



DEPARTMENT OF TRANSPORTATION
201 NORTH STONE AVENUE, FOURTH FLOOR
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Memorandum

Date: May 1, 2014
To: Tom Drzazgowski – Deputy Chief Zoning Inspector
From: Jeanette DeRenne, AICP – Principal Planner, Pima County Department of Transportation
Subject: P21-14-003 El Cortijo LLC – S. Old Spanish Tr.

The Pima County Department of Transportation has no objection to the proposed Bike Ranch on the northwest corner of Escalante Road and Old Spanish Trail. The potential trip generation for this project is difficult to calculate because the Institute of Transportation Engineers, Trip Generation Manual, 9th edition, conducted very few studies on resort hotels. Because this use is bicycle oriented, many automobile trips associated with a typical resort will actually be via bicycle. One estimate would be around 13.5 daily trips per occupied room, which would equate to 662 ADT if the resort were at 100% occupancy; however, this estimate is probably high since many trips will be via bicycle.

Old Spanish Trail is designated as a Scenic Major Route on the Pima County Major Streets and Scenic Routes Plan with a planned width of 150 feet. It is currently a paved, two-lane, urban collector road, with 60 feet of existing right-of-way. The current traffic count for Old Spanish Trail is 4,015 ADT and the capacity is 15,930 ADT.

Escalante Road is a paved, two-lane, county maintained urban collector road. It is designated as a major route on the Pima County Major Streets and Routes Plan with a planned width of 150 feet. The existing right-of-way for Escalante Road varies between Houghton Road and Old Spanish Trail, but is generally around 60 feet. The current traffic count for Escalante is 3,040 ADT and the capacity is 15,930.

The Department of Transportation recommends the following conditions for this Conditional Use Permit request.

The property owner/developer shall dedicate 45 feet of right-of-way for Old Spanish Trail, and 45 feet of right-of-way for Escalante Road.