

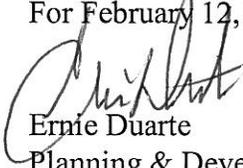


# MEMORANDUM

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DATE: January 28, 2015  
For February 12, 2015 Hearing

TO: Linus Kafka  
Zoning Examiner

FROM:   
Ernie Duarte  
Planning & Development Services  
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT  
C9-14-14 Rio Verde Village PAD – Market District Major Amendment, SR to  
PAD Zone (Ward 2)

**Issue** – This is a request by Gordon T. Alley III and Joseph R. Cesare of Broadway Realty and Trust, to rezone approximately 4.57 acres from SR to Planned Area Development (PAD) zoning. The rezoning site is located approximately 1,000 feet southeast of the Craycroft and River Roads signalized intersection (see Case Location Map). The conceptual site plan proposes to expand the Rio Verde Village PAD, Market District Sub-Area B boundary with the addition of the adjacent subject parcel to allow for commercial uses.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of Planned Area Development (PAD) zoning.

## **Background Information**

Existing Land Use: Single-family residence

### Surrounding Zones and Land Uses:

North: Zoned PAD-22; charter school

South: Zoned SR; Tanque Verde Creek

East: Zoned SR, PAD-22; single-family residence and vacant

West: Zoned PAD-22; convenience store with fuel sales

### Previous Cases on the Property:

C9-12-04 Rio Verde Village Planned Area Development (PAD) - SR, RX-1 and C-1 to PAD Zone: This was a rezoning request as part of a concurrent annexation, original city zoning and rezoning procedure for rezoning approximately 40.32 acres from SR, RX-1 and C-1 to Planned Area Development (PAD) zoning. The rezoning site, located at the southeast corner of River Road and Craycroft Road is planned for a mixed-use development including retail, office, dining hospitality and residential uses. On August 10, 2012, Ordinance 11009 was effectuated and the zoning was changed to PAD-22.

C15-12-02 Establishment of Original City Zoning: Translated zoning from Pima County SR, CR-1 and CB-1 zones to City of Tucson SR, RX-1 and C-1 zones upon annexation. Ordinance 11007 was adopted on July 10, 2012.

Related Cases:

C9-06-02 Arizona Board of Regents – Kolb Road, I-1/I-2 to R-2: This was a rezoning request as part of a concurrent annexation, original city zoning and rezoning procedure for rezoning approximately 127.5 acres from I-1 to R-2 zoning utilizing the Residential Cluster Project (RCP-6) development option. The rezoning site is located on the north side of Interstate-10, east of Kolb Road. The applicant proposes construction of 600, two-story single-family residences on 127.5 acres for a density of 4.7 residences per acre.

C9-06-32 the Bridges Planned Area Development (PAD): A 350-acre master planned mixed-use development with four principal land uses: (1) Approximately 1,000,000 square feet of commercial/retail/office land uses and an approximately 350 room hotel, on 128.7 acres, (2) A maximum of 1084 residential units consisting of single family attached homes, single family detached homes, and apartments, on 117.4 acres, (3) A 53.5 acre research park associated with the University of Arizona, and (4) 50.4 acres of open space and recreation areas. Ordinance 10383 was effectuated on April 27, 2007.

Applicant’s Request – Commercial use as part of the Rio Verde Village PAD Market District sub-area “B”.

**Planning Considerations**

*Plan Tucson* provides relevant policy guidance. It supports a mix of commercial, office, and residential uses at the corner of major transportation intersections, such as Craycroft Road and River Road, both identified as scenic/arterials on the City’s *Major Streets and Routes* (MS&R) *Plan* map. The Plan supports cross-access for commercial sites, and promotes pedestrian/bicycle trails along the Tanque Verde Creek and Rillito River. Plan Tucson encourages design elements that reflect project sensitivity to the site, surrounding neighborhoods, and overall community vision and goals.

On July 10, 2012, Mayor and Council adopted the Rio Verde Village PAD. The addition of the 4.57 acre parcel is consistent with the Mayor and Council direction that required cross-access be provided between the Market and Manor Districts, and which contemplated the future inclusion of the parcel into the PAD. Likewise it is consistent that the parcel use the development guidelines and standards as outlined under the Market District in the Rio Verde Village PAD.

### **Design Considerations**

Land Use Compatibility – The Rio Verde Village PAD is located at the southeast corner of Craycroft Road and River Road in north central Tucson. The subject parcel lies directly south of the existing charter school and is between the Market District and Manor District boundaries. The northwest corner of the PAD is currently developed with a convenience retail/gas station. The northeast portion of the PAD is platted for a single-family subdivision, but is undeveloped except for a north-south local street. The southeast portion of the PAD is developed with a large single-family residence and related accessory structures. Directly to the south of the site is the Tanque Verde Creek. The east adjacent parcel (which is not part of the PAD) is developed with a single-family residence. There are no billboards on the site.

The PAD area is divided into two districts, the Market District and the Manor District. This site will be combined with the Market District as sub-area “B”. The Market District includes most of the River Road frontage, all of the Craycroft Road frontage and the greater west one-half of the PAD area. The land uses include a wide range of retail, commercial, office, medical, residential, civic, hospitality and residential uses. There are three possible conceptual site plans proposed for the subject parcel. Conceptual site plan “A” is for an office complex, “B” is for an assisted living facility, and “C” is for multi-family housing.

Additional measures to protect the single-family residence immediately to the east of the site are proposed by providing a 20 foot wide landscape border with a 5 foot high screen along the property line and then increasing it to 40 feet wide with a 5 foot high screen where the lot line is closest to the adjacent residence and eliminating the trail. Along the west boundary of the Manor District, a 20 foot wide landscape border with a 10 foot wide trail and 5 foot high screen on the property line are provided. The permitted commercial uses are also further restricted by excluding automotive service and repair.

The Scenic Corridor Zone (SCZ) overlay extends 400 feet south of the River Road right-of-way line. Building heights for non-residential structures are not to exceed 30 feet within the overlay. Where a building straddles Sub-Area A and B outside the SCZ, the more restrictive building height of Sub-Area B shall prevail.

The addition of this parcel to the Rio Verde Village PAD unifies the site in function and design, which was a concern when the PAD was approved in 2012. With the unification of the site, cross-access and a safe pedestrian route through the campus will improve the function of the PAD and alleviate traffic concerns between the school and proposed residential uses in the Manor District.

Drainage/Grading/Vegetation – The Tanque Verde Creek runs near or adjacent to the south project boundary. The 1992 FEMA-estimated 100-year discharge for the Tanque Verde Creek, adjacent to the project is 34,000 cubic feet per second (cfs). As of 2011, new FEMA FIRM panels are available, however, the PAD addendum does not reflect these new updates. Staff will recommend that the updated information is added to the PAD.

An unnamed wash runs south from River Road, to the Tanque Verde Creek, and bisects the Market District. Xeroriparian habitat occurs along this wash. Water harvesting sites are located throughout the Market District.

The portion of the parcel located south of an east-west line projected from the southeast corner of sub-area A is preserved as Riparian Habitat. The Pima Regional Trails System Master Plan requires that adequate space to construct future Tanque Verde River Park improvements be provided on this southern portion of the parcel. The PAD addresses these concerns by stating that the amount of property required for the extension of the bike trail in the area south of the Market District area will be dedicated when conditions as stated in the PAD document are met.

Road Improvements/Vehicular Access/Circulation – An updated traffic study was prepared for the project. The projected traffic volumes are based on three (A, B, and C) different conceptual plans. The daily total for concept A (office complex) is 462; concept B (assisted living facility) is 1,643; and concept C (multi-family housing) is 1,596. Based on current traffic volumes, Craycroft Road has available capacity, although the 4-lane segment north of River Road is near capacity. The two-lane River Road segment is currently operating at or above capacity.

Based on future 2017 evaluation of daily traffic volumes, all roadway segments are anticipated to operate at over capacity levels, with the exception of Craycroft north of River Road. The Craycroft/River Roads intersection was also evaluated for future levels of services (LOS). It is projected that the intersection will operate at LOS C in the AM peak and at LOS D in the PM peak. The southbound left-turn will operate at LOS E in PM peak hour. The intersection will require dual left-turn lanes for northbound and southbound approaches by 2017. These improvements will allow the intersection to operate at LOS C in both AM and PM peak hour in the early part of 2017.

The inclusion of this parcel to the Market District creates the opportunity to improve vehicle circulation via a new easement from Calle Rosario. The 24' wide parking area access lane (PAAL) runs east/west along the north boundary of the site and connects the two districts together. The east adjacent parcel, bounded on three sides by the PAD, currently utilizes an existing easement located at the northeast corner of the parcel. This easement will remain to ensure the single-family residence has access to Calle Rosario.

**Conclusion** – The proposed rezoning and inclusion of the subject parcel to the Rio Verde Village PAD is consistent with the land use policies of *Plan Tucson*. The amendment to the PAD provides the opportunity to improve vehicle and pedestrian circulation between the two districts and addresses a concern of unification and functionality of the PAD that was discussed in the Mayor and Council Communication dated July 10, 2012. Approval of the requested Planned Area Development zoning is appropriate.

Rio Verde Village PAD – Recommended Revisions

New sections to be added are in **bold**.

*\* New language to be added*

II. Site Analysis

G.1. New FEMA FIRM panels exist as of 2011, revise this section to reflect current floodplain conditions.

III. PAD District Proposal

E.1.j.\* *The developer/owner is responsible for coordinating and addressing with Pima County to ensure intersection improvements to River and Craycroft Roads, as warranted in the revised Traffic Study.*

E.1.k.\**As development plans are submitted, starting with the next development package submittal, traffic improvements as outlined in the Rio Verde Village PAD Section III.E.1.a.- i. and including any further traffic improvements as warranted by more detailed traffic reports/studies, shall be addressed.*

G.1.c.\**To promote and practice sustainable building practices, roofing material shall be rated as a cool roof or Energy Star rated; solar panels are an acceptable alternative.*

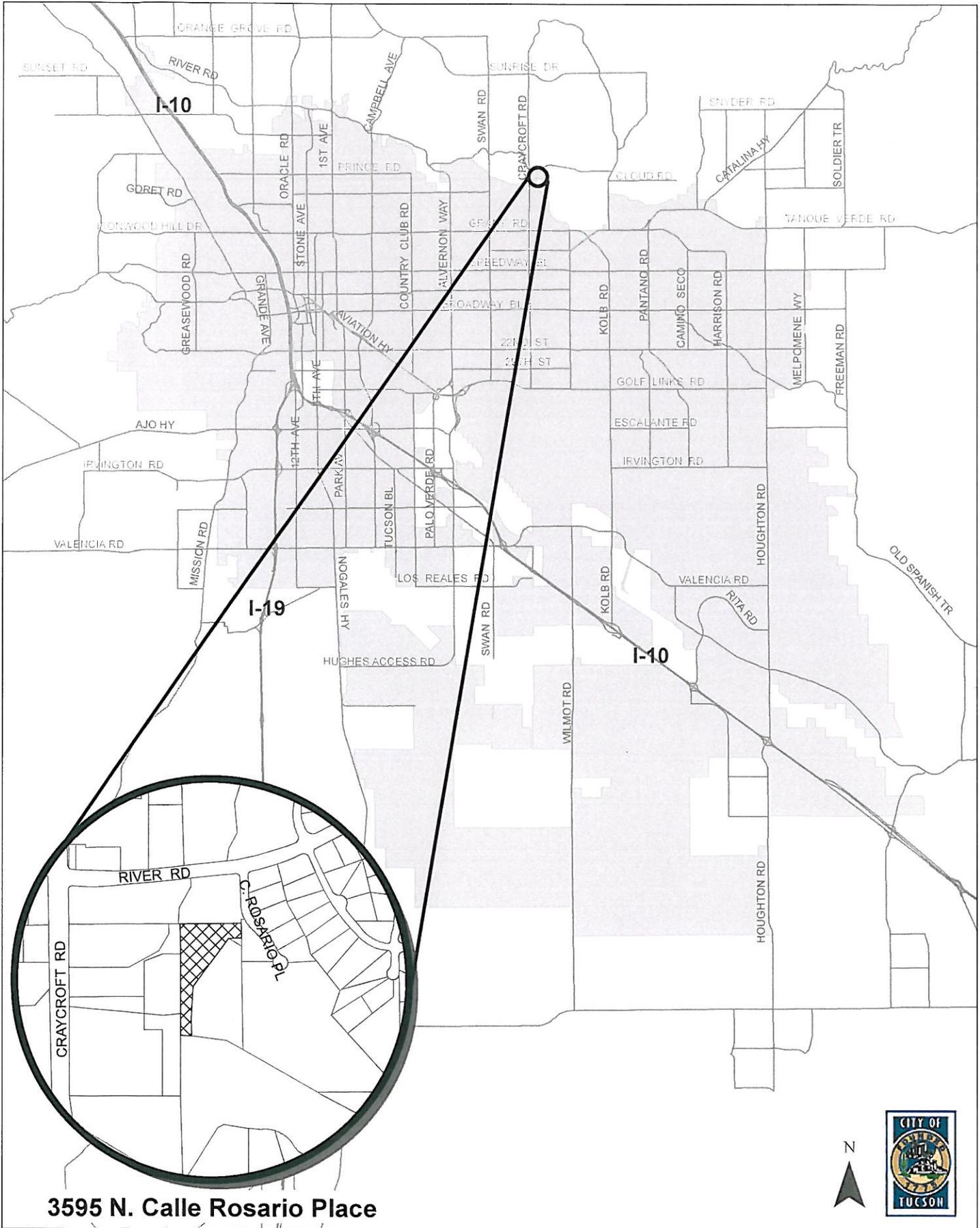
List of Tables

Table III.B.5.a. Maximum Building Height – <sup>3</sup> *Buildings straddling sub-area A and B shall conform to the more restrictive building height limit of sub-area B.*

Table III.B.5.b. Maximum Building Height – <sup>5</sup> *Buildings straddling sub-area A and B shall conform to the more restrictive building height limit of sub-area B.*

Table III.B.5.c. Maximum Building Height – <sup>4</sup> *Buildings straddling sub-area A and B shall conform to the more restrictive building height limit of sub-area B.*

# C9-14-14 Rio Verde Village - Calle Rosario Place



3595 N. Calle Rosario Place





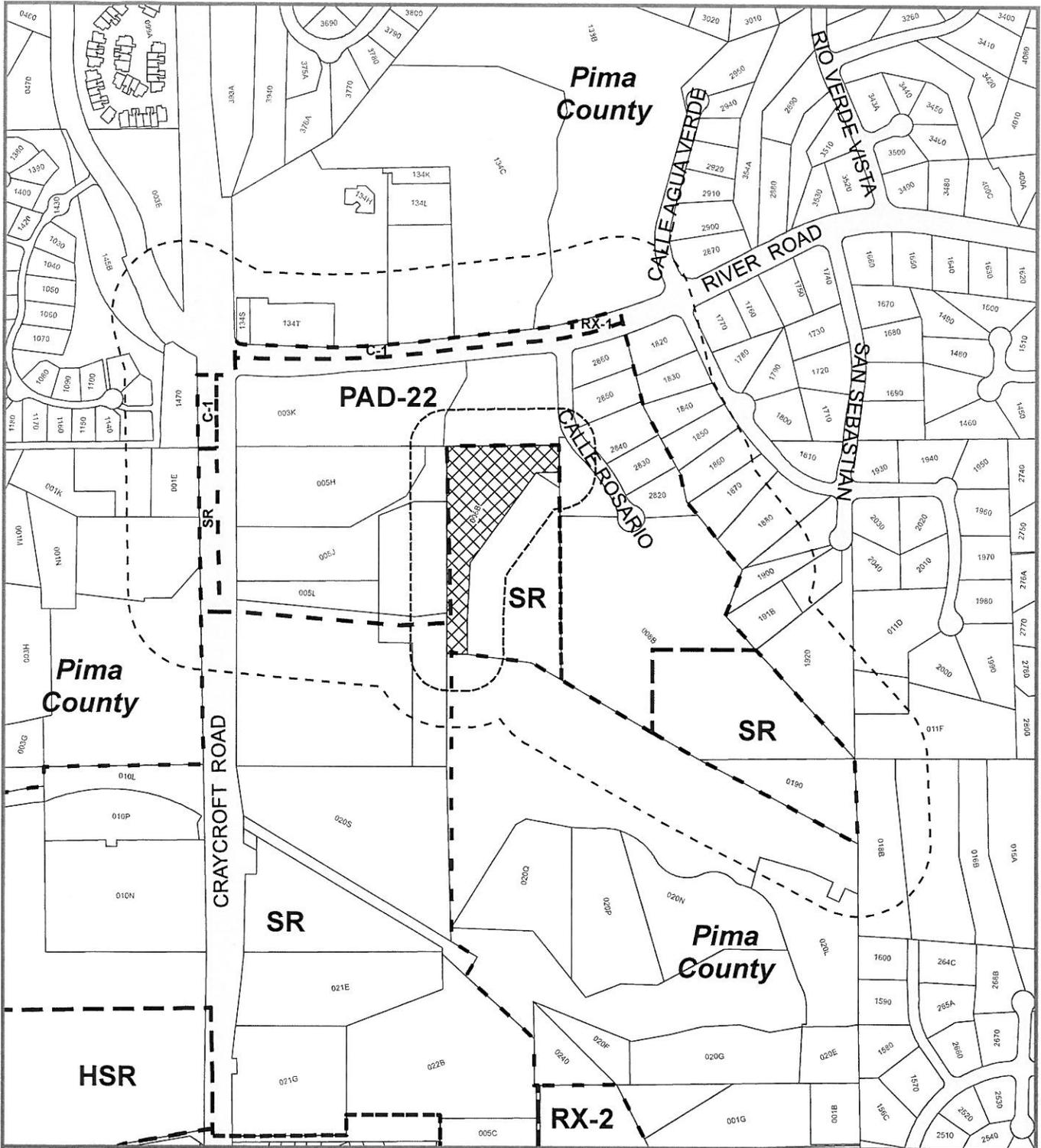
**C9-14-14 Rio Verde Village - Calle Rosario Place**  
2014 Aerial

0 100 200 400 Feet  
1 inch = 400 feet



# C9-14-14 Rio Verde Village - Calle Rosario Place

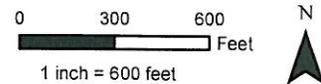
Rezoning Request: SR to PAD



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



Address: 3595 N. Calle Rosario Place  
 Base Maps: Sec.24 T.13 R.14  
 Ward: 2



**PUBLIC FACILITIES AND SERVICES REPORT FOR FEBRUARY 12, 2015**  
(as of January 12, 2015)

**C9-14-14 Rio Verde Village PAD – Market District Major Amendment, SR to PAD**

**CITY AGENCIES**

**Planning & Development Services – Community Design:** See attached comments dated 12/29/14.  
**Planning & Development Services – Zoning Review:** See attached comments dated 12/29/14.  
**Planning & Development Services – Engineering:** See attached comments dated 12/31/14.  
**Planning & Development Services – Landscape:** See attached comments dated 12/30/14.  
**Office of Conservation & Sustainable Development:** See attached comments dated 12/30/14.  
**Transportation – Traffic Engineering:** See attached comments dated 12/24/14.  
**Tucson Parks and Recreation:** See attached comments dated 12/31/14.

**No Objections Noted**

**Planning & Development Services – Sign Code**  
**Planning & Development Services – Code Enforcement**  
**Transportation – Engineering**  
**Community Services – Historic Preservation Officer**  
**Environmental Services**  
**Tucson Water Department**  
**Tucson Police Department**  
**Tucson Fire Department**

**NON-CITY AGENCIES**

**PAG-TPD:** See attached comments dated 12/22/14.  
**Tucson Electric Power:** See attached comments dated 12/31/14.  
**Tucson Unified School District:** See attached comments dated 12/17/14.  
**Pima County Transportation and Flood Control:** See attached comments dated 12/31/14 and 12/16/11.  
**Pima County Parks and Recreation:** See attached comments dated 12/24/14.  
**Pima County Development Services:** See attached comments dated 12/24/14.

**No Objections Noted**

**Arizona Department of Transportation**  
**Pima County Wastewater**  
**Davis-Monthan Air Force Base**

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, January 28, 2015 at [http://cms3.tucsonaz.gov/planning/prog\\_proj/projects/rezoning/index.html](http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html)



## 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: C9-14-14 Rio Verde Village PAD – Market District Major Amendment, SR to PAD Zone (Ward 2)**

\_\_\_\_\_  
I/We the undersigned property owners, wish to  APPROVE the proposed rezoning.  
 PROTEST the proposed rezoning.

**Reason:**

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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

C9-14-14      **mc**

Expose this flap - Affix stamp and return

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

C9-14-14  
IMPORTANT REZONING NOTICE ENCLOSED **mc**