



MEMORANDUM

DATE: November 24, 2014
For December 11, 2014 Hearing

FROM: Ernie Duarte
Planning & Development Services
Director

TO: Linus Kafka
Zoning Examiner

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT
C9-14-09 School Yard – Wrightstown Road, RX-1 to R-1 (Ward 2)

Issue – 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 is located on the southwest corner of Wrightstown Road and Avenida Ricardo Small (see Case Location Map). The preliminary development plan (PDP) is for a single-family residential subdivision with 56 one-story and two-story homes at a density of 6.05 units per acre

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

Background Information

Existing Land Use: Vacant former elementary school

Surrounding Zones and Land Uses:

North: Zoned R-2; Single-family detached residential
South: Zoned R-1; Single-family detached residential
East: Zoned R-1; Single-family detached residential
West: Zoned R-1; Single-family detached residential

Previous Cases on the Property: none

Related Cases:

C9-12-11 Mahalo Properties – Wrightstown Road, RX-1 to R-1 This was a rezoning request for approximately 4.56 acres located on the south side of Wrightstown Road, approximately 1,700

feet east of the subject rezoning site, to allow the development of 12 lots one-story single-family residential units, for a density of 2.63 units per acre. On November 6, 2013, Mayor and Council adopted Ordinance No. 11124. On May 23, 2013, a subdivision plat was recorded effectuating the R-1 zoning.

C9-01-25 Kemmerly Company – Camino Seco RX-1 to R-1 This was a rezoning request for approximately 10.35 acres located on the southeast corner of Wrightstown Road and Camino Seco, approximately 700 feet west of the subject rezoning site, rezoned to allow the development of 42 lots with a mix of one-story and two-story residential units, for a density of 4.05 units per acre. On June 3, 2002, Mayor and Council adopted Ordinance No. 9711. On January 9, 2003, a subdivision plat was recorded effectuating the R-1 zoning.

C9-93-25 First American Title Insurance Company – Wrightstown Road SR to R-1 This was a rezoning request for approximately 62.33 acres located on the north side of Wrightstown Road, approximately 130 feet northwest of the subject rezoning site, to allow the development of 197 lots with one-story, single-family residential units, for a density of 3.1 units per acre. On October 17, 1994, Mayor and Council adopted Ordinance No. 8377. On October 19, 1994, a subdivision plat was recorded effectuating the R-1 zoning.

C9-85-61 Fidelity National Trust – Wrightstown Road UR (RX-1) to R-1 This was a rezoning request for 10.42 acres located on the south side of Wrightstown Road, approximately 700 feet southeast of the subject rezoning site, to allow the development of 30 lots with one-story, single-family residential units, for a density of 2.88 units per acre. On May 4, 1987 Mayor and Council adopted Ordinance No. 6684. On May 5, 1987, a subdivision plat was recorded effectuating the R-1 zoning.

C9-83-58 Williamson – Wrightstown Road from UR (RX-1) to R-1

C9-84-80 Love – Wrightstown Road, from UR (RX-1) to R-1

These two adjacent rezoning sites, located on the south side of Wrightstown Road approximately 2000 feet east of the subject rezoning site, were combined to create a 1.66 acre, nine lot subdivision, a density of 3.61 units per acre. On October 12, 1987, Mayor and Council adopted Ordinance No. 6812, and Ordinance No. 6813. On November 13, 1987, a subdivision plat was recorded effectuating the R-1 zoning.

Applicant's Request – The applicant proposes to rezone 9.2 acres to R-1 to allow a single-family residential subdivision with 56 one-story and two-story homes at a density of 6.05 units per acre.

Planning Considerations – 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. Tucson Unified School District is disposing of the subject property, and the former school will not be preserved. The WNP did not anticipate the closure of Wrightstown Elementary School, and as such does not directly address future use of the site. The WNP calls for compatible new development but does not define urban or suburban ranch densities.

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 acres. At 6.05 units per acre, the proposed density is supported by the *PEAP* and can be supported by the *WNP* if designed to be compatible with the adjacent development.

The rezoning site is surrounded on three sides by streets, Wrightstown Road to the north, Avenida Ricardo Small to the east, and Lee Street to the south. Wrightstown Road is identified as an arterial roadway on the *Major Streets and Routes Plan* map. Avenida Ricardo Small and Lee Street are local streets. Vehicular access will be from Avenida Ricardo Small and Lee Street. Access to Avenida Ricardo Small will be via a new public street serving the 44 interior lots. Twelve lots will have direct access Lee Street. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 536 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The rezoning site is a simple square shaped parcel and as noted above is bounded by public streets on three sides. Previously developed as an elementary school, the property gently slopes from south to north. 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 at a density of approximately 2.5 to three 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.

The Design Compatibility Report (DCR) proposes 56 lots, with detached one-story and two-story homes. The DCR limits two-story homes to no more than 25 percent of the lots. The proposed two-story homes will be located within the interior of the rezoning site, consistent with *WNP* direction. To be compatible with the adjacent development, the west property line should have no more than four homes, each limited to 16 feet in height. To create a cohesive streetscape with the adjacent residential neighborhood to the south, the proposed homes along Lee Street should face the street with no two adjacent lots developed with the same model facade.

Drainage/Grading/Vegetation/Screening – A 10-foot street landscape border and detention basin are proposed along the Wrightstown Road frontage. Landscape borders will be provided along Wrightstown Road and Avenida Ricardo Small. Staff recommends existing vegetation, including mature canopy trees and plants be preserved in place to the extent possible. A drainage report addressing onsite and offsite drainage and the provision of the required 5-year threshold runoff retention will be required. Open space will be provided along Lee Street, for a pedestrian connection to Lee Street, in the interior of the site, and at the northwest corner of the site for drainage facilities.

Road Improvements/Vehicular Access/Circulation – The rezoning site is located on the south side of Wrightstown Road and west of Avenida Ricardo Small. Vehicle access is proposed by way of a new 51-foot wide public loop street with two access points onto Avenida Ricardo Small, a local street. The DCR indicates on-site rear lot lines will abut Wrightstown Road on the north and the alley way located to the west. A one-foot no access easement should be provided along the west and north perimeter to prohibit rear lot access onto Wrightstown Road, an arterial street, or to the alley between the rezoning site and the subdivision to the west. Existing perimeter sidewalks may be substandard and may need to be upgraded to six foot wide.

Historic Evaluation – Demolition permits can only be issued in compliance with applicable Historic Preservation requirements. The applicant is advised to contact the City of Tucson Historic Preservation Office to determine the requirements for demolition of the existing school facilities.

Conclusion – The proposed development is consistent with and supported by the policy direction provided in the *Pantano East Area Plan*, the *Wrightstown Neighborhood Plan*, and *Plan Tucson*. Subject to compliance with the attached preliminary conditions, approval of the requested R-1 zoning is appropriate.

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 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 shall be limited to a total of four (4) lots. 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 three lots on the north perimeter may be developed with two-story units. A maximum of four 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

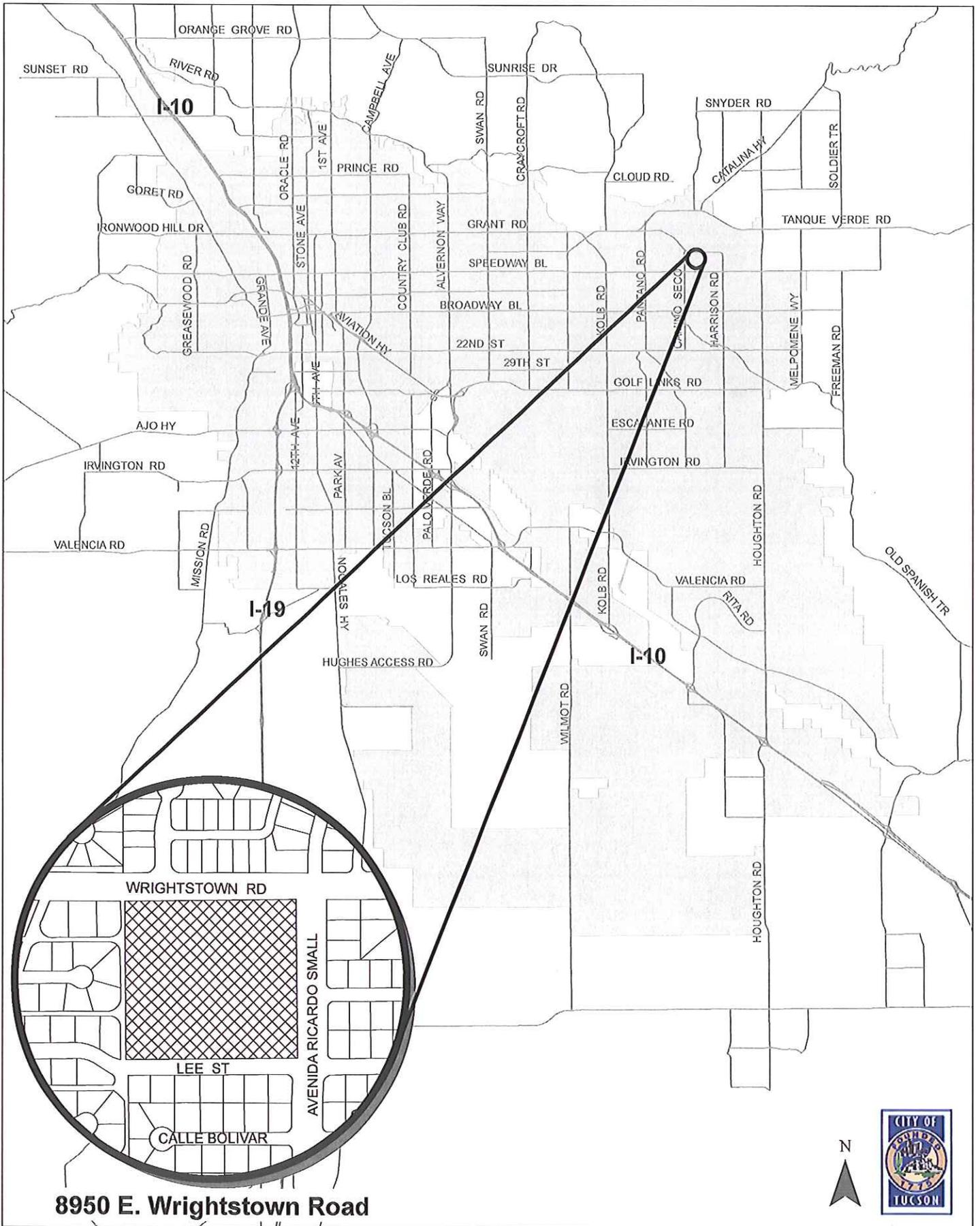
18. A complete drainage report shall be submitted. The drainage report shall address encroachment, onsite and offsite drainage and its impact on the proposed improvements, and the provision of the required 2-year threshold runoff retention.

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.

C9-14-09 School Yard - Wrightstown Road



8950 E. Wrightstown Road



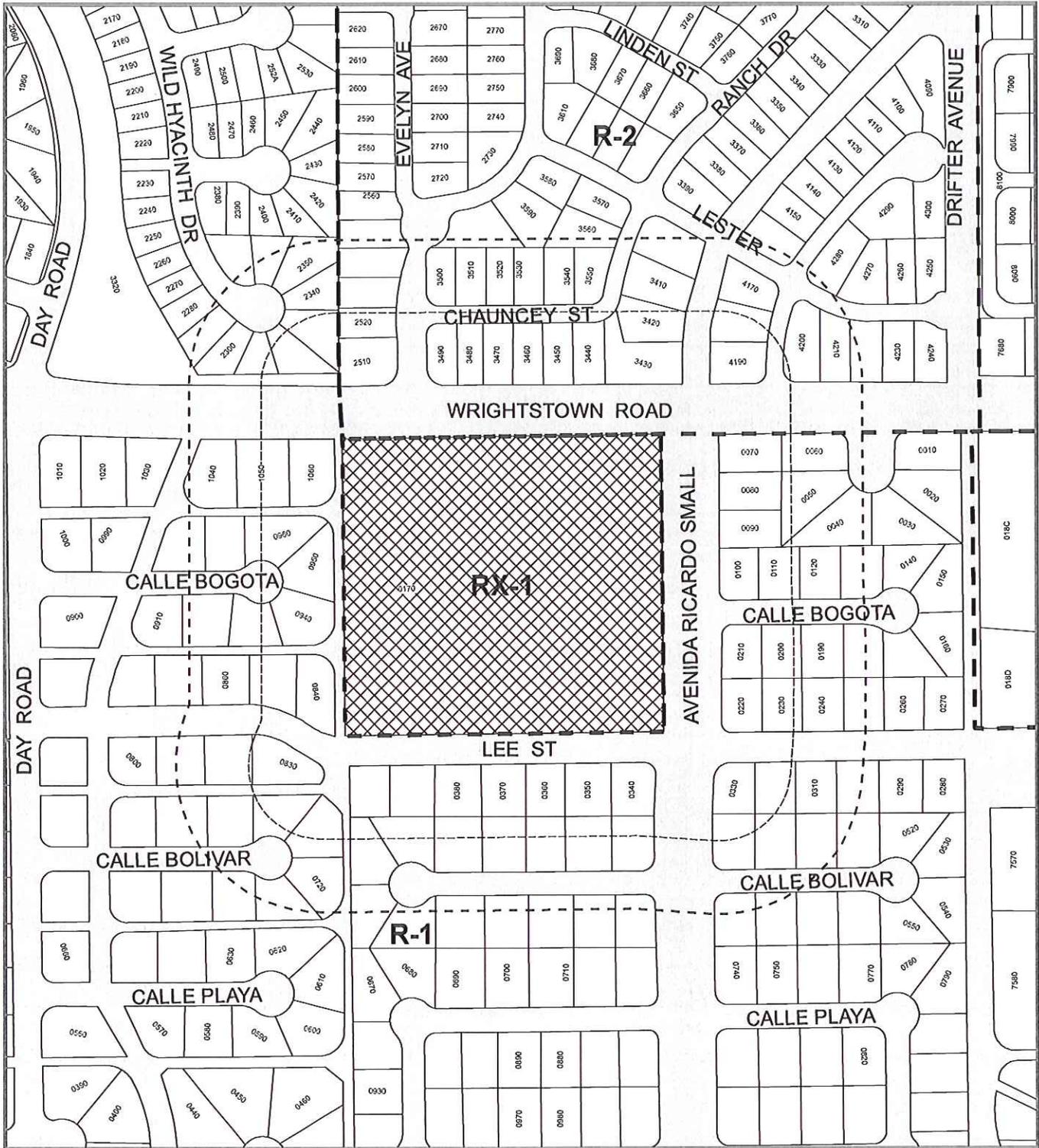
C9-14-09 School Yard - Wrightstown Road
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



C9-14-09 School Yard - Wrightstown Road

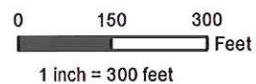
Rezoning Request: RX-1 to R-1



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



Address: 8950 E. Wrightstown Road
 Base Maps: Sec.03 T.14 R.15
 Ward: 2



PUBLIC FACILITIES AND SERVICES REPORT FOR DECEMBER 11, 2014
(as of October 20, 2014)

C9-14-09 School Yard – Wrightstown Rd, RX-1 to R-1

CITY AGENCIES

Planning & Development Services – Engineering: See attached comments dated October 1, 2014.
Planning & Development Services – Community Design: See attached comments dated October 20, 2014.
Transportation – Engineering: See attached comments dated October 2, 2014.
Transportation – Traffic Engineering: See attached comments dated September 30, 2014.
Tucson Fire Department: See attached comments dated October 14, 2014.
Planning & Development Services – Zoning Review: See attached comments Dated October 7, 2014.
Tucson Parks and Recreation Department: See attached comments dated October 15, 2014.
Office of Conservation & Sustainable Development: See attached comments dated October 15, 2104.
Environmental Services: See attached comments dated October 20, 2014.

No Objections Noted

Planning & Development Services – Sign Code
Planning & Development Services – Zoning Enforcement
Community Services – Historic Preservation Officer
Tucson Police Department
Planning & Development Services – Landscape
Tucson Water Department

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: 536 vehicle trips per day: See comments dated October 29, 2014
Pima County Development Services Department, Planning Division: See attached comments dated October 3, 2014
Pima County Transportation and Flood Control: See attached comments dated October 3, 2014
Arizona Department of Transportation: See attached comments dated October 6, 2014
Pima County Wastewater: See attached comments dated October 15, 2014.
Tucson Electric Power: See attached comments dated October 24, 2014.

No Objections Noted

Pima County Parks and Recreation
Davis-Monthan Air Force Base
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 5:00 PM, *November 25, 2014* at

<http://www.tucsonaz.gov/PRO/pro/devactionsrch.jsp>



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: C9-14-09 School Yard – Wrightstown Road, RX-1 to R-1
Ward 2**

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 ^{mp}
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-14-09

Expose this flap - Affix stamp and return



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

C9-14-09

IMPORTANT REZONING NOTICE ENCLOSED

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