

DESIGN REVIEW for  
**MATTRESS FACTORY**

**Owner:**

Equilibrium Properties  
220 E. 6th Street  
Tucson, Arizona 85705

**Prepared for:**

Cypress Civil Development  
2030 E. Speedway Blvd, Suite 110  
Tucson, Arizona 85719

**Prepared by:**

**ARC Studios Inc.**  
3117 E. Flower Street  
Tucson, Arizona 85716

MATTRESS FACTORY

**ARC studios inc.**



---

DDO APPLICATION - OCTOBER 31, 2019

520.882.9655

# Table of Contents

DDO Application	3-5
Final Unified Development Code (UDC) Zoning and Landscape review comments	6-11
Project Description	12
Pima County Assessor's Property Information	13-14
Pima County Assessor's Map	15
Site Photos	16-17
Development Plan (11x17)	18-28





CITY OF  
TUCSON

Case Number \_\_\_\_\_

Date Accepted \_\_\_\_\_

# DESIGN DEVELOPMENT OPTION (DDO) APPLICATION For Landscaping/Screening Substitutions

This application must be filed at Planning and Development Services Department, Public Works Building, 3rd Floor, 201 North Stone Avenue, Tucson, Arizona. Call 837-4979 to schedule a submittal appointment. To be accepted for processing, the application must be complete, accurate, and legible and must be accompanied by the appropriate plans, documentation, and fees. Incomplete applications will not be accepted. Please make your check payable to the "City of Tucson."

---

## PROPERTY INFORMATION

Project Address 1021 S 6TH AV DP# 19-0205

Zone C-3 Proposed Use (Please be specific.) ADMINISTRATIVE AND PROFESSIONAL OFFICE,

ALCOHOLIC BEVERAGE SERVICE: EXCLUDING A LARGE BAR, AND GENERAL MERCHANDISE SALES:

EXCLUDING LARGE RETAIL ESTABLISHMENT AND ARE SUBJECT TO SPECIFIC STANDARDS 4.9.9.8.1

Number of Existing Buildings 1 Number of Stories 2 Height of Structure(s) 22.67'

Size of Property 24,693 SF (0.57 ACRES)

Property Tax Code(s) 117090260

Property Legal Description A PORTION OF BLOCK 153 OF "CITY OF TUCSON", PER BOOK 3, PAGE 70, MAPS &

PLATS, BEING A PORTION OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER

MERIDIAN, PIMA COUNTY, ARIZONA

---

Mailing Address: Planning & Development Services Department

P. O. Box 27210

Tucson, AZ 85726-7210

(520) 837-4979

DSD\_Zoning\_Administration@tucsonaz.gov

Location: Public Works Building

201 N. Stone Ave

Phone:

---

## APPLICANT INFORMATION

APPLICANT/AGENT Name ARC STUDIOS - ERIC BARRETT  
Address 3117 E FLOWER STREET  
  
Phone 520.882.9655 FAX

OWNER Name EQUILIBRIUM PROPERTIES  
Address 220 EAST 6TH STREET  
TUCSON, ARIZONA 85705  
Phone 520.250.8977 FAX

ARCHITECT/  
ENGINEER Name HA | RU  
Address 342 EAST MABEL STREET  
TUCSON, ARIZONA 85705  
Phone 520.301.7273 FAX

---

## SIGNATURE OF OWNER

Owner \_\_\_\_\_ Date \_\_\_\_\_

## SIGNATURE OF APPLICANT (if not owner)

Applicant  \_\_\_\_\_ Date 2019.10.31

---

If you have already applied for any related processes, please list the case numbers (variance, HPZ, NPZ, rezoning, etc.)

\_\_\_\_\_

\_\_\_\_\_

---

---

## MODIFICATION REQUESTED

Check the items that apply and indicate what is proposed instead, explaining why each request is being made. (Use additional sheets if necessary.)

Street Landscape Border ADDITIONAL SITE LANDSCAPING HAS BEEN ADDED TO OFFSET THE  
50% VEGETATION COVERAGE REQUIREMENT ALONG ARIZONA AV.

Interior Landscape Border (tree requirement) \_\_\_\_\_

Street Frontage Screening \_\_\_\_\_

Interior Perimeter Screening \_\_\_\_\_

Vehicular Use Area Trees \_\_\_\_\_

Other Landscaping or Screening Requirements \_\_\_\_\_

Explain how these DDOs will improve the design of the project. (Use additional sheets if necessary.)

THE ADDITIONAL SITE LANDSCAPING THAT IS BEING PROPOSED WILL INCREASE VALUE TO THE  
THE OVERALL SITE AESTHETICS, INCREASE PROPERTY VALUE, AND PROVIDE A BETTER USER  
EXPERIENCE WHILE WALKING THROUGH THE SITE. THE ADDITIONAL LANDSCAPING IS GREATER  
THAN THE REQUIRED AMOUNT AND THE AREAS PROVIDED ARE GREATER THAN THE STREET BORDER  
DEFICIENCIES ALONG ARIZONA AV. CURRENT SITE CONDITIONS CONTAIN NO VEGETATION, WHILE THE  
ADDITION OF NEW LANDSCAPING AND SHADE TREES WILL AID IN REDUCING THE HEAT ISLAND EFFECT.



## ZONING COMMENTS – DAVID RIVERA

PROJECT: DP for Mattress Factory / Shopping Center development (Retail)  
Development Package (1st Review) 1021 S. 6th Avenue  
DP19-0205 - C-3 Zoning

COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.

Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is August 22, 2020.

### SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)

#### CONTENT REQUIREMENTS

2-06.4.2 - The title block shall include the following information and be provided on each sheet:

1. COMMENT: 2-06.4.3 - Provide the development package case number, DP19-0205, adjacent to the title block on each sheet.
2. COMMENT: 2-06.4.7.A.4 - Identify the proposed use. In order to verify that this is truly a Shopping Center use, demonstrate that the uses proposed in the building will comply with the definition of Shopping Center.
3. COMMENT: 2-06.4.7.A.6 - General note 22 states that this project has been designed to comply with the Downtown IID overlay. This plan does not appear to be requesting modifications nor does it appear that an IID application has been submitted for review. Clarify if an IID application is to be submitted for review?
4. COMMENT: 2-06.4.7.A.6.a - If indeed an IID application is submitted for review and approval, list the IID case number next to the title block of each plan sheet and add a general note with the IID case number date and conditions of approval for any modifications requested and approved.
5. COMMENT: 2-06.4.7.A.8.a - As a note include the square footage of the first and second floors separately.
6. COMMENT: 2-06.4.7.A.8.c - Clarify the expansion calculations. The numbers do not add up to the square footage listed on the building footprint.
7. COMMENT: 2-06.4.8.A - This site is made up of three parcels. Prior to approval of the DP a Pima County Tax Parcel Combo will be required.



8. COMMENT: 2-06.4.9.F - Label the zoning classification across 6th Avenue.

9. COMMENT: 2-06.4.9.H.2 - - It does not appear that the existing sight visibility triangles have been drawn in the correct location. Sixth Avenue has a bike lane in this area and the SVT can be drawn based on the five feet from the face of the existing curbs. There is no median island on Sixth Avenue, the pedestrian SVT shall be revised to include the correct far side SVT at the driveway. Also the SVT should not be drawn from the center of the driveway entrance and depicted, revise as required. Verify location with the PDS Engineering reviewer.

Also, Sixth Avenue is a major street and per the adopted MS&R map, will be widened to 90 feet. Per your plan the ½ R/W is just short of 40 feet in width. The future right of way information shall be drawn, labeled and dimensioned, including the future svt's.

10. COMMENT: 2-06.4.9.H.3 - At the end of a back-up-spur there must be a three foot clear area to any barrier or obstruction that is over 6 inches in height. Per the plan, vegetation is proposed within both 3-foot back-up-areas. Revise as required.

Dimension the width of the back-up-area at the south parking area.

11. COMMENT: 2-06.4.9.H.5 - The north parking lot PAAL width is labeled as 22'. The minimum width for a two way PAAL is 24'. Revise as required.

12. COMMENT: 2-06.4.9.H.5.a - There appears to be conflicting information as to the use of the property and building. Per the plan the proposed use is for a Shopping Center and per the Fire Departments plans reviewer the building is to be used as retail on the upper floor and Bar on the lower floor (per Alberto Navarro / Cypress). In order to verify that this is truly a shopping center the plans must clearly be drawn to demonstrate the use as defined by the Shopping Center definition. Shopping center as a use is not demonstrated nor confirmed as of this review.

The parking requirements will be re-evaluated on the next submittal.

Clearly define the accessible ramps from the ADA parking space access aisles leading to the sidewalk system.

13. COMMENT: 2-06.4.9.H.5.c - A Loading zone may be required based on the response to the uses proposed. If a bar is proposed a loading zone will be required. To be re-evaluated on the next submittal.

14. COMMENT: 2-06.4.9.H.5.d - The number of bicycle parking spaces bof short and long term will be re-evaluated on the next submittal.

15. COMMENT: 2-06.4.9.I - If right of way dedication is required revise the drawing with the new right of way line, future curb and sidewalks, labeled and dimensioned.

16. COMMENT: 2-06.4.9.J - If dedication is not required or proposed draw the Major Street right-of-way lines for Sixth Avenue, (Add the MS&R future sidewalk, right-of-way lines, sight visibility triangles, etc.).



17. COMMENT: 2-06.4.9.O - Sixth Avenue is an Arterial roadway listed on the MS&R map. The street building setbacks along the Sixth Avenue frontage should be labeled from the existing and future back of curb locations.

Unless the overall height of the building along the east side of the building is 22 feet the building setback appears to be incorrect. Keep in mind that the building setback can be based on the developing area setbacks along Arizona Avenue (based on the applicable ADT for this street). Check with TDOT for an ADT count for Arizona Avenue.

18. COMMENT: 2-06.4.9.Q - The existing building is two stories but only for approximately 60 feet from the front of the building. The rest of the building is a single story structure and is less than 22 feet in height.

Draw, label and dimension the second floor correctly on the building print of the building. Label the existing floor area of the second floor, first floor, and the proposed expansion within the building footprint.

Clarify the expansion calculations, how is the 10,916 SF calculated.

Label the heights of both the one and two story portions of the building.

19. COMMENT: 2-06.4.9.R - Clearly define the accessible ramp locations with slopes.

20. COMMENT: 2-06.4.9.W - Consult with Heather Thrall with regards to the existing sign. The sign is considered a non-conforming and possibly a Historic Landmark Sign. Any proposed changes to the sign would require approval through a separate permit application.

\*\*\*For additional information on the any standard presented in this memo, please refer to the City of Tucson "Unified Development Code" - Administrative Manual Section 2-06 or Technical Standards noted in the comments. <https://www.tucsonaz.gov/pdsd/all-codes-plans-determinations>

If you have any questions about this transmittal, Contact David Rivera at (520) 837-4957 or by email [David.Rivera@tucsonaz.gov](mailto:David.Rivera@tucsonaz.gov) or contact Steve Shields any time during the week at (520) 837-4956 or email [Steve.Shields@tucsonaz.gov](mailto:Steve.Shields@tucsonaz.gov)

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package

#### **ZONING HC COMMENTS - DAVID RIVERA**

See zoning comments.

#### **COT NON-DSD COMMENTS – MASHFOR1**

Confirmation from Cypress Civil (Alberto Navarro) regarding the occupancy type/usage: This is actually a mixed-use occupancy with Group (B) retail space up top and a bar Group (A) down below. Please define the actual square footage that will be used for the specific Occupancy Group.

This will determine whether Fire Sprinkler/Alarms will be required within the structure. Please also provide the occupancy load to also make our determination. A new C/O will be required since this will no longer be a Mattress Factory .

**MATTRESS FACTORY**

**ARC studios inc.**



DDO APPLICATION - OCTOBER 31, 2019

520.882.9655

## **LANDSCAPE COMMENTS – ANDREW CONNOR**

Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.

The Development Package will contain the following identification in the lower right corner of each sheet:

Any other relevant case numbers for reviews or modifications that affect the site.

Provide the Case # DP19-0205 on plans.

### **7.6.4. LANDSCAPE STANDARDS**

#### **Street Landscape Borders**

A street landscape border is an area running the full length of the street property line bounding the site except for points of ingress-egress.

Street landscape borders must be a minimum of ten feet wide as measured from the street property line.

#### **Located on Site**

Street landscape borders must be located entirely on site, except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area.

Portions of the required landscape borders along Arizona Ave and 6th Ave are not 10' wide, not provided or located onsite.

A Design Development Option (DDO) for Landscaping & Screening may be available contact [Mark.Castro@tucsonaz.gov](mailto:Mark.Castro@tucsonaz.gov) for more information.

Additionally, obtain permission for use of the ROW

Ensure that all Zoning comments and concerns are addressed.

Additional comments may apply.

## **PLUMBING- COMMERCIAL COMMENTS – ROBERT SHERRY**

The rim elevation of the next upstream sanitary manhole (9891-15, 2409.0') is less than 12" below the first floor elevation (2409.4'). Provide a note on the plans requiring the installation of a backwater valve when future plumbing activities take place. Reference: Section 714.1, IPC 2018, as amended by the City of Tucson.



## ENGINEERING COMMENTS – JOHN VAN WINKLE

DP19-0205

- 1) Minimum width for a PAAL accessing 90 degree parking is 24'. Current proposal shows northern PAAL to only be 20' wide. Reference UDC table 7.4.6-1. Update PAAL width as needed
- 2) Provide on plans waste stream calculations per TSM section 8-01.8.0 showing that with the proposed addition the existing trash service is sufficient
- 3) Sheet 6 is placed out of numerical order. Please adjust sheet placement
- 4) The Q100 =, D.A. =, is missing from the proposed water harvesting basin. See sheet 4, top left corner
- 5) Sheet 3. The site visibility triangle crosses through the Proposed Accessible Parking Space. Adjust placement of Site Visibility triangle or the accessible parking space, such that there is no interference. Note that the 20' stem of the SVT is measured from the edge of the vehicular travel lane
- 6) UDC section 7.4.6.H requires barriers, such as curbing, to prevent vehicles from driving onto unimproved portions of the site. Provide a barrier, such as curbing to prevent vehicles from driving into non-vehicular use areas, for the parking area in the southeast corner
- 7) Show compliance with UDC section 7.6.6.C. Available landscaped areas should be depressed up to 6" to maximize water harvesting. The southeast parking lot appears to be a good area to apply water harvesting. Provide details as needed
- 8) Sheet 3. The northern most parking area shows a 17' TYP dimension for the parking space. Please update this to be a minimum of 18'
- 9) Southern most accessible pathway appears to be interfered with by a man door into the building. Reference ICC A117.1 section 404.2.3.2 and provide appropriate clearance as needed
- 10) Southern most accessible pathway, excluding ramps, needs to be separated from the vehicular use area. Minimum curb height is 6", provided spot grades show a sidewalk height above pavement to be only about 4.8"



**ZONING- DECISION LETTER - SHARON BEASLEY**

**PLAN RETURNED FOR CORRECTIONS NOTICE**

- A resubmittal is required

Permit/Activity Number: DP19-0205

Project Description: SITE/GRADING - Mattress Factory, building expansion.

The fee balance is \$0 (zero). Thank you for your payment.

To view the review comments: [www.tucsonaz.gov/PRO](http://www.tucsonaz.gov/PRO), enter Activity Number.

(If information isn't shown yet, check back later as data uploads to PRO periodically.)

Submit the following items to the PDSD Filedrop: <https://www.tucsonaz.gov/file-upload-pdsd>.

In the Project Description field, please include the Activity Number.

- 1) Comment Response Letter (listing your response to the reviewer's comments and the changes that were made)
- 2) Plan Set (all pages, full set)
- 3) Any other documents requested by review staff
- 4) Name your 2nd submittal documents accordingly, for example: 2\_Plan\_Set



## PROJECT DESCRIPTION

This project consists of the redevelopment of an existing manufacturing development with a new shopping center including retail space, office space and bar space, together with its associated paved parking areas, landscaping, utility and drainage improvements.





## Pima County Geographic Information Systems

# Parcel 117-09-0260

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
117-09-0260 EQUILIBRIUM 1021 S 6TH AVE LLC 220 E 6TH ST TUCSON AZ 85705-8424	TUCSON LOT 7 BLK 153

### Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code	
1021 S 6TH AV	TUCSON	TUCSON	<a href="#">85701</a>	<input type="text" value="ZIP+4 Lookup"/>

### Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **117090260** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Sequence Number 20180020148.
  - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 2, Page 4.
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Database Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 13.  
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
  - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
  - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

MATTRESS FACTORY

ARC studios inc.

DDO APPLICATION - OCTOBER 31, 2019

520.882.9655



## Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).

<a href="#">Airports</a> <a href="#">Associations</a> <a href="#">Census</a> <a href="#">Comprehensive Plan-Pima Prospers</a> <a href="#">Development</a> <a href="#">Floodplain-Defined by Pima County RFCD</a> <a href="#">Floodplain-FEMA</a> <a href="#">Governmental Districts and Areas</a>	<a href="#">Grids</a> <a href="#">Incentive Zones</a> <a href="#">Jurisdictions</a> <a href="#">Landscape Classifications</a> <a href="#">Miscellaneous</a> <a href="#">Other Regulatory Areas</a> <a href="#">PC Gov. Property Rights</a> <a href="#">Public Safety</a>	<a href="#">Schools</a> <a href="#">Sonoran Desert Conservation Plan</a> <a href="#">Transportation</a> <a href="#">Utilities</a> <a href="#">Zoning</a>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

## Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.208685 degrees latitude, -110.968086 degrees longitude.
Parcel area	<p><b>This is only an estimate from GIS data.</b>  The <a href="#">Subdivision Plat Map</a> may also specify parcel area. See <a href="#">Finding Parcel Areas</a>.</p> <hr/> <p>Approximately 0.27 acres or 11,923 square feet.</p>

## Zoom to maps of the parcel's area

<p><b>PimaMaps</b></p> <ul style="list-style-type: none"> <li><a href="#">Main map</a></li> <li><a href="#">Survey map</a></li> </ul> <p><b>Autodesk MapGuide</b></p> <ul style="list-style-type: none"> <li><a href="#">Main map</a></li> <li><a href="#">Orthophoto map</a></li> </ul> <p><b>City of Tucson</b></p> <ul style="list-style-type: none"> <li><a href="#">MapTucson</a></li> </ul>	<p><b>Oblique Aerial Photos</b></p> <hr/> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/> <p> <b>PICTOMETRY</b>  <small>INTELLIGENT IMAGES</small>  <a href="#">Pictometry Photos</a></p> <p><small>( Legacy Internet Explorer Viewer )</small>  <a href="#">Learn more</a></p> <hr/> <p> <a href="#">Bing Maps Photos</a></p>	<p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

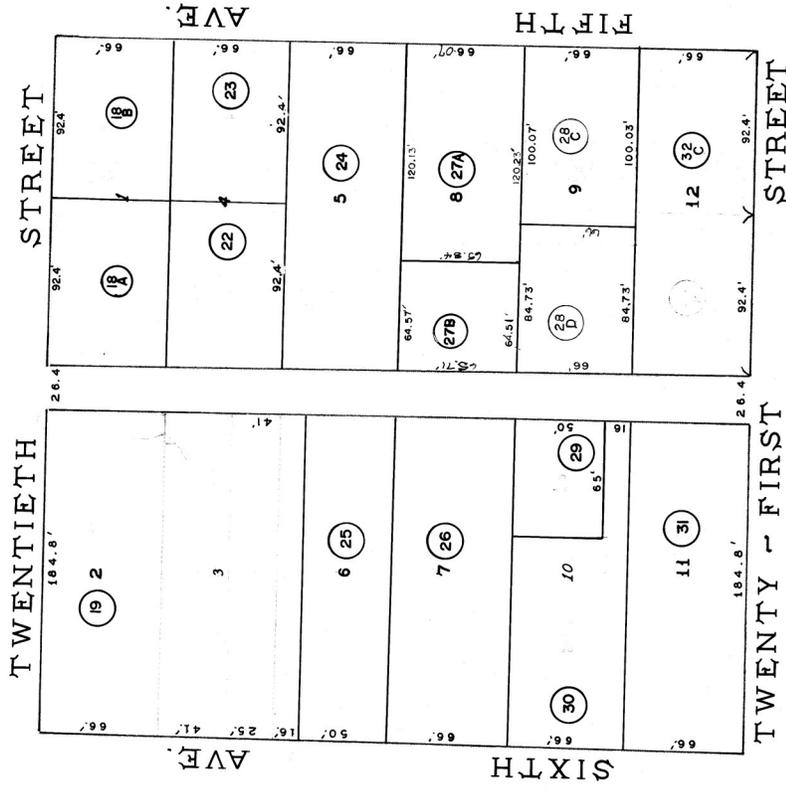


ASSESSOR'S RECORD MAP

117-09  
4/22

Block 153, CITY OF TUCSON

46



SEE BOOK 2 PAGE 4 M & P.  
SEE BOOK 39 PAGE 53 RS  
2013 - 1

02004153  
SCANNED

M02004\_B153





Photo Location Map



1. 6th Ave looking southeast



2. 6th Ave looking east

**MATTRESS FACTORY**

DDO APPLICATION - OCTOBER 31, 2019

**ARC studios inc.**

520.882.9655





3. Arizona Ave looking south



4. Arizona Ave looking southwest



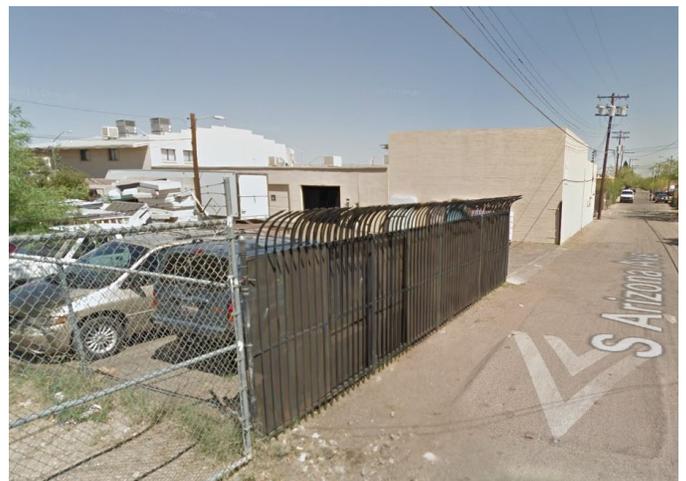
5. Arizona Ave looking southeast



6. Arizona Ave looking southeast



7. Arizona Ave looking northeast



8. Arizona Ave looking northwest

**MATTRESS FACTORY**

DDO APPLICATION - OCTOBER 31, 2019

**ARC studios inc.**

520.882.9655

