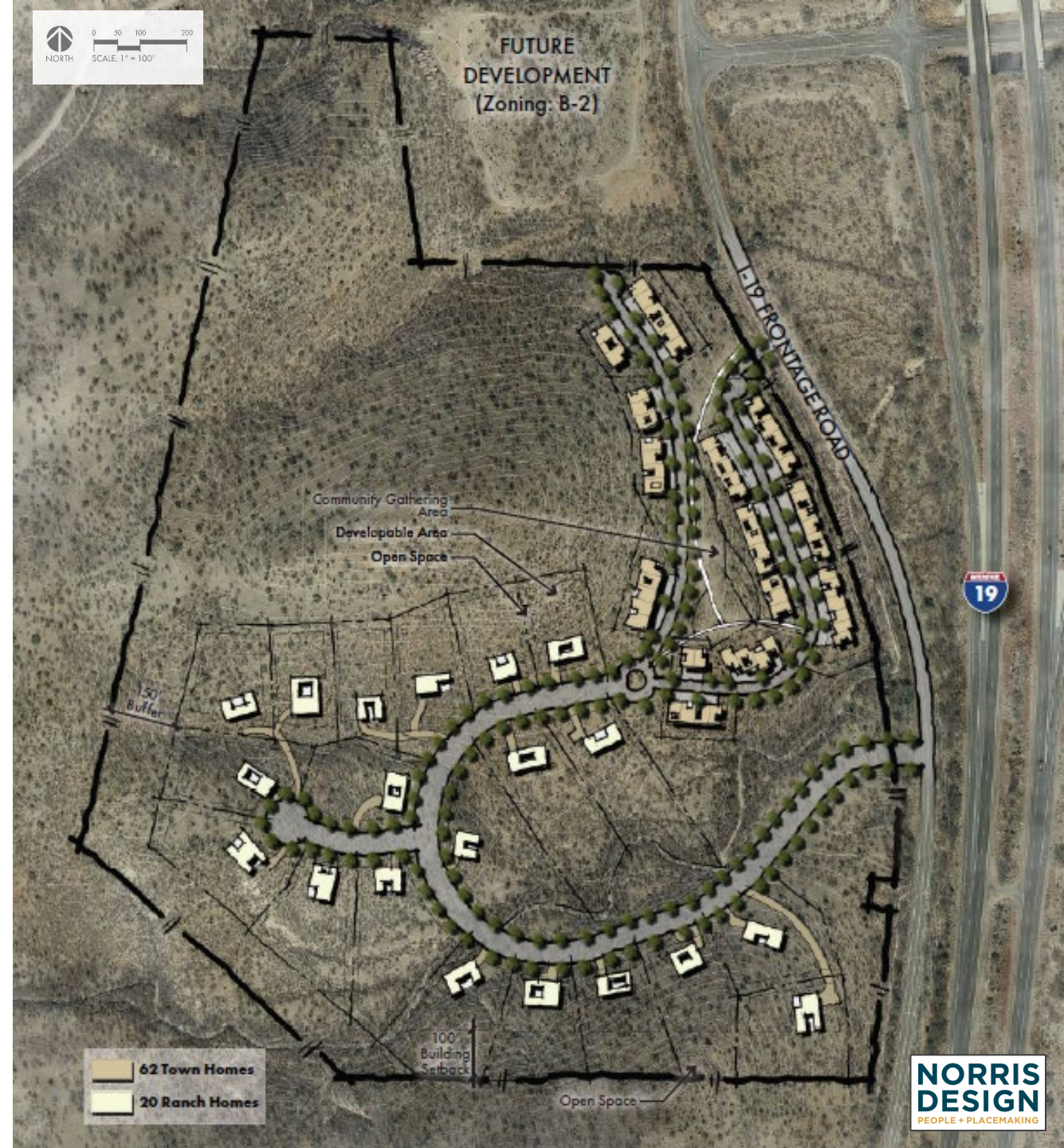
PROPOSED COMPREHENSIVE PLAN MAP



PRELIMINARY DEVELOPMENT PLAN

- 62 Town Homes
- 20 Ranch Homes
- Access from I-19 Frontage Road

September 11, 2023



OPEN SPACE EXHIBIT

- 24 acres - GR Natural Open Space
- 8 acres - In-lot Natural Open Space
- 32 acres total Natural Open Space, or 50% of Property

September 11, 2023



WASH SEPARATION

- No Building in Wash Corridor
- Comply with Erosion Hazard Zone setbacks



September 11, 2023

PROJECT TRAFFIC

- Existing Traffic = 256 average daily trips
- Projected Traffic = 635 average daily trips
 - Morning peak hour = 54 trips
 - Afternoon peak hour = 44 trips
- Trips likely overestimated

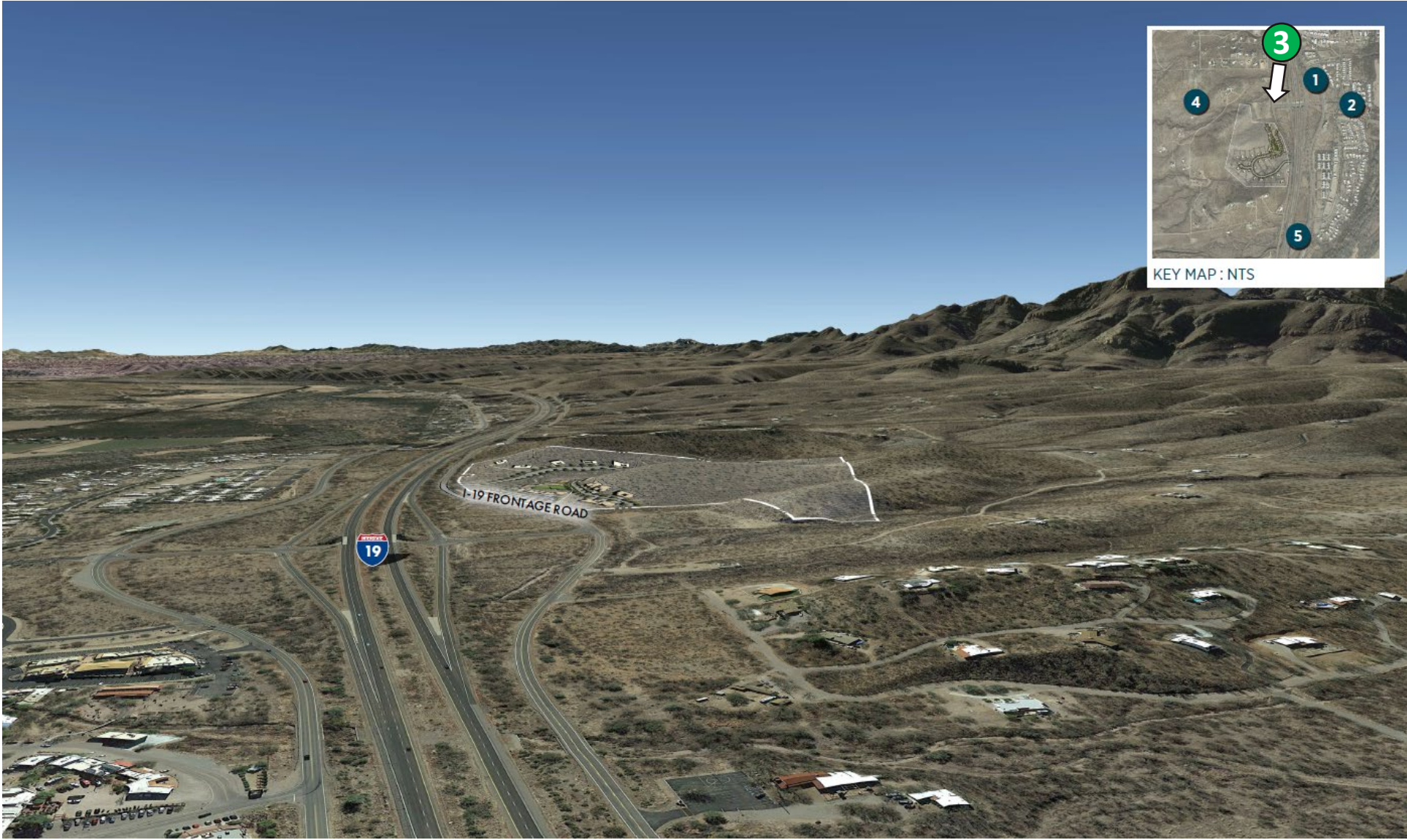


VIEWSHED 1





VIEWSHED 3



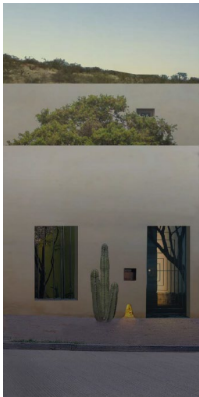
VIEWSHED 4



VIEWSHED 5



ARCHITECTURAL INSPIRATION



- Density
- Walkable Neighborhood
- Permeable Landscape
- Shade
- Internal Experience



- Neighborhood Meeting - May 17th
 - *200+ attendees*
 - *Provided slides and video*
- Concerns Addressed in Application:
 - *Protection of Open Space*
 - *Outdoor Lighting*
 - *Water Conservation*
 - *Sustainability*
- P&Z Study Session
 - *Additional Information on Wash*
 - *Architectural Design Guidelines*
 - *Fill & Cut*



QUESTIONS?

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