



MEMORANDUM

DATE: January 1, 2014
For January 16, 2014 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT
C9-13-12 CODAC – Fort Lowell Road, R-2 to P (Ward 3)

Issue – This is a request by Jeff Hunt, P.E. of Cypress Engineering, on behalf of the property owner Michael Goodman, to rezone approximately 0.55 of an acre from R-2 to P zoning. The rezoning site is located on the north side of Fort Lowell Road, approximately 700 feet west of Navajo Road (see Case Location map). The preliminary development plan (PDP) proposes the redevelopment of an incomplete housing project (currently zoned R-2) into a 67 space parking lot (to be rezoned to P) to support the conversion of the existing two story office building immediately adjacent to the east of the rezoning site (zoned O-3) to a medical outpatient building. The proposed parking lot will not have direct access to Fort Lowell Road.

Per the applicant's request, this rezoning case has been submitted for concurrent review and is associated with development plan package (DP 13-0217). For consideration of this proposal, the entire project has been reviewed and shall come into conformance with UDC standards and associated rezoning conditions. Should the rezoning and the development package be approved, the medical facility and parking lot shall function as one integrated site.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of P (Parking) zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Incomplete student housing development.

Surrounding Zones and Land Uses:

North: Zoned Residence Zone (R-2): multi and single family residences;
South: Zoned Commercial Zone (C-1) and Office Zone (O-3); office use;
East: Zoned Office Zone (O-3): church outbuilding and community garden;
West: Zoned Residence Zone (R-2): vacant parcel.

Previous Cases on the Property: none

Related Cases:

C9-81-13 Johnston – Ft. Lowell, R-2 to R-4 (O-3) This was a rezoning request for 1.28 acres on the north side of Fort Lowell, approximately, 380 feet from Navajo Road, to allow for the development of a two-story office condominium development immediately adjacent to the subject rezoning site. On August 3, 1981, Mayor and Council adopted Ordinance No. 5417 effectuating the requested zoning.

C9-96-06 Hummel – First Avenue, R-2 to P This was a rezoning request for 0.9 of an acre located at the southwest corner of Buddy Lane and Euclid Avenue, approximately 200 feet east of First Avenue, to allow the development of 117 space parking lot to support the existing adjacent buildings to the west. On August 20, 1996, Mayor and Council adopted Ordinance No. 8751 and on December 2, 1996, a development plan was recorded, effectuating the requested zoning.

C9-07-15 Tu Nidito – Mountain, R-2 to P This was a rezoning request for 0.20 of an acre site located at the southeast corner of Mountain Avenue and Duke Drive to allow the development of a new surface parking lot on the east side of the existing Tu Nidito Medical Service buildings. On February 12, 2008, Mayor and Council adopted Ordinance No. 10501, effectuating the rezoning.

Applicant's Request – To rezone the R-2 parcel to P to accommodate additional parking for proposed use as a medical outpatient facility for CODAC Behavioral Health Services.

Planning Considerations – The *Northside Area Plan (Plan)* and *Plan Tucson* provide policy direction for the rezoning site. Sensitivity to the adjacent residential neighborhood is a high priority within the *Northside area Plan* and *Plan Tucson*.

Northside Area Plan: Policy direction is provided by the General Goals and Policy Section of the *Plan*. The *Plan* encourages a mix of residential and nonresidential land uses at appropriate locations, while protecting the integrity of existing neighborhoods. The *Plan* also supports and emphasizes protecting neighborhoods from non-local traffic while providing for the continued development of key city-wide transportation corridors. Conversion of residential land uses to non-residential is supported when the site fronts on an arterial street, and all parking and maneuvering can be met within the development area. The change in land use is also supported by the *Plan* when the site design fosters and integrates with the adjacent non-residential land uses, minimizes access points, and parcels are consolidated. Sensitivity to adjacent residential development is promoted with appropriate screening and buffering. The General Design Guidelines Section also supports appropriate decorative screen walls and landscaping with ground cover and trees along project perimeters adjacent to residential development and along the arterial street frontage. Signage should be integrated into the landscape scheme.

Plan Tucson: The proposed development is consistent the applicable Land Use, Transportation, and Urban Design Policies (LT) of *Plan Tucson*, and the supporting Guidelines for Development Review. This site is within a Neighborhood Center Corridor along Fort Lowell Road, which acknowledges small businesses surrounded by housing and accessed internally and from nearby

neighborhoods. *Plan Tucson* Guidelines encourage proposed commercial expansion and the consolidation of parcels for office and commercial use, subject to sensitivity and compatibility with surrounding land uses.

The proposed rezoning site is rectangular in shape and approximately 226 feet long by 107 feet wide and located on the north side of Fort Lowell Road. The rezoning site parcel is somewhat deeper (approximately 18 feet) than the parcels to the east or west fronting Fort Lowell Road. Parcels to the north and west are zoned R-2 and developed for residential use. The parcels to the north of the rezoning site contain residential structures within five feet of the common property line. The parcel to the east is the existing two-story office building to be served by the proposed parking lot.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development (the medical outpatient facility) will generate 604 vehicle trips per day with PM peak at 99 trips. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The request to rezone to P is driven by the desire to relocate/expand a medical outpatient treatment center which serves the Tucson community. The proposed project consists of two parcels, one with existing buildings, parking, and landscaping which does not meet the current code requirements for the proposed medical outpatient facility, the other with the incomplete student housing development (the subject rezoning site).

Sensitivity to the adjacent residential neighborhood is a high priority to the *Northside Area Plan* and *Plan Tucson*, the creation of a mitigation plan is promoted when requesting a change of zone from residential to non-residential uses and residential development. The northern boundary of the rezoning site (R-2 to P zone) should include a 25 foot landscape/buffer area to provide a transition between new parking lot and the interior of the residential neighborhood to the north.

At the October 3, 2013 neighborhood meeting, the minutes indicate the proposed hours of operation are 8:00 a.m. to 5:00 pm., Monday through Friday. It is appropriate to allow some flexibility in the structured hours of operation that may be needed to accommodate clients with a conflict in work schedules and appointment needs. Staff support hours of operation between the hours of 7:00 AM and 8:00 PM during the week and 7:00 AM and 6 PM during the weekends. The minutes also indicate the current location has had outdoor security issues with clients/customers and a desire by the neighborhood to have a contact to report such activities. Staff supports a communication plan be developed that includes the direct neighborhood contact. The contact person should work closely with the surrounding neighborhoods and have the ability to address issues and concerns raised by area residents.

Privacy of the adjacent residential neighborhood can be increased by restricting the parking area located to the north of the existing building to employees only. The PDP also indicates an

employee rest area adjacent to the northern property line and located near the dumpster enclosure. Staff recommends that the rest area be relocated towards the western alignment of the building to minimize its impact. This area should contain seating and be located away from client use areas.

The current PDP does not include an outdoor lighting plan, or show any outdoor building lights or security lighting. Staff recommends an integrated lighting plan be included in the PDP which limits spill-over light, and provides for even lighting over the entire site.

Drainage/Grading/Vegetation – FEMA Floodplain maps indicate the subject site is located within a Zone AE flood area associated with the Navaho Wash. A Floodplain Use Permit will be required for the proposed redevelopment. The site must also comply with the Rainwater Harvesting Ordinance (No. 10957). The design shall promote proper drainage over time to minimize mosquito population. Staff recommends that the landscape plan be designed to minimize the Urban Heat Island Effect.

Road Improvements/Vehicular Access/Circulation – The PDP reflects that the proposed parking area will be accessed from the existing office condominium site only and that the existing driveway locations on to Fort Lowell Road, an arterial street, shall not be altered.

A bus stop is located approximately 50 feet west of the eastern most driveway of the developed site, which will assist in providing multimodal transportation for the medical outpatient facility. The developed portion of the Fort Lowell frontage contains a public sidewalk; currently the undeveloped portion of the site contains no pedestrian facilities. However, the current sidewalk does not appear to conform to Americans with Disabilities Act (ADA) standards and does not provide direct connectivity to the developed or undeveloped portion of the site. Staff recommends that the sidewalk be expanded onto the undeveloped portion of the project, and that the appropriate connections between the proposed development and public sidewalk system be provided. The approved PDP should also reflect striped pedestrian cross-walks on any located between the designated outdoor employee rest area or designated smoking areas. All ADA parking spaces and bicycle parking facilities should be located near the entrance of the facility for safety and ease of patient access.

Conclusion – The proposed rezoning is consistent with, and supported by, the policy direction provided in *Plan Tucson* and the *Northside Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested rezoning is appropriate.

PROCEDURAL

1. A development package in substantial compliance with the preliminary development package and required reports dated October 22, 2013 is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have 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.
7. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

8. A 25-foot wide landscape buffer with an average of one tree for every 25 linear feet shall be provided along the north property line within the rezoning site.

9. Hours of operation between Monday and Friday from 7:00 AM to 8:00 PM, and weekends from 7:00 AM to 6:00PM.
10. An approved Neighborhood Communication Plan which names a direct contact and addresses neighborhood communication and outreach.
11. Parking spaces north of the building shall be for employee use only and shall be identified with appropriate signage.
12. Delineation of a dedicated employee rest area. The rest area will be located a minim of 25 feet away from residential housing.
13. An integrated outdoor lighting plan shall be included in the development package. The plan shall show even lighting distribution over the entire proposed site, and shall minimize spill-over light to the north.
14. All ADA parking spaces and bicycle parking facilities shall be located adjacent to the building.
15. All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, rustic metal, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
16. A six (6) foot height masonry wall or an appropriate alternative material, shall be located on the property line. The height of the wall shall be measured on the internal side of the parcel.
17. Six (6) inch wide masonry block or greater shall be used for perimeter walls.

DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

18. Preparation of a complete Drainage Report, including details of detention/retention, is required. Should detention/retention be required, the following will apply:
19. Each detention/retention basin shall include a sediment trap, or other sediment control measures as approved by the City Engineer, to prevent sedimentation of the detention/retention basin. Each sediment trap, or other sediment control measure, shall have a provision for total drainage.
20. Detention/retention basin floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.

21. Detention/retention basins in or adjacent to the residential area shall be located adjacent to a street or accessible common area. Basin sideslopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
22. All security barriers and screening for detention/retention basins shall meet Safe By Design guidelines.
23. Owner/applicant is responsible for providing a special inspection and delivering results to City for the following condition. Provide root zones with a minimum of 300 cubic feet (no deeper than 3 feet) of uncompacted (less than 90%) soil; or 600 cubic feet (no deeper than 3 feet) of structured soil that can be compacted at 95%, per manufacturers recommendation, so that pavement can be laid directly over the structured soil while allowing development of roots.
24. There shall be no greater than a ten percent (10%) surplus over the number of vehicle parking spaces required by the *UDC* for the proposed use. Additional spaces may be mitigated on a one to one bases with the planting of additional native canopy trees.
25. Incorporate reflective, pervious paving materials in pedestrian areas and adjacent to planting areas.
26. Owner/applicant is responsible for providing a special inspection and delivering results to City for the following condition. Provide materials with building permit application and reference rezoning case number C9-13-12. New and replacement roofing material shall be Energy Star rated, or cool roof rated with Initial Solar Reflectance Greater than or equal to 0.65, and minimum infrared emittance to be 85% or more. Placement of and utilization of energy from solar panels on roofs is an acceptable alternative.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

27. The installation of a six (6) foot wide sidewalk meeting ADA standards along the full frontage of the integrated site. Standard width transition, wheelchair access ramps and site access points shall be provided to connect to existing sidewalks.
28. Dedication of right of way along Fort Lowell as required by the Department of Transportation.

AGREEMENT TO WAIVE ANY CLAIMS
AGAINST THE CITY FOR ZONING AMENDMENT

This agreement ("**Agreement**") is entered into between _____, as the owner of the property described herein ("**Owner**") and the City of Tucson ("**City**") to waive any and all claims for diminution of value that may be based upon action by the City in response to a request from the Owner. This Agreement is entered into in conformance with A.R.S. §12-1134(I).

The Owner is the holder of fee title to the property located at _____, Tucson, Arizona, (the "Property") which is more fully described in the Owner's application to the City in Case XXXXXX and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City rezone the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the rezoning. The Owner believes that the rezoning of the Property will increase the value and development potential of the Property, and that this outweighs any rights or remedies that may be obtained under A.R.S. §12-1134 et. seq.

By signing this Agreement, the Owner waives any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of the enactment of the zoning amendment in Case XXXXXXX.

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested zoning that limit the potential development of the Property. The Owner acknowledges that the rezoning and conditions are a single, integrated legislative approval. The Owner agrees and consents to all conditions that may be imposed. The Owner retains the right to withdraw the rezoning application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the zoning if the Owner disagrees with any conditions that are proposed or approved. If the Owner does not withdraw the application, the Owner shall be deemed to have accepted all adopted conditions to the requested zoning. If the Owner withdraws the application or does not effectuate the new zoning, this Agreement is null and void.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the City Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Upon execution, this Agreement shall be recorded in the Office of the Pima County Recorder.

The Owner warrants and represents that the person or persons listed herein as the Owner is/are the owner in fee title of the Property. The Owner further agrees to indemnify

and hold the City of Tucson, its officers, employees and agents harmless from any and all claims, causes of action, demands, losses, costs and expenses based upon an alleged reduction of value of the Property as a result of the City's action in Case XXXXXXXX.

Dated this _____ day of _____, 20__.

Owner: _____
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

Owner: _____
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

Its: _____
(Title of Individual Signing in Representative Capacity)

Its: _____
(Title of Individual Signing in Representative Capacity)

State of Arizona)
)
County of _____)

On this _____ day of _____, 20__, before me personally appeared _____ on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

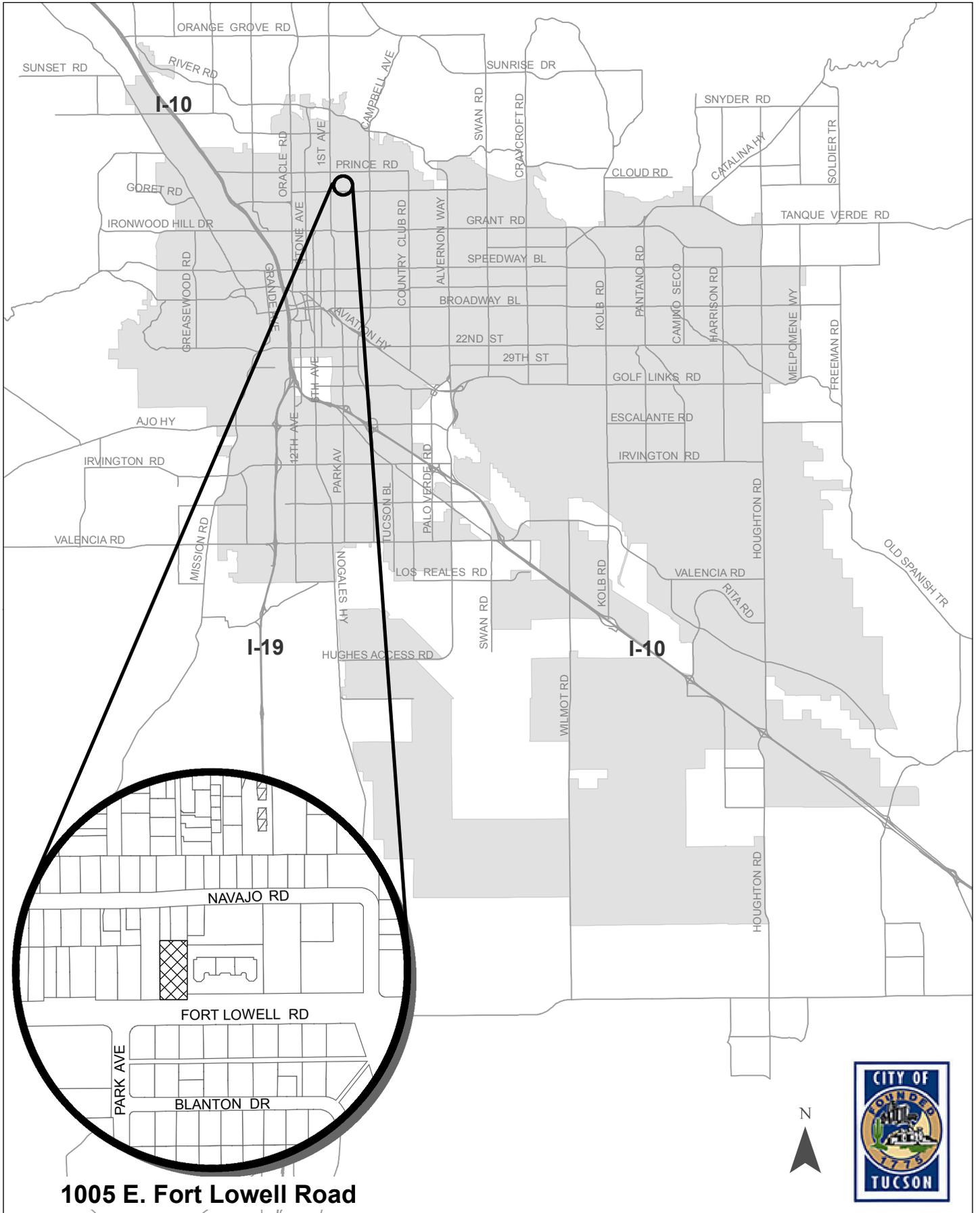
My Commission expires:

City of Tucson, an Arizona municipal Corporation:

By: _____
Planning & Development Services Department

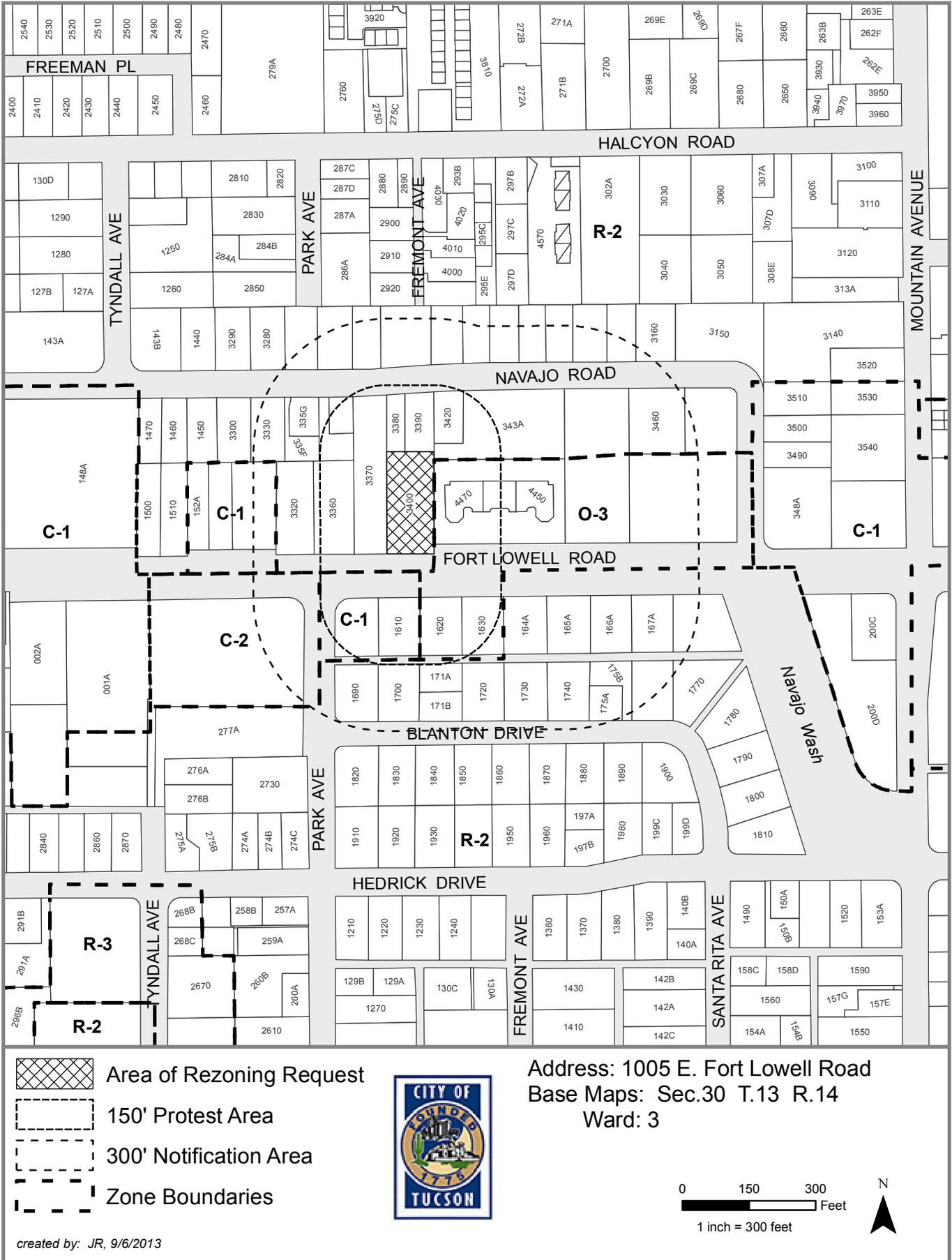
This form has been approved by the City Attorney.

C9-13-12 CODAC - Fort Lowell Road



C9-13-12 CODAC - Fort Lowell Road

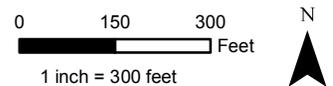
Rezoning Request: from R-2 to P



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



Address: 1005 E. Fort Lowell Road
 Base Maps: Sec.30 T.13 R.14
 Ward: 3





C9-13-12 CODAC - Fort Lowell Road
2010 Aerial

0 50 100 200
Feet
1 inch = 200 feet



PUBLIC FACILITIES AND SERVICES REPORT FOR JANUARY 16, 2013
(as of December 19, 2013)

C9-13 CODAC – Fort Lowell Road, R-2 to P

CITY AGENCIES

Planning & Development Services – Engineering: See attached comments dated 12/02/2013.
Planning & Development Services – Community Design: See attached comments dated 12/09/2013.
Transportation – Engineering: See attached comments dated 12/06/2013.
Tucson Police Department
Office of Conservation & Sustainable Development

No Objections Noted

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

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: 604 vehicle trips per day.

No Objections Noted

Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Davis-Monthan Air Force Base
Tucson Electric Power
Pima County Wastewater
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, 2014* at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

TO: Development Services Department
Rezoning Section

FROM: Steve Shields
Lead Planner

PROJECT: CODAC Cobblestone Court
Rezoning Case Number - C9-13-12
R-2 to P

TRANSMITTAL: November 21, 2013

The proposed use falls under UDC Section 4.8.8, Table 4.8-4 PERMITTED USES: SPECIAL USE ZONES (1) - OS, IR, P & RV, Commercial Services Land Use Group, Parking, subject to Use Specific Standard 4.9.4.S.

See Zoning comments for DP13-2017

If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov.

12/02/2013 LAITH ALSHAMI ENGINEERING

This has been completed

Comments:

Laith Alshami, Engineering and Floodplain Review, 12/02/2013,

SUBJECT: Codac Cobblestone Court, 1005 E. Fort Lowell Road
Rezoning Case C9-13-12, T13S, R14E, SECTION 30
Ref. T13PRE0059

RECEIVED: Rezoning Preliminary Development Plan for the Zoning Examiner on November 20, 2013

The Preliminary Development Plan (PDP) is acceptable pertaining to Engineering and Floodplain review, however, the PDP should have shown the FEMA regulatory floodplain impacting the site.

The following rezoning conditions are requested by Engineering and Floodplain Review for any proposed improvements:

1. Submit a drainage statement that addresses onsite and offsite drainage and its impact on the proposed improvements. The drainage report shall also address encroachment on the regulatory floodplain and shall ensure that the 100-year ponding depth within the parking lot is less than one foot. All weather access shall be provided for the proposed improvements.
2. Install new 6' sidewalk in front of the vacant part of the development and all required standard wheelchair access ramps along the parcel frontage. The standard width transition shall be provided to connect to existing sidewalks.

12/05/2013 HEATHER THRALL SIGNS

This has been completed

Comments:

No existing billboards at this location.

12/06/2013 CLAURIE1 DOT ENGINEERING

This has been completed

Comments:

none

12/06/2013 CLAURIE1 ENV SVCS

Approved with conditions

Comments:

No waste enclosure shall be located within P zoning.

12/09/2013 MPADILL1 COMMUNITY PLANNING

This has been completed

Comments:

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES
C9-13-12 CODAC - Fort Lowell Rd.
R-2 to P

Northside Area Plan and Plan Tucson
12/02/13 msp

Background: The request is to rezone from R-2 a residential zone to P a parking zone to allow the rezoning site to be integrated as an expansion to the adjacent office/commercial complex as additional required parking for the proposed land use of an outpatient treatment center for the overall site.

The property is located at 1005 East Fort Lowell Road, between 1st Avenue and Mountain Avenue. The rezoning site has approximately 24,000 square feet (.55-acre) of land area. Currently the rezoning site has an apartment building under construction, which will be demolished to create an integrated parking lot expansion with the adjacent commercial land use located to the east. The rezoning site will add 67 new parking spaces to the overall commercial site. The preliminary development plan indicates an integrated site layout, access will be use existing entry point on Fort Lowell Road for the existing commercial use. The Fort Lowell Road curb cut on the rezoning site will be removed and replaced with a landscape border, six inch curb and sidewalk.

The proposed development is within the boundaries of the Northside Area Plan (NSAP). Applicable Plan policies support non-residential uses that are compatible with and protect the integrity of the neighborhood by site design that addresses; buffering, screening, landscaping, consolidating parcels to integrate parking and minimize access points. As proposed, a plan amendment to the Northside Area Plan is not required prior to rezoning review.

Surrounding Zoning and Land Use: The surrounding land uses are; to the north and west is a residential neighborhood with a mix of detached single-family, attached multi-family residential units and some vacant undeveloped parcels with R-2 residential zone, to the south across Fort Lowell Road is a mix of commercial with C-1 zone, office with O-3 zone, and detached single-family and attached multi-family residential units in the R-2 residential zone, to the east is the Saint Demetrios Greek Orthodox Church complex with O-3 office zone.

Neighborhood Meeting: The applicant held two neighborhood meetings, the first was held on October 3, 2013 at 6:00 p.m. and the second on October 13, 2013. The sign-in sheet shows eighteen (18) persons attended the first meeting, and fourteen in attendance on the second meeting. In addition, present were the applicant's representatives and a member from City of Tucson, Ward Office III. Discussions centered around the nature of the land use and concerns expressed by area residents are related to the following issues; type of addictions/clients and treatments to be provided at this center, amount/number of clients (applicant stated 2,750 clients), types of medication dispensed, 24 hour security (manned), hours of operation, perimeter wall barrier to provide privacy and safety to the adjacent residential neighborhood, response time by CODAC staff as it relates to negative neighborhood impacts associated with clientele treated at center, and reduction of on-site signage to maintain a low-key profile and service. According to area residents present, the current location of CODAC at Fort Lowell Road and 1st Avenue has negatively affected the surrounding residential neighborhood and commercial businesses assembled at that location.

Land Use Policies:

Northside Area Plan: The proposed rezoning site is not within a Subarea of the Plan and policy direction is provided by the General Goals and Policy Section of the Plan. The Plan encourages a mix of residential and nonresidential land uses at appropriate locations, while protecting the integrity of existing neighborhoods and further emphasizes protecting neighborhoods from non-local traffic while providing for development of key city-wide transportation corridors. Replacement of residential land use to non-residential is supported when proposal fronts and can provide access onto an arterial street, and all parking and maneuvering can be met on-site. More specific, it supports non-residential development when site design integrates with adjacent non-residential land uses, minimizes access points, consolidation of abutting parcels, and other amenities in common with adjacent nonresidential land uses. Sensitivity to adjacent residential development through appropriate screening and buffering.

The General Design Guidelines Section also supports appropriate decorative screen walls with ground cover and tree landscaping along the perimeters of non-residential from adjacent residential development and along the arterial street frontage. Signage should be integrated into the landscape scheme. Include canopy trees within the parking spaces and provide safe and integrated pedestrian paths that connect to public facilities.

Plan Tucson: As outlined in Plan Tucson, this site is within a Neighborhood Center Corridor along Fort Lowell Road, which acknowledges small businesses surrounded by housing and accessed internally and from nearby neighborhoods. Plan Tucson Guideline

LT28.2.7 and LT28.2.12 through LT28.2.14 support proposed commercial expansions and consolidations of parcels for office and commercial use, subject to sensitivity and compatibility with surrounding land uses.

Plan Compliance and Recommendation:

The request to rezone the R-2 residential zoned parcel to P parking zone is headed by the initiative to relocate an outpatient treatment center. The proposed redevelopment site consist of two parcels, one with on-site improvements (existing buildings, parking, landscaping) yet short of the required parking spaces for the proposed land use and the adjacent residential parcel (rezoning site). A parcel combo will allow the redevelopment site to expand and be redesignated as one functional site with on-site; integrated parking, access, maneuverability, screening and landscaping.

Sensitivity to potential impacts on adjacent residential neighborhoods is a high priority to the Northside Area Plan and the Plan Tucson. A mitigation plan must be provided when requesting a change of zone from residential to non-residential land use, in an area where the site borders residential land uses. The proposed rezoning site is adjacent to a vacant, residentially zoned parcel on the west and residentially zoned and developed parcels on the north that have residential structures within five feet of the common property line with rezoning site. The rezoning site encroaches into the residential neighborhood further than the other adjacent non-residential parcels fronting Fort Lowell Road. Staff recommends a site design that does not increase the land use intensity along the residential border of the rezoning site. Staff recommends that along the northern border where it is adjacent to residential homes that the rezoning site (R-2 to P zone) include a landscaping area with a depth of approximately twelve feet to maintain the existing residential zone line/boundary separating the residential neighborhood located to the north, from the proposed non-residential land use that fronts Fort Lowell Road. The enhanced landscape border along the northern perimeter will increase privacy and buffer the residential neighborhood from lights and noises generated by non-residential land use activities.

As part of the October 3, 2013 neighborhood meeting, the minutes indicate the applicant offered to provide a CODAC contact person to handle any future concerns with the proposed land use. The applicant also offered limited hours of operation, from 8:00 a.m. to 5:00 pm., Monday through Friday. Staff supports the concept of an assigned person to be a liaison with the neighborhood to address any future concerns area residents may have. Staff also supports some flexibility in the structured hours of operation that may be needed to accommodate clients with a conflict in work schedules and appointment needs. Staff can support hours of operation between the hours of 7:00 a.m. and 8:00 p.m. The minutes also indicate the current location has had outdoor security issues with clients/customers and a need by the neighborhood to have a contact to report such activities. Staff supports a communication system between the neighborhood and the proposed outpatient services that may include a contact person at CODAC that is assigned to address issues and concerns by area residents during the course of this service in the neighborhood. In addition, staff supports on-site outdoor security cameras that can monitor the surroundings and on-site grounds to minimize unwanted outdoor activities.

Staff supports the proposed integration of the residential and an office zoned parcel through a lot-combination to eliminate the common property line separating the two parcels. The preliminary development plan shows removal of curb cuts along Fort Lowell Road and will limit access through the existing office complex. In front of the proposed P zone parcel adjacent to Fort Lowell Road will be landscaped and a new sidewalk will be added. Preliminary development plan shows a proposed six foot tall masonry wall along the northern and western perimeter of the rezoning (proposed P zoned) parcel, which is adjacent to residentially used and zoned parcels. The existing six foot tall masonry wall located on the north border of the O-3 office zoned parcel has been affected by the existing finish grade. The finish grade has buried a portion of the existing wall (resembling a retaining wall), and the wall now varies between six feet and four feet in height. Staff recommends the existing wall be raised to a minimum height of six feet, as measured from within the proposed rezoning site.

The full northern border of the overall redevelopment site (both parcels) should provide a landscape border with embellished landscape density to aid privacy and mitigate noise and light issues associated by non-residential land uses. Trees should be placed every twenty-feet on center to create a solid canopy at full maturity.

The privacy of the adjacent residential neighborhood can be increased by restricting the parking area located to the north of the existing building as employee parking area only. This can be accomplished by signage stating the area is restricted. The parking area behind the existing building is designed for one-way traffic circulation and includes angled parking. Signage can indicate "Employee Parking Only," and at the exit side a sign indicating " Employees Only - Do Not Enter." As an amenity to employees, the same restricted area (located at the northwest corner of the O-3 parcel)

should include an outside "Smoking Area," with a bench seat at the base of a tree that can be located away from clients and non-smoking employees. This smoking area should include a pedestrian cross-walk across the PAAL and include an all-weather walk area as part of the sit down bench area.

The Northside Area Plan and the Plan Tucson can support (See Section - Land Use Policies) the proposed land use change, subject to addressing concerns expressed by area residents and follow policy direction. Fort Lowell Road is an arterial street on the MS&R and a plan amendment is not required. Staff offers the following conditions of rezoning for consideration:

1. Development plan submittal shall include documentation that the outpatient treatment center has appointed personnel and has provided their contact information to area residents and business owners within 300 feet and to registered neighborhood associations within one mile, as a means of keeping a 24 hour open line of communication to address any future issues and concerns on the daily operations of the outpatient treatment facility;

" NSAP, Non-Residential Policy 3 & 5
" NSAP, Transportation Policy 2 & 3
" NSAP, Design Guidelines, Policy 1, 2, 4, & 8
" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

2. Development plan to include location of on-site security cameras that provide 24 hour surveillance/monitoring of the full site;

" NSAP, Non-Residential Policy 3 & 5
" NSAP, Transportation Policy 2 & 3
" NSAP, Design Guidelines, Policy 1, 2, 4, & 8
" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

3. Vehicular access on Fort Lowell Road only from parcel zoned O-3 Office Zone;

" NSAP, Non-Residential Policy 3 & 5
" NSAP, Transportation Policy 2 & 3
" NSAP, Design Guidelines, Policy 1, 2, 4, & 8
" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

4. The existing masonry wall located on the north perimeter of the O-3 Office Zone parcel shall be raised to a height of no less than six feet, as measured from the on-site grading;

" NSAP, Non-Residential Policy 3 & 5
" NSAP, Transportation Policy 2 & 3
" NSAP, Design Guidelines, Policy 1, 2, 4, & 8
" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

5. Landscape border along the north border of the P Zone parcel shall be a depth of no less than twelve feet and include native canopy trees located twenty feet on center to create a solid tree canopy at maturity;

" NSAP, Non-Residential Policy 3 & 5
" NSAP, Transportation Policy 2 & 3
" NSAP, Design Guidelines, Policy 1, 2, 4, & 8,
" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

6. Landscape border along the north boundary of the O-3 Office Zone parcel shall include native canopy trees located twenty feet on center to create a solid tree canopy at maturity;

" NSAP, Non-Residential Policy 3 & 5
" NSAP, Transportation Policy 2 & 3
" NSAP, Design Guidelines, Policy 1, 2, 4, & 8
" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

7. Development Plan to show placement of on-site signs stating "Employee Parking Only-Do Not Enter," to restrict the PAAL and parking area located behind the existing building on the O-3 Office Zone parcel;

" NSAP, Non-Residential Policy 3 & 5
" NSAP, Transportation Policy 2 & 3
" NSAP, Design Guidelines, Policy 1, 2, 4, & 8
" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

8. Development plan to show an outdoor "employee smoking area" located at the northwest corner area of the O-3 Office Zone parcel. Outdoor smoking area to have a bench seat and an all-weather access path to the bench seat. Bench seat to be shaded by adjacent native canopy trees; and,

" NSAP, Non-Residential Policy 3 & 5
" NSAP, Transportation Policy 2 & 3
" NSAP, Design Guidelines, Policy 1, 2, 4, & 8

" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

9. Hours of Operation limited 7:00 am. to 8:00 p.m.;

" NSAP, Non-Residential Policy 3 & 5

" NSAP, Transportation Policy 2 & 3

" NSAP, Design Guidelines, Policy 1, 2, 4,& 8

" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

10. Development plan to show a stripped pedestrian cross-walk on the PAAL located between the northwest corner of the building and the "outdoor employee smoking area" and;

" NSAP, Non-Residential Policy 3 & 5

" NSAP, Transportation Policy 2 & 3

" NSAP, Design Guidelines, Policy 1, 2, 4,& 8

" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

11. Development plan to show the outdoor parking lot lighting and any outdoor building lights/security designed to shield adjacent residential development from light spill over.

" NSAP, Non-Residential Policy 3 & 5

" NSAP, Transportation Policy 2 & 3

" NSAP, Design Guidelines, Policy 1, 2, 4,& 8

" PT, LT28,2,7, LT28.2.12, LT28.2.13, & LT28,2.14

Plan Policy

Northside Area Plan

The site is within the boundaries of the Northside Area Plan and the Plan provides the following land use policies:

OVERALL PLAN GOALS

The purpose of the Northside Area Plan is to guide future development, while protecting and enhancing existing uses.

The general goals of the plan are to:

" Encourage a mix of residential and nonresidential land uses at appropriate locations, while protecting the integrity of existing neighborhoods.

NONRESIDENTIAL USES

Nonresidential Subgoal: Provide for nonresidential uses in the Northside area that are designed in harmony with adjacent development.

Policy 3: Allow new nonresidential uses on vacant parcels when all of the following criteria area met:

- a. Direct access can be provided from an arterial street.
- b. Parking and maneuvering requirements can be met on-site.
- c. Screening and buffering for adjacent residential uses can be provided on-site.

Policy 5: Ensure well-designed nonresidential development by:

- a. Minimizing the number of vehicular access points.
- d. Requiring appropriate design elements and buffering techniques during the rezoning and associated development review processes to ensure the sensitive design of nonresidential developments on established neighborhoods. These elements must be shown on rezoning concept plans and developments plans (see General Design and Buffering policies).

C. Transportation Policies

Policy 2: Provide safe and efficient access to all properties.

- a. Provide a connection between walkways within new development and the public sidewalk system.
- c. Require that all pedestrian facilities be accessible to the handicapped.

Policy 3: Encourage the use of alternative modes of transportation.

- c. Encourage the incorporation of bicycle parking facilities in new development.

GENERAL DESIGN AND BUFFERING GUIDELINES

Policy 1: Provide a minimum 5-foot-high masonry wall along the perimeter of new development adjoining less intense development. Utilize design features such as:

- a. Decorative materials (such as tile, stone, brick, adobe, or wood), textured covering materials (such as stucco or plaster), or a combination of two or more materials.
- b. Colors that are predominant in the natural desert landscape.
- c. Variations in wall alignment, such as jogs, curves, or notches.

Policy 2: Integrate landscaping with perimeter walls to provide buffering along the edges of new development adjoining less intense development. Landscaping should include a balanced mix of canopy trees and understory plants, such as shrubs and groundcover. Canopy trees should reach 50 percent of growth within two growing seasons and should be placed at intervals that ensure that canopies will touch at maturity.

Policy 4: Design architectural elements to be compatible with existing land uses, with techniques such as:

- g. Outdoor lighting that is shielded or directed away from adjacent residential uses.
- h. Outdoor storage areas or dumpsters that are screened with masonry walls and/or landscaping and that are located away from any adjacent residential uses.

Policy 8: Provide for mature vegetation in landscaping.

- a. When site conditions permit, preserve or relocate trees that have a caliper of 4 inches or greater and mature native vegetation such as saguaro, ocotillo, and barrel cacti.
- b. When site conditions do not allow such preservation or relocation, replace with trees or mature native vegetation of comparable size and density.

Plan Tucson

The Built Environment Chapter 3

Set 2, Neighborhood Center Building Block

LT28.2.7 - Support the redevelopment and/or expansion of existing strip commercial development that will improve traffic flow, pedestrian mobility and safety, and streetscape quality when:

- A. the project stabilizes and enhances the transition edge when adjacent to existing and future residential uses;
- B. primary access can be generally provided from a major street;
- C. required parking, loading, and maneuvering can be accommodated on site;
- D. screening and buffering of adjacent residential properties can be provided on site;
- E. adjacent uses can consolidate design elements, where feasible, such as access points, parking, landscaping, and screening;
- F. Current or future cross access between parcels and uses can be feasibly accommodated; and,
- G. Buildings and associated activities, such as, but not limited to, loading zones, and dumpsters, can be oriented away from adjacent residential uses, toward the interior of the site or toward boundaries adjacent to similar uses.

LT28.2.12 - Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

LT28.2.13 - Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

LT28.2.14 - Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

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12/09/2013	CLAURIE1	ADOT	This has been completed
Comments:			
none			

12/09/2013 CLAURIE1 OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT Approved with conditions
Comments:
none

12/09/2013 CLAURIE1 OTHER AGENCIES This has been completed
Comments:
none

12/09/2013 CLAURIE1 PIMA ASSN OF GOVTS This has been completed
Comments:
none

12/09/2013 CLAURIE1 TDOT RTA This has been completed
Comments:
none

12/09/2013 CLAURIE1 TDOT STREETS This has been completed
Comments:
none

No FINAL STATUS record available for this Workflow

Conditions:
none

Planning & Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Permit Status: PLAN RFC **Activity Number:** **DP13-0217**
Permit Type: DP
Site Address: 1005 E FORT LOWELL RD **Applicant Name and Address:**
 METRO TUCSON EXPEDITING &
 DEVELOPMENT
 88 W CUSHING ST
 TUCSON AZ
 85701

Review Completed	Reviewer's Name	Type of Review	Review Status
10/29/2013 Comments: none	PGEHLEN1	PLANS SUBMITTED	This has been completed
10/29/2013 Comments: none	RONALD BROWN	ADA	Not Required

10/30/2013 DAVID RIVERA ZONING Plan requires change prior to approval

Comments:

CDRC TRANSMITTAL

TO: Development Services Department
Plans Coordination Office

FROM: David Rivera
Principal Planner

PROJECT: DP13-0217
1005 E Fort Lowell Road
Development Package - Rezoning and DP Review for a New Parking Lot
and Medical Service - Outpatient Use

TRANSMITTAL DATE: October 30, 2013

DUE DATE: November 26, 2013

COMMENTS: Please resubmit revised drawings along a response letter, which states how all Zoning Review Section comments regarding the Unified Development Code and Technical Standards and the Development Package 2-06 Standards were addressed.

This plan has been reviewed for compliance with the Development Package Standards listed in section 2-06 of the City of Tucson Administrative Manual. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC).

The review comments include the actual standard first with the applicable Administrative Manual section number and the following paragraph is the actual comment related to the specific item that must be addressed. If you need to review the sections listed below click on the link or copy it in the address bar of your internet program.

[http://www.amlegal.com/nxt/gateway.dll/Arizona/tucson_az_udc/administrativemanual?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:tucson_udc_az](http://www.amlegal.com/nxt/gateway.dll/Arizona/tucson_az_udc/administrativemanual?f=templates$fn=default.htm$3.0$vid=amlegal:tucson_udc_az)

This link will take you directly to the section used for the standards review. The UDC requirements are in the Unified Development Code and can be viewed at the same web link as above

1. COMMENT: 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 October 28, 2014. This development package has been reviewed concurrently with the rezoning case C9-13-12. Conditions of rezoning have not been established but will be applicable and must be addressed on the development package. The rezoning case number will have to be listed in the lower right corner of all DP plan sheets. A general note that lists the case number, date of approval, and conditions of rezoning must be included on the cover sheet. Ensure that the next submittal of the development package demonstrates compliance with zoning comments related to the DS 2-06 and UDC requirements and all rezoning conditions.

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

Section:

2-06.1.0 GENERAL

2-06.2.0 APPLICATION SUBMITTAL REQUIREMENTS

2-06.3.0 FORMAT REQUIREMENTS

2-06.4.0 CONTENT REQUIREMENTS

2-06.1.0 GENERAL

2-06.1.1 PURPOSE

This standard has been prepared for the purpose of informing applicants of the submittal and review requirements for development package documents to assure proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. The development package documents are prepared in support of applications for building permits and related reviews.

The information that is requested establishes the basis upon which the project will be approved and could affect what is required of the property in the future, should there be a proposal for expansion or for a different use of the property.

This standard does not waive any applicable city regulations or codes.

2-06.1.2 APPLICABILITY

This standard shall be used for all site plans and tentative plats submitted to PDSD for review.

2-06.2.1 APPLICATION SUBMITTAL REQUIREMENTS

Development Package applications are available from PDSD. Completed applications and accompanying materials shall be submitted to PDSD. Incomplete or inaccurate applications will not be accepted, nor will any application in which the pre-application conference or neighborhood meeting requirements have not been met. The types of documents and the specific number of copies required of each of the documents are on the PDSD website or may be obtained from PDSD. Resubmittals of development packages require a comment response letter that details how all previous comments have been addressed. Provide the same number of copies of the comment response letter as plans provided. The following documents and information shall be submitted upon application:

2-06.2.1 Application Form

A completed application signed by the property owner or authorized designee;

2-06.2.2 Development Package

A development package must be prepared to the format and content requirements described herein;

2-06.2.3 Related Reviews

In addition to the plan process, a project may require review for other types of plans and documents. The applications for those processes are submitted to the appropriate department for review and approval. These related reviews can be applied for so that review can occur concurrently with the development package application. However, it must be understood that, should the related application be approved subject to conditions or denied, this may affect the;

2-06.2.4 Concurrent Reviews

The development package is designed to allow for concurrent review of any site related reviews. Concurrent review means that all plans and documents needed for the review are submitted as one package. Examples of site related reviews include but are not limited to: site plans, landscape plans, NPPO plans, water harvesting plans, grading plans, SWPPP plans, floodplain use permits, and overlay reviews. Separate applications are often required for the different site related reviews even if the plans are submitted concurrently; and,

2-06.3.0 FORMAT REQUIREMENTS

2-06.3.1 - Each sheet shall measure 24 inches by 36 inches and include a minimum one inch margin on left side and one-half inch margin on all other sides to facilitate efficient record keeping. A larger sheet format may be used with the approval of the Planning and Development Services Department (PDSD).

2-06.3.2 - All mapped data shall be drawn at an engineering scale having no more than 50 feet to the inch. This scale is the minimum accepted to assure the plan will be legible during review and when digitized and/or reduced for record-keeping purposes. The same scale shall be used for all sheets within the set. Smaller scales (60:1 or greater) may be used for some or all of the sheets with the prior approval of PDSD when it is determined legibility and the ability to be digitized and/or reduced for archiving will not be affected.

2-06.3.3 - All lettering and text (upper or lower case), and numbering, shall be a minimum of three-thirty-seconds inches in height to assure the plan will be legible during review and when digitized and/or reduced for archiving.

2-06.3.8 - The north arrow, contour interval, and scale as applicable to each sheet should be placed together in the upper right corner of each sheet.

2. COMMENT: Label the contour interval under the north arrow on any applicable site plan sheet.

2-06.4.0 CONTENT REQUIREMENTS

2-06.4.1 - The name, mailing and email addresses, and phone number of the primary property owner of the site, the developer of the project, registrant(s), and other person(s), firm(s), or organization(s) that prepared the development package documents shall be provided on the right half of the cover sheet. The applicable registration or license number shall be provided if prepared by or with the assistance of a registered professional, such as a surveyor, architect, landscape architect, or engineer. All sealing shall be consistent with Arizona Board of Technical Registration guidelines.

3. COMMENT: Label on the cover sheet the Email address for the OWNER / DEVELOPER.

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

2-06.4.3 - The administrative street address and relevant case numbers (development package document, subdivision, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet.

4. COMMENT: This project has been assigned the Development package activity number DP13-0217, list the case number as well as any other case numbers associated with this development, C9-13-12 (new Rezoning case), C9-81-13 (old case for the existing development) and if applicable any other case number as listed above by this standard.

Condition 1.a of rezoning case C9-81-13 required a minimum six (6) foot high screen wall along the north, east and west property lines. The six (6) foot screen must be measured on the development side. Include the height of the north and east walls. (It is acknowledged that the west wall will be removed.) If the north and east walls do not comply with the rezoning condition 1.a of rezoning case C9-81-13, the C of O for the building cannot be approved by zoning inspection until the north and east perimeter screen walls are raised to the six (6) foot height.

2-06.4.4 - The project-location map to be located on the first sheet of the development package in the upper right corner, shall cover approximately one square mile, be drawn at a minimum scale of three inch equals one mile, and provide the following information.

2-06.4.2.B - Identify major streets and regional watercourses within the square mile area and all streets that abut the subject property; and,

5. COMMENT: Label on the location map, Glenn Street and Prince Road.

2-06.4.2.C - Section, township, and range; section corners; north arrow; and the scale

will be labeled.

6. COMMENT: The location map as shown drawn does not appear to cover a full mile. Label the section corners at the intersection of Fort Lowell Rd. and Campbell Ave.

2-06.4.7 - General Notes

The following general notes are required. Additional notes specific to each plan are required where applicable.

2-06.4.7.A - Zoning and Land Use Notes

2-06.4.7.A.3 - If the plan/plat has been prepared in conjunction with a rezoning application, add the following note next to the existing zoning note: "Proposed zoning is ____." List the applicable rezoning file number and conditions of approval. Also place the C9-__-__ (if applicable) and the plan/plat file numbers in the lower right corner of each sheet.

7. COMMENT: List the rezoning case number C9-13-12 in General Note two (2) of the cover sheet. List the rezoning conditions on the cover sheet of the Development Package.

2-06.4.7.A.4 - Identify the existing and proposed use of the property as classified per the UDC. List all UDC sections applicable to the proposed uses.

8. COMMENT: List in General Note 3 the applicable use specific standards for both uses, UDC 4.9.13.K for the Medical use and UDC 4.9.4.S for the Parking use.

2-06.4.7.A.8 - For development package documents provide:

2-06.4.7.A.8.c - Percentage of building, lot area, or vehicular use area expansion. If the building(s) or lot area have been previously expanded, those calculations shall be included; and,

9. COMMENT: Include as a general note the site area and parking area expansion calculations.

2-06.4.8 - Existing Site Conditions

The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided.

2-06.4.8.A - Provide site boundary/subdivision perimeter information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot, or other functional reference system.

10. COMMENT: It is clear that the site consists of two (2) separate parcels. Per the Rezoning case staff report, a tax parcel combo to combine the two (2) parcels will be required. Unless otherwise instructed zoning will not be able to approve the development package until the tax parcel combo has been completed. If the tax parcel combo does not become a condition of rezoning or is not seen as a requirement to approve the rezoning, Zoning will require that a lot combo covenant along with a cross access and parking agreement be recorded prior to approval of the development package. The required documents will have to be submitted no later than the final submittal of the development package to verify the recording information and that the appropriate notes are listed on the development package cover sheet.

2-06.4.9 - Information on Proposed Development

The following information on the proposed project shall be shown on the drawing or added as notes.

2-06.4.9.H - Proposed Traffic Circulation

2-06.4.9.H.2 - Show future and existing sight visibility triangles. On a designated MS&R street, the sight visibility triangles are based on the MS&R cross-section.

11. COMMENT: Draw and label the future sight visibility triangles based on the location of the future curb location per the MS&R plan.

2-06.4.9.H.5 - If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.

12. COMMENT: Label the width of the PAAL areas for the following locations on the site; east one-way PAAL, one-way transition PAAL from the angled parking to the new parking lot, the east and west sections of the PAALS off the West Street driveway entrance.

2-06.4.9.H.5.a - Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design criteria for parking spaces and access are located in Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.

13. COMMENT: All parking spaces adjacent to pedestrian sidewalks or landscape buffers must be provided with wheel stops. Draw and label the wheel stops on the site plan sheets and detail drawings.

2-06.4.9.H.5.b - If any of the required parking is located off-site as permitted by the UDC, a drawing of that parking area is to be provided, together with the city's required parking agreement (include a copy of the lease agreement if applicable) must be provided. Please remember that in these situations, if the off-site parking location is a new parking area, it must comply with all parking area requirements and must be allowed as a principal use by the zoning classification of that property. If the off-site parking area location is an existing parking lot, the parking spaces utilized for the proposed land use must be non-required parking for the existing use for which the parking area was established.

14. COMMENT: If the parcels are not combined, a cross access cross / parking as well as a parking lease agreement will be required. These documents will have to be recorded, documented on the site plan and copies of the recorded documents included with the development package submittal.

2-06.4.9.H.5.d - Show bicycle parking facilities fully dimensioned. For specifics, refer to Section 7.4.9, Bicycle Parking Design Criteria, of the UDC. Provide, as a note, calculations for short and long term bicycle spaces required and provided.

15. COMMENT: Provide dimensioned detail drawings of the "specific areas" where the short and long term bicycle facilities are proposed. The location of the long term facility has been depicted in a landscape area. With the landscape material proposed in this area it would make sense to relocate the lockers onto the adjacent concrete pad. Per UDC Section 7.4.9.D, Long-term bicycle parking not within a building must be lit by overhead lighting. Demonstrate on the DP site plan how this requirement will be addressed.

2-06.4.9.I - Show all right-of-way dedications on or abutting the site and label. If the development package documents have been prepared in conjunction with a subdivision plat or is required as a condition of approval of a review process, such as a rezoning, street dedications in accordance with the Major Streets and Routes (MS&R) Plan may be required by these processes. Projects bounded by streets having only a portion of the right-of-way width dedicated will be required to dedicate right-of-way, up to one-half, to complete the street width. Should there be any proposed street or alley vacation, provide this information. If vacation has occurred, include the recording information.

15. COMMENT: As of this DP plan review, conditions of rezoning have not been determined but as with most re-zonings adjacent to arterial streets, right-of-way dedication in accordance with the MS&R Plan may be required. If the additional right-of-way is required, the Parking Lot parcel should be designed with the additional right-of-way.

2-06.4.9.L - All proposed easements (utility, sewer, drainage, access, etc.) are to be dimensioned and labeled as to their purposes and whether they will be public or private. The easements may have to be recorded and the recordation information added to the development package prior to approval.

16. COMMENT: A utilities plan sheet was not included in the plan so it is not clear whether existing utility easements are within the parcel to be rezoned. Also there are no existing utility easements noted on the plan sheet for the existing site, and no new utility easements have been depicted over either parcel. If applicable to either parcel draw and label the location, width, and purpose for any existing or proposed utility or any other type of easement.

2-06.4.9.M - Grading Plan

2-06.4.9.M.1 - A conceptual grading plan is required on projects with significant topographic

conditions. The PDS Engineering Administrator or designee will determine the need for such a plan.

2-06.4.9.M.2 - Concurrent Review. For all projects, grading plans may be included in the development package and will be reviewed concurrently.

17. COMMENT: When a grading plan is reviewed concurrently with the DP site plan it is assumed approved once the DP site has been approved. Any changes to the site plan that are necessary as a result of reviewer's comments must be made to the grading and landscape plan and applicable site related plan sheets.

2-06.4.9.R - Show on-site pedestrian circulation and refuge utilizing location and the design criteria in Section 7-01.0.0, Pedestrian Access, of the Technical Standards Manual.

18. COMMENT: Dimension all sidewalks on the developed parcel. Where parking spaces abut a sidewalk and the sidewalk is less than six and one-half feet in width, the parking spaces will be provided with wheel stops. Parking spaces may overhang a sidewalk only when the width of the sidewalk is six and one-half feet wide or wider. Dimension all sidewalk widths as required.

2-06.4.9.U - Indicate graphically, where possible, compliance with conditions of rezoning.

19. COMMENT: Provide a separate response letter detailing how compliance with all conditions of re-zoning has been addressed. Demonstrate on the plans where possible how compliance with the conditions of re-zoning applicable to site requirements will be met.

2-06.4.9.V - For gang mailboxes indicate location to assure there are no conflicts with other requirements, such as pedestrian accessibility, utilities, and landscaping.

20. COMMENT: Provide the location of mailboxes. If mail is delivered inside each building, state so as a general or key note.

2-06.4.9.W - Indicate the locations and types of proposed signs (wall, free-standing, pedestal) to assure there are no conflicts with other requirements and that minimal locational requirements can be met. Indicate if there are any existing billboards on site. Compliance to the Sign Code, Chapter 3 of the Tucson Code, is required.

21. COMMENT: Depict the location(s) of any proposed freestanding monument signage. The location, type and size should be labeled.

2-06.4.9.X - Show compliance with landscaping and screening requirements by locations, material descriptions, and dimensions. Specific plant or hardscape material shall be detailed on a landscape plan. A detailed landscape plan is required. In accordance with Section 2-11.0.0, Landscape Plan Requirements.

22. COMMENT: See the landscape reviewer comments related to the requirements for landscape buffers and screening.

23. Comment: As mentioned in a previous comment, this DP plan has been reviewed without the benefit of conditions of rezoning. Expect additional comments on the subsequent DP submittal and review.

If you have any questions about this transmittal, please call David Rivera, (520) 791-5608.

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package site plan and any requested documents.

11/01/2013	PGEHLEN1	SOUTHWEST GAS	Denied
Comments: See documents in SIRE. SWG wants notes added to the plan.			
11/04/2013	TOM MARTINEZ	AZ DEPT TRANSPORTATION	Approved
Comments: Regional Traffic Engineering has no comments on this submittal and supports the rezoning. Thank you.			
11/05/2013	KBROUIL1	FIRE	Approved
Comments: none			

11/05/2013 PGEHLEN1 DEVELOPMENT Approved

Comments:

See letter in SIRE

11/06/2013 PGEHLEN1 ENVIRONMENTAL SERVICES Denied

Comments:

The Development Package has been reviewed. Please address the following on the next submittal:

1. The waste enclosure to remain is inadequate. Please provide details for an enclosure that will accommodate both solid waste and recycle metal containers demonstrating compliance with clearance and construction requirements as shown in TSM 8.01 Figure 3A, or add sufficient notes specifying the clearances and construction materials, spacing of bollards, gate materials, etc.

2. Please demonstrate there is adequate truck access and maneuverability in the vicinity of the enclosure. Confirm once the required enclosure is shown that trucks will be able to approach it in an in-line position. See the details and turning templates in TSM 8-01.

3. The clear space for entry to a waste enclosure requires a 14' x 40' area in front of the enclosure for each container. The space required for a two container enclosure is therefore 28' x 40'. See TSM 8-01.5.3.B. Please show this area outlined on the plan.

4. Per TSM 8-01.4.B, add the general note specifying anticipated method of collection and frequency.

5. There may be additional comments once the enclosure is shown on the resubmittal.

I can be reached if there are questions at kperry@perryengineering.net.

Ken Perry, PE, LEED AP

Principal

100 East Sixth Street

Tucson, Arizona 85705

Cell 520.820.4355 Fax 520.629.9952

kperry@perryengineering.net

www.perryengineering.net

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11/18/2013 RONALD BROWN ZONING HC Denied

Comments:

SHEET 3 OF 12

1. As per section 1106.6 of the 2012 IBC, where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

a. Please redesign your accessible parking layouts and locate the 3 accessible spaces in the South row to the north row of parking.

b. Adjust the marked crossing as required.

2. Insure slopes of all accessible routes comply with ICC A117.1, Section 403.3; 5%

maximum running slope and 2% maximum cross slopes. Provide a note to that effect.
 3. Reference all accessible parking layouts to the large scale details on sheet 5 of 12.
 SHEET 5 OF 12
 4. Provide a letter/number designation of all the details shown on this sheet.
 5. At assigned letter detail L and M, redesign the accessible parking as per comment 1.
 END OF REVIEW

11/20/2013 ROBERT SHERRY PLUMBING-COMMERCIAL Approved
Comments:
 none

11/21/2013 ZELIN CANCHOLA TRAFFIC Approved
Comments:
 none

11/21/2013 PGEHLEN1 PIMA ASSN OF GOVTS Approved
Comments:
 No objections/adverse comments. Trip generation analysis is part of the "Design Compatibility Report"

Eric W. Kramer, Ph.D., AICP
 Senior Land-Use Modeler

PAG40MPOhoriz3.png

177 N. Church Ave, Suite 405
 Tucson, AZ 85701
 (520) 792-1093 x506 (tel)
 (520) 620-6981 (fax)
 www.pagnet.org
 ekramer@pagnet.org

11/22/2013 PGEHLEN1 TUCSON POLICE DEPARTMENT Denied
Comments:
 I have a problem with #18 that states: no parking lot lighting or premise lighting is going to be provided with this. Does this mean that there will be NO lighting on this property?
 I would like to see the lighting plans for this property.
 CSO Becky Noel #37968
 Tucson Police Dept
 837-7428

11/25/2013 LOREN MAKUS ENGINEERING Approved with conditions
Comments:
 The engineering division approves this development package on the following conditions:
 1. Clearly identify existing and future SVTs. The future SVTs must be based on the MS&R plan.
 2. The plan shall be revised as necessary to meet all re-zoning conditions.

11/26/2013 JOE LINVILLE LANDSCAPE Plan requires change prior to approval
Comments:
 1) UDC 7.6.5.C.3.c. Non-vegetative Screens

Fences or walls constructed in a single continuous line may not extend into a street landscape border more than the actual width of the fence or wall. Where a fence or wall incorporates offsets or similar design features, a screen may extend a maximum of three feet into the street landscape border.

The walls along Fort Lowell extend too far into the street landscape border.

2) AM 2-10.4.2.A.3b. Height of screening material and reference point for measurement.

Note the height of the proposed screen walls.

3) UDC 7.6.4.F Use of the Public Right-of-Way.

The landscaping is approved by the City Engineer or designee and complies with the City Engineer's standards on construction, irrigation, location, and plant type.

Provide verification in writing of any approvals received by the City Engineer.

4) TSM 4-01.4.2 All systems shall include rain shut-off devices.

Provide the required Rain Sensor.

5) Revise the plans to comply with any applicable conditions of rezoning.

6) Revise the rainwater harvesting plan Site Water Budget to eliminate excess contributions (<100%) to the % of water demand met from unrelated WHIA's.

TSM 4-01.2.0

11/26/2013	TIM ROWE	WASTEWATER	Not Required
Comments: none			

11/26/2013	JENNIFER STEPHENS	ADDRESSING	Not Required
Comments: per form			

11/26/2013	JOHN BEALL	COMMUNITY PLANNING	Denied
Comments: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS Regarding SUBJECT: Community Design Review Committee Application CASE NUMBER: CASE NAME: DATE SENT DP13-0217 CODAC at Cobblestone - Ft. Lowell Road (X) Tentative Plat (X) Development Plan (X) Landscape Plan () Revised Plan/Plat () Board of Adjustment () Other - Elevations CROSS REFERENCE: C9-13-12 CODAC - Ft. Lowell NEIGHBORHOOD PLAN: Plan Tucson and Kino Area Plan GATEWAY/SCENIC ROUTE: NO COMMENTS DUE BY: November 26, 2013 SUBJECT DEVELOPMENT PLAN/PLAT HAS BEEN REVIEWED BY COMMUNITY PLANNING AND PRESERVATION, AND STAFF SUBMITS THE FOLLOWING COMMENTS: () No Annexation or Rezoning Conditions, Not an RCP - No Comment () Proposal Complies with Annexation or Rezoning Conditions () RCP Proposal Complies with Plan Policies			

- (X) See Additional Comments Attached
- () No Additional Comments - Complies With Planning Comments Submitted on:
- (X) Resubmittal Required:
- (X) Tentative Plat
- (X) Development Plan
- (X) Landscape Plan
- () Other

REVIEWER: msp
 DATE: 11/26/13
 Planning and Development Services Department
 Community Planning Section
 DP13 0217 - CODAC at Cobblestone - Ft. Lowell Road
 November 26, 2013

Based on the applicant's request; a concurrent review is under way for both Development Plan 13-0217, and Rezoning Case C9-13-12 CODAC, to change the land use zone from R-2 residential to P, Parking zone, to allow the site to be utilized as an expansion to an existing office complex with outpatient services.

Prior to the approval of the proposed development plan DP13-0217; rezoning case C9-13-12, must be approved by Mayor and Council. Development plan DP13-0171 shall be required to be in full compliance with all of C9-13-12 approved rezoning conditions.

Staff offers the following comments:

1. Prior to development plan resubmittal, the proposed development plan shall be in full compliance with rezoning case C9-13-12, as approved by Mayor and Council.

2. Prior to development plan approval, add to the general notes all C9-13-12, rezoning conditions, verbatim, as approved by Mayor and Council.

11/26/2013 GLENN HICKS PARKS & RECREATION Approved
Comments:
 none

11/27/2013 ED ABRIGO ASSESSOR Not Required
Comments:
 none

11/27/2013 ROBERT YOUNG PIMA CTY - DEV REVIEW Not Required
Comments:
 none

11/27/2013 PGEHLEN1 TUCSON AIRPORT AUTHORITY Not Required
Comments:
 none

11/27/2013 PGEHLEN1 U. S. POST OFFICE Not Required
Comments:
 none

11/27/2013 PGEHLEN1 CENTURYLINK Not Required
Comments:
 none

11/27/2013 PGEHLEN1 EL PASO NATURAL GAS Not Required
Comments:
 none

12/06/2013 LIZA CASTILLO TUCSON ELECTRIC POWER Approved
Comments:
 4350 E. Irvington Road, Tucson, AZ 85714
 Post Office Box 711, Tucson, AZ 85702

 WR#270204 December 11, 2013

Cypress Civil Development
2102 N Country Club Rd Suite 9
Tucson, Arizona 85716

Dear Cypress Civil Development:

SUBJECT: CODAC Cobblestone Court
DP13-0217

Tucson Electric Power Company has reviewed and approved the development plan submitted October 29, 2013. It appears that there are no conflicts with the existing facilities within the boundaries of this proposed development.

Enclosed is a copy of a TEP facilities map showing the approximate location of the existing facilities. Any relocation costs will be billable to the customer.

In order to apply for electric service, call the New Construction Department at (520) 918-8300. Submit a final set of plans including approved site, electrical load, paving off-site improvements and irrigation plans, if available include a CD with the AutoCAD version of the plans.

If easements are required, they will be secured by separate instrument. Your final plans should be sent to:

Tucson Electric Power Company
Attn: Mr. Richard Harrington
New Business Project Manager
P. O. Box 711 (OH-204)
Tucson, AZ 85702
520-917-8726

Should you have any technical questions, please call the area Designer Jennifer Crawford at (520) 917-8708.

Sincerely,

Tina Zarate
Admin Support
Design/Build
Enclosures
Cc: City of Tucson
J Crawford, Tucson Electric Power

12/06/2013 PATRICIA GEHLEN ZONING-DECISION LETTER Plan requires change prior to approval

Comments:

This review has been completed and resubmittal is required. Please resubmit the following items:

- 1) Two rolled sets of the plans
- 2) A disk containing all items submitted
- 3) All items requested by review staff
- 4) All items needed to approve this plan

FINAL STATUS of the Workflow

12/06/2013 CPIERCE1 OUT TO CUSTOMER This has been completed

Comments:

none

Conditions:

none



MEMORANDUM

DATE: December 30, 2013

TO: File

FROM: Rezoning Section

SUBJECT: Certification of Mail Out of Zoning Examiner Public Hearing Notice on Rezoning Site

REZONING CASE NAME: C9-13-12 CODAC – Fort Lowell Road

This serves to place on record the fact that on December 31, 2013, BJ Viestenz, mailed notice of the Zoning Examiner's January 16, 2014, public hearing for rezoning case C9-13-12 CODAC – Fort Lowell Road, a minimum of fifteen (15) days prior to the public hearing.

Signature:

Date:

Attachment: copy of mailing list

cc: Linus Kafka, Zoning Examiner

CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a rezoning.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

You may speak in favor or in opposition to the rezoning during the public hearing. You may also submit a written approval or protest. A form is attached for your convenience.

PUBLIC HEARING INFORMATION

Date: **January 16, 2014**

Time: At or after 6:30 PM

Location: Mayor and Council Chambers* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

The Council Chambers is wheelchair accessible. A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling (520) 791-4213 or (520) 791-2639 (TDD).

APPLICANT

Jeff Hunt, Principal
Cypress Civil Development
2102 N Country Club Rd #9
Tucson, AZ 85716

PROPOSED REZONING

Case: C9-13-12 CODAC – Fort Lowell

Requested Zoning Change: R-2 to P (Parking)

Location: The north side of Fort Lowell, approximately 700 feet west of Navajo Road.

Proposed Development: The proposed parking area will support the adjacent outpatient building (O-3 zone) immediately to the east of the parcel. The parking area shall not have direct access to Fort Lowell Road.

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C9-13-12 CODAC - Fort Lowell Road (Ward 3)
Cambio de Zonificación Solicitada: Rezonificación de la R-2 a P para permitir una zona de aparcamiento
Ubicación: El lado norte de la calle Fort Lowell aproximadamente 700 pies al oeste del camino de Navajo.
Desarrollo Propuesto: La zona de aparcamiento propuesto apoyará el edificio de consultas externas adyacentes (zona O-3) al este inmediato de la parcela. La zona de aparcamiento no tendrá acceso directo a Fort Lowell carretera.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550

For further information, please call Peter McLaughlin or Carolyn Laurie at (520) 791-5550 or write to Planning & Development Services Department – Rezoning Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, AZ 85726

ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description, refer to Unified Development Code, Article 4, which can be found at <http://www.ci.tucson.az.us>)

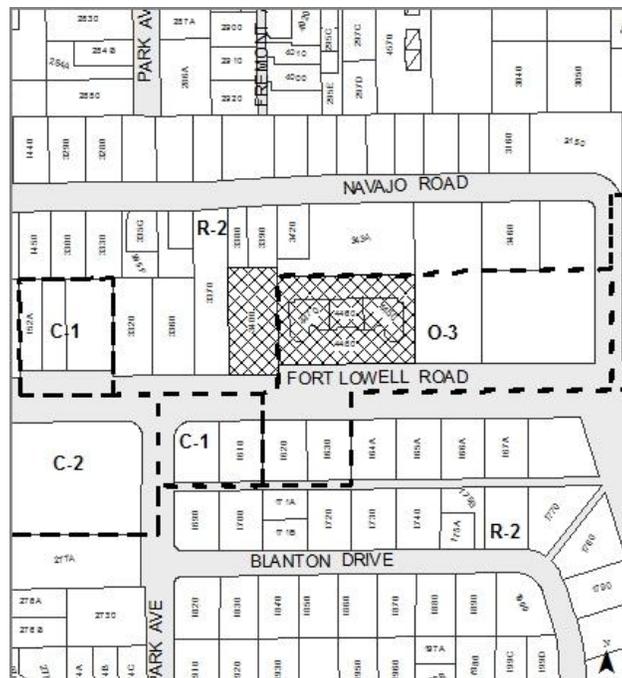
Current Zoning:

From:

Residence Zone (R-2) : This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

To:

Parking Zone (P) : This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.



C9-13-12

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, 12/31/2013 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html



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: C9-13-12 CODAC – Fort Lowell Road, R-2 to P
Ward 3**

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 CL
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

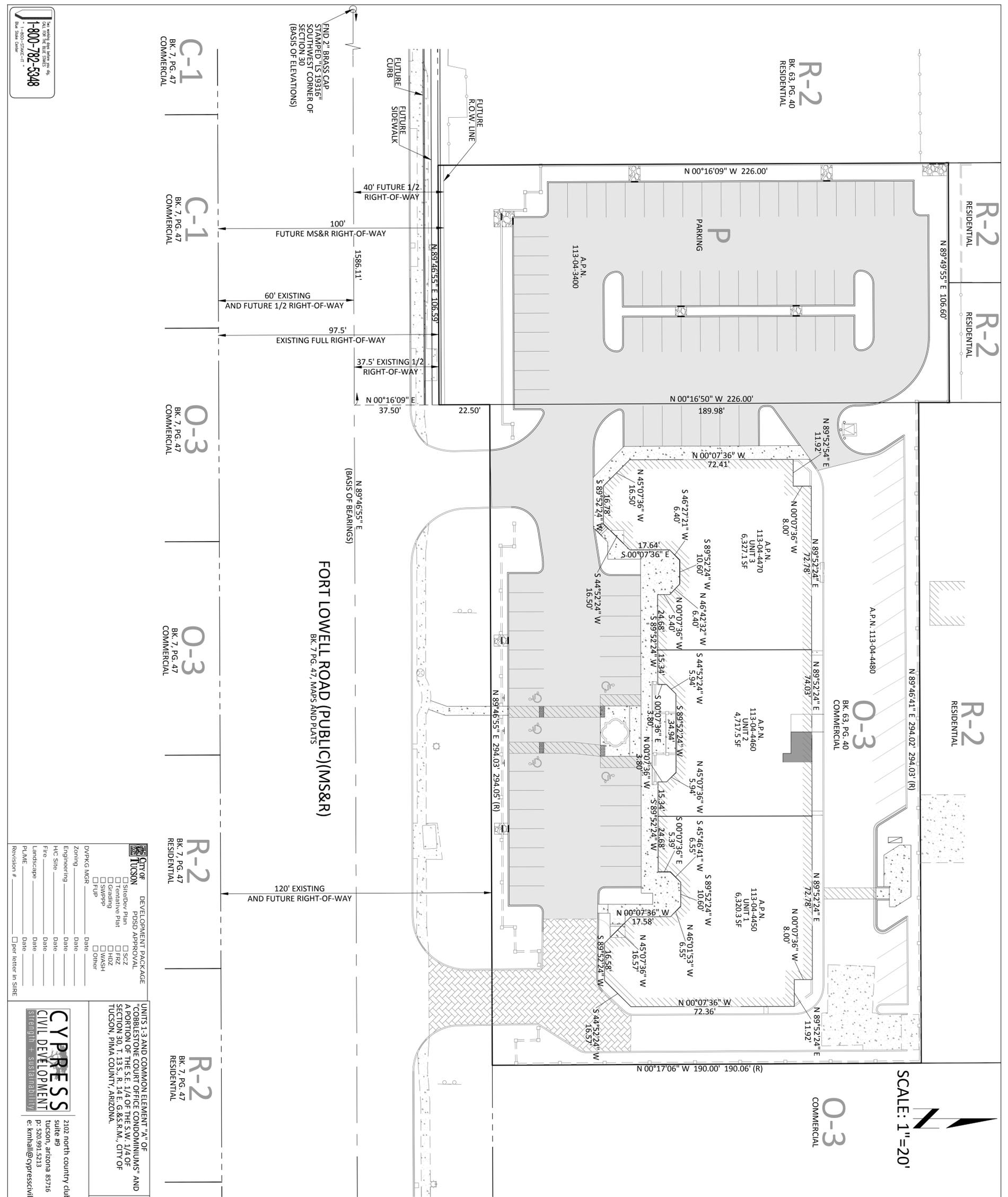
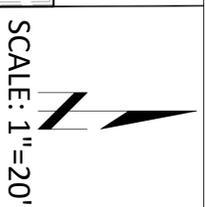
C9-13-12

Expose this flap - Affix stamp and return



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

1. C9-13-12 IMPORTANT REZONING NOTICE ENCLOSED



FORT LOWELL ROAD (PUBLIC)(MS&R)
BK. 7 PG. 47, MAPS AND PLATS

C-1 BK. 7, PG. 47 COMMERCIAL
C-1 BK. 7, PG. 47 COMMERCIAL
O-3 BK. 7, PG. 47 COMMERCIAL
O-3 BK. 7, PG. 47 COMMERCIAL
R-2 BK. 7, PG. 47 RESIDENTIAL
R-2 BK. 7, PG. 47 RESIDENTIAL

UNITS 1-3 AND COMMON ELEMENT "A" OF "COBBLESTONE COURT OFFICE CONDOMINIUMS" AND A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 30, T. 13 S., R. 14 E. G. & S. R. M., CITY OF TUCSON, PIMA COUNTY, ARIZONA.

DEVELOPMENT PACKAGE for CODAC COBBLESTONE COURT
Property boundary plan

SITE ADDRESS
1005 + 1021 EAST FORT LOWELL ROAD
TUCSON, ARIZONA 85719

OWNER/DEVELOPER
SERENITY V. LLC, 1/6 CODAC
BEHAVIORAL HEALTH SERVICES, INC.
1650 E. FORT LOWELL ROAD, SUITE 202
TUCSON, ARIZONA 85719
ATTN: JAYNA KODR
PH: (520) 327-4505

CITY OF TUCSON DEVELOPMENT PACKAGE
PDSO APPROVAL

Site/Dev Plan
 Tentative Plat
 Grading
 SWPPP
 FRUP

SCZ
 HRZ
 HDZ
 WASH
 Other

DV/PKG MGR _____ Date _____
Engineering _____ Date _____
H/C Site _____ Date _____
Fire _____ Date _____
Landscape _____ Date _____
PLM _____ Date _____

Revision # _____
 Letter in Site

CYPRESS CIVIL DEVELOPMENT
2102 north country club road
suite #9
tucson, arizona 85716
p: 520.991.5213
e: kmittal@cypresscivil.com

JEFFREY P. HUNT
REGISTERED PROFESSIONAL ENGINEER
No. 13023
Exp. 12/31/2024

NO.	DATE	REVISION	BY
2			
12			

For working days, please call us at
1-800-782-5348
Tucson, AZ 85719
Fax: 520-991-5213
Web: www.cypresscivil.com