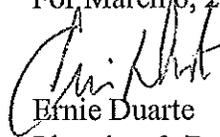




MEMORANDUM

DATE: February 19, 2014
For March 6, 2014 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING PLANNING & DEVELOPMENT SERVICES REPORT
C9-13-16 Friends of the Library – Bray Road, R-2 to C-1 (Ward 6)

Issue – This is a request by Robert Longaker of the WLB Group, on behalf of the property owner, Friends of the Library, to rezone approximately 1.06 acres from R-2 to C-1 zoning. The rezoning site is located southeast of the intersection of Grant Road and Country Club Road, approximately 147 feet east of Country Club and Bray Road (see Case Location map). The preliminary development plan proposes two 2,500 square-foot, single-story buildings, landscape and buffer areas, and vehicle parking.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of C-1 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Commercial buildings, two residential units, and parking areas.

Surrounding Zones and Land Uses:

North: Zoned Commercial Zone (C-1); retail, office, and small business

South: Zoned Commercial Zone (C-1) and Residence Zone (R-2); apartments and small business

East: Zoned Residence Zone (R-2); radio tower facility

West: Zoned Commercial Zone (C-1); retail, commercial, and small business

Previous Cases on the Property:

Zoning Violation Case No. T13DV02322: Vacant residential lots being used as a parking lot. The subject rezoning has been submitted to abate the zoning violation.

Temporary Use Permit No. T13TUP0011. Friends of the Library, 3125 and 3127 E. Edison, Zoned R-2. On August 5, 2013 a Temporary Use Permit (TUP) was granted with conditions, to allow for continued use of the R-2 parcels for book sales parking until the rezoning request was completed. The TUP will expire on August 5, 2014.

Related Cases:

C9-13-09 Girl Scouts – Broadway Boulevard R-1 and P to C-1 (Ward 6) This was a rezoning request for 0.8 of an acre located at the southeast corner of Broadway and Columbus Boulevard to create a consistent zoning pattern to facilitate redevelopment and expansion of the site. On November 6, 2013, Mayor and Council authorized the case.

Applicant’s Request – A zone change for an approximately 1.06 acres portion of the property from R-2 (Residential Zone) to C-1 (Commercial Zone) to allow for the business operations to expand to the east and southeast. The development plan also designates a parking area and the location of two new 2,500 square foot commercial building.

Planning Considerations

Land use policy direction for this area is provided by the *Grant-Alvernon Area Plan* and *Plan Tucson*.

Grant-Alvernon Area Plan policy goals and guidelines are to preserve, protect and enhance the integrity of established neighborhoods; identify appropriate locations for residential, commercial and industrial development; and encourage provision of safe and efficient circulation systems for all modes of transportation. The conceptual land use map supports residentially-scaled office and residentially-scaled neighborhood commercial and high-density residential uses on the site.

General Land Use policies encourage the development of child-friendly uses to complement the scale, character and identity of the surrounding area. Policy supports non-residential development on the perimeter of residential areas to protect and enhance the quality of life for neighborhood residents. Such development should demonstrate sensitivity to surrounding uses through the use of design, location, orientation, landscaping and screening, and by restricting primary access for nonresidential uses to arterial streets or to collector streets.

Commercial development can be supported when primary access is provided to an arterial street. Consolidation of abutting residential parcels with nonresidential uses can be considered when the residential parcel to be consolidated is bound on at least two sides by nonresidential zoning and at least 50% of the residential parcel will be used for parking, maneuvering and landscaping to include a minimum 10-foot wide buffer with a 6-foot high masonry wall and a mix of canopy trees. The Plan’s General Design Guidelines are intended to ensure that development is designed in a manner that enhances the visual appearance of the neighborhood, and that such development is compatible with existing land uses.

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 subject parcels are zoned R-2 residential and located east of the Friends of the Pima County Library main building, which fronts onto Country Club Road. To the east of the rezoning site is an existing residential neighborhood zoned R-2 and R-3, generally single story homes and a two story multi-family complex, including a parcel that contains a communication tower. To the south is R-2 a residential zone with a single story multi-family complex. To the west are parcels zoned C-1 commercial uses fronting Country Club Road. To the north across Bray Road are C-1 zoned commercial uses that front Grant Road and Bray Road.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 60 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – As the site is generally developed, the applicant’s main proposal is to bring the site into compliance with the Unified Development Code (UDC). The R-2 parking area was developed to its current condition to meet the requirements of the TUP. If rezoned, further improvements will be required to UDC standards. A residence is located immediately adjacent to the driveway access to Bray Road. Staff recommends additional buffer yard setbacks and shrubbery along the east and northern parking area to mitigate for light and noise intrusion in this area.

Drainage/Grading/Vegetation – The Design Compatibility Report (DCR) proposes ten foot wide landscape borders, and native trees to meet UDC standards. The applicant is proposing to use an administrative process to seek relief from landscape border requirements. However, it should be noted that complete deletion of required landscaping requires a public hearing before the Board of Adjustment. Plan policy calls for a minimum ten foot wide landscape border with a variety of trees and shrubs and a five foot high masonry screen wall along the residential boundaries to provide privacy and mitigate noise impacts from commercial activities. All vegetation shall be low maintenance and drought-tolerant and/or of similar form and scale to the types existing in the area. Plan policy encourages the use of walls to complement existing developments. To promote visual interest, staff recommends that all screen walls have a decorative design; that the surface texture and colors complement the buildings; and that they be constructed of or painted with graffiti-resistant materials. In addition to enhancing the visual quality of the project, enhanced landscaping will help mitigate the urban heat island effect. Landscape area should be maintained weed free, including eradication of buffelgrass, and retention basins should be sprayed for insect and larva growth during the appropriate seasons as part of the routine landscape maintenance.

Road Improvements/Vehicular Access/Circulation – Plan policy calls for all parking, loading and maneuvering to be provided onsite. The PDP shows one development with integrated vehicular access and circulation. Primary access is from Country Club Road with a secondary access from Bray Road. Staff recommends signage near the northwest corner of the overall site to indicate Bray Road is “NOT A THROUGH STREET” as approved by TDOT. The site plan submitted in support of the rezoning request shows an existing striped 65 space parking area and no sidewalks along

Country Club Road. During the development review process these areas will be required to comply with the UDC. Parking areas should be landscaped with a mix of canopy trees and understory shrubs and ground cover to assist in the urban heat island effect. All ADA parking spaces should be located along the northern edge of the rezoning area and a pedestrian circulation plan be integrated into the PDP, including sidewalks, pavement stripping, and signage. Short and long term bicycle parking should also be located in this general vicinity. For pedestrians and users safety, security lighting should be provided in the parking areas. Plan policy supports minimizing the number of vehicular access points.

Conclusion – The Grant-Alvernon *Area Plan* and the *Plan Tucson* supports the proposed land use change, subject to compliance with the attached preliminary conditions, approval of the requested C-1 zoning is appropriate.

Preliminary Conditions

PROCEDURAL

1. A development package in general compliance with the preliminary development package and required reports dated, December 31, 2013, covering the rezoning site together with parcel numbers 122-15-156D, 122-15-1550, 122-15-1510, and 122-15-152A 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. One year is allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning with a site inspection.

LAND USE COMPATIBILITY

8. Provide documentation with the development plan package, of a recorded cross-access agreement with abutting commercial parcel (2206 N. Country Club Road), which fronts Country Club Road.

Preliminary Conditions

9. All ADA parking spaces and short term bicycle parking facilities shall be located along the northern boundary of the parcel south of Bray Road.
10. An integrated pedestrian circulation plan shall be included in the development plan package which includes access to the parcel north of Bray Road.
11. An integrated outdoor lighting plan, in compliance with the Outdoor Lighting Code (OLC), shall be included in the development plan package. The plan shall show even lighting distribution over the entire proposed site, and shall minimize spill-over light.
12. Hours of operation for deliveries/pick-ups, trash pick-up, and outdoor construction service uses limited 7:00 AM to 9:00 PM.
13. Building façade of any future building to match existing on-site building and be compatible with surrounding residential land uses, and integration of GAAP design guideline. Provide elevations for existing and proposed building(s), with dimensions and color palette, to PDSD Community Planning for review.
14. All screen 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, tile, stone, rustic metal, 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.
15. Noise generating activities such as trash collection or loading zone shall be located a minimum of fifty (50) feet from a residentially zoned or used property. Trash and recycling shall be enclosed.

DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

16. The submittal of a drainage report that addresses onsite and offsite drainage and its impact on the proposed improvements, including Christmas Wash flood hazard area.
 - a. The drainage report shall also address the provision of runoff retention basins in accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual.
 - b. The entire Rezoning area is within the City of Tucson Flood Hazard Area. Development will require floodplain use permit(s) and may require elevation certificate(s).
 - c. If bleed pipes are used to drain the retention basin(s), the basin(s) floors shall be graded to drain either toward the outlet structure or other logical point. Basin

Preliminary Conditions

floors shall not be flat.

- a. Retention basins shall be located adjacent to a street or accessible common area. Basin side slopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
 - b. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
 - c. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter.
 - d. All security barriers and screening for detention/retention basins shall meet Safe By Design guidelines.
17. Owner/applicant is responsible for providing a special inspection and delivering results to PDSO landscape review 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.
18. There shall be no greater than a 10 percent surplus over the number of vehicle parking spaces required by the *UDC* for the proposed use. Additional spaces can be mitigated by one additional tree per four spaces.
19. Owner/applicant is responsible for providing a special inspection and delivering results to PDSO building codes for the following condition. Provide materials with building permit application and reference rezoning case number C9-13-14. New and replacement roofing material shall be Energy Star rated, or cool roof rated with 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

20. Dedication of additional right of way, along Country Club Road, in accordance with the MS&R Plan requirements.
21. Driveway (from Country Club) to parking lot to be improved to current standards including pedestrian access along the northern boundary of the rezoning parcel.
22. Provide on-site Signage near the northwest corner of the overall site to indicate Bray Road is "NOT A THROUGH STREET" as approved by TDOT.

Preliminary Conditions

s/rezoning/C9-13-16/C9-preliminary conditions.doc



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

January 6, 2014

Carolyn Laurie, Lead Planner
Planning & Development Services
City of Tucson
201 N. Stone Ave.
Tucson, AZ 85701

Re: Rezone Request
C9-13-16
Friends of Pima County Public Library
3124 E. Bray Road
Tax Parcel Nos: 122-15-1510, 1550 and 156D
WLB No. 113037-A-001

Dear Carolyn:

Per our conversation on January 3, 2014, we understand that the Zoning Examiner hearing for this case has been scheduled for March 6, 2014. We accept this hearing date, despite it being more than 70 days from the acceptance of the application.

Thanks to you and your staff for your review of the application. Please let me know if any additional information is required and we look forward to presenting this project at the Zoning Examiner hearing.

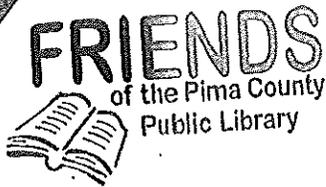
Sincerely,

THE WLB GROUP, INC.

A handwritten signature in black ink, appearing to read "R. Longaker II".

Robert G. Longaker II, P.L.A.
Senior Project Manager

Engineering • Planning • Surveying • Urban Design • Landscape Architecture
Offices located in Tucson, Phoenix, Flagstaff, Las Vegas • E-mail: tucson@wlbgroup.com
4444 East Broadway • Tucson, Arizona 85711 • (520) 881-7480 • FAX (520) 881-7492



2230 N. Country Club Road
Tucson, AZ 85716
520-795-3763
www.pimafriends.com
info@pimafriends.com

May 13, 2013

Jim Mazzocco
Zoning Administrator
City of Tucson
Public Works Building
201 N. Stone Ave.
Tucson, AZ 85701

Re: Case # T13CV02322

Dear Mr. Mazzocco,

The Friends of the Pima County Public Library are appealing the Notice of Violation:

Using a vacant lot for parking is not permitted in a residential zone

We are a volunteer driven 501(c)3 nonprofit organization dedicated to raising funds for the Pima County Public Library. We have 7 four-day sales and 4 two-day sales throughout the year. To accommodate our buyers at these weekend community book sales we use the front yard of our properties at 3124 and 3128 E. Edison for overflow parking. These properties are zoned R-2. The property to the east is owned by Clear Channel, zoned R-2, and has an antenna installed on it. The property to the west is zoned C-1. The property to the south is owned by us as is the property to the north. The property said to be in violation is not visible from Country Club Road and is accessed from Edison Street. It only used for parking when there is a sale.

The funds that we raise from these book sales are given to the Pima County Public Library for their programs that serve the greater Tucson Community. Please visit our website: www.pimafriends.com and Pima County Public Library at <http://www.library.pima.gov/index.php> to learn more about us.

The basis of our appeal is the parking is occasional and not a permanent situation. Prior to purchasing this property we rented parking across Grant Road at the antique stores. This was a dangerous situation due to customers' jaywalking to get to our sales. Bray Road was also used for parking which we could do again, but presents more of a hazard during wet weather as the road is not paved or maintained by the City of Tucson. We request a variance based on the occasional use of this property for parking, it is not visible from Country Club Rd. and is not an objectionable use within neighboring land uses.

We are a positive addition to the Palo Verde neighborhood. I am enclosing a letter from the President of the Neighborhood Association regarding this.

Sincerely,

Desha Hill, President
Friends of the Pima County Public Library Board

Libby Stone, Executive Director
Friends of the Pima County Public Library
520-795-3763

From: Russlyn Wells
To: Libby@pimafriends.com
CC: Glenn Moyer; Jim Mazzocco; John Beall; Michael Wyneken
Date: 06/04/2013 10:23 AM
Subject: Use of adjacent residentially zoned lots for parking 2230 N. Country Club

Libby Stone, Executive Director
Friends of the Pima County Public Library
2230 N. Country Club Road
Tucson, AZ 85716
520-795-3763

Dear Ms. Stone,

Thank you for your correspondence dated May 13, 2013, in which you seek approval for the intermittent use of residentially zoned lots for Friends of Pima County Public Library ("Friends") sales events. Currently, Friends hold 7 four-day sales and 4 two-day sales during a calendar year. These sales events occur within their building located at 2230 N. Country Club Road, which is zoned "C-1", a commercial zoning designation. Friends have acquired three contiguous parcels located east and southeast of the Friends building site. These parcels are addressed 3124 E. Bray, 3124 E. Edison and 3125 E. Edison and are zoned "R-2", a residential zoning designation.

Zoning Administration staff have reviewed your letter and the applicable sections of the Unified Development Code and determined that the intermittent use of these residentially zoned lots for Friends sales events parking is not permitted. Use of these lots for parking would require rezoning.

During our conversation, you mentioned that the Friends want to purchase one additional residentially zoned property (3130 E. Bray) and eventually rezone and redevelop these residentially zoned parcels to expand the Friends facility. For rezoning information, please contact Glenn Moyer at 837-4954 or Michael Wyneken at 837-4955.

Please don't hesitate to call or email me, if you have additional zoning questions.

Russlyn Wells, Principal Planner
Zoning Administration, Planning and Development Services Department
520-837-4948

From: David Rivera
To: Carolyn Laurie; John Beall
CC: Russlyn Wells
Date: 07/10/2013 3:59 PM
Subject: Re: Fwd: Friends of the Pima County Public Library

John,

1. Based on the description of the service that the "Friends" provide, I would have to say that the principal use falls under the Retail Use Group - General Merchandise (Book Sales). All other uses such as the Storage, Listing, Fulfillment, Donation Processing Area and Office Area could be considered as accessory uses supporting the principal use.
2. Also and unfortunately the request for the temporary diversion of parking will be a non-issue for sale of goods on the C-1 parcel due to one of the use specific standard applicable to Retail Use Group / General Merchandise Sales. The use specific standards section 4.9.13.O requires "All land use activities shall be entirely conducted within an enclosed building." So the temporary diversion of parking is a non-issue. I'm not sure that the allowance of temporary diversion of parking is a code section that can supercede the Use-Specific Standard 4.9.13.O. Technically they are in violation if the sales are occurring outdoors during their sales events.
3. The request to allow parking on the R-2 zoned parcel should be considered but rather as a possible TUP approval allowing the said parcel to be used as a parking lot while the parcel is to be rezoned. This is assuming that the TUP is allowed for this situation and is conditionally approved to allow the parking use to occur during the event dates proposed per the letter. All activities would have to occur within an enclosed building including any sales events, (refer to comment 2 related to outside activities.)

David

David Rivera
Principal Planner
Development Services Department
(520) 837-4957
david.rivera@tucsonaz.gov

>>> John Beall 07/10/2013 11:20 AM >>>

FYI - here is a draft letter - if you can please let me know if any edits, changes etc are needed so I can respond to them ... thanks

From: Kathryn Baron <kmbaron4@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 07/10/2013 11:00 AM
Subject: Friends of the Pima County Public Library
Attachments: Zoning Determination.pdf

Dear John,

Attached is the draft of the Zoning Determination or Interpretation Letter. I have used addresses in the letter. The parcel numbers in case you need them are 122-15-152A (2230 N. Country Club Rd), 122-15-146B (3121 E Bray Rd) 122-15-1510 (3124 E. Bray Rd.), 122-15-1550 (3125 and 3127 E. Edison), and 122-15-156D (3124 and 3128 E Edison).

At last night's board meeting, the Friends voted not to purchase the R-2 parcel 122-15-150A at 3130 E Bray Rd. This parcel will not be a part of the rezoning request.

Please let me know your comments and what other information you may require.

Thank you,

Kathy Baron
Secretary
Friends of the Pima County Public Library
520-270-3998

- details of estate
principal use
- what are they currently doing
- what are their future plans (goals
for principal use and future

[Review financial numbers]

~~235~~
235



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

ZONING
ADMINISTRATION
DIVISION

August 5, 2013

NOTICE OF ZONING DECISION

**T13TUP0011, Friends of the Pima County Public Library, 3125 & 3127
E. Edison, Zoning: R-2**
(Case number, applicant, and property location, zoning of property)

**This temporary use permit (TUP) application requests the approval
necessary to:**

Temporary Parking Lot

TUP DECISION: GRANTED WITH CONDITIONS

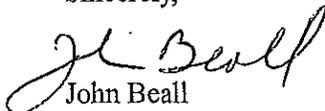
1. Site improvements as shown on plan.
2. \$5,000 Bond required for this TUP.
3. Zoning, Commercial w/electrical, Fire and Engineering Reviews required. (1st floor P&DSD).
4. Parking area to be a gravel surface.
5. TUP is contingent on applicant pursuing rezoning of the site from R-2 to C-1.
6. TUP and rezoning are necessary to mitigate current zoning violation (T13DV02322), if rezoning process is not initiated during the TUP term, then zoning violation would be pursued.
7. TUP expires on August 5, 2014.
8. Written request required for any time extensions for this TUP.

**THIS ZONING DECISION CAN BE APPEALED WITHIN FOURTEEN (14)
DAYS AFTER THE DECISION DATE. FOR SPECIFIC APPEAL PROCESS
AND FEE INFORMATION, CONTACT JOHN BEALL AT 520-837-6966.**

Date of Decision

August 5, 2013

Sincerely,


John Beall
Principal Planner

s:\tup\T13TUP0011.doc

Planning & Development Services Department (P&DSD) - 201 North Stone Avenue
P.O. Box 27210 - Tucson, AZ 85726-7210

Telephone: (520) 791-5550 - Fax: (520) 791-5852

Website: www.ci.tucson.az.us/dsd

Email: DSD_zoning_administration@tucsonaz.gov

This application was found **"IN COMPLIANCE"** with the following TUP findings:

5.3.7.1 Qualification for Permit. For certain land uses or structures to be allowed on a temporary basis, the land use or structure must comply with one (1) or more of the following special circumstances.

- A. The circumstances constitute a substantial hardship, such as, but not limited to, a natural disaster, e.g., fire or flood, or a government action that has resulted in damage to an existing structure on the subject property.
- B. A temporary structure, such as a mobile or modular unit, occupied as a construction office, a caretaker's facility, or a home for the eventual resident may be allowed during the construction of a permanent structure. The temporary structure shall be on the same site as the construction.
- C. The temporary location of off-street parking facilities during the structural expansion or remodeling of an existing building. Such temporary facilities do not have to comply with requirements of a permanent parking facility but must, at a minimum, provide the following.
 - 1. Screening from adjacent residential development. Since this is a temporary facility, screening cannot be achieved by the use of landscaping unless mature vegetation which can act as the screen exists on the site.
 - 2. Dustproofing.
- D. A temporary real estate office may be allowed during construction of a project, provided:
 - 1. The temporary use is terminated at the end of one (1) year from the date the approval was granted; however, additional twelve (12) month extensions may be granted, provided sales activity for the project continues and ten (10) percent or more of the lots or units remain unsold.
 - 2. The temporary office structure is located on a lot and complies with LUC zoning requirements applicable to that lot.
 - 3. THE
TEMPORARY OFFICE STRUCTURE IS LOCATED IN THE SAME SUBDIVISION WITHIN WHICH SALES OCCUR.
 - 4. The temporary use or structure complies with any additional conditions required by the approval authority.

E. A temporary construction equipment yard for public improvement projects involving street improvements or the
Planning & Development Services Department (P&DSD) - 201 North Stone Avenue
P.O. Box 27210 - Tucson, AZ 85726-7210
Telephone: (520) 791-5550 - Fax: (520) 791-5852
Website: www.ci.tucson.az.us/dsd
Email: DSD_zoning_administration@tucsonaz.gov

placement of utilities within public rights-of-way, provided solutions are implemented to mitigate potential negative impacts to adjacent residential development. Such solutions include, but are not limited to, screening of equipment, setbacks, hours of operation, and limited or restricted use of residential streets.

F. Repealed. (Ord. No. 8786, §1, 12/16/96)

G. The temporary placement of a mobile telecommunications tower facility on nonresidential property may be permitted upon the demonstration by a telecommunications provider that the facility is necessary for its operations; the facility is set back from any residentially zoned property by a distance equal to the height of the proposed tower and base; and the tower and base does not exceed sixty-five (65) feet from the existing grade. The temporary use authorized by this subsection shall be approved for a period not to exceed sixty (60) days and may be approved for one extension of time not to exceed sixty (60) days. (Ord. No. 8899, §1, 7/7/97)

5.3.7.2 Bond Required. A cash or assurance bond in the amount of one thousand (1,000) dollars for a residential use and five thousand (5,000) dollars for a nonresidential use is required to guarantee termination of the temporary use. The cash or assurance bond shall be provided to the City before any permit for the use is issued.

5.3.7.3 Refund. The bond, as required in Sec. 5.3.7.2, is refunded when the temporary use or structure is removed by the applicant in accordance with Sec. 5.3.7.4.

5.3.7.4 Removal. The temporary use or structure shall be removed on or before the date of expiration of the approval period. Should the zoning compliance certificate be revoked, a temporary use must be removed within fifteen (15) days notice.

- A. Removal is to include all improvements installed to accommodate the temporary use or structure.
- B. If, after the removal, the property is left graded and vacant, the property is to be reseeded in accordance with the requirements of the grading ordinance for graded but undeveloped properties.

- 5.3.7.5 Forfeiture. If the temporary use or structure is not removed or the site does not achieve compliance, the bond required by Sec. 5.3.7.2 is forfeited.
- 5.3.7.6 Time Limit. Approval for a temporary use or structure may be granted for one (1) year, with an additional one (1) year period granted for good cause, unless otherwise stipulated in the temporary use or structure qualification criteria.

Si hay necesidad de explicar esta informacion, llame al numero 520-791-5550.



TEMPORARY USE PERMIT APPLICATION

Planning & Development Services Department

JB 8-5-13

Date submitted: 5-2-13 Date accepted: _____ Activity Number: T13TUP0011

File this application at the City of Tucson Planning & Development Services Department, Permit Counter, 201 N. Stone Ave., Tucson, Arizona. Please submit a complete, accurate and legible application accompanied by the appropriate plans and documentation. This will assist us in processing your application. Please make checks payable to "City of Tucson".

PROPERTY INFORMATION

Name of Property Owner Friends of the Pima County Public Library

Project Address 3125 & 3127 E. Edison

▪ Zone R-2 Proposed Use (Please be specific) Parking of 39 cars

▪ Reason for TUP request Need TUP during rezoning process from R-2 to C-1

▪ This TUP permit is needed for 7 months

▪ Height of structure(s) none

▪ Property Tax Code (s) _____

APPLICATION CHECK LIST

- Application form completed
- Three copies of site plan folded to 8 1/2 by 11 inches
- Pima County Assessor's Property Printout and Lot and Lot and Block Map

Fees: Residential: Application Fee: \$104.50 (\$88.00 fee plus \$16.50 archive fee)
 Bond: \$1000.00
 Cash Bond
 Assurance Bond

Commercial: Application Fee: \$192.50 (\$176.00 fee plus \$16.50 archive fee)
 Bond: \$5000.00
 Cash Bond
 Assurance Bond

Submit the completed application at the PDSM Permit Counter on the 1st Floor, (North side), 201 North Stone Avenue.

APPLICANT INFORMATION

APPLICANT/AGENT

NAME Friends P.C.P.L. Kathryn Baron
ADDRESS 5269 E. Timrod St.
Tucson, AZ 85711
PHONE 270-3998 FAX _____

OWNER

NAME Friends of the Pima County Public Libr.
ADDRESS 2230 N. Country Club Rd.
Tucson, AZ 85716
PHONE 795-3763 FAX _____

SIGNATURE OF OWNER _____

Date

SIGNATURE OF APPLICANT (if not owner)

Kathryn M Baron 7/29/13
Secretary Board of Directors FCPA Date

If you have already applied for a review or permits, please list the activity numbers:

Is there a current violation at this address with the Housing and Community Development Department (HCDD)? Yes No

HCDD case #: T13 DV02322

HCDD violation description: Using a vacant lot for parking is not permitted in a residential zone.

Mailing Address: City of Tucson

Planning & Development Services Dept.
Zoning Administration
P.O Box 27210
Tucson, AZ 85726-7210

Location: 201 N. Stone
Second Floor
Phone: (520) 791-5550
Fax: (520) 791-5258

From: Russlyn Wells
To: Libby@pimafriends.com
CC: Glenn Moyer; Jim Mazzocco; John Beall; Michael Wyneken
Date: 06/04/2013 10:23 AM
Subject: Use of adjacent residentially zoned lots for parking 2230 N. Country Club

Libby Stone, Executive Director
Friends of the Pima County Public Library
2230 N. Country Club Road
Tucson, AZ 85716
520-795-3763

Dear Ms. Stone,

Thank you for your correspondence dated May 13, 2013, in which you seek approval for the intermittent use of residentially zoned lots for Friends of Pima County Public Library ("Friends") sales events. Currently, Friends hold 7 four-day sales and 4 two-day sales during a calendar year. These sales events occur within their building located at 2230 N. Country Club Road, which is zoned "C-1", a commercial zoning designation. Friends have acquired three contiguous parcels located east and southeast of the Friends building site. These parcels are addressed 3124 E. Bray, 3124 E. Edison and 3125 E. Edison and are zoned "R-2", a residential zoning designation.

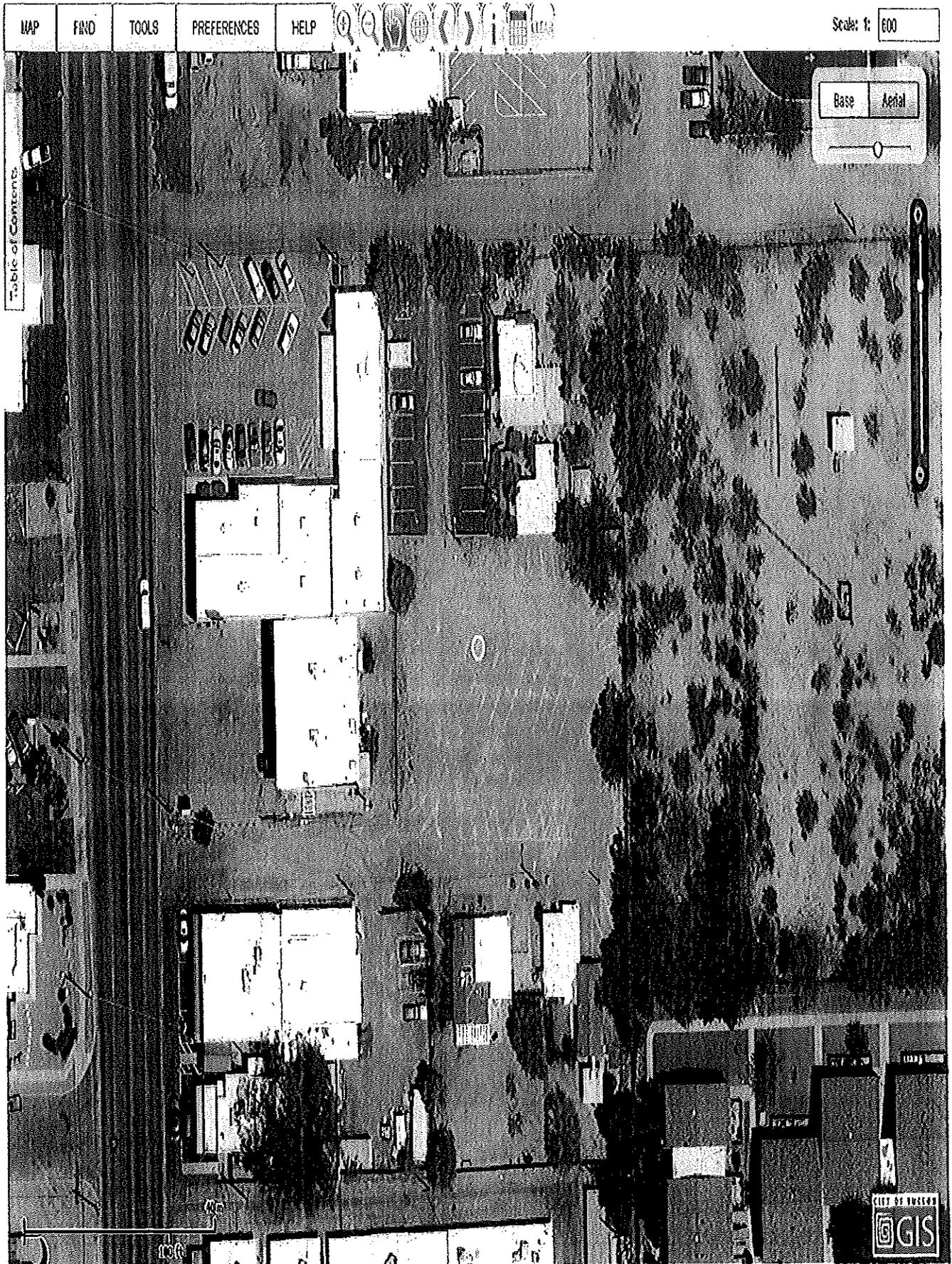
Zoning Administration staff have reviewed your letter and the applicable sections of the Unified Development Code and determined that the intermittent use of these residentially zoned lots for Friends sales events parking is not permitted. Use of these lots for parking would require rezoning.

During our conversation, you mentioned that the Friends want to purchase one additional residentially zoned property (3130 E. Bray) and eventually rezone and redevelop these residentially zoned parcels to expand the Friends facility. For rezoning information, please contact Glenn Moyer at 837-4954 or Michael Wyneken at 837-4955.

Please don't hesitate to call or email me, if you have additional zoning questions.

Russlyn Wells, Principal Planner
Zoning Administration, Planning and Development Services Department
520-837-4948

621 N ORTH ECHOLS -50 YEAR DEMOLITION



Active Tool: Pan

X-Coord: 1005938.09 Y-Coord: 456974.59

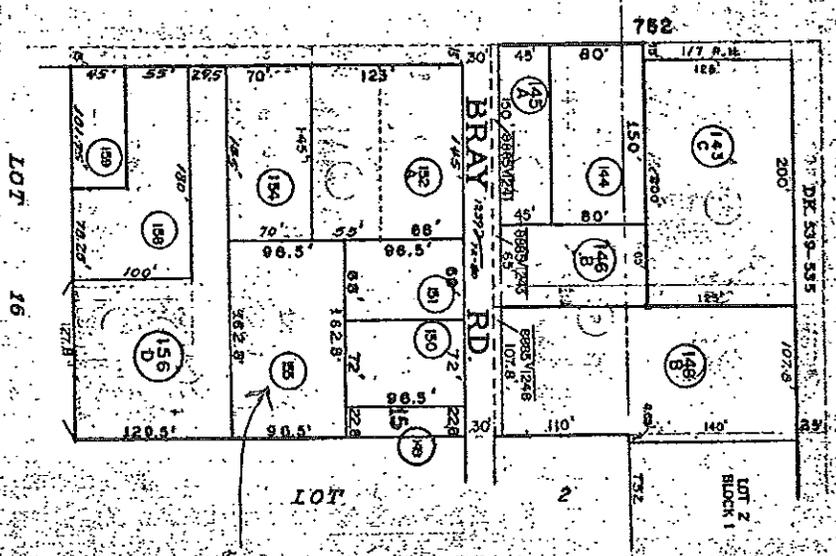
12215
7/36

LOT 1, BLOCK 1, PALO VERDE ADDITION AMENDED

50

E. GRANT ROAD

N. COUNTRY CLUB ROAD



8125 & 8127 E. EDISON

S04, T14S, R14E.



2003-1
SEE BOOK 3, PAGE 80, MAT

SEE LAYOUT

C.O.T.
PROJECT

SCANNED

Book-Map-Parcel: 122-15-155C

[Oblique Image](#)

Tax Year:

Tax An

Property Address:

Street No	Street Direction	Street Name	Loc
3125	E	EDISON ST	Tucson
3129	E	EDISON ST	Tucson
3137	E	EDISON ST	Tucson

Taxpayer Information:

FRIENDS OF THE PIMA COUNTY PUBLIC LIBRARY INC
 2230 N COUNTRY CLUB RD
 TUCSON AZ

Property Description:

PALO VERDE AMENDED S96.5' N498' E16
 W322.8' LOT 1 BLK 1

85716- 2832

Valuation Data:

	LEGAL CLASS	2013		<u>ASSESSED</u> <u>VALUE</u>	LEGAL CLASS	2014		<u>ASSES</u> <u>VALI</u>
		VALUE	ASMT RATIO			VALUE	ASMT RATIO	
LAND FCV	Vacant/Ag/Golf (2)	\$70,695	16.0	\$11,311	Vacant/Ag/Golf (2)	\$70,695	16.0	
IMPR FCV		\$0				\$0		
TOTAL FCV	Vacant/Ag/Golf (2)	\$70,695	16.0	\$11,311	Vacant/Ag/Golf (2)	\$70,695	16.0	
LIMITED VALUE	Vacant/Ag/Golf (2)	\$64,898	16.0	\$10,384	Vacant/Ag/Golf (2)	\$70,695	16.0	

Property Information:

Section: 4
 Town: 14.0
 Range: 14.0E
 Map & Plat: 3/80
 Block: 001
 Tract:
 Rule B District: 7
 Land Measure: 15710.00F
 Group Code: 000
 Census Tract: 1800
Use Code: 0011 (VACANT RESIDENTIAL URBAN SUBDIVIDED)
 File Id: 1
 Date of Last Change: 12/6/2011

Valuation Area:

Condo Market: 40
 DOR Market: 4
 MFR Neighborhood: NC_DOOLEN_PALO_VERDE
 SFR Neighborhood: 08014601
 SFR District: 9

Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale
20080850422	1	03/2008	Single Family	125000	125000

Recording Information:

Sequence No.	Docket	Page	Date Recorded	T
20080850422	13297	2000	2008-05-01	WARRANTY DEED
94084376	9780	1249	1994-04-27	
0	7986	1774	1987-03-06	

EXHIBIT "A"

PARCEL 1:

All that part of Block 1 of PALO VERDE ADDITION, Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder, in Book 3 of Maps and Plats, Page 63, described as follows, to-wit:

COMMENCING at the intersection of the South line of Grant Road and the East line of Country Club Road as they existed and were established on November 9, 1948, which point was marked by an iron pipe set in concrete flush with the ground;

THENCE Southerly along the East line of said Country Club Road, a distance of 527.5 feet to the Northwest corner of that property conveyed to Harold S. Ijamo, et ux by Deed recorded in the office of the County Recorder of Pima County, Arizona, in Book 242 of Deeds of Real Estate at Page 391, being the TRUE POINT OF BEGINNING;

THENCE Easterly and parallel to the South line of said Grant Road, a distance of 195 feet to the Northwest corner of that property conveyed to George Hull by Deed recorded in Docket 9880, at Page 445;

THENCE Southerly and parallel to the East line of said Country Club Road, 100 feet;

THENCE Easterly and parallel to the South line of said Grant Road to a point in the East line of that property conveyed to George Hull by Deed recorded in said Recorder's Office in Docket 467, at Page 97;

THENCE Northerly along said East line, a distance of 129.4 feet more or less, to a point in a line parallel to and distant 498 feet Southerly of the South line of said Grant Road, said line being also in the Southerly line of that property described in Deeds recorded in Book 236 of Deeds of Real Estate at Page 638 and in Book 195 of Deeds of Real Estate at Page 483;

THENCE Westerly along said last described line to a point in the East line of said Country Club Road;

THENCE Southerly along the East line of Country Club Road to the TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of Block 1 of PALO VERDE ADDITION TO THE City of Tucson, recorded in Book 3 of Maps and Plats, Page 63, in the records of the Pima County Arizona, Recorder's Office, described as follows:

BEGINNING at the intersection of the South line of Grant Road and the East line of Country Club Road as they existed and were established on November 9, 1948, which point was marked by an iron pipe set in concrete flush with the ground;

THENCE Southerly along the East line of said Country Club Road, a distance of 527.5 feet to a point;

THENCE Easterly and parallel to the South line of Grant Road, a distance of 180.0 feet to the TRUE POINT OF BEGINNING;

THENCE Southerly and parallel to the East line of Country Club Road, a distance of 100 feet to a point;

EXHIBIT "A"

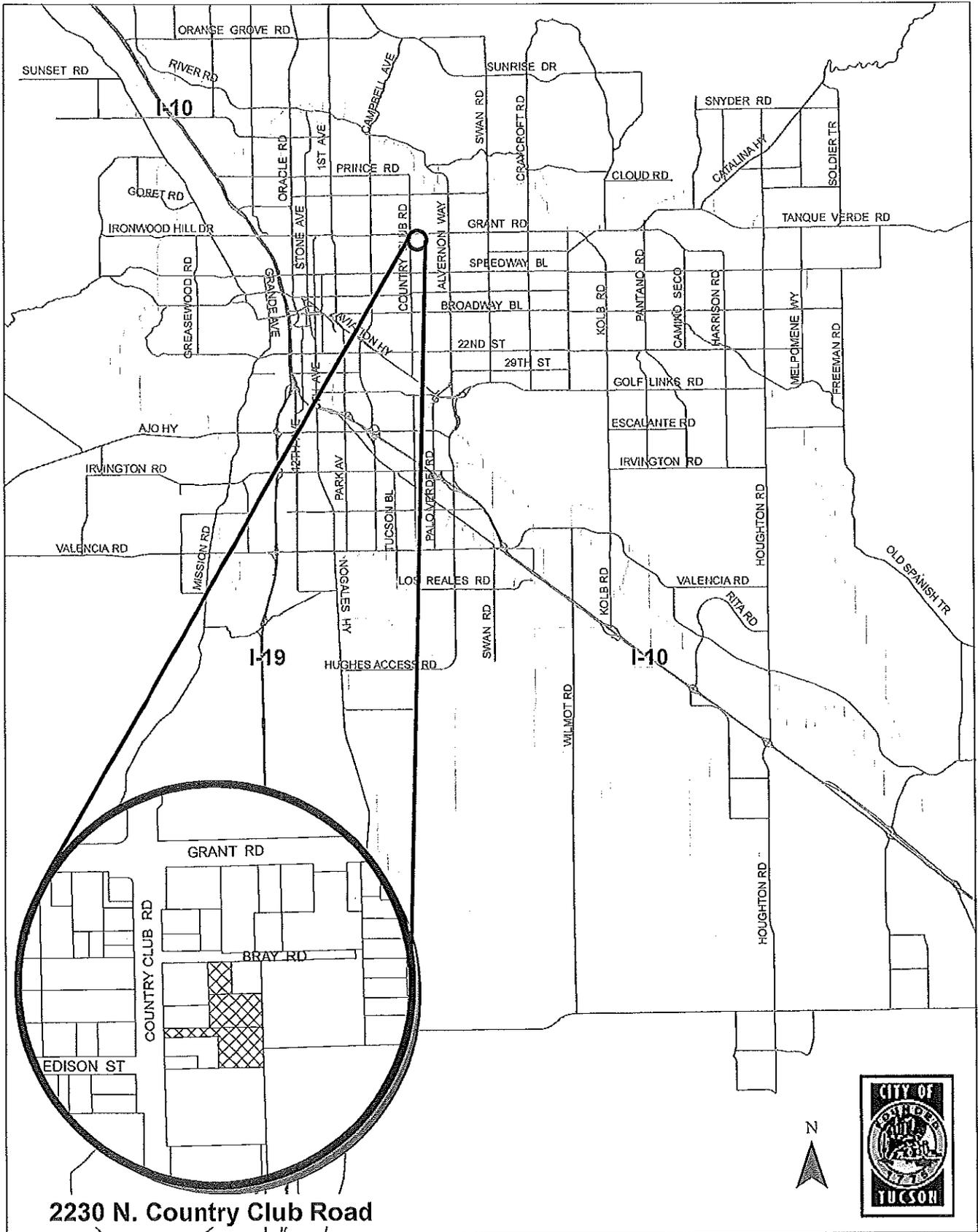
(Continued)

THENCE Easterly and parallel to the South line of Grant Road, a distance of 15 feet to a point;

THENCE Northerly and parallel to the East line of Country Club Road, a distance of 100 feet to a point;

THENCE Westerly and parallel to the South line of said Grant Road, a distance of 15 feet to the POINT OF BEGINNING.

C9-13-16 Friends of the Library - Country Club Road





C9-13-16 Friends of the Library - Country Club Road
2010 Aerial

0 50 100 200
Feet
1 inch = 200 feet



PUBLIC FACILITIES AND SERVICES REPORT FOR March 6, 2014
(as of February 2, 2014)

C9-13-16 Friends of the Library – Bray, R-2 to C-1

CITY AGENCIES

Planning & Development Services – Engineering: See attached comments dated 1/14/2014.
Planning & Development Services – Community Planning: See attached comments dated 1/13/2014.
Planning & Development Services – Zoning Review: See attached comments dated 1/13/2014
Transportation – Engineering: See attached comments dated 1/14/2014.
Transportation – Traffic Engineering: See attached comments dated 1/23/2014.
Tucson Fire Department: See attached comments dated 1/06/2014.
Office of Conservation & Sustainable Development dated 1/14/2014.

No Objections Noted

Planning & Development Services – Sign Code
Planning & Development Services – Zoning Enforcement
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Tucson Water Department: See attached comments
Planning & Development Services – Landscape

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: 222 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 5:00PM, February 18, 2014
http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

Planning & Development Services Department

**PRO - Property Research Online
Plan Review Detail Results**

Permit Status: ACCEPTED **Activity Number:** C9-13-16
 This application is to request a zone change for an approximately 1.06-acre portion of the property from R-2 (Residential Zone) to C-1 (Commercial Zone) to allow for the business operations to expand to the east and southeast.
Permit Type:
Site Address: 3124 E BRAY RD
Applicant Name and Address:
 KATHYRN BARON, FRIENDS OF THE
 PIMA COUNTY LIBRARY INC
 2230 N COUNTRY CLUB RD
 TUCSON AZ
 857162832

Review Completed	Reviewer's Name	Type of Review	Review Status
01/06/2014	KEN BROUILLETTE	FIRE	Approved with conditions
Comments: ANY FUTURE STRUCTURES WILL NEED TO MEET FIRE FLOW, ACCESS AND FIRE HYDRANT REQUIRMENTS FROM THE 2012 INTERNATIONAL FIRE CODE.			
01/08/2014	HEATHER THRALL SIGNS		This has been completed
Comments: Signs Review - H.Thrall 1/8/14 1. No existing billboards this site. 2. No existing freestanding signs this site. 3. Currently, building for "Friends of the Library" is zoned C-1 and as such, applicable sign district is the General Business District within the Sign Code. Rezoning the remaining parcels from residential to commercial C-1 and adding the parking lot parcels to existing development off Country Club frontage will not change the sign district, and will not influence calculation for allowed freestanding signage.			
01/13/2014	MPADILL1	COMMUNITY PLANNING	This has been completed
Comments: PLANNING & DEVELOPMENT SERVICES DEPARTMENT C9-13-16 Friends of the Library - 2230 N. Country Club Rd. R-2 to C-1 Grant-Alvernon Area Plan and Plan Tucson 1/14/14 mt Background: This is a request to rezone a 1.06-acre size property containing three parcels, from R-2 residential zone to C-1 commercial zone, to allow an existing business named Friends of the Pima County Public Library, located at 2230 N. Country Club Road to expand east and southeast. The existing Friends of the Pima County Public Library center occupies a 0.43-acre site zoned C-1 commercial and is one block south from the Grant Road and Country Club Road intersection. The existing center fronts Country Club Road and has used these three adjacent parcels for overflow parking areas. These parcels are unimproved and are contiguous, with direct access onto Country Club Road with a secondary access onto Bray Road, a local street. A City of Tucson Zoning Determination Letter dated June 4, 2013, states the intermittent use of these three residentially zoned parcels for sale events parking is not permitted, hence the request to abate the issue through a rezoning request. Proposed uses include parking, future building expansion, with two existing residential buildings to remain. One of the buildings will be replaced in the future. Applicant proposes two 2,500 square foot future buildings. According to the Major Streets and Routes Plan, Country Club Road is an arterial street and Bray Road, a local street.			

Plan Review and Permit Application Results

Surrounding Zoning and Land Uses: The subject parcels are zoned R-2 residential and located (east) behind the Friends of the Pima County Library, commercial center which fronts Country Club Road. To the east of the rezoning site is an existing residential neighborhood zoned R-2 and R-3 single story single-family detached homes and a two story multi-family complex, including an underdeveloped parcel that contains a communication tower. To the south is R-2 a residential zone with a single story multi-family complex. To the west are C-1 zoned commercial uses fronting Country Club Road. To the north across Bray Road are C-1 zoned commercial uses that front Grant Road and Bray Road.

Neighborhood Meeting:

The applicant held a neighborhood meeting on November 25, 2013 at Friends of Pima County Public Library located at 3121 E. Bray Road. The sign-in sheet and applicant documentation shows eleven (11) people including representatives for the rezoning request were present at the neighborhood meeting. Neighbors raised concerns about the amount of cut-through traffic from Bray Road (public dead-end street) through the parking lot of a business. The applicant shares the same concern and is interested in ways to reduce the amount of cut-through traffic. As a possible solution, consideration was given for a speed table or speed bump across Bray Road. However, business owners who use Bray Road to access the rear of their antiques and breakable items business fear possible damage to their merchandise. The consensus was for additional signage (dead end/no through traffic) and/or striping on Bray Road. Correspondence received after the neighborhood meeting, indicates that on November 21, 2013, Sis Leluan, owner of The Elegance in Easels business called to request continuous access through the rezoning site (private drive), to access the area to the east of his business building. Applicants agreed to ensure continued access to this business. On December 12, 2013, Dharmesh Patel, owner of the Catalina Mini Market requested and was sent a copy of PDP. No additional comments as of the time of this report.

Land Use Policies:

Policy direction for this site is provided by the Plan Tucson and Grant-Alvernon Area Plan.

Plan Tucson:

Plan Tucson The Built Environment, Chapter 3, Building Blocks - Existing Neighborhoods, The proposed site is within an existing neighborhood, with Plan Tucson calling out that any redevelopment shall protect and maintain the character of the neighborhood through compatible development, while accommodating some new development and encourage reinvestment and new services and amenities that contribute to neighborhood stability. Plan policies support projects with an improved level of community design and the retention and expansion of existing business. Plan policies support the redevelopment site design to conserve and enhance natural habitats and protect healthy and attractive urban vegetation. Plan Tucson supports commercial and employment uses located and integrated in urban design and is sensitive to the surrounding scale, intensities of existing development, integrates alternative transportation choices and fosters social interaction. Plan Tucson supports neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections. Plan policy considers the expansion of commercial areas into adjoining residential areas when logical boundaries can be established and residential property can be appropriately screened and buffered. Plan Tucson also supports 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.

Grant-Alvernon Area Plan.

Policy goals and guidelines are to preserve, protect and enhance the integrity of established neighborhoods; identify appropriate location for residential, commercial and industrial development; and encourage provision of safe and efficient circulation system for all modes of transportation. The conceptual land use map supports residentially-scaled office and residentially-scaled neighborhood commercial and high-density residential uses on the site.

General Land Use policies encourage the development of child-friendly land uses such as libraries and vacant properties to complement the scale, character and identity of the surrounding area. Policy supports development of non-residential development on the perimeter of residential areas to protect and enhance the quality of life for neighborhood residents and to demonstrate sensitivity to surrounding uses through the use of design, location, orientation, landscaping and screening and to restrict primary access for nonresidential uses, to arterial streets or to collector streets.

Commercial development can be supported when primary access is provided to an arterial street. Consolidation of abutting residential parcels with nonresidential uses can be considered when the residential parcel to be consolidated is bound on at least

Plan Review and Permit Application Results

two sides by nonresidential zoning and at least 50% of the residential parcel will be used for parking, maneuvering and landscaping to include a minimum 10-foot wide buffer with a 6-foot high masonry wall and a mix of canopy trees. The Plan's General Design Guidelines are intended to ensure that development is designed in a manner that enhances the visual appearance of the neighborhood, and that such development is compatible with existing land uses. Specifically, the guidelines call out freestanding walls, parking and outdoor storage, landscaping and defensive space to be used in various combinations, depending on the proposed development, the adjacent uses, and the existing site conditions.

Plan Compliance and Recommendation:

This is a request to rezone three parcels from R-2 zone to C-1 commercial zone, to allow an existing business to expand east and southeast. The rezoning site is of adequate width and depth to provide appropriate site design to allow on-site parking and maneuvering with direct access onto Country Club. If the two existing houses are to be converted to non-residential use, policy direction supports conversion to a residentially-scaled-office commercial façade. PDP shows access onto Country Club Road is shared with the abutting commercially zoned property located to the south, which also fronts Country Club Road.

The PDP shows that the north and west sides of the rezoning site are bounded by nonresidential zoning and at least 50% of the residential parcel will be used for parking. Based on GAAP policy direction, staff can support consolidation of the three existing parcels into a single parcel as it will facilitate site design with a continuous perimeter.

Primary access will be provided from Country Club Road with a secondary access onto Bray Road to onsite parking and circulation. The site will continue to be integrated with the adjacent commercial center to the west by having common vehicular access and circulation. The rezoning site has two one story existing buildings with one building to remain, and the other building to be demolished and replaced with a new commercial building. The PDP shows another future building which will be an expansion of the existing main building fronting Country Club Road. The building form, color, treatment and materials will be compatible with surrounding uses with an estimated future building height to not exceed 15' foot tall.

The trash dumpster and loading areas are shown on site plan as existing along Bray Road and are required to be a minimum of 50 feet from residentially-zoned areas to the south, east and southeast and should be screened with landscaping and/or 6' masonry wall.

Landscaping and Screening - The Design Compatibility Report (DCR) proposes ten (10') foot landscape borders, materials and some existing caliper trees. The applicant proposes to use the DDO process to seek relief from landscape border requirements. However, it should be noted that any deletion of landscape is processed as a Board of Adjustment variance. Plan policy calls for a minimum ten (10') wide landscape border with a variety of trees and shrubs and a five foot high masonry screen wall along the residential boundaries to provide privacy and noise reduction to residentially zoned and used properties from the more intensive commercial activities. All vegetation shall be low maintenance and drought-tolerant vegetation and/or trees of similar form and scale to the types existing in the area. Plan policy encourages the use of walls to complement existing developments. To promote visual interest, staff recommends that all screen walls have a decorative design; that the surface texture and colors complement the buildings; and that they be constructed of or painted with graffiti-resistant materials. In addition to enhancing the visual quality of the project, enhanced landscaping will help mitigate the urban heat island effect. Landscape area to remain weed free, include eradication of buffelgrass and spray retention basins for insect and larva growth during the appropriate seasons, as part of the routine landscape maintenance.

Vehicular Access/Pedestrian Circulation:

Plan policy calls for all parking, loading and maneuvering onsite. The PDP shows primary access is from Country Club Road with a secondary access onto Bray Road for onsite parking and circulation. The site will continue to be integrated with the adjacent commercial center to the west by having vehicular access and circulation. The site plan submitted shows an existing striped sixty five (65) parking spaces with no sidewalks or bike lanes along Country Club Road. Policy calls to screen parking areas with landscaped with a mix of canopy trees and understory shrubs and ground cover. For pedestrians and users safety, the parking lot to be equipped with proper outdoor lighting. Plan policy supports non residential development by minimizing the number of access points and to direct through traffic and traffic generated by more intense use onto major streets.

The Grant-Alvernon Area Plan and the Plan Tucson can support the proposed land use change, subject to addressing concerns expressed by area residents and applicable

Plan Review and Permit Application Results

policy direction. Country Club Road is an arterial street and Bray Road is a local street on the MS&R and a plan amendment is not required. Staff offers the following conditions of rezoning for consideration:

1. Prior to development plan approval, applicant to combine the three existing parcels into a single parcel. Provide documentation of any recorded cross-access agreement with abutting commercial parcel (2206 N. Country Club Road), which fronts Country Club Road;

" GAAP, Non-Residential Policy 1, 2, 3, 4, 5 & 6.

" GAAP, Transportation Policy 1&2

" GAAP, Parking/Outdoor Spaces 1, 2 &3.

" GAAP, Landscape/Screening Policy 1, 2, 3, 4 &5

" GAAP, Freestanding Walls 1-6 &7.

" GAAP, Design Guidelines, Policy 1-14 & 15

" PT, LT3, LT4, LT28.1.1, LT28.1.11, LT28.1.18, LT28.2.1, LT28.2.5, LT28.2.6, LT28.2.12, LT28.2.13, & LT28. 2.14.

2. A (6') foot masonry wall with no less than six (6) inch wide masonry material shall be located along the south, east and southeast residential edges, as identified on Preliminary Development Plan dated 12/31/13;

" GAAP, Non-Residential Policy 1-5 &6.

" GAAP, Transportation Policy 1 &2

" GAAP, Parking/Outdoor Spaces 1, 2 &3.

" GAAP, Landscape/Screening 1, 2, 3, 4 &5.

" GAAP, Freestanding Walls 1-6 &7.

" GAAP, Design Guidelines, Policy 1-14 & 15

" PT, LT3, LT4, LT28.1.1, LT28.1.11, LT28.1.18, LT28.2.1, LT28.2.5, LT28.2.6, LT28.2.12, LT28.2.13, & LT28. 2.14.

3. Hours of operation for deliveries/pick-ups, trash pick-up, and outdoor construction service uses limited 7:00 AM to 9:00 PM;

" GAAP, Non-Residential Policy 1-5&6.

" GAAP, Transportation Policy 1&2

" GAAP, Parking/Outdoor Spaces 1, 2 &3.

" GAAP, Landscape/Screening Policy 1, 2, 3, 4 &5

" GAAP, Freestanding Walls 1-6 &7.

" GAAP, Design Guidelines, Policy 1-14 & 15

" PT, LT3, LT4, LT28.1.1, LT28.1.11, LT28.1.18, LT28.2.1, LT28.2.5, LT28.2.6, LT28.2.12, LT28.2.13, & LT28. 2.14.

4. Any future outdoor security lighting, to be mounted on pole(s) or attached to building(s), at a height no greater than height of existing building, to be full cutoff directed down and shielded away from adjacent residential parcels and public roadways. Lighting location and detail shall be submitted as part of the Development Plan

" GAAP, Non-Residential Policy 1-5&6.

" GAAP, Transportation Policy 1& 2

" GAAP, Parking/Outdoor Spaces 1, 2 &3.

" GAAP, Landscape/Screening Policy 1-4 &5

" GAAP, Freestanding Walls 1-6 &7.

" GAAP, Design Guidelines, Policy 1114& 15

" PT, LT3, LT4, LT28.1.1, LT28.1.11, LT28.1.18, LT28.2.1, LT28.2.5, LT28.2.6, LT28.2.12, LT28.2.13, & LT28. 2.14.

5. Building façade of any future building to match existing on-site building and be compatible with surrounding residential land uses, and integration of GAAP design guideline. Provide elevations for existing and proposed building(s), with dimensions and color palette, requirements;

" GAAP, Non-Residential Policy 1-5& 6.

" GAAP, Transportation Policy 1 &2

" GAAP, Parking/Outdoor Spaces 1, 2 &3.

" GAAP, Landscape/Screening Policy 1-4&5

" GAAP, Freestanding Walls 1-6 &7.

" GAAP, Design Guidelines, Policy 1-14& 15

" PT, LT3, LT4, LT28.1.1, LT28.1.11, LT28.1.18, LT28.2.1, LT28.2.5, LT28.2.6, LT28.2.12, LT28.2.13, & LT28. 2.14.

6. Noise generating activities (trash collection and loading zone) shall be located a minimum of fifty (50) feet from a residentially zoned or used property, and shall be screened;

" GAAP, Non-Residential Policy 1-5& 6.

" GAAP, Transportation Policy 1 &2

" GAAP, Parking/Outdoor Spaces 1, 2 &3.

" GAAP, Landscape/Screening Policy 1-4&5

Plan Review and Permit Application Results

- " GAAP, Freestanding Walls 1-6 &7.
- " GAAP, Design Guidelines, Policy 1-14& 15
- " PT, LT3, LT4, LT28.1.1, LT28.1.11, LT28.1.18, LT28.2.1, LT28.2.5, LT28.2.6, LT28.2.12, LT28.2.13, & LT28. 2.14.

7. A minimum ten foot (10) wide landscape border shall be provided along the required boundaries, except at approved access points. All vegetation shall be low maintenance and drought-tolerant vegetation and/or trees of similar form and scale to the types existing in the area, as may be approved by COT Landscape Standards;

- " GAAP, Non-Residential Policy 1-5& 6.
- " GAAP, Transportation Policy 1 &2
- " GAAP, Parking/Outdoor Spaces 1, 2 &3.
- " GAAP, Landscape/Screening Policy 1-4 &5
- " GAAP, Freestanding Walls 1-6 &7.
- " GAAP, Design Guidelines, Policy 1114 & 15
- " PT, LT3, LT4, LT28.1.1, LT28.1.11, LT28.1.18, LT28.2.1, LT28.2.5, LT28.2.6, LT28.2.12, LT28.2.13, & LT28, 2.14.

8. Building height for all structures shall not exceed fifteen (15) feet in height, to be compatible with surrounding building form and color; and buildings shall be setback as shown on the PDP dated 12/31/13;

- " GAAP, Non-Residential Policy 1-5& 6.
- " GAAP, Transportation Policy 1 &2
- " GAAP, Parking/Outdoor Spaces 1, 2 &3.
- " GAAP, Landscape/Screening Policy 1-4 &5
- " GAAP, Freestanding Walls 1-6 &7.
- " GAAP, Design Guidelines, Policy 1-14& 15
- " PT, LT3, LT4, LT28.1.1, LT28.1.11, LT28.1.18, LT28.2.1, LT28.2.5, LT28.2.6, LT28.2.12, LT28.2.13, & LT28, 2.14.

9. Provide on-site Signage near the northwest corner of the overall site to indicate Bray Road is "Not a through Street" as approved by TDOT.

- " GAAP, Non-Residential Policy 1-5& 6.
- " GAAP, Transportation Policy 1 &2
- " GAAP, Parking/Outdoor Spaces 1, 2 &3.
- " GAAP, Landscape/Screening Policy 1-4 &5
- " GAAP, Freestanding Walls 1-6 &7.
- " GAAP, Design Guidelines, Policy 1-14& 15
- " PT, LT3, LT4, LT28.1.1, LT28.1.11, LT28.1.18, LT28.2.1, LT28.2.5, LT28.2.6, LT28.2.12, LT28.2.13, & LT28, 2.14.

S:\\UPDfiles\\DevRev\\CASE_REVIEW\\REZONING\\REZ12-13\\C9-13-16 FriendsOftheLibrary 2230 N. CountryClub.doc

01/13/2014 STEVE SHIELDS ZONING

This has been completed

Comments:

CDRC TRANSMITTAL

TO: Development Services Department
Rezoning Section

FROM: Steve Shields
Lead Planner

PROJECT: 3125 E. Edison Street
Rezoning Case Number - C9-13-16
R2 to C-1

TRANSMITTAL: January 9, 2014

Plan Review and Permit Application Results

The proposed use falls under UDC Section 4.8.6, TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES, Retail Trade Use Group, General Merchandise Sales, subject to UDC Section 4.9.9.B.3 and 4.9.13.O

Vehicular Access: Vehicular access appears to be adequate
 Vehicle Parking Required: 65
 Vehicle Parking Provided: 62
 Pedestrian Access: Pedestrian circulation appears to be adequate.
 Allowable Building Height: 30'
 Proposed Building Height: 15'

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

01/14/2014 LAITH ALSHAMI ENGINEERING

This has been completed

Comments:

Laith Alshami, Engineering and Floodplain Review, 01/14/2014,

SUBJECT: Friends of the Library - North Street, 3124, 3125, 3127, 3128 E Edison and 3124 E Bray Road Rezoning Case C9-13-16, T14S, R14E, SECTION 04 Ref. T13PRE0065

RECEIVED: Rezoning Preliminary Development Plan for the IPC on January 02, 2014

The Preliminary Development Plan (PDP) is acceptable pertaining to Engineering and Floodplain review. However, the PDP should have shown the flood hazard area that impacts the site.

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

1. Dedication of additional right of way, along Country Club Road, in accordance with the MS & R Plan requirements.
2. The submittal of a drainage report that addresses onsite and offsite drainage and its impact on the proposed improvements, including Christmas Wash flood hazard area. The drainage report shall also address the provision of runoff retention basins in accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual.
3. The entire Rezoning area is within the City of Tucson Flood Hazard Area. Development will require floodplain use permit(s) and may require elevation certificate(s).
4. If bleed pipes are used to drain the retention basin(s), the basin(s) floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
5. Retention basins shall be located adjacent to a street or accessible common area. Basin side slopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
6. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
7. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter.
8. All security barriers and screening for retention basins shall meet Safe By Design guidelines.

01/14/2014 JOE LINVILLE LANDSCAPE

Approved

Comments:

none

01/14/2014 CLAURIE1 ADOT

No Objection Noted

Comments:

none

01/14/2014 CLAURIE1 PARKS & RECREATION

No Objection Noted

Comments:

none

01/14/2014 CLAURIE1 PIMA CNTY WASTEWATER

No Objection Noted

Comments:

none

Plan Review and Permit Application Results

01/14/2014 Comments: none	CLAURIE1	SCHOOL DISTRICT	No Objection Noted
01/14/2014 Comments: none	CLAURIE1	TDOT STREETS	No Objection Noted
01/14/2014 Comments: none	CLAURIE1	TUCSON WATER NEW AREA DEVELOPMENT	No Objection Noted
01/23/2014 Comments: 1. Dedication of MS&R right of way along Country Club. 2. Driveway (from Country Club) to parking lot to be Improved to current standards. A driveway apron is acceptable. The Improvements must accommodate pedestrian access along the sidewalk area.	CLAURIE1	DOT ENGINEERING	Approved with conditions
01/23/2014 Comments: 1. Dedication of MS&R right of way along Country Club. 2. Driveway (from Country Club) to parking lot to be Improved to current standards. A driveway apron is acceptable. The Improvements must accommodate pedestrian access along the sidewalk area.	JOSE ORTIZ	DOT TRAFFIC	Approved with conditions
01/23/2014 Comments: none	CLAURIE1	ENV SVCS	Approved with conditions
01/23/2014 Comments: none	CLAURIE1	OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT	Approved with conditions
01/23/2014 Comments: none	CLAURIE1	OTHER AGENCIES	This has been completed
01/23/2014 Comments: none	CLAURIE1	PIMA ASSN OF GOVTS	This has been completed
01/23/2014 Comments: none	CLAURIE1	TDOT RTA	This has been completed

No FINAL STATUS record available for this Workflow

Conditions:
none

[Back](#)

[Help](#)

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: C9-13-16 (DATE)

Time: 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

Robert G. Longaker III, P.L.A.
4444 East Broadway Boulevard
The WLB Group, Inc.
Tucson, AZ 85711

PROPOSED REZONING

Case: C9-13-16 Friends of the Library – Bray Road

Requested Zoning Change: R-2 to C-1

Location: Southeast of the intersection of Grant Road and Country Club Road, approximately 147 feet east of Country Club.

Proposed Development: The preliminary development plan proposes two 2,500 square-foot, single-story buildings, landscape and buffer areas, and vehicle parking.

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C9-13-16 Friends of the Library – Bray Road, (Ward 6)

Cambio de Zonificación Solicitada: R-2 a C-1

Ubicación: Al lado sur de Calle Bray, aproximadamente 147 pies al este de la calle Country Club

Desarrollo Propuesto: Esta aplicación es para solicitar un cambio de zona para una porción de aproximadamente 1.06 acres de la propiedad de la R-2 (zona residencial) a C-1 (zona comercial) para permitir las operaciones de negocios para expandir hacia el este y sureste.

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

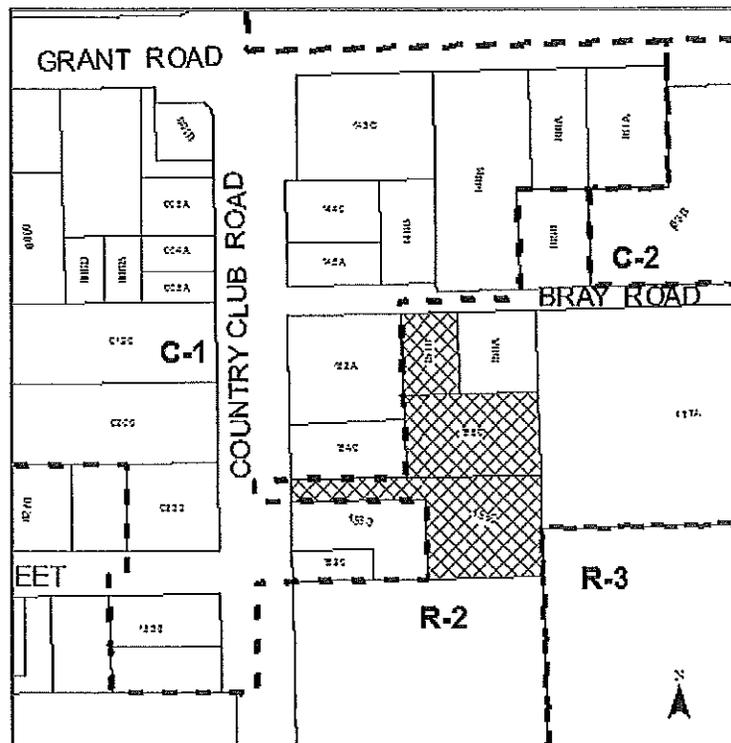
(For a complete description, refer to Unified Development Code, Article 4, which can be found at <http://www.ci.tucson.az.us>)

Current Zoning:

R-2 MEDIUM DENSITY RESIDENTIAL – Multifamily and single-family residences permitted.

To

LOCAL COMMERCIAL – A restrictive commercial zone, limited to retail sales with no outside display/storage. Office and residential development permitted. Restaurants permitted.

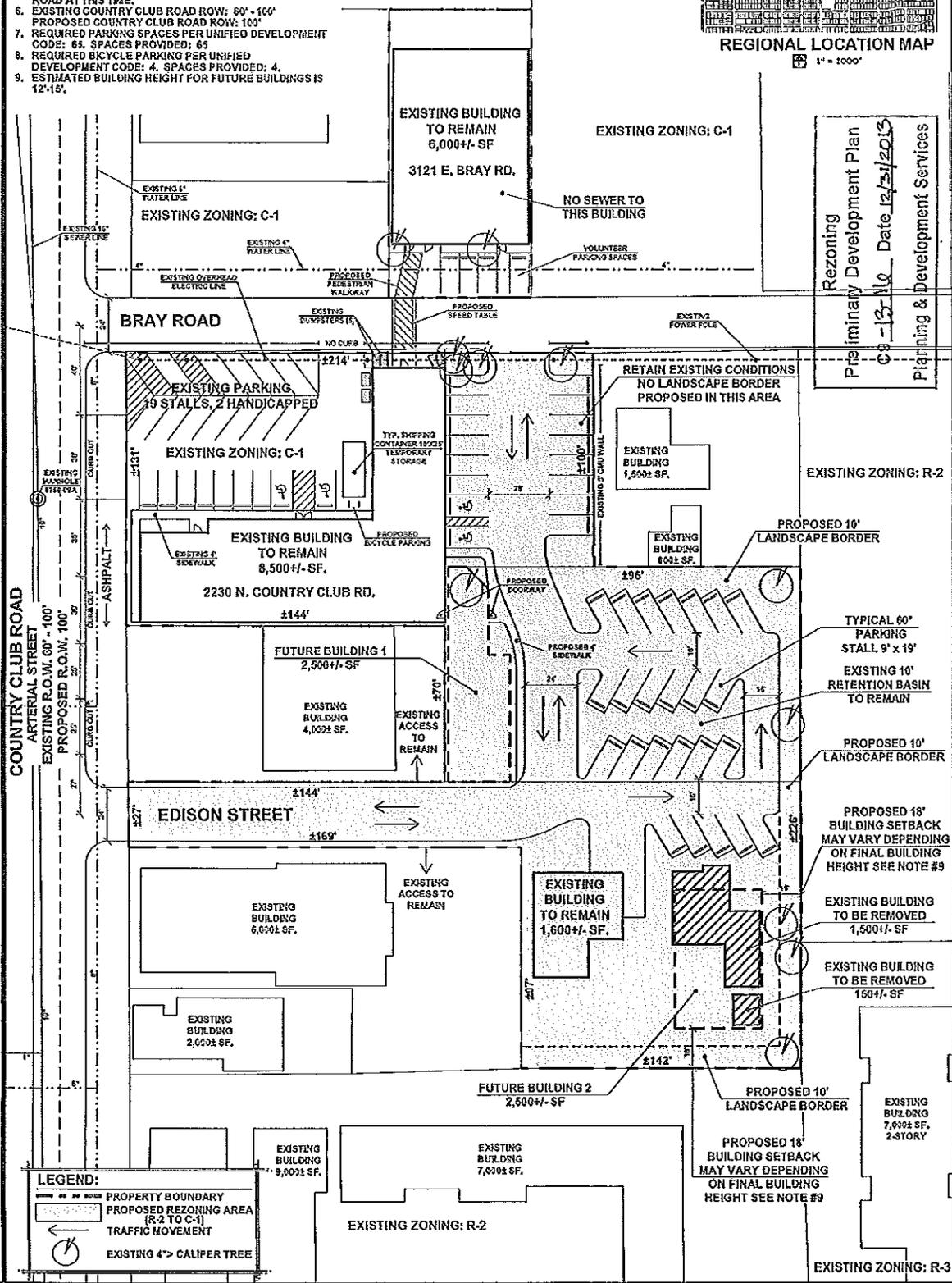


C9-13-16

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, *February 18, 2014* at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

NOTES:

1. THERE ARE NO BILLBOARDS LOCATED WITHIN THE PROJECT SITE.
2. THE MAJORITY OF THE SURROUNDING BUILDINGS ARE 1-STORY EXCEPT AS NOTED.
3. THERE ARE NO SIDEWALKS OR BIKE LANES ALONG COUNTRY CLUB ROAD ADJACENT TO THE SITE.
4. COUNTRY CLUB ROAD IS NOT A SCENIC ROUTE, PER CITY OF TUCSON M&R PLAN.
5. PER THE CAPITAL IMPROVEMENT PLAN (2013) THERE ARE NO SCHEDULED IMPROVEMENTS FOR COUNTRY CLUB ROAD AT THIS TIME.
6. EXISTING COUNTRY CLUB ROAD ROW: 60' - 100' PROPOSED COUNTRY CLUB ROAD ROW: 100'
7. REQUIRED PARKING SPACES PER UNIFIED DEVELOPMENT CODE: 65 SPACES PROVIDED: 65
8. REQUIRED BICYCLE PARKING PER UNIFIED DEVELOPMENT CODE: 4. SPACES PROVIDED: 4.
9. ESTIMATED BUILDING HEIGHT FOR FUTURE BUILDINGS IS 12'-15'.



Rezoning
 Preliminary Development Plan
 CS-13-110 Date 12/31/2015
 Planning & Development Services

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED REZONING AREA (R-2 TO C-1)
- TRAFFIC MOVEMENT
- EXISTING 4" CALIPER TREE



C9-13-16 Friends of the Library - Country Club Road
2010 Aerial

0 50 100 200 Feet
1 inch = 200 feet





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: C9-13-16 Friends of the Library – Bray Road, R-2 to C-1 (Ward 6)

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 _____

C9-13-16 CL
IMPORTANT REZONING NOTICE ENCLOSED
F:\ShareDir\REZONING\Rezonning TEMPLATES\VB mailout

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



Expose this flap - Affix stamp and return

C9-13-16

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

Place
Stamp
Here



MEMORANDUM

DATE: February 18, 2014

TO: File

FROM: Rezoning Section

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

REZONING CASE NAME: C9-13-16 Friends of the Library – Bray Road

This serves to place on record the fact that on February 14, 2014, BJ Viestenz, mailed notice of the Zoning Examiner's March 6, 2014, public hearing for rezoning case C9-13-16 Friends of the Library – Bray Road a minimum of fifteen (15) days prior to the public hearing.

Signature:

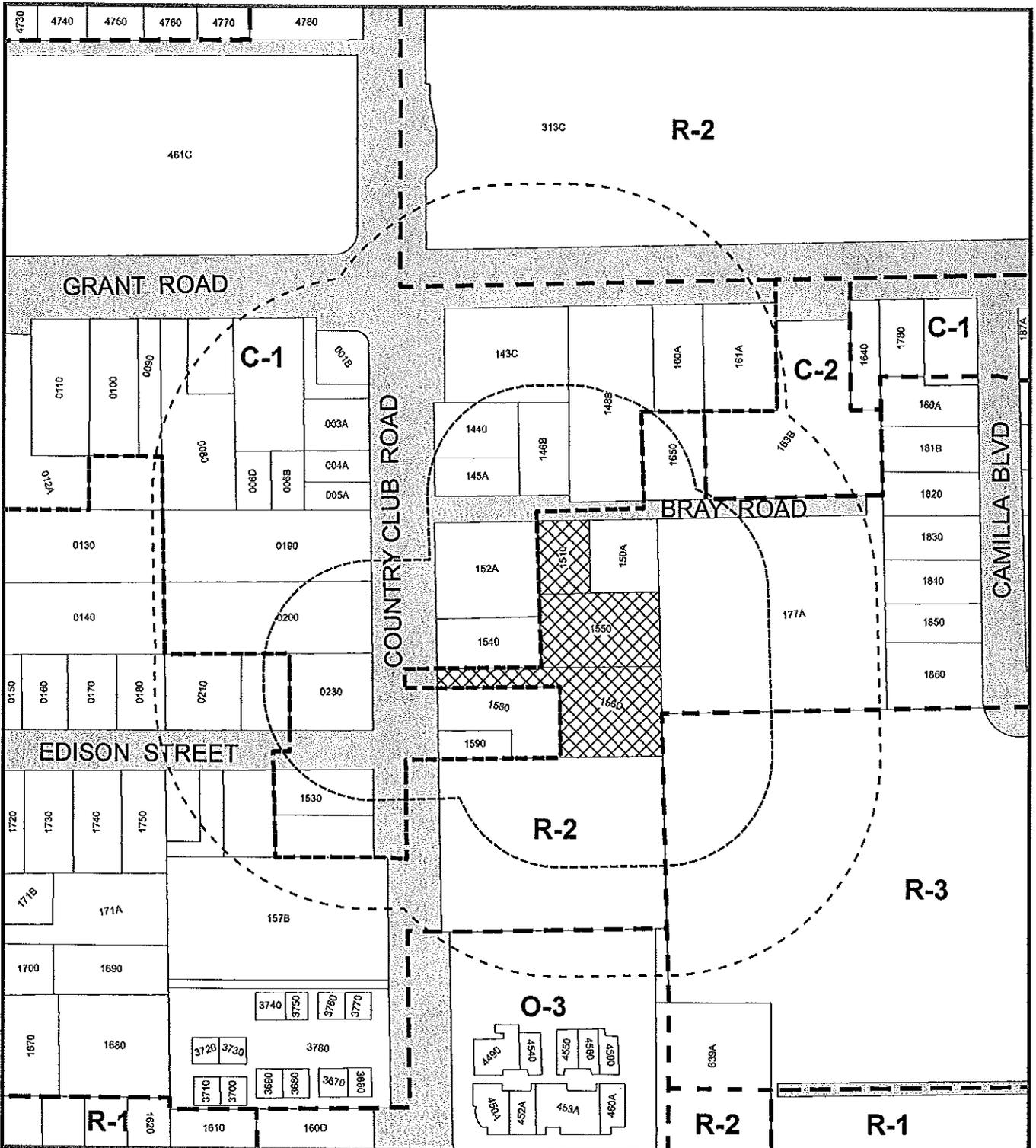
 Date: 02/18/2014

Attachment: copy of mailing list

cc: Linus Kafka, Zoning Examiner

C9-13-16 Friends of the Library - Country Club Road

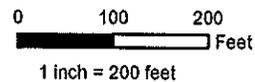
Rezoning Request: from R-2 to C-1



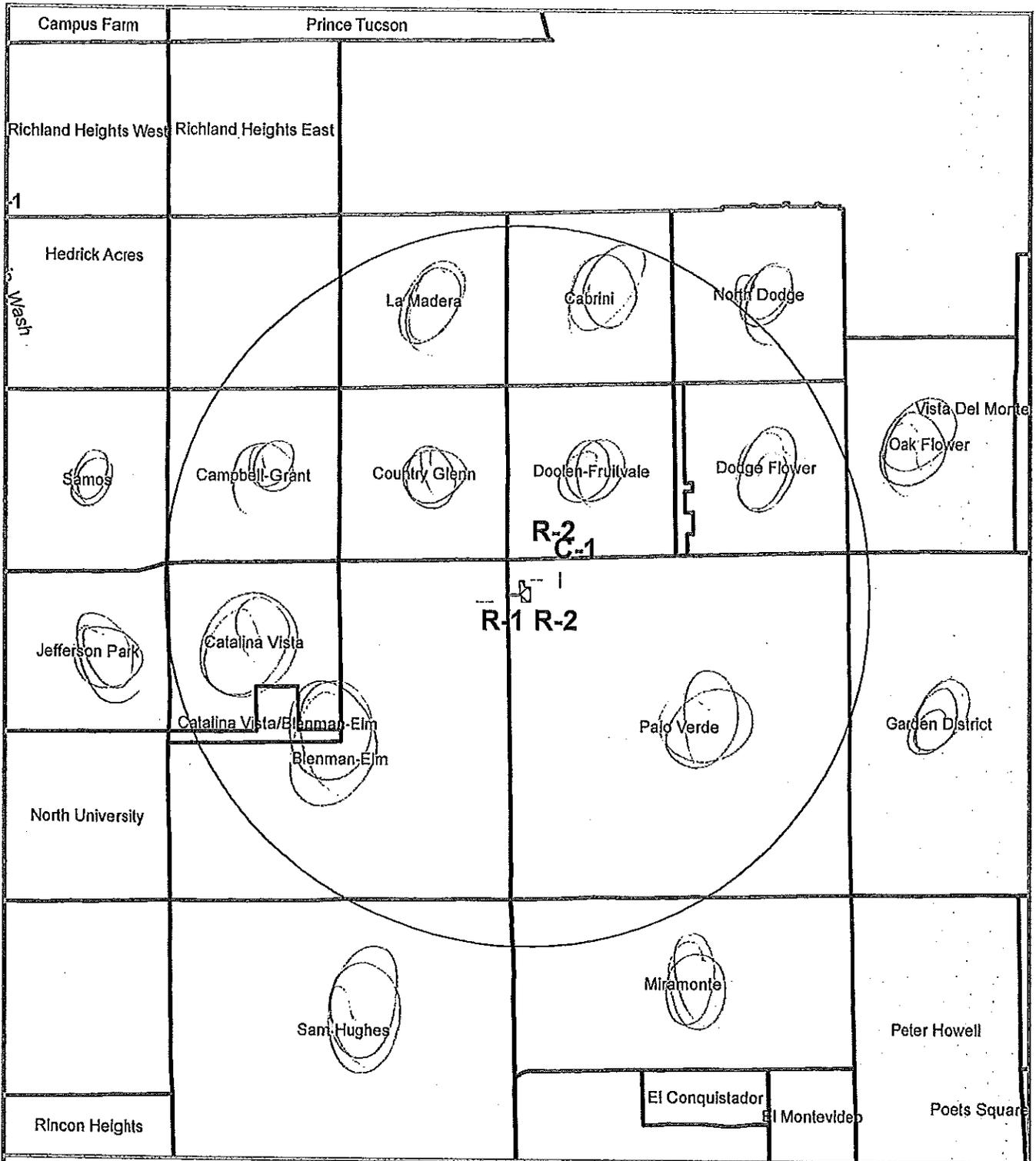
- Area of Rezoning Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries

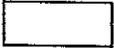


Address: 2230 N. Country Club Road
 Base Maps: Sec.04 T.14 R.14
 Ward: 6



C9-13-16 Friends of the Library - Country Club Road Rezoning Request: from R-2 to C-1



-  Area of Rezoning Request
-  T13PRE0075_4buffer_1milek
-  vectorsde.GISDATA.NHA_CI



Address: 2230 N. Country Club Road
Base Maps: Sec.04 T.14 R.14
Ward: 6

0 200
 Feet
 1 Inch = 2,250 feet

