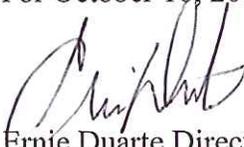




MEMORANDUM

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

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte Director
Planning & Development
Services Director

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-14-04 Cornerstone Homes – Monte Vista Drive
R-1 to R-2 (Ward 6)

Issue – This is a request by Erin Harris of Star Consulting of Arizona, on behalf of the property owner, John Agresti of Cornerstone Homes, to rezone approximately 1.26 acres from R-1 to R-2 zoning. The rezoning site is located on the south side of Monte Vista Drive, approximately 500 feet west of Columbus Boulevard (see Case Location Map). The preliminary development plan (PDP) proposes a residential subdivision with thirty-two (32) lots, each with an attached two-story single-family home of approximately 20 feet in height. The requested R-2 zone permits up to 15 units per acre. The proposed density of is 14.22 units per acre.

Planning & Development Services Department Recommendation – The Planning & Development Services Department recommends approval of R-2 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Vacant

Surrounding Zones and Land Uses:

North: Zoned O-3; Single family and multi-family residential
South: Zoned R-2; Single-family residential
East: Zoned R-2; multi-family residential
West: Zoned R-2; Single-family residential

Previous Cases on the Property: none

Related Cases:

C9-77-10 YMCA – Blacklidge Drive, R-1 to R-3/R-4 This was a rezoning request to allow construction of 268 townhouses on 29.49 acres, for a density of 9.09 residences per acre (RAC), located on the east and west sides of Columbus Boulevard, south of Fort Lowell Road approximately 700 feet north of the subject rezoning site. On June 12, 1978, Mayor and Council adopted Ordinance No. 4834 and on December 27, 1979, a building permit (No. EZB6809) was issued, effectuating the requested zoning.

C9-78-24 Lindquist – Fort Lowell Road, R-1 to R-2 This was a rezoning request to allow construction of 84 multi-family residential units on 6.78 acres, for a density of 11.28 RAC, and 62,000 square feet of two-story office uses on 3.49 acres located on the south side of Fort Lowell Road approximately 700 feet north of the subject rezoning site. The residential density On January 9, 1979, Mayor and Council voted to authorize R-2 zoning in lieu of R-3/R-4 zoning. On December 13, 1983, a subdivision plat was recorded and a building permit (No. PA5616) was issued, effectuating the requested zoning.

C9-05-29 Dos Hombres LLC – Columbus Boulevard, R-1 to R-2 This was a request to rezone 1.5 acres located approximately 800 feet northeast of the subject site on the northwest corner of Columbus Boulevard and Blacklidge Drive to allow 15 condominiums on the site, for a density of 10 RAC. On March 21, 2006 Mayor and Council voted 7-0 to authorized the rezoning request. On May 10, 2011 Mayor and Council voted 6-0 to approve a requested five-year time extension from March 21, 2011 to March 21, 2016 with change of conditions.

Applicant’s Request – The applicant proposes to rezone 1.26 acres from R-1 to R-2 to allow a single-family residential subdivision, with 32 lots on a 2.25-acre site for a density of 14.22 units per acre. Each lot will have a two-story single-family attached home.

Planning Considerations

Land use policy direction for this area is provided by *Plan Tucson* and the *Grant-Alvernon Area Plan*. The rezoning site is located within an “Existing Neighborhood” as identified on the Future Growth Scenario Map of *Plan Tucson*. “Existing Neighborhoods” are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability. Within “Existing Neighborhoods”, *Plan Tucson* supports infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. *Plan Tucson* policies protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses. Urban heat island effects

should be mitigated by expanding and maintaining a healthy drought-tolerant low-water use urban forest. New development should utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design.

The Residential Land Use Policies of the *Grant-Alvernon Area Plan* support residential development which provides a wide range of housing types to meet the diverse needs of residents while serving to enhance the stability of neighborhoods and schools. These policies are meant to be used in conjunction with the General Design Guidelines. Policies encourage residential infill that is compatible with neighborhood scale, density, and character and medium and high-density residential development should include on-site recreational areas. Medium-density residential development is supported in appropriate locations where primary vehicular access is provided to an arterial or collector street and is directed away from the interior of low-density residential areas. The proposed density of approximately 14 units per acre falls within the density range identified in the *Grant-Alvernon Area Plan* and *Plan Tucson*.

To the west and south are platted subdivisions with detached one-story single family homes, zoned R-2, with a density of approximately 5 RAC. To the east are one- and two-story multi-family residential units, zoned R-2, with a density of approximately 14 RAC. To the north across Monte Vista Drive is O-3 zoned property with two-story detached single-family units and multi-family two-story apartments with densities ranging between approximately 8 and 12 units per acre.

Access to the site is from Glenn Street to the south and from Monte Vista Drive to the north. Glenn Street is identified as a collector street with a right-of-way width of 64 feet on the *Major Streets and Routes Plan* map. Monte Vista Drive is designated a local street with a 60-foot right-of-way width.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th Edition, single family residential uses generate an average of 10 trips per home. Based on the proposed addition of 32 new residential units, the proposed development will generate 320 additional vehicle trips per day. Field inspection by staff indicates there are no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The proposed subdivision is designed as a Flexible Lot Design (FLD). The FLD provides greater flexibility and creativity in the design, and allows single-family attached residential development in the requested R-2 zone. The project site is located in an area characterized by single family residential subdivisions and multifamily residential with one- and two-story units.

The Design Compatibility Report (DCR) proposes new two-story attached homes constructed with a height of 19-feet, 1-inch. Each home has a floor area of 1,940 square feet and an attached 2-car garage. Twelve guest parking spaces are provided along the west side of the access drive.

An on-site recreational area with a shade ramada, picnic table, bench, trash receptacle, barbeque grill, trash can, and artificial turf will be provided on the west side of the private drive near the center of the site. A walled off-leash dog area with benches is proposed to the east of the private drive, also near the center of the site.

The DCR states that additional privacy mitigation for the homes to the east and west is provided by a design without second floor balconies. In addition the single-story homes to the west are buffered by an existing 16-foot wide alley in addition to 13-foot setbacks along the west property line. An 11-foot setback is provided along the east property line adjacent to multifamily residential. In addition, new residential units shall be oriented towards the interior drives to protect the privacy of adjacent residents. The DCR further states that homes will be energy efficient and will feature low-flow water fixtures, low-E vinyl windows, and Energy Star rated appliances.

Drainage/Grading/Vegetation/Screening – Staff recommends the submittal of a drainage report addressing onsite and offsite drainage and its impact on proposed improvements. The drainage report shall also address the provision of runoff retention in accordance with requirements and recommendations of the Stormwater Detention/Retention Manual.

Landscape borders are proposed with bioswale berms and the use of native and drought tolerant vegetation. Runoff from rooftops will be directed towards landscaped areas. The DRC states that as a screening measure, masonry walls will be constructed along the perimeters of the site. The proposed wall along along the east edge of the site will tie into an existing wall of approximately 220 feet in length extending southward from the Monte Vista right-of-way.

Road Improvements/Vehicular Access/Circulation – The rezoning site is located on the south side of Monte Vista Drive and north of Glenn Street. Vehicle access is proposed by way of a new 24-foot wide private gated drive, which extends between the two public streets, with curbs and sidewalks on both sides of this access drive. Staff recommends that sidewalks be constructed per City standards adjacent to the site along Glenn Street and Monte Vista Drive frontages for pedestrian access and safety. A turnaround area is required along Glenn Street to allow cars to maneuver out from the gated entrance without backing onto Glenn Street. Staff recommends that the gated access on Monte Vista Drive be exit only.

Conclusion – The proposed development is consistent with and supported by the policy direction provided in *Plan Tucson* and the *Grant-Alvernon Area Plan* and in keeping with the character of the area. The proposal meets the intent of the policy direction, regarding compatibility with the scale, density and character of the surrounding development. Subject to compliance with the attached preliminary conditions, approval of the requested R-2 zoning is appropriate.

Preliminary Conditions

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated August 19, 2014, and the Design Compatibility Report, is to be submitted and approved in accordance with Section 2-06 of the *Unified Development Code*.
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".
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Archaeologist. 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. Rezoning will be effectuated upon recordation of the approved final plat.

LAND USE COMPATABILITY

8. Residential unit height shall not exceed twenty (25) feet.
9. Units within twenty-five feet of the west or east property line shall not have second story balconies.
10. A minimum five foot screen wall shall be provided around the perimeter of the site as stated in the Preliminary Development Package dated August 19, 2014.
11. Six (6) inch wide fence block or greater shall be used for perimeter walls.

Preliminary Conditions

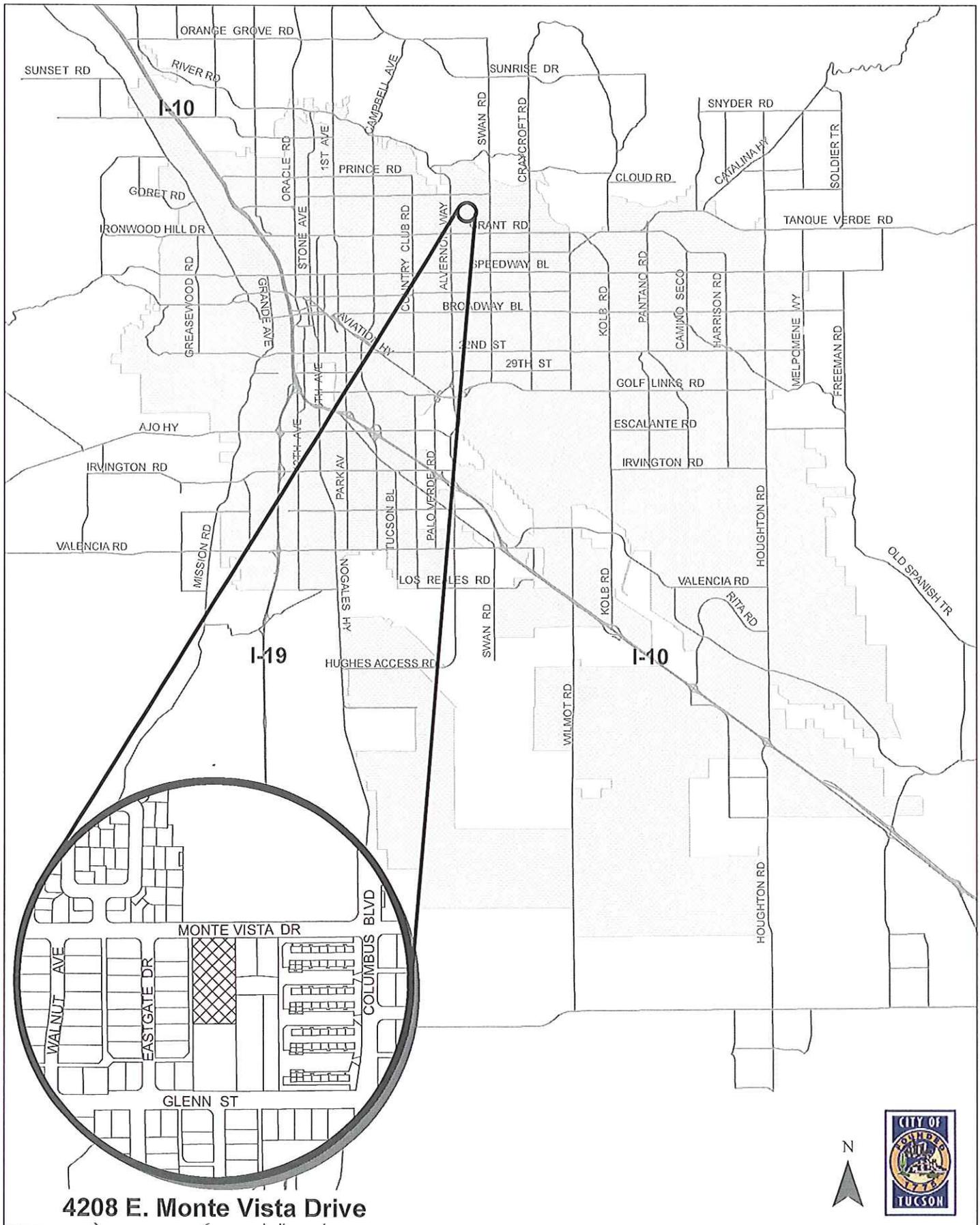
DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

12. A complete drainage report shall be submitted to address onsite and offsite drainage and its impact on the proposed improvements. The report shall also address runoff retention in accordance with the Stormwater Detention/Retention Manual
13. New and/or replacement roofing material to be either Energy Star rated or rated as a cool roof (initial solar reflection greater than, or equal to, 0.65 and minimum infrared emittance greater than or equal to 85%); placement and utilizing energy of solar panels on the roof will be considered an acceptable alternative.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

14. New sidewalks shall be constructed to meet City street cross-section standards along the Glenn Street and Monte Vista Road frontages of the site.
15. An on-site turn-around area shall be provided outside the access gate at the southern ingress/egress point to allow vehicles to maneuver away from the gated entrance without backing out onto Glenn Street.
16. The northern vehicular access point at Monte Vista Drive shall be for exit only.

C9-14-04 Cornerstone Homes - Monte Vista Drive



4208 E. Monte Vista Drive



BLACKLIDGE DRIVE

WALNUT AVENUE

CARDELL CIRCLE

MONTE VISTA DRIVE

COLUMBUS BOULEVARD

EASTGATE DRIVE

GLENN STREET

WALNUT AVENUE

FAIR OAKS AVENUE

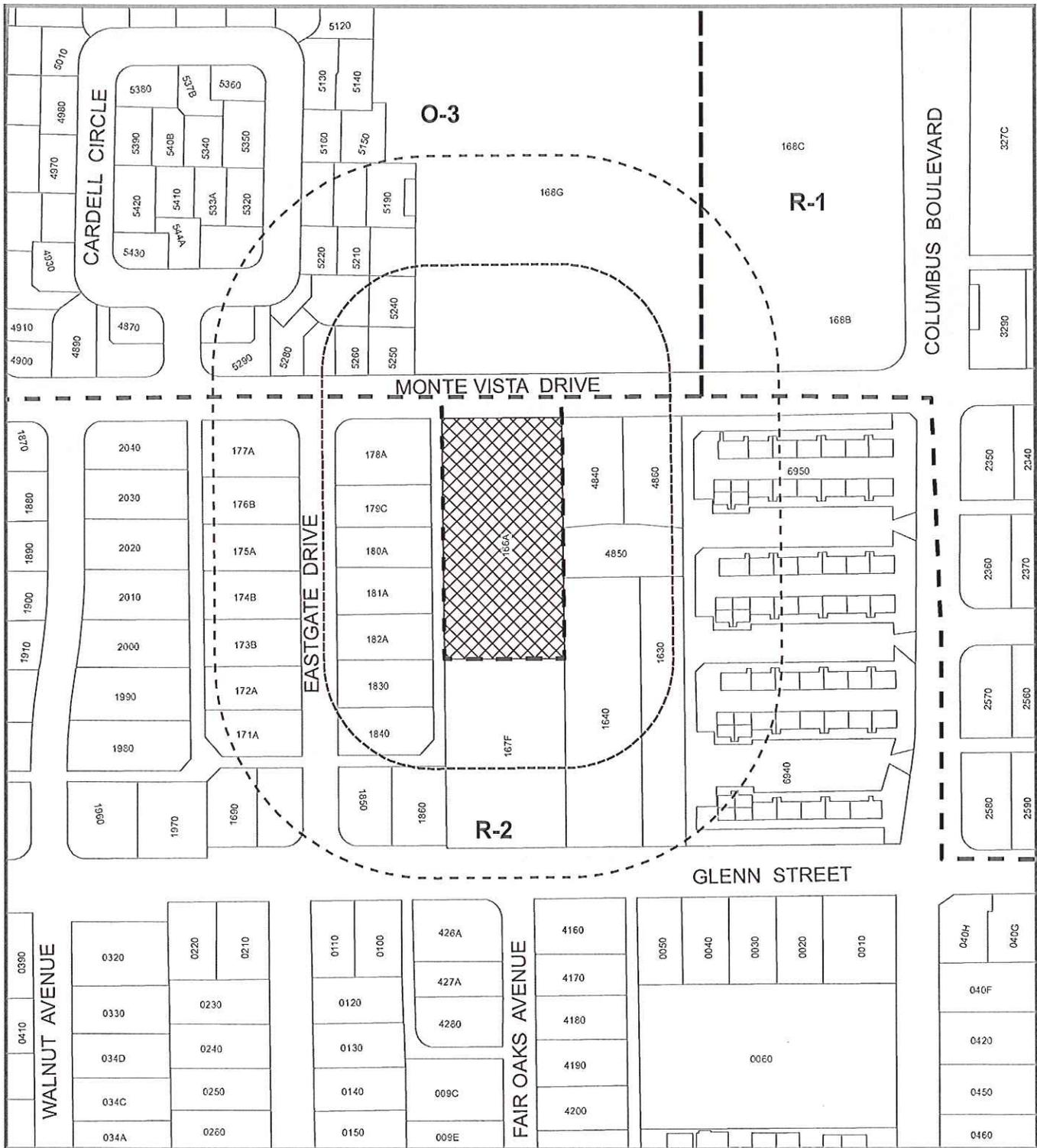
C9-14-04 Cornerstone Homes - Monte Vista Drive
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



C9-14-04 Cornerstone Homes - Monte Vista Drive

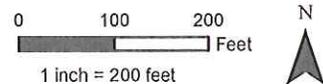
Rezoning Request: from R-1 to R-2



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



Address: 4208 E. Monte Vista Drive
 Base Maps: Sec.34 T.13 R.14
 Ward: 3



PUBLIC FACILITIES AND SERVICES REPORT FOR October 16, 2014
(as of September 25, 2014)

C9-14-04 Cornerstone Homes – Monte Vista Drive, R-1 to R-2

CITY AGENCIES

Planning & Development Services – Community Design: See attached comments dated 9/18/14.

Planning & Development Services – Engineering: See attached comments dated 9/10/14.

Planning & Development Services – Zoning Review: See attached comments dated 9/11/14.

Transportation – Engineering: See attached comments dated 9/12/14.

Office of Conservation & Sustainable Development: See attached comments dated 9/15/14.

No Objections Noted

Tucson Fire Department
Transportation – Engineering
Transportation – Traffic Engineering

Planning & Development Services – Sign Code
Planning & Development Services – Zoning Enforcement
Tucson Fire Department
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Planning & Development Services – Landscape

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: 320 vehicle trips per day.

No Objections Noted

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

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, *October 1, 2014* at <http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>



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: C9-14-04 Cornerstone Homes, R-1 to R-2
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 _____

Place
Stamp
Here

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

C9-14-04

Expose this flap - Affix stamp and return



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

C9-14-04

IMPORTANT REZONING NOTICE ENCLOSED

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