



Date: May 5, 2026

## MEMORANDUM

To: Jim Mazzocco, Zoning Examiner

From: John Beall, PDSO Entitlements

Case: TP-ENT-1125-00023 Jacaranda Way

Subject: Follow up information as requested at the April 23, 2026 public hearing

Mr. Mazzocco – Please find attached information from Pima County Regional Wastewater Reclamation Department, City of Tucson Department of Transportation and Mobility, and City of Tucson, PDSO Zoning Administrator. As requested at the public hearing, PDSO Engineering will be present at the May 19, 2026 Zoning Examiner public hearing for the hearing continuation for the above referenced case.

Thank you,

John Beall, Section Manager  
PDSO Entitlements

## **Department of Transportation and Mobility – Traffic**

**Greg Orsini, P.E., PTOE**

Department of Transportation & Mobility

City of Tucson

(C) 520-268-5036

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### **Traffic Impacts Associated with TP-ENT-1125-00023 at 8800 E Jacaranda Way, Tucson, AZ 85749**

The proposed development would create a 12-lot single family residential community. Per the ITE Trip Generation Manual, a 12 single family home development would generate around 109 daily trips (55 in, 54 out). ITE estimates that between 8 to 14 trips would occur in the AM peak hour, and the PM peak hour would consist of around 11 to 14 trips. In a hypothetical where all 12 lots had an accessory dwelling unit of similar size to the primary dwelling, there would be 24 homes. A 24-home development would be estimated to generate approximately the following numbers of trips: 218 daily; 17 - 22 AM peak hour; 22 - 26 PM peak hour. In either scenario, the amount of traffic to be generated would easily be accommodated for by the surrounding public roadway network.

Per Pima Association of Governments (PAG) traffic count data , the existing volumes on Tanque Verde Rd range from around 29,200 vehicles per day (Tanque Verde Rd east of Bear Canyon Rd) to 31,300 vehicles per day (Tanque Verde Rd west of Bears Path Rd, near the Woodland Rd western access). For general guidance and planning purposes, the Florida Department of Transportation (FDOT) has a multimodal Quality/Level of Service (LOS) handbook that estimates the level of service on a given roadway segment based on average daily traffic thresholds. Based on these guidelines, Tanque Verde Rd east of Bear Canyon Rd operates at LOS C, and Tanque Verde Rd west of Bears Path Rd operates at LOS D (the LOS D to E threshold for this type of facility and lane configuration is 36,600 vehicles per day). The City of Tucson designs roadways and intersections to operate at LOS D or better.

There are other new developments nearby along the Tanque Verde Rd corridor that been approved in recent years (multi-family residential, casitas project, automated car wash) that will also add minor amounts of traffic to the public roadway network. The additional traffic from these developments is not anticipated to degrade operations to worse than LOS D.

The Move Tucson planning document produced in 2021 identified this stretch of Tanque Verde Rd (from Tanque Verde Acres Dr to Willow Ranch Rd) in the Local Connections category to complete the pedestrian network with a sidewalk infill project. This was identified as a Tier 3 priority project. Funding is not currently identified. There are no other plans currently identified for improvements to Tanque Verde Rd in the area of this proposed rezoning.

Staff was notified that a concern expressed at the public hearing was through traffic using the neighborhood streets. Since Bears Path Rd and Woodland Rd form semi-circles that do not connect to other collector or arterial roadways, we do not think an increase in through traffic on

neighborhood streets is likely. However, at any time, the neighborhood can be referred to the City's Neighborhood Traffic Management Program (NTMP) to explore local street traffic calming measures, such as speed humps or traffic circles.

Another concern expressed was in relation to emergency access. With the proposed development in place, emergency access routes do not change. Emergency service response times and evacuation times can reasonably be expected to stay similar as the existing service times with the development's minor additions of traffic.

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### **Planning and Development Services Department – Engineering**

To: Jim Mazzocco  
From: Stephen Blood  
Subject: TP-ENT-1125-00023 Jacaranda Way

The detention/retention basins are designed to mitigate the increased stormwater runoff created from the new development compared to existing conditions. City code states that the new basins for a proposed subdivision need to be placed in common area owned and maintained by an association and not located in city Right-of-Way of private property. The city will map and inspect all the new basins each year to verify they are in working condition and if not, the HOA will need to perform the needed maintenance/repairs. The location of the basins will be determined by the topography of the site, but the shape and manner of discharge will be determined by the design engineer and could be influenced by rezoning conditions for a design that aligns more to Low Impact Development guidelines as found in the city's Design Standards for Stormwater Detention and Retention Manual. New drainage design has not been submitted and reviewed that would cover how the basins were sized, shaped, or placed. The proposed basins could be oversized for an RX-1 type of development.

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### **Pima County Regional Wastewater Reclamation Department**

To: Entitlements  
From: Mirela Hromatka, PCRWRD

This project required departmental review. I sent the attached wastewater comments and rezoning conditions to Pima County Development Services Planning on March 17.

RWRD previously installed flow meters at several locations in this service area to monitor wastewater flows and assess capacity; no concerns were identified. The recent construction of a new 12-inch sewer line in Woodland Rd has also provided capacity relief in the area. However, to meet the requirements outlined in the rezoning conditions, we still need to evaluate available capacity for this project. In general, any new development proposing to connect to the public sewer must follow the capacity review process. The attached memo provides details on submitting the required Type I capacity investigation letter.



WASTEWATER RECLAMATION

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March 17, 2026

**TO:** Anita McNamara, Planner II  
Planning Division  
Pima County Development Services Department

**FROM:** Mirela Hromatka, Planner III  
Capacity Planning Unit  
Technical Services and Engineering

**SUBJECT:** City of Tucson Rezoning TP-ENT-1125-00023 Jacaranda Way, SR to RX-1  
Preliminary Development Plan dated February 27, 2026  
Tax Parcel #114-51-228C; 11.26 acres

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The Capacity Planning Unit of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the request and offers the following comments for your use. Rezoning is sought for an 11.26-acre property located southeast of E Tanque Verde Rd and E Bears Path Rd. The property is planned for a 12-lot residential subdivision.

The preliminary development plan proposes two connection points to the existing sewer, a 6-inch line northwest of the property and an 8-inch sewer southeast of the property. Capacity has not been evaluated to confirm whether it is available for the proposed development.

Type I Investigation request should be submitted in the early stages of development so the owner (applicant) is aware of the impact the development may have on the sewer system. It is an initial investigation to see if conveyance and treatment capacity are feasible. The required Type I form can be completed online: [Type I - Sewerage Capacity Investigation Request](#).

**PCRWRD has no objection to the proposed rezoning.** Should the City of Tucson Mayor and Council be inclined to approve this rezoning, the Pima County Regional Wastewater Reclamation Department (PCRWRD) recommends the following wastewater conditions:

REZONING CONDITIONS

1. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.

2. The owner(s) shall obtain written documentation from the PCRWRD stating that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any rezoning, tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
3. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
4. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
5. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
6. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system is permanently committed for any new development within the rezoning area.

If you wish to discuss the above conditions, please contact me at (520) 724-6488.

Copy: Project

## MEMORANDUM

To: Jim Mazzocco, Zoning Examiner  
From: Chris Poirier, Zoning Administrator   
Subject: TP-ENT-1125-00023 Jacaranda Way - E Jacaranda Way rezoning ADU inquiry

There has been a request for clarification on Accessory Dwelling Units (ADUs) associated with the above referenced rezoning. Specifically, the following questions have been raised (answers in *italic*):

"How many ADU's could be built on these RX-1 lots?"

*Per UDC 6.6.3.B lots under one acre in size could have up to two ADUs.*

"What are the size limits of the ADUs?"

*Per UDC 6.6.3.B.5 an ADU can be up to 1,000 square feet of gross floor area.*

"What are the setback requirements for the ADUs?"

*Per UDC 6.6.3.B.6 the side and rear setbacks shall be 5 feet. Other setbacks take on the same as the principal use.*

"What are the height limits for the ADUs?"

*Per UDC 6.6.3.B.7 and UDC 6.3.1.A the height limits for ADUs in RX-1 are 30 feet.*

"What types of rooms are expected within an ADU?"

*Per UDC 6.6.3B an ADU "may include a kitchen, bedrooms, bathrooms, and a sitting room". Although the UDC states, "may," it is expected that they will always be inclusive of kitchens and bathrooms as the UDC provides other uses like sleeping quarters that exclude a kitchen but may be significantly less expensive to permit.*

Additionally, there was an inquiry regarding the permit history of the existing homes/casitas on the site. Oldest available aerial photography indicates many of the current structures on site were in existence in 1958. There is no record of permits having been issued for these structures within the County prior to the annexation into the City in 1984. As a result, I conclude that these structures generally pre-dated permit requirements at the time of construction. The City would have "grandfathered" the structures as part of the annexation.