



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

Preliminary Report
December 19, 2014

Tucson Unified School District 1
1010 E. 10th Street
Tucson, AZ 85719

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Tucson, AZ 85751

Paul Iezzi or Dan Castro
Rick Engineering
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**SUBJECT: C9-14-09 School Yard – Wrightstown Road, RX-1 to R-1
Public Hearing: December 11, 2014**

Dear Mr. Viner,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C9-14-09 School Yard – Wrightstown Road. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

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

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

SUMMARY OF FINDINGS

This is a request by William Viner of the Pepper Viner at Wrightstown LLC, on behalf of the property owner, Tucson Unified School District #1, to rezone approximately 9.2 acres from RX-1 to R-1 zoning. The rezoning site was previously developed as Wrightstown Elementary School, now vacant. It is surrounded on three sides by streets: Wrightstown Road to the north, Avenida Ricardo Small to the east, and Lee Street to the south. The preliminary development plan is for a single-family residential subdivision with 56 one-story and two-story homes at a density of 6.05 units per acre.

The Design Compatibility Report limits two-story homes to no more than 25 percent of the lots. The proposed two-story homes will be located primarily in the interior of the rezoning site. The proposed homes along Lee Street will all be one-story and no two adjacent lots will be developed with the same model façade.

The area surrounding the rezoning site to the east, south, and west is low density, detached single-story single family residential development, zoned R-1, with a density of approximately 2.5 to 3.0 units per acre. To the north of the subject rezoning site, across Wrightstown Road, is a residential development with single-family homes in the R-2 zone at approximately 3.5 units per acre.

Access to the site is proposed to be by way of a new 51-foot wide public loop street with two access points onto Avenida Ricardo Small, a local street. An alternative, discussed at the public hearing, is for access to be by way of one access point on Wrightstown Road and one on Avenida Ricardo Small. This configuration should be reviewed by city staff, including Traffic Engineering, and if supported by staff, should be the recommended configuration. Such a configuration may reduce the proposed number of lots.

The preliminary development plan depicted a row of seven lots along the western boundary of the site. A revised preliminary development plan was submitted at the public hearing depicting an expanded open space element on the western boundary of the site, with two lots near the southwest corner of the site and a higher concentration of lots in the central portion of the site.

Homes fronting the southern boundary of the site will have direct access from Lee Street, also a local street. The Pima Association of Governments – Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 536 vehicle trips per day. The Wrightstown School, while open, generated a greater number of total trips per day than the proposed development,

depending on enrollment. However, new schools generating vehicle trips have opened nearby since the Wrightstown School was closed.

Land use policy direction for this area is provided by the *Pantano East Area Plan (PEAP)*, the *Wrightstown Neighborhood Plan (WNP)*, and *Plan Tucson*. 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. Policies also promote quality and safety in design, compatibility with and adequate buffering of surrounding development, the planting and management of healthy, attractive urban vegetation, and the conservation and enhancement of environmentally sensitive habitat.

The goal of the *Wrightstown Neighborhood Plan* is to recognize the unique character of the Wrightstown Neighborhood by preserving the existing development and providing guidelines for compatible new development. Policy 1 states that all existing land uses should be retained with special emphasis on urban and suburban ranch development. Urban and suburban densities are not specifically addressed by the plan. Tucson Unified School District is disposing of the subject property and the former school will not be preserved. Although the *Wrightstown Neighborhood Plan* did not anticipate closure of the Wrightstown Elementary School, it does call for new development to be compatible with existing development.

The goal of the *Pantano East Area Plan* is to preserve the integrity of established neighborhoods and promote residential infill of vacant land where adequate provisions of streets and utilities are available, and to promote low-density residential developments within the interior of established low-density neighborhood. In addition, the *Plan* supports residential clustering and design flexibility that includes defensible space concepts. *PEAP* defines low-density residential as up to six units per acre. The density of the proposed development, as currently configured, is 6.05 units per acre.

CONCLUSION

The proposed development is consistent with and supported by the policy direction provided in *Plan Tucson*, the *Wrightstown Neighborhood Plan*, and *Plan Tucson* and can be made compatible with the scale, density, and character of surrounding development. Subject to compliance with the attached preliminary conditions, approval of the requested R-1 zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of R-1 zoning, subject to the recommended conditions, as revised.

Sincerely,



Linus Kafka
Zoning Examiner

ATTACHMENTS:

Case Location Map

Rezoning Case Map

cc: City of Tucson Mayor and Council

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated October 1, 2014, 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".
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. Building facades at the rear and sides shall have architectural character and detail comparable to the front facade, including but not limited to color palette, non-glare roof material/lines, and exterior materials. A color palette and dimensioned elevation drawings shall be submitted as part of the development package submittal to demonstrate compliance with this condition.

9. Prior to Wrightstown Elementary School building(s) demolition, approval is required from City of Tucson Historic Preservation Staff, at the Office of Integrated Planning.

10. West perimeter, including the southwest corner lot, shall be limited to a total of two (2) lots, not including the functional open space and drainage basin. All residential units located along the west perimeter not to exceed sixteen (16) feet in height.

11. The number of two-story units shall not exceed 25% of the total number of units, and no two adjoining lots may be developed with two-story units.

12. Lots on the west and east perimeter shall be limited to single-story units. A maximum of four lots on the north perimeter may be developed with two-story units. No lots on the south perimeter may be developed with two-story units.

13. Lots adjacent to Lee Street (Southern perimeter) shall have front building facade and garage entrance facing Lee Street. No two adjoining lots within the subdivision shall be developed with the same model facade.

14. Setbacks from the Wrightstown Road south right-of-way line to future on-site residences shall be a minimum of 25 feet for two-story units, 15 feet for one-story units.

15. A new five (5) foot tall masonry screen wall shall be constructed along the west, north, and east boundaries. Any wall(s) constructed along the north perimeter of the site shall be located south of the street landscape border and any walls constructed along the east perimeter shall be located west of the street landscape border.

16. Six (6) inch wide fence block or greater shall be used for perimeter walls.

17. A wall detail (elevation) shall be provided as part of the development plan submittal to demonstrate compliance with the following condition:

All new screen walls visible from a public right-of-way and/or adjacent to existing residential development are to be graffiti-resistant and incorporate one or more visually appealing design treatments, such as the use of two or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations. The design of the wall shall be consistent with the overall architectural design theme of the subdivision and surrounding residential developments.

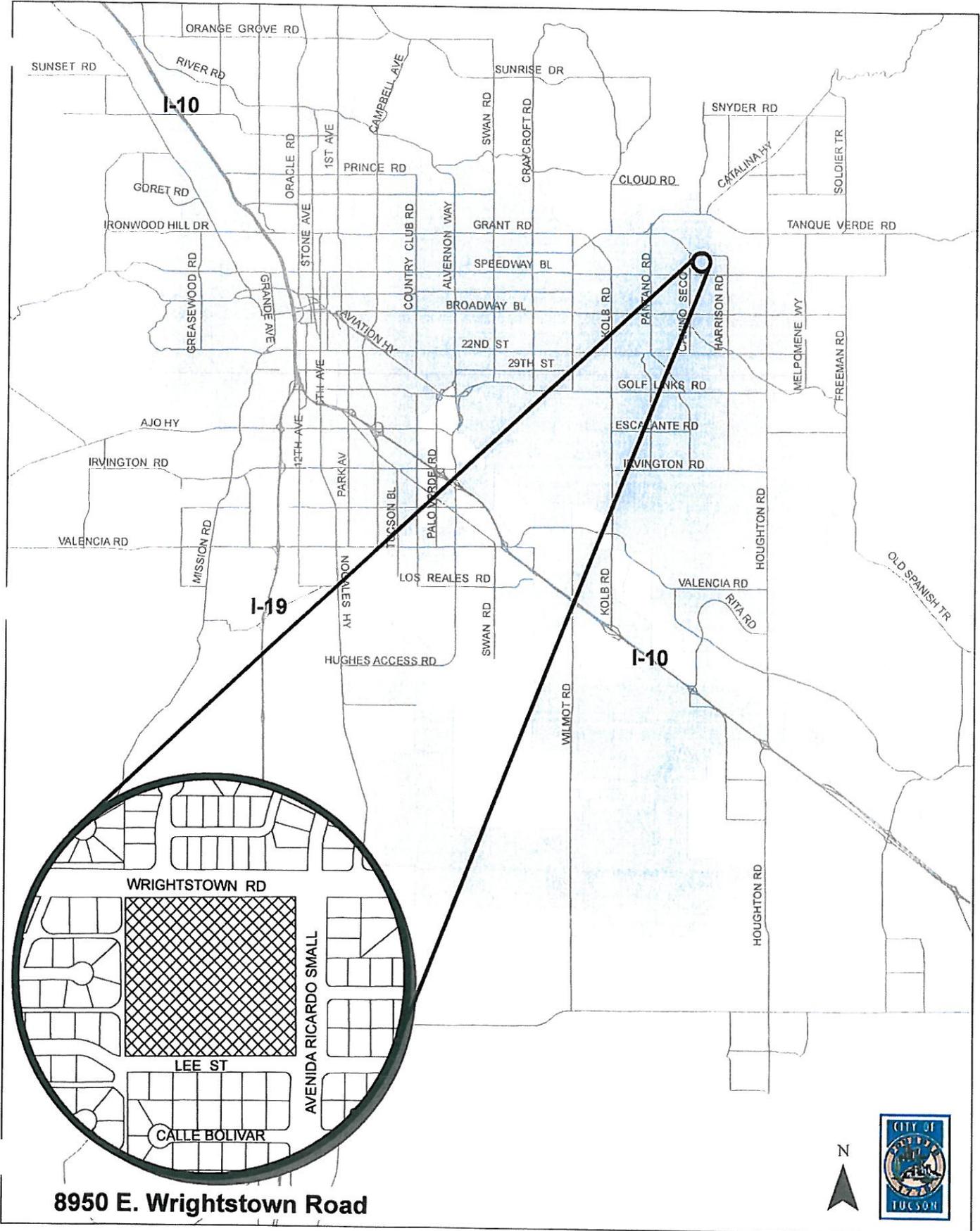
DRAINAGE/GRADING/VEGETATION

18. A complete drainage report shall be submitted. The drainage report shall address encroachment, onsite and offsite drainage and its impact on the proposed improvements, and the provision of the required 2-year threshold runoff retention.
19. The 10-foot wide landscape border along Wrightstown Road may include grading for drainage management purposes at the northeast and northwest corners, provided the drainage area edges meet perimeter landscape requirements.
20. Bleed pipes will be required for any retention basin(s) or water-harvesting areas. Grading design shall be provided to show low flow channels and graded to drain either toward the outlet structure or other logical point. Basin floor or the low channels shall be sloped at least 1%.
21. If soils report, submitted before or at the time of development permitting, indicates poor percolation (safety factor of 2 with drain down time more than 12 hours) then retention can be waived unless detention is needed to offset any floodplain encroachment.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

22. A one-foot no access easement shall be provided along the full length of the north and west perimeter of the rezoning site.
23. Replacing the existing sidewalk with a new standard 6' width sidewalks and standard wheelchair ramps along at the ultimate MS&R location.
24. If recommended by Traffic Engineering, the preliminary development plan shall be revised to include one access point from Wrightstown and one access point from Avenida Ricardo Small.

C9-14-09 School Yard - Wrightstown Road





C9-14-09 School Yard - Wrightstown Road
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet

