



**CITY OF  
TUCSON**  
ZONING  
EXAMINER'S  
OFFICE

## Preliminary Report

February 27, 2014

Joe Yee  
Northern Star Properties, LLC  
10080 E Old Spanish Trail  
Tucson, AZ 85748

Michael Grassinger  
The Planning Center  
110 S Church Ave  
Tucson, AZ 85701

Greg Carlson  
Creg Carlson Engineering  
1521 E Broadway Blvd  
Tucson, AZ 85719

**SUBJECT: C9-13-14 Northern Star – Old Spanish Trail, SR to PAD  
Public Hearing: February 20, 2014**

Dear Mr. Grassinger,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C9-13-14, Northern Star – Old Spanish Trail. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

## SUMMARY OF FINDINGS

### **Application:**

This is a request by Michael Grassinger of the Planning Center, on behalf of the property owner, Joe Yee, to rezone approximately 60 acres from SR to PAD (Planned Area Development) zoning. The rezoning site is located on the west side of Houghton Road, south of Old Spanish Trail and north of Golf Links Road. The proposal is for a mixed-use community activity center with commercial, retail, entertainment, office, and residential uses. The site is currently developed with three single-family homes and associated structures.

To the north of the proposed rezoning site are single family residential and a church, zoned R-1, RX-2, and SR. To the south is commercial development including a convenience store with a gas station and a retail shopping center, as well as vacant land, zoned C-1 and C-2. To the east is the Tucson Water Eastside Service Facility site and vacant land, zoned C-2. To the west and southwest are single family residential developments, zoned RX-1, R-1 and SR.

The 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 on the *Major Streets and Routes Plan*. Golf Links Road is designated as a Gateway Route.

Land use policy direction for this area is provided by the *Pantano East Area Plan (PEAP)* and *Plan Tucson*.

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 proposed PAD 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*.

The *PEAP* supports community commercial uses at the intersections of major streets. PADs within the *PEAP* should include documentation of the need for additional commercial uses in the area. The PAD document should 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. These policy objectives are met in the Northern Star PAD document.

The PAD includes a mix of land uses to meet the diverse needs of the immediate area and the broader community. Approximately 10 acres of the PAD are to be retained as open space, with 30-foot natural bufferyards along Old Spanish Trail and 20-foot natural bufferyards 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 development. Additionally, the building setback along this western boundary will be between 150 and 200 feet, with a 200-foot setback for large-scale retail development. Landscaping along the Eastview Wash floodplain corridor, which runs 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 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 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 rezoning is consistent with, and supported by, the policy direction provided in *Plan Tucson* and the *Pantano East Area Plan*. The proposed rezoning meets the intent of the policy direction regarding compatibility with scale, density and character of surrounding development. Subject to the plans, policies and requirements set forth in the PAD document, rezoning of the site to Planned Area Development zoning is appropriate.

**RECOMMENDATION**

The Zoning Examiner recommends approval of PAD zoning.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L. Kafka', with a long horizontal line extending to the right.

Linus Kafka  
Zoning Examiner

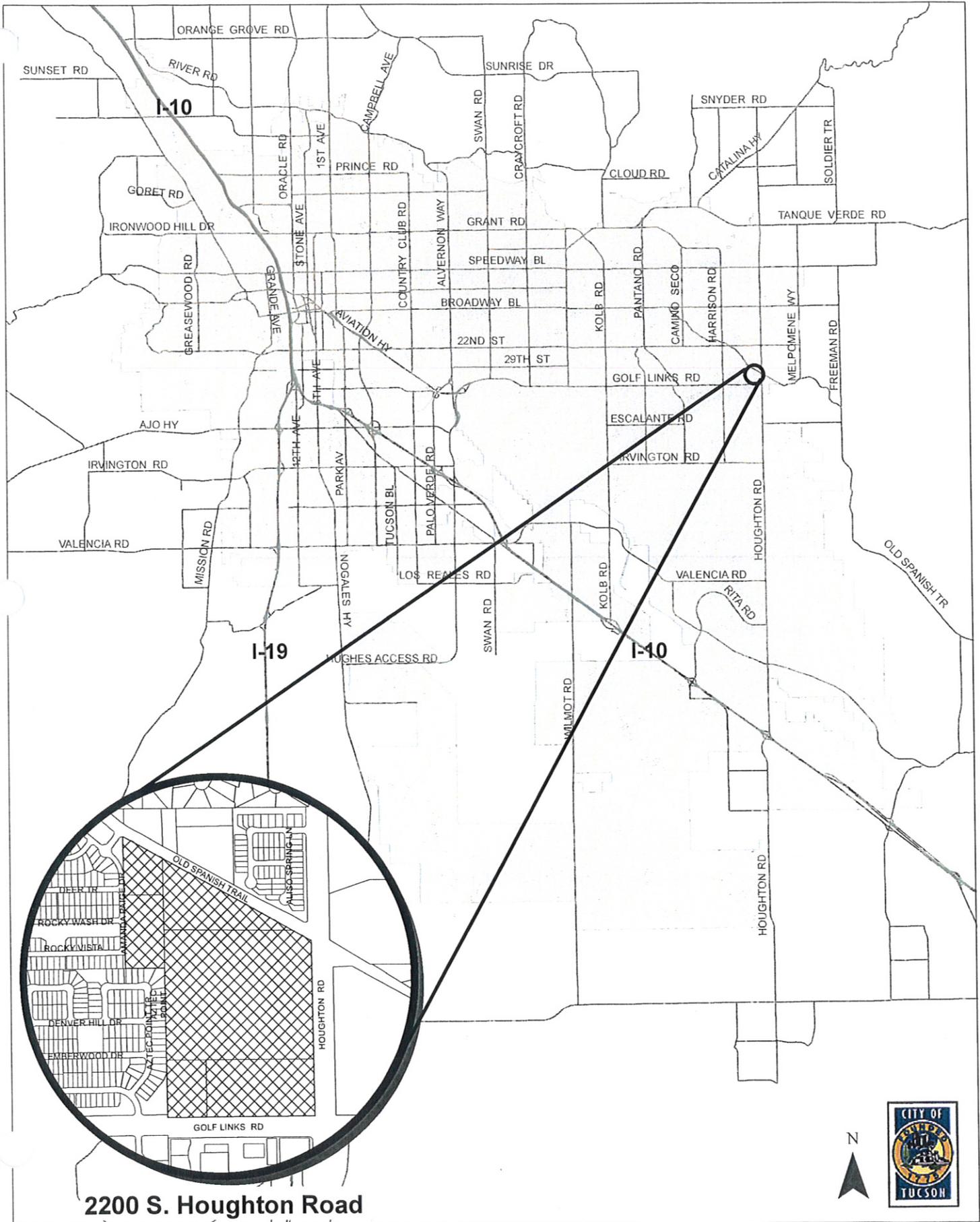
**ATTACHMENTS:**

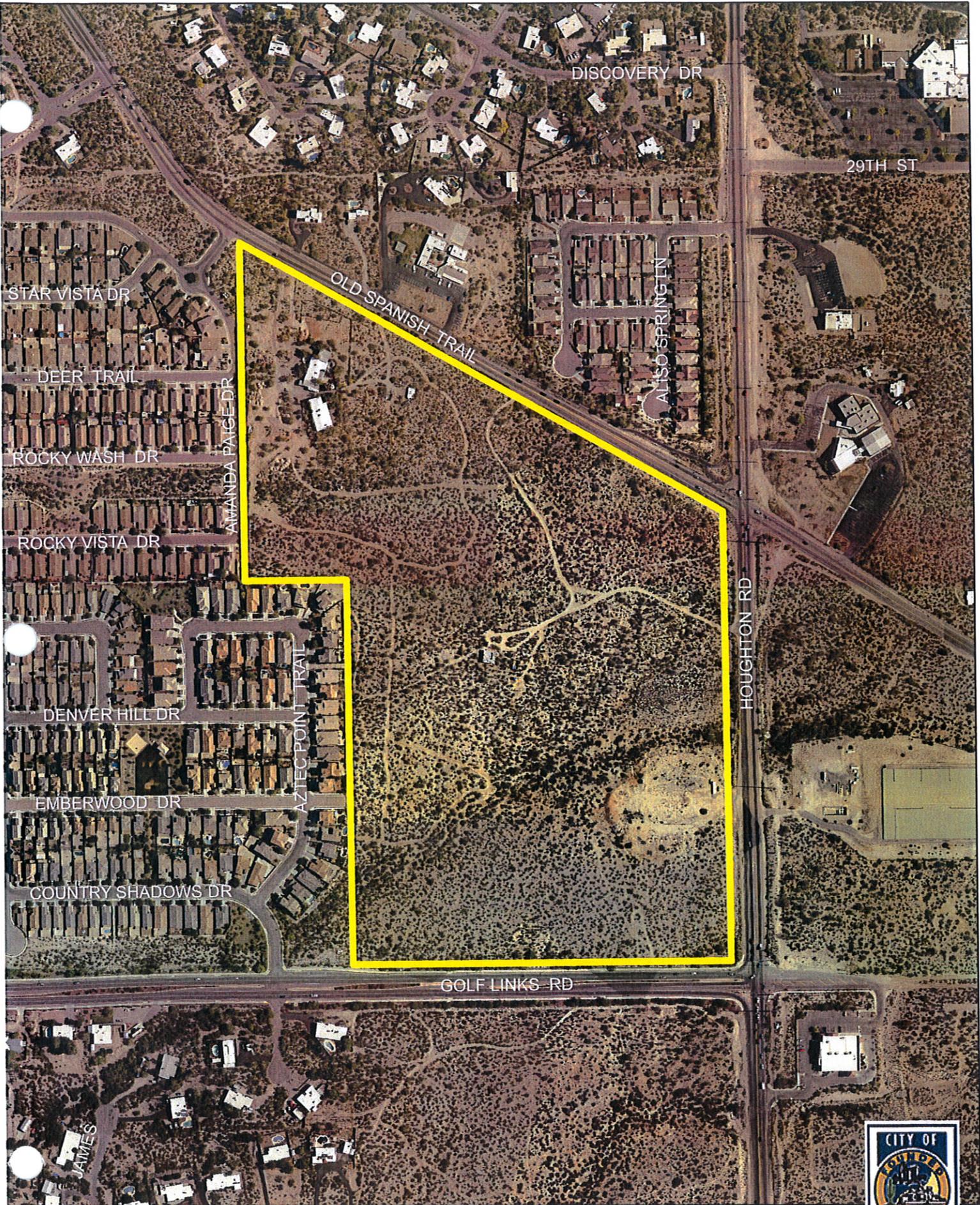
Case Location Map

Rezoning Case Map

cc: City of Tucson Mayor and Council

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





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

0 100200 400  
Feet  
1 inch = 400 feet

