



February 11, 2015

Subject: Zoning: (C9-14-09) School Yard – Wrightstown Road, RX-1 to R-1,
City Manager's Report

CITY OF
TUCSON
OFFICE OF THE
CITY CLERK

Please be advised that at the regular meeting of February 4, 2015, the Mayor and Council voted to approve the request as presented and subject to compliance with the attached conditions of rezoning.

This action by the Mayor and Council does not rezone your property. The Rezoning Section of the Planning and Development Services Department will transmit an ordinance for Mayor and Council consideration when all of the conditions have been met. The adoption of a rezoning ordinance is discretionary. Upon adoption of the ordinance by the Mayor and Council, you may apply for a building permit. Securing a building permit causes the base map to be changed and reflect your new zoning.

If you have any questions regarding this matter, please contact the Planning and Development Services Department (520) 791-5550.

Sincerely,

Roger W. Randolph
City Clerk

RWR:TF:dsc
C9-14-09ltr

Attachment: Conditions of Rezoning

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

William Viner
Pepper Viner at Wrightstown, LLC
PO Box 30128
Tucson, AZ 85751

Paul Iezzi/Dan Castro
Rick Engineering Company
3945 E. Ft. Lowell Rd., #111
Tucson, AZ 85712

cc: City Manager
Planning and Development Services
Pima County Assessor's Office, Land Appraisal Section

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated December 11, 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 façade, 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 the 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 façade and garage entrance facing Lee Street. No two adjoining lots within the subdivision shall be developed with the same model façade.
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.