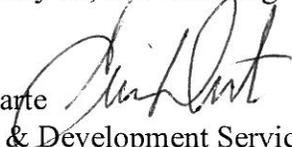




MEMORANDUM

DATE: February 5, 2014
For February 20, 2014 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: Ernie Duarte 
Planning & Development Services
Director

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT
C9-13-04 Northern Star – Old Spanish Trail, SR to Planned Area Development
(PAD) Zone (Ward 4)

Issue – This is a request by Michael Grassinger, AICP, of the Planning Center, on behalf of property owner, Joe Yee, to rezone approximately 60 acres from SR to PAD to establish the Northern Star Planned Area Development (PAD). The term “PAD” is used to refer to both the subject property and the document that provides land use regulations for the subject property. The site is located on the west side of Houghton Road, south of Old Spanish Trail and north of Golf Links Road (see Case Location Map). The proposal is for a mixed-use community activity center with commercial, retail, entertainment, office, and residential uses.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the PAD Zone.

Background Information

Existing Land Use: Three single-family homes and accessory structures. The balance of the site is substantially vacant.

Surrounding Zones and Land Uses:

North: Zoned R-1, RX-2, SR; Residential single family homes, church
South: Zoned C-1, C-2; Commercial, Fast food retail, vacant land
East: Zoned C-2; City of Tucson Water site, vacant land
West: Zoned R-1, SR; Residential single family homes

Previous Cases on the Property: None

Related Cases:

C9-12-04 Rio Verde Village – River Road (PAD): The proposal was for approximately 40 acres located at the southeast corner of River Road and Craycroft Road. The PAD was a comprehensively planned mixed-use development providing retail, office, civic, recreational, dining, and residential uses. On July 10, 2012, Mayor and Council adopted Ordinance No. 11009. The ordinance became effective and the zoning changed to PAD on August 10, 2012.

Planning Considerations

Policy direction for this request is provided by *Plan Tucson* and the *Pantano East Area Plan (PEAP)*. The rezoning site is identified in *Plan Tucson* on the future growth scenario map as a “neighborhood with greater infill potential”. The *Plan* supports a mixture of commercial, office and residential uses at the intersections of major transportation corridors such as Houghton Road and Golf Links Road. The PAD as proposed would establish an activity center that would take advantage of the existing infrastructure and further the creation of multi-modal opportunities along both of these corridors serving residential uses already developed in the area. This type of mixed use activity center would have the potential to reduce air pollution, improve delivery of services, and create an inviting place to live, work, and play. The proposed design for the perimeter of the site includes buffers for adjacent scenic routes and existing residential neighbors while maintaining features of the natural environment including the existing drainage pattern, which is consistent with the goals and policies of *Plan Tucson*.

Similar to *Plan Tucson*, the *PEAP* supports community commercial uses at the intersections of major streets. Submittals should include documentation of the need for additional commercial uses in the area. The PAD document should also discuss the need for a mix of land uses to reduce trips, the compatibility of the proposed development with existing land uses, the creation of new pedestrian and bikeway systems, and maintaining natural habitat within and along the edges of new development. All of these policy objectives are addressed in the submitted PAD document.

The project site is bordered on three sides by designated arterial streets: Houghton Road on the east, Old Spanish Trail on the north, and Golf Links Road on the south. Houghton Road and Old Spanish Trail are also designated as Scenic Routes, and Golf Links Road is designated as a Gateway Route on the *Major Streets and Routes Plan*. The site is currently developed with three single-family homes and associated shed structures.

Land uses surrounding the PAD include single-family residential, commercial and large church facilities. To the north across Old Spanish Trail is RX-2 and R-1 zoning developed with single-family homes, and SR zoning developed with single-family homes and a church. To the northeast across Houghton Road, north of Old Spanish Trail is SR zoning developed with a church. Directly across Houghton Road to the east is C-2 zoning developed with the Tucson Water Eastside Service Facility, and undeveloped land to the north of the facility. To the southeast across Houghton Road south of Golf Links is an existing pharmacy with a future retail

store proposed in C-1 zoning. Directly south across Golf Links road is C-2 zoning developed with a convenience store with a gas station, and C-1 zoning proposed for a retail shopping center. To the southwest across Golf Links Road is RX-1 zoning with single-family residential homes. Directly west of the site is R-1 zoning developed with single-family homes, and SR zoning, which is currently undeveloped.

Planned Area Development Overview

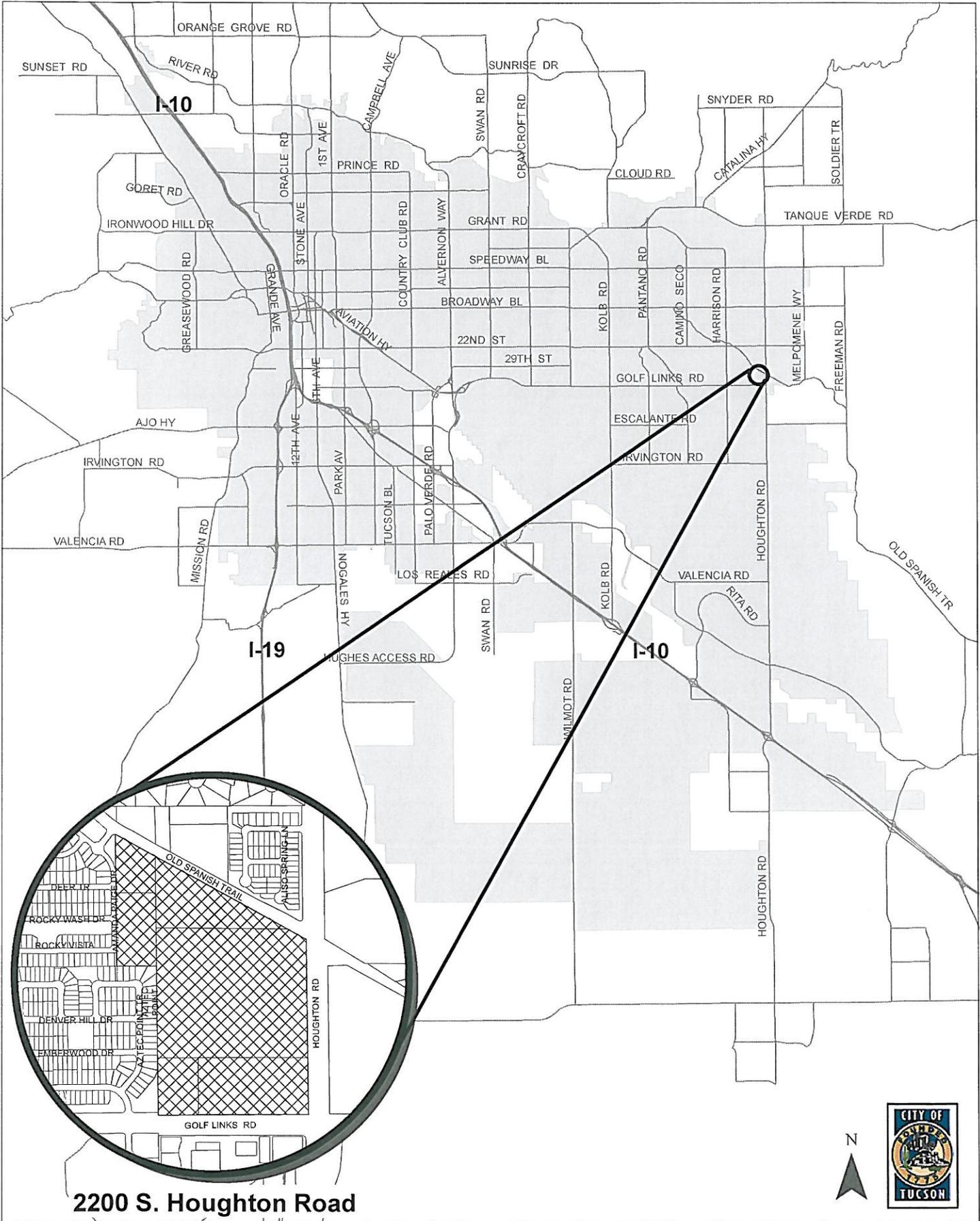
The PAD document anticipates a mix of land uses and opportunities to meet the diverse needs of the immediate area and the broader community. Approximately 10 acres of the PAD are proposed to be retained for open space with 30-foot and 20-foot natural bufferyards along Old Spanish Trail and Houghton Road frontages respectively. A 10-foot wide landscape border will be provided along Golf Links Road. The PAD also includes a 100-foot landscaped buffer area planted with canopy trees, shrubs and accent plants along the west edge adjacent to existing low density residential. A building setback of between 150-200 is proposed along the western PAD boundary, with a 200-foot setback for large-scale retail development. Landscaping along the Eastview Wash floodplain corridor, which extends east-to-west across the site will contain elements of local native riparian habitat. A multi-use trail will be provided along the wash and within the west perimeter landscape bufferyard. This trail will connect to new public sidewalks and bike routes along the three major streets adjacent to the site.

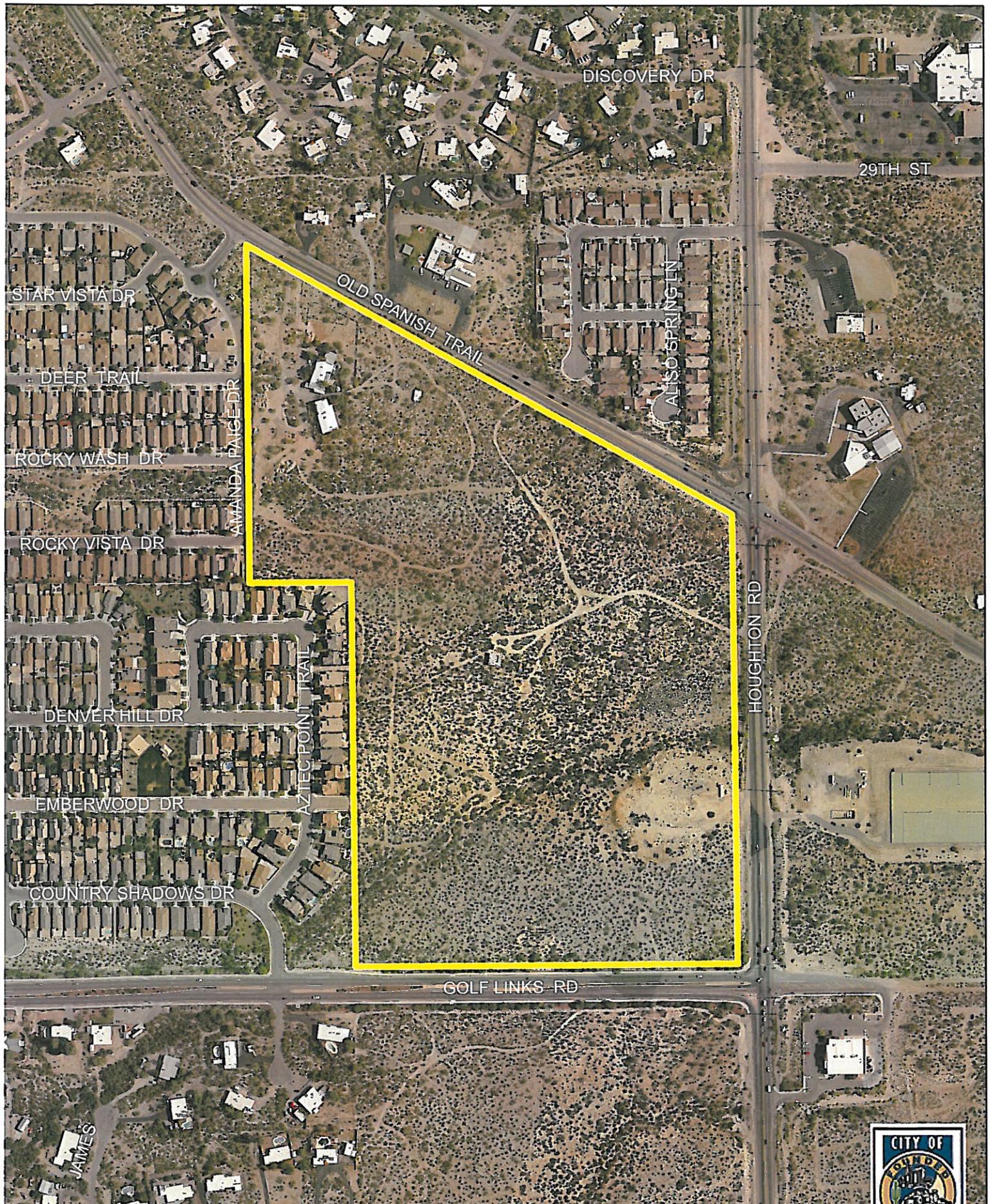
The actual development area of the PAD will be approximately 50 acres, with proposed uses to include residential, commercial, retail, entertainment, and office uses. The PAD is divided into five (5) development areas based on a modified C-2 Zone. The PAD lists permitted and prohibited uses, with development area boundaries determined by the interior spine roads and subject to change depending on final layout of the spine roads. There is one spine road that runs north to south between Old Spanish Trail and Golf Links Road, and another spine road that accesses the site from Houghton Road, but stops where it connects to the north-south spine road. The PAD District will have access onto Houghton Road, Old Spanish Trail and Golf Links Road, with one primary access point and two secondary access points proposed on all three arterial roadways. The most intensely developed area of the site will be in Development Area 2, located in the southeastern portion of the site, where one building is proposed with a height of between 85 and 100 feet. Otherwise building height is limited to 50 feet in Development Areas 1 and 2, and limited to 40-feet in Development Areas 3, 4, and 5.

Conclusion

The proposed PAD is consistent with applicable policy direction provided by Plan Tucson and the Pantano East Area Plan and is in keeping with the general character of the area. The proposal meets the intent of the policy direction regarding compatibility with scale, density and character of surrounding development. The PAD proposes to provide a wide array of needed jobs and services for this part of the City. Subject to the plans, policies and requirements set forth in the PAD document, rezoning of the site to Planned Area Development (PAD) is appropriate. No additional conditions of rezoning are required.

C9-13-04 Northern Star - Old Spanish Trail





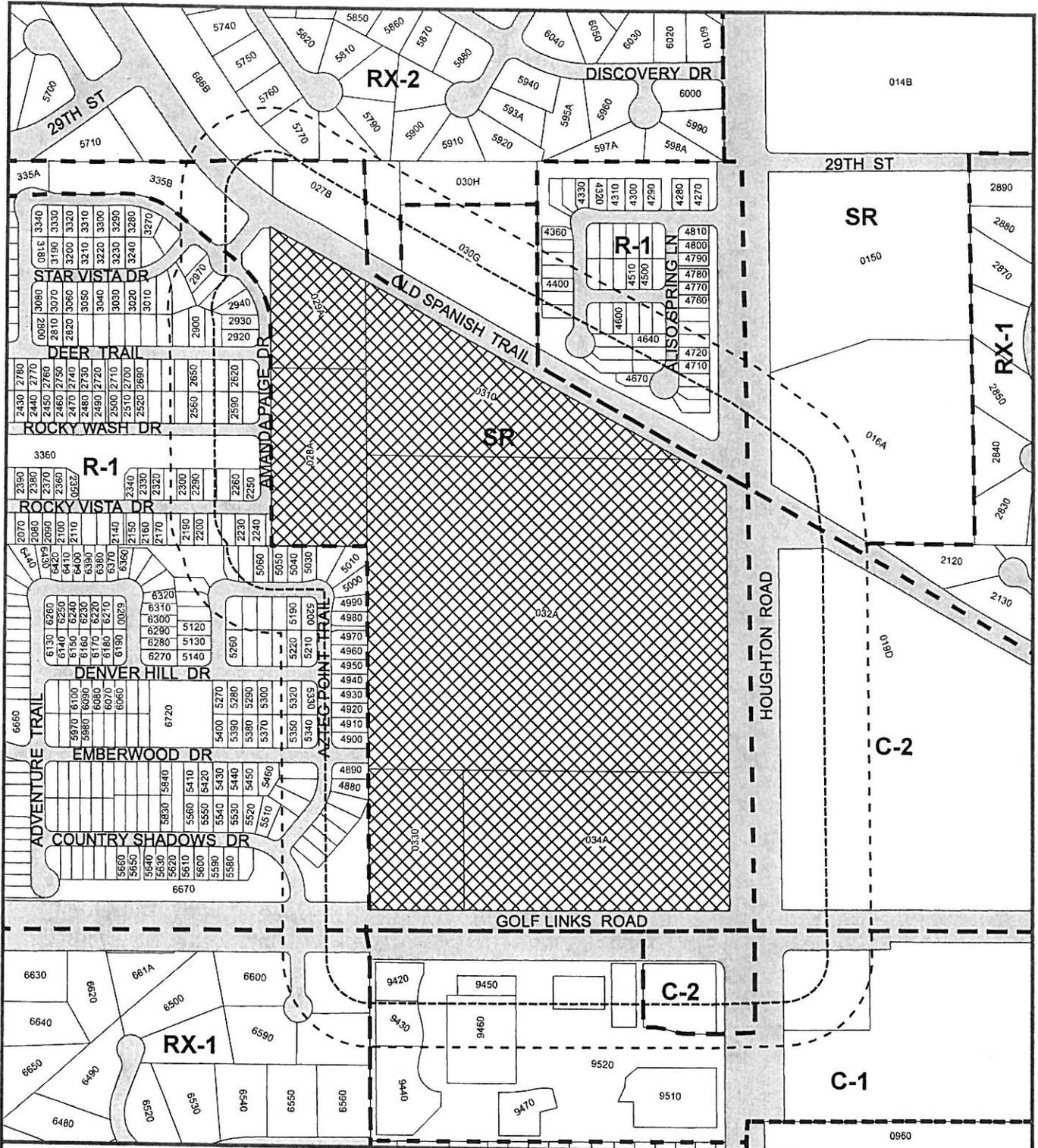
C9-13-04 Northern Star - Old Spanish Trail
2010 Aerial

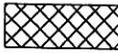
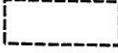
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Feet
1 inch = 400 feet



C9-13-04 Northern Star - Old Spanish Trail

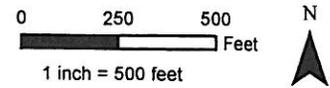
Rezoning Request: from SR to PAD



-  Area of Rezoning Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries



Address: 2200 S. Houghton Road
 Base Maps: Sec.23 T.14 R.15
 Ward: 4



PUBLIC FACILITIES AND SERVICES REPORT FOR FEBRUARY 20, 2014
(as of January 31, 2014)

C9-13-14 Northern Star – Old Spanish Trail, SR to PAD

CITY AGENCIES

Planning & Development Services – Community Design: See attached comments dated January 22, 2014.

No Objections Noted

Transportation – Traffic Engineering
Transportation – Engineering
Planning & Development Services – Engineering
Planning & Development Services – Zoning Review
Planning & Development Services – Sign Code
Office of Conservation & Sustainable Development
Tucson Fire Department
Tucson Water Department
Planning & Development Services – Zoning Enforcement
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Planning & Development Services – Landscape

NON-CITY AGENCIES

No Objections Noted

PAG-TPD
Pima County Wastewater
Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Davis-Monthan Air Force Base
Tucson Electric Power
Tucson Unified School District

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, January 2, 2013 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

C9-13-04 Northern Star PAD-Old Spanish Trail

SR to PAD

Plan Tucson and Pantano East Area Plan

1/22/14 jb

This is a request to establish the Northern Star Planned Area Development (PAD) for a Mixed Use Community Activity Center on an approximately 60 acre site located at the southwest corner of Old Spanish Trail and Houghton Road. The current zoning on the site is SR Suburban Ranch. The proposed project will consist of a mix of commercial, retail, entertainment, office and residential uses.

Surrounding Zoning and Land Use:

The project is bounded: on the north across Old Spanish Trail by the SR Suburban Ranch zone developed with single-family residential and the Saguaro Canyon Evangelical Church, the RX-2 Suburban Low Density Residential zone developed with single-family residential, and the R-1 Single-Family Residential zone developed with single-family residential; on the northeast across Houghton Road north of Old Spanish Trail by the SR Suburban Ranch zone developed with the Saguaro Baptist Church; directly east across Houghton Road by the C-2 Community Commercial zone developed with the Tucson Water Eastside Service Facility; to the south east across Houghton Road south of Golf Links Road by the C-1 Neighborhood Commercial zone developed with a CVS Pharmacy and a future Walmart development; directly south across Golf Links Road by the C-2 Community Commercial zone developed with a QuickTrip and the C-1 Neighborhood Commercial zone proposed to be developed with a commercial shopping center; to the southwest across Golf Links Road by the RX-1 Suburban Low Density Residential zone developed with single-family residential; directly to the west by the R-1 Single-Family Residential zone developed with single-family residential and the SR Suburban Ranch zone undeveloped at this time.

According to the *Major Streets and Routes Plan*, Houghton Road and Old Spanish Trail are designated as Scenic Arterial Streets and Golf Links Road is designated a Gateway Arterial Street.

Plan Policy Guidance:

Policy direction for this request is provided by the *Plan Tucson* and the *Pantano East Area Plan (PEAP)*.

The rezoning site is identified in *Plan Tucson* on the future growth scenario map as neighborhoods with greater infill potential. The *Plan* supports a mixture of commercial, office and residential uses at the intersections of major transportation corridors such as Houghton Road and Golf Links Road. The PAD as proposed would establish an activity center that would take advantage of the existing infrastructure and further the creation of multi-modal opportunities along both of these corridors serving residential uses already developed in the area. This type of mixed use activity center would have the potential to

reduce air pollution, improve delivery of services, and create an inviting place to live, work and play. The proposed sensitive edge treatment provides buffers for scenic routes and existing residential neighbors, while maintaining features of the natural environment including the existing drainage pattern that is consistent with the goals and policies of the *Plan Tucson*.

Similar to *Plan Tucson*, the *Pantano East Area Plan (PEAP)* supports community level commercial at the intersections of major streets with appropriate documentation of a need for additional commercial uses, a mix of land uses in new developments to reduce trips, compatibility of new development with existing land use, the creation of new pedestrian and bikeway systems in new mixed developments, maintaining natural habitat within and along the edges of new development. All of these policy objectives are reflected in the submitted PAD.

Discussion:

The project site is bordered on three sides by the arterial streets; Houghton Road, Golf Links Road and Old Spanish Trail near the eastern edge of Tucson. The 60 acre site is currently developed with three single-family homes and associated shed structures. Commercial zoning and commercial/nonresidential activity are adjacent to the site along the Houghton Road and Golf Links Road edges. Single-family and large church facilities are located along the Old Spanish Trail edge. To the west are large single-family subdivisions extending to Harrison Road.

Approximately 10 acres of the PAD site area are proposed to be retained for natural enhanced edge buffers along major streets, with a 100 foot enhanced natural buffer area along the west edge adjacent to existing low density residential, along with an Eastview Wash floodplain corridor extending east-to-west across the site. The actual development area of the PAD will be approximately 50 acres with proposed uses to include residential, commercial, retail, entertainment, and office uses. The PAD is divided into five (5) development areas based on a modified C-2 Zone. The PAD lists permitted and prohibited uses, with development area boundaries determined by the interior spine roads and are subject to change depending on final layout for the spine roads. There is one spine road that runs north to south between Old Spanish Trail and Golf Links Road; and another spine road that accesses off of Houghton Road onto the site, but stops when it connects to the north-south spine road. The PAD District will have access onto Houghton Road, Old Spanish Trail and Golf Links, with one primary access point and two secondary access points proposed on all three arterial roadways. The most intensely developed area of the site will be in Development Area 2 which allows one (1) building with a height of 85' to 100', otherwise building height limited to 50-feet in Development Areas 1 and 2. Building height limited to 40-feet in Development Areas 3, 4, and 5. The PAD proposes sensitive edge treatment to the residential neighborhoods to the west by providing a 100-foot landscaped buffer area. And there is a 150-200 building setback along the western PAD boundary (200-feet for Large Retail Scale Retail.)

The proposed layout and uses are consistent with the policy direction provided by *Plan Tucson* and the *Pantano East Area Plan*

Recommendation:

In general, the proposed use is consistent with *Plan Tucson* and the *Pantano East Area Plan* and in keeping with the general character of the area. The proposal meets the intent of the policy direction, regarding compatibility with the scale, density and character of the surrounding development. No additional conditions of rezoning are required.

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PAD-Old Spanish Trail



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: C9-13-04 Northern Star PAD – Old Spanish Trail, SR to PAD (Planned Area Development)
Ward # 4**

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-13-04

Expose this flap - Affix stamp and return



City of Tucson PMc
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-13-04

IMPORTANT REZONING NOTICE ENCLOSED

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