



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

February 27, 2015

**C9-14-14 Rio Verde Village PAD – Market District Major Amendment, SR to PAD
Public Hearing: February 12, 2015**

BACKGROUND

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 intersection of Craycroft Boulevard and River Road.

Land use policy direction for this area is provided by *Plan Tucson*.

PUBLIC HEARING SUMMARY (Minutes Attached)

Glenn Moyer, Planning and Development Services Department, presented the staff report. Mr. Moyer reported one protest was received in the formal protest area.

FINDINGS OF FACT

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 intersection of Craycroft Boulevard and River Road.

On July 10, 2012, Mayor and Council adopted the Rio Verde Village PAD. The conceptual site plan proposes to expand the Rio Verde Village PAD with the addition of the adjacent subject 4.57 acre parcel. The PAD area is divided into two districts, the Market District and the Manor District. The amendment of the PAD to include this parcel is consistent with the Mayor and Council direction that enhanced cross-access be provided between the Market and Manor Districts.

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.

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 a

C9-14-14 Rio Verde Village Pad Amendment
Rezoning: SR to PAD

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.

An updated traffic study was prepared for the project. The projected traffic volumes are based on the three different conceptual plans. The daily total for the office complex concept office is 462; for the multi-family housing concept, 1,596, and for the assisted living facility concept, 1,643. 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-foot 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.

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. There will be no parking adjacent to the area where the landscape border is 40 feet wide. 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 listed in the PAD are further restricted by excluding automotive service and repair.

Land use policy direction for this area is provided by *Plan Tucson*. *Plan Tucson* 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 Plan* (MS&R) map. The plan supports cross-access for commercial sites, and promotes pedestrian and bicycle trails along the Tanque Verde Creek and Rillito River. *Plan Tucson* also encourages design elements that reflect project sensitivity to the site, surrounding neighborhoods, and overall community vision and goals.

C9-14-14 Rio Verde Village Pad Amendment
Rezoning: SR to PAD

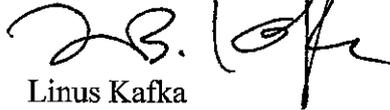
CONCLUSION

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.

RECOMMENDATION

The Zoning Examiner recommends approval of the PAD zoning.

Respectfully Submitted,



Linus Kafka
Zoning Examiner

ATTACHMENTS:

Public Hearing Minutes