

ZONING EXAMINER'S AGENDA

Thursday, March 6, 2014

City Hall - First Floor
Mayor and Council Chambers
255 West Alameda
Tucson, Arizona 85701

CALL TO ORDER - 6:30 P.M.

ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY

PUBLIC HEARING

1. C9-13-14 InSite - Grant Road, (Ward 2)

Proposed Development: The preliminary development package proposes the redevelopment of the rezoning site and two adjoining parcels currently zoned C-1 for a mixed-use retail development with associated parking and infrastructure improvements.

a. Review of Rezoning Process

b. Interested Parties

Owner: BNC NATIONAL BANK
ATTN: ACCOUNTS PAYABLE
PO BOX 4050
BISMARCK, ND

Applicant/Agent: Eric J. Uebelhor
InSite Real Estate, LLC
1400 16th Street, Suite 300
Oak Brook, IL 60523-8854

Engineer/Architect: Jeff Hunt, P.E.
2102 N. Country Club Road #9
Tucson, Arizona 85716
520.261.7440

2. C9-13-16 Friends of the Library – Bray Road, (Ward 6)

Proposed Development: This application is to request a zone change for an approximately 1.06-acre portion of the property from R-2 (Residential Zone) to C-1 (Commercial Zone) to allow for the business operations to expand to the east and southeast.

a. Review of Rezoning Process

RicRick

b. Interested Parties

Owner Friends of the Library
C/O Kathryn Baron
2230 N. Country Club Road
Tucson, AZ 85716 Robert G. Longaker III, P.L.A.

Applicant/Agent: Robert G. Longaker III, P.L.A.
Senior Project Manager
4444 East Broadway Boulevard
The WLB Group, Inc.
Tucson, AZ 85711

ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiones de rezonificación, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono 791-5550.

* The staff reports and related case maps are available online at http://www.tucsonaz.gov/planning/prog_proj/projects/rezoning



MEMORANDUM

DATE: February 19, 2014
For March 6, 2014 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING PLANNING & DEVELOPMENT SERVICES REPORT
C9-13-14 InSite – Grant Road, RX-2 to C-1 (Ward 2)

Issue – This is a request by Eric J. Uebelhor of InSite Real Estate, LLC, on behalf of the property owners, BNC National Bank, to rezone approximately 0.39 of an acre from RX-2 to C-1 zoning. The rezoning site is located on the north side of Grant Road, approximately 700 feet west of the intersection of Grant and Tanque Verde on the south bank of the Pantano Wash (see Case Location map). The preliminary development package proposes the redevelopment of the rezoning site and two adjoining parcels currently zoned C-1 for a mixed-use retail development with associated parking and infrastructure improvements.

The applicant has requested that this rezoning case be concurrently reviewed with development package DP13-0236. The development package covers the parcel being rezoned and the two adjacent C-1 zoned parcels. As the rezoning site and the adjacent C-1 zoned parcels will be reviewed and developed as one integrated project, should the applicant wish to continue to pursue the rezoning, the conditions of rezoning will apply to all three parcels.

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

Background Information

Existing Land Use: Vacant office building, associated parking, landscaping and paving.

Surrounding Zones and Land Uses:

North: Zoned RX-2 and CR-2; Pantano Wash and County Residential;

South: Zoned C-2; Retail;

East: Zoned C-1; Business and Retail;

West: Zoned CR-2 and CB-1, Pantano Wash and County small business and Retail.

Previous Cases on the Property: None

Related Cases:

C9-03-23 Lowe’s – Kolb Road, C-1 (Low-intensity Commercial) to C-2 (General Commercial)

This was a rezoning request for 12.71 acres located at the northeast corner of Speedway Boulevard and Kolb Road along the Pantano Wash to allow the development of 163,358 square foot large retail establishment, and 13,525 square feet of retail and restaurant uses. On August 5, 2009, Mayor and Council adopted Ordinance No. 10700 effectuating the requested zoning.

Applicant’s Request – The rezoning of the RX-2 parcel to match the C-1 commercial zoning of the other two adjacent parcels which are currently zoned C-1. The proposal includes demolition of the existing vacant structure and the construction of a new multi-tenant retail building and associated infrastructure improvements.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson*. The *Plan Tucson* future growth scenario map supports the request for a mixed-use center at this location. The *Plan* supports a mix of local services including retail, office, and public gathering locations with access to open space systems and trails for pedestrians, bicyclists, and equestrians, within urbanized areas. The *Plan* also supports activity nodes to increase transit use, reduce air pollution, improved delivery of public and private services, and support the retention and expansion of existing businesses.

The site is located north of Grant Road and along the south bank of the Pantano Wash, a jurisdictionally regulated water way. The complete development plan package will include the combination of three parcels into one integrated development plan. To the north, northwest, and northeast of the rezoning site is the Pantano Wash. The wash serves as a boundary line between the City of Tucson and Pima County. The abutting portion of the Pantano Wash is within the City limits and zoned RX-2 (low density residential). The remainder of the wash to the north and beyond is within the jurisdiction of Pima County and zoned CR-1 (County residential). To the east and adjacent to the rezoning site along the Grant Road frontage is an established C-1 commercial zoned and developed parcel followed by C-2 commercial zoned and developed parcels heading further east toward Tanque Verde Road. To the south across Grant Road is a large commercial complex zoned C-2 with retail and restaurant uses and two smaller parcels zoned C-1 commercial zone with office and retail uses.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 645 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The proposed development will replace an existing vacant office building and associated improvements. The rezoning site is adjacent to the Pantano River Park, part of “The Loop,” a major regional recreational amenity. When completed, The Loop will total 131 miles of interconnected shared-use paths throughout the community. The rezoning site is to

be redeveloped prior to the completion of the Pantano River Park in this area. Staff recommends that development not "turn its back" on the future river park and encourages sensitive placement of dumpsters out of view of the pedestrians utilizing the river park. The location of the dumper enclosures should be a minimum of 20 feet from the river park right of way and be screened with additional landscaping. Staff also suggests that pedestrian connectivity should be integrated into the development plan design with two access point to enter and exit the linear park corridor. The first access point should be located towards the eastern boundary and the second towards the western boundary, near the existing mesquite bosque. Generally, a 50 foot dedication for a river park is required for rezoning requests along major drainage features such as the Pantano Wash. Due to site constraints, the location of the 50 foot dedication has been limited to a triangular shaped portion on the rezoning parcel, along the north bank of the parcel. Both Pima County Flood Control and PDSB have requested specific dedications and improvements including a maintenance and emergency access point, and additional setbacks and landscape amenities. As Pima County Flood Control is currently in the process of completing Phase 3 of the Pantano bank protection and river park (Project 5PWFLT), dedication requirements are requested and will be reflected in the preliminary development plan.

During staff's review of the rezoning and development plan package documentation, evidence of a memorial/shrine was located on the center parcel. The applicant has been in communication with the family and, has committed to work with the family, to relocate the memorial and associated items to a mutually agreed-upon location.

Drainage/Grading/Vegetation – Due to the location adjacent to the Panatao Wash, staff requests that a drainage report, which addresses onsite and offsite drainage, be submitted. The report should also address impact on the proposed improvements, address the provision of runoff retention basins in accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual and focus on the existing bank protection along the north side of the parcel and coordination with Pima County Flood Control. The report should also address the Pantano Wash erosion hazard setback line and how it can be reduced to allow the proposed improvements to be installed. Staff also recommends that retention basins be located adjacent to riparian areas or accessible common area. Basin side slopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones. Basins should also address rain water harvesting and mitigation for the Urban heat island effect. The development plan will not be approved until these items are adequately addressed with PDSB and Pima County Flood Control.

Landscaping should be native and water harvesting techniques should be integrated into the future linear park wherever possible. The site contains important riparian areas as delineated by the Pima County Conservation Land System (CLS). The CLS categorizes and identifies locations of priority biological resources within Pima County, and provides policy guidelines for the conservation of these resources. Sections of the riparian areas will be preserved and will be addressed during landscape review. Site grading should be minimized to protect the riparian areas when possible. The westernmost area shall be integrated into the linear park. Phase 3 of the Pantano bank protection project will disturb existing vegetation and shall be mitigated for during

the permitting process with the Army Corps of Engineers. These areas are to be designated as Temporary Construction Easements (TCEs) on the final development plan package. Landscaping on the site should be integrated with the proposed landscaping for the linear park. Mature native trees, in fair to good health, should be preserved in place. If this is not possible due to engineering of the site drainage, the trees should be assessed utilizing an acceptable valuation assessment methodology equivalent to standards of the International Society of Arborists. Funds should then be allocated to an established “Tree Bank”, to be used for revegetation and or landscape enhancement within a radius of 2 miles.

Road Improvements/Vehicular Access/Circulation – The proposed site will maintain the current curb cuts on to Grant Road. An updated traffic impact study will be required prior to final approval of the development plan package. A right turn deceleration lane will be required if the traffic study warrants the need, a right of way permit or a Private Improvement Agreement (PIA) with the City of Tucson Department of Transportation will be required for any work completed in the right of way, including any possible utility updated.

Cross-access between the established commercial parcel to the east of the proposed redevelopment should be maintained to include a 24 foot PAAL linking the site, per Map 27 Zone CB-1, BK.1 PG. 3.

Conclusion – Per compliance with *Plan Tucson* and other associated ordinances, the rezoning request is supported by staff. Subject to compliance with the attached preliminary conditions, approval of the requested C-1 zoning is appropriate.

Preliminary Conditions

PROCEDURAL

1. A development package in substantial compliance with the preliminary development package and required reports dated 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". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. 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 with a site inspection.

LAND USE COMPATIBILITY

8. The development package will reflect vehicular access to adjoining property at 6565 E. Grant Road. Access will be all-weather and is to remain open at all times, without restrictions. Maintenance of the access point will be the responsibility of the owner/developer.

Preliminary Conditions

9. Outdoor activities, such as restaurant patios, speakers and music which may generate noise impacts to area residents located north across the Pantano Wash, shall be located to minimize noise or buffered along the north perimeter.
10. The dumpster enclosures located within 20 feet of the future river park right of way shall be screened with masonry wall a minimum of six (6) feet in height and constructed of textured concrete block painted with a contrasting color band matching that of the principal building.
11. An integrated outdoor lighting plan, in compliance with the Outdoor Lighting Code (OLC), shall be included in the development plan package. The plan shall show even lighting distribution over the entire proposed site, and shall minimize spill-over light to the north.
12. The final development package submittal shall include building elevations submitted to PDS Community Planning for review. The elevations shall address the building facade facing the Pantano Wash. The elevations shall display the use of varying materials along all four sides of the proposed building. This can be in the form of a decorative architectural band along the bottom of the building, a minimum of 3' in height, as measured from the finished floor of the proposed building.
13. The development package shall include integrated pedestrian path(s) connecting the Pantano Wash perimeter (future trail/bike paths), with the commercial on-site businesses designed to Pima County standards.
14. All required perimeter screen walls and dumpster enclosures visible from a public right-of-way and/or adjacent to existing development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, rustic metal, 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.
15. Six (6) inch wide masonry block or greater shall be used for perimeter walls.

DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

16. Preparation of a complete Drainage Report, including details of detention/retention, is required. Should detention/retention be required, the following will apply:
 - a. Each detention/retention basin shall include a sediment trap, or other sediment control measures, including rip rap rock at inlet locations, as approved by the City Engineer, to prevent sedimentation of the

Preliminary Conditions

- detention/retention basin. Each sediment trap, or other sediment control measure, shall have a provision for total drainage.
- b. Detention/retention basin floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat, unless the basin is operating as a landscape retention basin, in which case the basin outlet cannot exceed a maximum height of 6", as measured from the basin bottom.
 - c. Detention/retention basins in or adjacent to the residential area shall be located adjacent to a street or accessible common area. Basin sideslopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
 - d. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
 - e. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter.
 - f. Drainage scuppers along the Pantano boundary of the site, shall be placed at locations agreed upon by PDSD and Pima County Flood Control and called out as a key note, associated with Project
 - g. All security barriers and screening for detention/retention basins shall meet Safe By Design guidelines.
17. Pima County Regional Flood Control District requires the following:
- a. Prior to approval of the development plan, the owner shall dedicate to the Pima County Regional Flood Control District for bank protection and river park purposes the land as described on the Attachment A, the legal description dated December 19, 2013 and sealed by J.O. Teague and two temporary construction easements across parcel 133-16-020W and 133-16-020T (attached legal descriptions TCE-05 and TCE-01) at no cost to the District.
 - b. The applicant/ property owner shall coordinate with the District to provide a legal description for a permanent legal access across parcel 133-16-020T for the purpose of maintenance and operation of the river improvements including channel and park by the County or its assignees. Documentation that this easement has been recorded shall be submitted to PDSD landscape review prior to approval of the Development Package. The location and access point of the easement shall be reflected on the

Preliminary Conditions

Development Package prior to the final submittal and labeled as associated with Project 5PWFLT.

18. Riparian Mitigation shall be addressed on the portions of the development that are not impacted by the Pima County Regional Flood Control District (District) for bank protection and/ or river park improvements. Mature on-site trees, with a trunk diameter 4' above ground that is greater than 8" and in fair to good health, will be preserved in place; if this is not possible trees are to be assessed utilizing an acceptable valuation assessment methodology equivalent to standards of the International Society of Arborists. Funds will be set aside in an established Tree Bank, such as Trees for Tucson, to be used for revegetation/landscape enhancement and/or improvements of public street rights-of-way, riparian area or residential neighborhoods or parks/linear park within a radius of 2 miles.20. Development/redevelopment of this site shall be subject to the Commercial Rainwater Harvesting Ordinance.
19. Owner/applicant is responsible for providing a special inspection and delivering results to PDSD Landscape review for the following condition. Provide root zones with a minimum of 300 cubic feet (no deeper than 3 feet) of uncompacted (less than 90%) soil; or 600 cubic feet (no deeper than 3 feet) of structured soil that can be compacted at 95%, per manufacturers recommendation, so that pavement can be laid directly over the structured soil while allowing development of roots.
20. There shall be no greater than a 10 percent surplus over the number of vehicle parking spaces required by the *UDC* for the proposed use. Additional spaces may be mitigated on a one to one bases with the planting of additional native canopy trees.
21. Owner/applicant is responsible for providing a special inspection and delivering results to PDSD building code review for the following condition. Provide materials with building permit application and reference rezoning case number C9-13-14. New and replacement roofing material shall be Energy Star rated, or cool roof rated with Initial Solar Reflectance Greater than or equal to 0.65, and minimum infrared emittance to be 85% or more. Placement of and utilization of energy from solar panels on roofs is an acceptable alternative.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

22. A right of way permit or a Private Improvement Agreement (PIA) with the City of Tucson Department of Transportation will be required for any work completed in the right of way, including any possible utility updated.

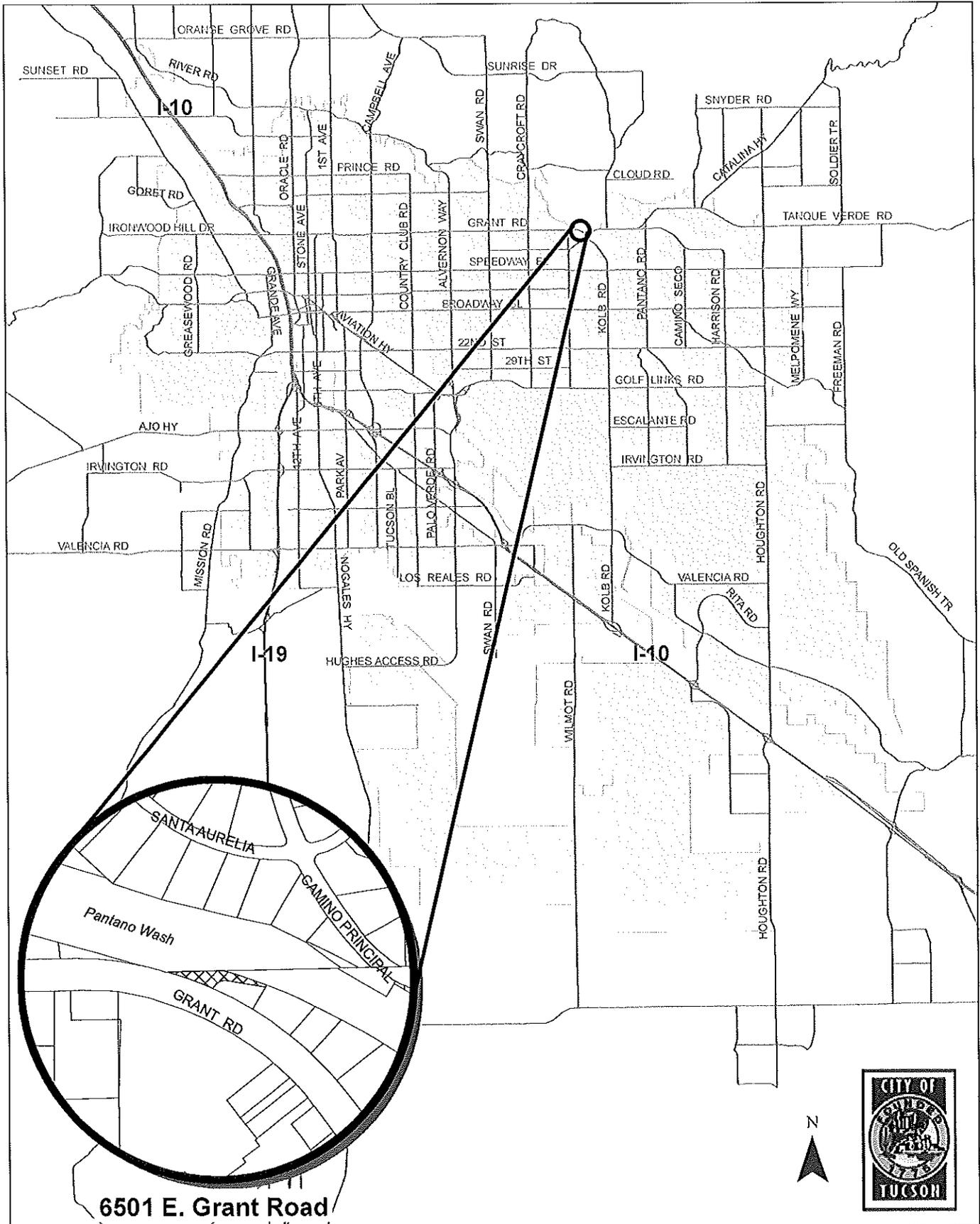
C9-13-14 InSite – Grant Road (Ward 3)

Preliminary Conditions

23. A right turn deceleration lane will be required if the traffic study/statement warrants the need. Should the turn be warranted, it will be designed and installed at the developer's expense.

s/rezoning/C9-13-14preliminary conditions.doc

C9-13-14 InSite - Grant Road

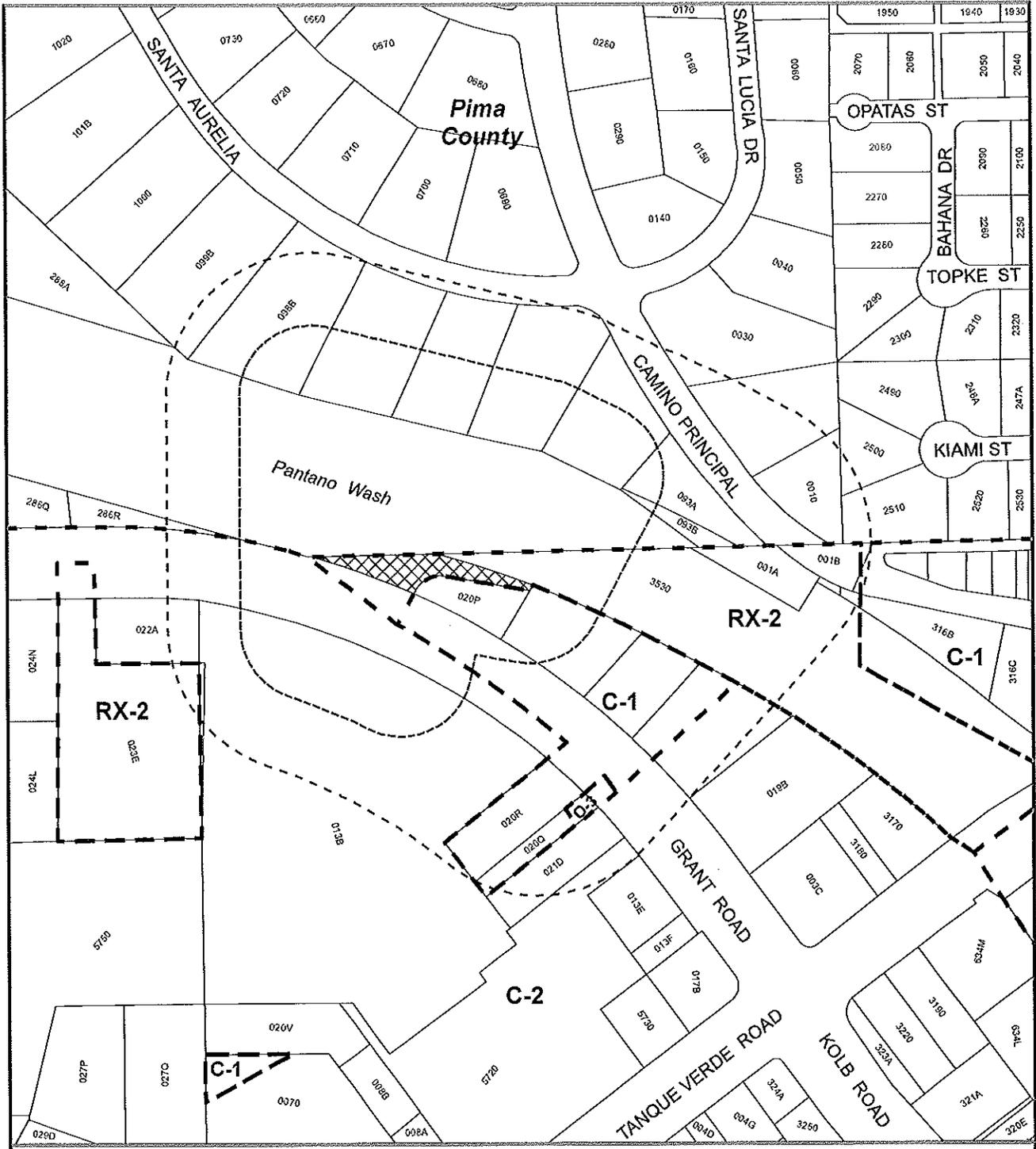


6501 E. Grant Road



C9-13-14 InSite - Grant Road

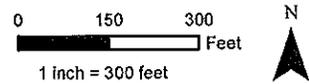
Rezoning Request: from RX-2 to C-1



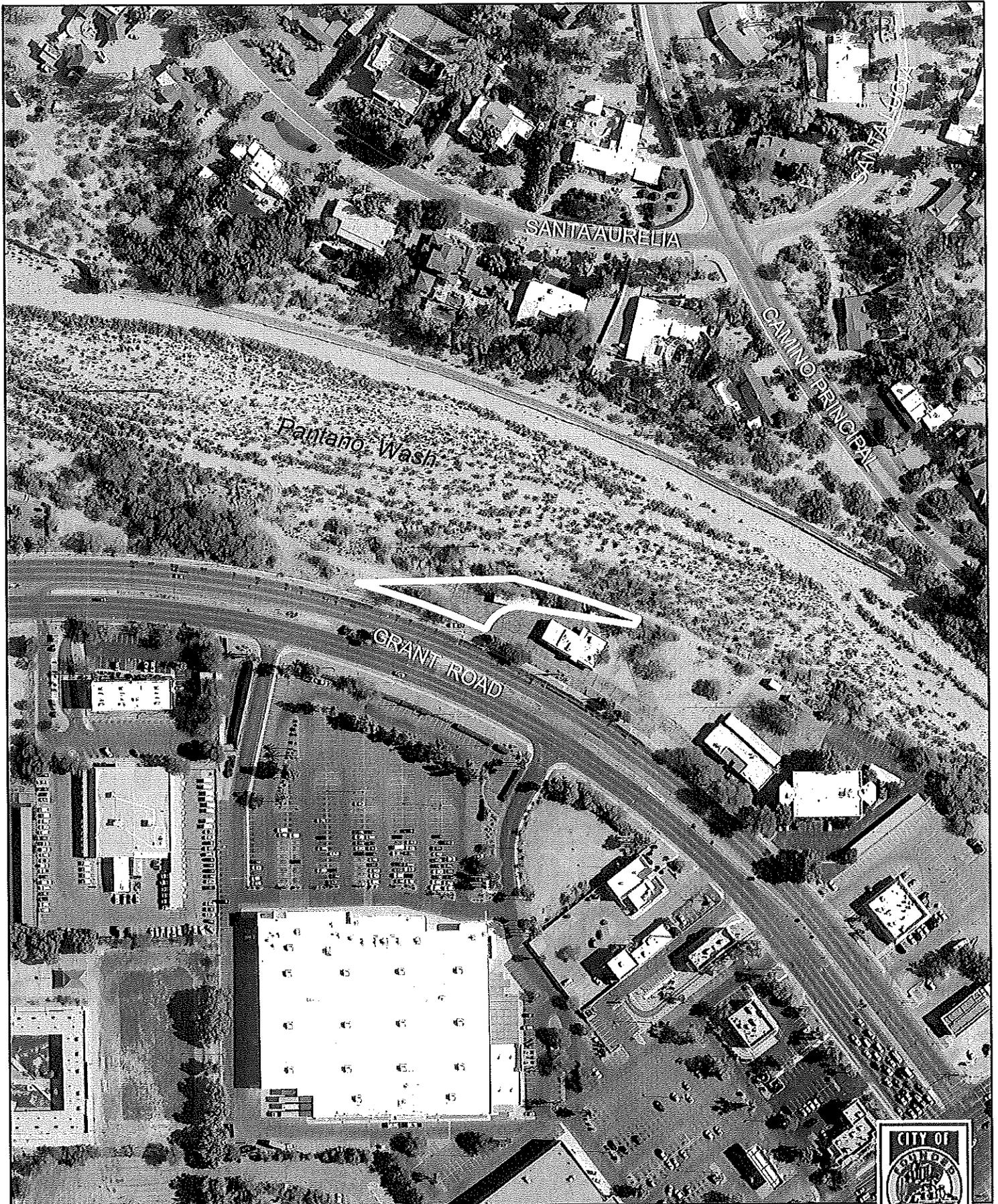
- Area of Rezoning Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries



Address: 6501 E. Grant Road
 Base Maps: Sec.06 T.14 R.15
 Ward: 2

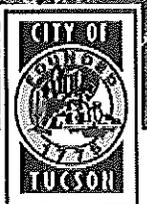


created by: JR, 12/16/2013



C9-13-14 InSite - Grant Road
2010 Aerial

0 50 100 200
Feet
1 inch = 200 feet



Planning & Development Services Department

PRO - Property Research Online
Plan Review Detail Results

Permit Status: ACCEPTED **Activity Number:** C9-13-14
Permit Type: Mixed-use retail development with associated parking and infrastructure improvements.
Site Address: 6501 E GRANT RD **Applicant Name and Address:** CYPRESS CIVIL DEVELOPMENT
 JEFF HUNT
 2102 N. COUNTRY CLUB ROAD #9
 TUCSON85716

Review Completed	Reviewer's Name	Type of Review	Review Status
01/08/2014	HEATHER THRALL	SIGNS	This has been completed

Comments:

Signs Division Review - H.Thrall 1/8/14

1. No existing billboards at this site.
2. No existing freestanding signs permitted currently at this site.
3. Current building area zoned C-1 and under the proposed rezoning area of the site from RX-2 to C-1 still renders the site subject to the General Business District of the Sign Code.

01/13/2014	STEVE SHIELDS	ZONING	This has been completed
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Comments:

CDRC TRANSMITTAL

TO: Development Services Department
 Rezoning Section

FROM: Steve Shields
 Lead Planner

PROJECT: 6501 E Grant Road
 Rezoning Case Number - C9-13-14
 RX-2 to C-1

TRANSMITTAL: January 13, 2014

The proposed use falls under UDC Section 4.8.6, TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES, Commercial Services Land Use Group, Food Service, subject to UDC Section 4.9.4.M.1 & 5 and 4.9.13.O and Retail Trade Use Group, General Merchandise

Sales, subject to UDC Section 4.9.9.B.3 and 4.9.13.0

Vehicular Access: Vehicular access appears to be adequate

Vehicle Parking Required: 73

Vehicle Parking Provided: 73

Short-term Bicycle Parking Required: 5

Short-term Bicycle Parking Provided: Number provided not shown on the plan. It appears

that only four (4) spaces are provided, a Board of Adjustment for Variance maybe required

Long-term Bicycle Parking Required: 4

Long-term Bicycle Parking Provided: 4

Pedestrian Access: Pedestrian circulation appears to be adequate.

Allowable Building Height: 30'

Proposed Building Height: 24'

If you have any questions about this transmittal, please Steve Shields, (520) 837-4956

or Steve.Shields@tucsonaz.gov.

01/14/2014 LAITH
ALSHAMI ENGINEERING

This has been
completed

Comments:

Laith Alshami, Engineering and Floodplain Review, 01/14/2014,

SUBJECT: InSite - 6501 E Grant Road
Rezoning Case C9-13-14, T14S, R14E, SECTION 06
Ref. T13PRE0069

RECEIVED: Rezoning Preliminary Development Plan for the Zoning Examiner on
January
02, 2014

The Preliminary Development Plan (PDP) is acceptable pertaining to Engineering
and
Floodplain review.

The following rezoning conditions are requested by PDS Engineering and
Floodplain
Review for any proposed improvements:

1. Resolving satisfactorily the onsite memorial issue with the owners of the memorial.
2. The submittal of a drainage report that addresses onsite and offsite drainage and its impact on the proposed improvements. The drainage report shall also address the provision of runoff retention basins in accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual.
3. The drainage report shall address the existing bank protection along the north side of the parcel. The report shall also address the Pantano Wash erosion hazard setback line and how it can be reduced to allow the proposed improvements to be

installed.

4. If bleed pipes are used to drain the retention basin(s), the basin(s) floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.

5. Retention basins shall be located adjacent to a street or accessible common area.

Basin side slopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.

6. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.

7. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter.

8. All security barriers and screening for retention basins shall meet Safe By Design guidelines.

01/15/2014 ANY	DOT ENGINEERING	Waiting for action
Comments: none		

01/15/2014 JOSE ORTIZ	DOT TRAFFIC	Plan requires change prior to approval
Comments: none		

01/15/2014 CLAURIE1	ENV SVCS	No Objection Noted
Comments: none		

01/15/2014 KEN BROUILLETTE	FIRE	Approved
Comments: none		

01/15/2014 CLAURIE1	PIMA ASSN OF GOVTS	Approved
Comments: none		

01/15/2014 CLAURIE1	TUCSON WATER NEW AREA DEVELOPMENT	No Objection Noted
Comments: none		

01/16/2014 JOE LINVILLE	LANDSCAPE	Plan requires change prior to approval
Comments: The PDSO Landscape Section does not recommend approval of the application at this time. Development of this site is subject to the requirements of the		

Pima Regional Trail System Master Plan. Mayor & Council RES. 20669. See below for a description of standard requirements.

The Pima Regional Trail System includes a framework of significant trail corridors that include the Santa Cruz, Rillito, and Pantano River Parks, the Houghton Road Greenway, and the Julian Wash Greenway. These five interconnected corridors are at the heart of the regional trail system and form a continuous "Loop" surrounding the City of Tucson's central core. The vast majority of trails within the Pima Regional Trail System connect either directly or indirectly to the "Loop."

Each of the five trail corridors that form the "Loop" include shared use pathways. The Santa Cruz, Rillito, and Pantano River parks include shared use pathways on one or both sides of the river, as well as encourage equestrian use and hiking along the bottom of those drainages.

Pantano River Park (RP002)

The 18-mile Pantano River Park is located on the east side of the metropolitan area.

The Pantano River Park corridor begins at the northern end of the Cienega Creek Preserve and terminates at its confluence with the Rillito River and the Tanque Verde Wash. At the south end of the Pantano corridor, a geographic feature called the Pantano Bluffs, located on the west bank, represents a significant challenge for River Park siting. A number of significant drainages and erosion cuts in this area will need to be addressed to implement the River Park.

Implementation

Developers whose projects encompass or abut the various elements included in this plan shall provide the right-of-way, as necessary, to implement them, consistent with expressed standards. Certain elements along roadways may be partially accommodated in the existing public right-of-way, if sufficient right-of-way exists. However, if sufficient public right-of-way does not exist, or if staff determines the final product will not provide the desired quality of experience, the developer shall provide additional right-of-way to achieve the desired minimum corridor widths as set forth in the design standards section of this plan.

Developers constructing residential or commercial projects that abut one of the features of the system will be required to provide a corridor for and/or construct the subject feature. Projects located in proximity to a corridor (i.e. within one mile) will be required to contribute to the development of that (or those) system elements.

River Park Design DESIGN CONSIDERATIONS

Corridor Width. The minimum corridor width for River Parks is 100 feet on both river banks. However, additional space is recommended wherever possible to help enhance the quality and impact of the river park system, reduce the urban heat island effect, and allow for the restoration of the wildlife habit that once existed along the edges of the community's major watercourses.

Encroachment. New development shall not encroach into River Park corridors.

Dedication. New development adjacent to River Park corridors shall dedicate the 100-foot minimum corridor on their side of the river (or both if applicable) and construct the amenities consistent with this plan.

Design Integration. Urban design that integrates residential and commercial projects into the River Park corridor is welcome and shall be strongly encouraged. Development should not "turn its back" on River Parks, thereby creating an unsightly and undesirable condition of loading docks and dumpsters in view of the River Parks.

Combined Public Corridor. Where opportunities occur to add publicly-owned property adjacent to River Parks, such as paralleling right-of-way or public park, these lands should be combined in to one large public corridor.

Connectivity. Enhance connectivity to community features, such as parks, schools, commercial centers, offices, and neighborhoods by supplementing the recommendations of this plan and provide additional linked routes and connections to the River Park system.

Edge Porosity. The concept of "porosity" shall be integrated into River Park design, with many opportunities to enter and exit the corridor. This will enhance safety, convenience, and connectivity.

Bridges. Bridges should be as flat as possible so as not to block sight lines and enhance user safety.

Underpasses. Wherever possible, separate equestrian underpasses under bridges should be provided for safety reasons.

Landscape. Landscaping shall be native and water harvesting techniques should be integrated wherever possible.

Respite Areas. Provide respite areas with seat walls, plazas, and other design features at logical locations along River Parks. Compliment amenities at entry nodes and trailhead.

Corridor Width- 100 feet minimum, both river banks
 Path/Trail- Path and trail corridor on both sides of river
 Vertical Clearance- 12-foot minimum
 Side Clearance- Three feet high by three feet wide each side of trail and four-foot shoulder of path for vegetation or obstacles 24 inches from nearest pipe rails
 Clearance to Thorny Plants- Minimum ten feet
 Clearance to Trees- Minimum six feet (provide minimum ten-foot clearance between trees and sewer lines)
 Signs-Wayfinding, directional, and interpretive

See P. 63 of the Pima Regional Trails System for the trail construction cross-section.

-- MPADILL1 COMMUNITY PLANNING Waiting for action
Comments:
 none

01/17/2014 CLAUrie1 OTHER AGENCIES No Objection Noted
Comments:
 none

01/17/2014 CLAUrie1 SCHOOL DISTRICT No Objection Noted
Comments:
 none

01/27/2014 CLAUrie1 ADOT No Objection Noted
Comments:
 none

01/27/2014 CLAUrie1 OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT Approved with conditions
Comments:
 none

01/27/2014 CLAUrie1 PARKS & RECREATION Approved with conditions
Comments:
 none

01/27/2014 CLAUrie1 PIMA CNTY WASTEWATER Approved with conditions
Comments:
 none

01/27/2014 CLAUrie1 TDOT RTA Approved with conditions
Comments:

none

01/27/2014 CLAUrie1 TDOT STREETS

This has been completed

Comments:

none

No FINAL STATUS record available for this Workflow

Conditions:

none

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PLANNING & DEVELOPMENT SERVICES DEPARTMENT

C9-13-14 InSite – Grant Road

RX-1- to C-1

Plan Tucson

01/16/14 msp

Background: This is a request to rezone a site currently zoned RX-2 low density residential zone and C-1 commercial zone to C-1 commercial zone to establish a consistent zoning pattern and allow for a redevelopment of the overall site containing three parcels. The preliminary development plan (PDP), shows a proposed 9,200 square foot multi-tenant retail/restaurant building at a height of twenty-four (24) feet. The PDP indicates five tenant spaces, three for food service and two for retail. The eastern most end unit will include an outdoor dining/patio area of approximately 750 square feet. On-site improvements include two enclosed dumpster locations, one loading zone, one long term bike locker and one short term bike rack. There are three existing access points onto Grant Road and the central access point aligns with an existing median access opening to allow exiting on-site traffic to merge with east bound traffic on Grant Road. Integrated vehicular circulation is shown with the adjacent commercial developed parcel located adjacent of and east of the subject site. As shown on the PDP, on-site parking will be provided with a total of seventy three (73) parking spaces. Proposed are two free standing monument signs to be located along the Grant Road frontage/property line. A pedestrian sidewalk system exists along Grant Road frontage. The preliminary landscape plan includes a landscape plan with a ten foot wide landscape buffer along Grant Road frontage, less dense landscape buffering along the eastern and northern perimeters, and some vegetation within the proposed parking area. Along the Pantano Wash the PDP includes the proposed future Pima County multi-trail trail system with a sixteen foot wide multi-path and an eight foot wide decomposed granite (DG) path. Based on aerials, the existing bank protection does not cover the full length of the rezoning site.

According to the Major Streets and Routes Plan, Grant Road is designated an arterial street.

Surrounding Zoning and Land Use: The areas to the north, northwest, and northeast of the rezoning site is the Pantano Wash. The wash is a boundary line between the Pima County and City of Tucson jurisdictions. The abutting portion of the Pantano Wash is within the City limits and zoned RX-2 low density residential. The remainder of the wash to the north and beyond is within the jurisdiction of Pima County and zoned CR-1 residential and pas the wash is a residential neighborhood with one-story single family developments. To the east and adjacent to the rezoning site along Grant Road frontage is a C-1 commercial zoned and developed parcel followed by C-2 commercial zoned and developed parcels heading further east toward Tanque Verde Road. To the south across Grant Road is a large commercial complex zoned C-2 with retail and restaurant uses and includes two minor parcels zoned C-1 commercial zone with office and retail uses.

Rezoning Presubmittal Meeting: The applicant attended rezoning presubmittal conference meeting on October 9, 2013. The proposed use was determined to not require a plan amendment

to *Plan Tucson*. A Design Compatibility Report (DCR) was determined to be required to be submitted with the rezoning request.

Neighborhood Meeting:

The neighborhood meeting was held on November 6, 2013. The sign-in sheet indicates two neighborhood representatives attended. Points of discussions included; potential noise impacts, height of proposed building, shared access and curb cuts along Grant Road with adjacent commercial land uses and an existing Pima County easement to the Pantano Wash may impact the site.

Land Use Policies: Policy is provided by *Plan Tucson*.

The *Plan Tucson (Plan)* future growth scenario map supports the category of Mixed-Use Centers within a greater area which the subject site is located. The Plan supports a mix of local services including retail, office and public gathering. Preserve and protect Tucson's cultural heritage, including its archaeology, architecture, and its array of cultural traditions. Also to support accessible open space systems that interconnects open spaces including pedestrian, bicyclists, and equestrians uses in the urbanized area with the surrounding public natural areas. The *Plan* supports activity nodes to increase transit use, reduce air pollution, improve delivery of public and private services and support the retention and expansion of existing businesses.

Analysis: The subject site and some of the surrounding parcels were developed under Pima County regulations prior to annexation into the City of Tucson on September 21, 1981. Due to the configuration of Grant Road and the Pantano Wash conversion, the developable land area in between become triangular in shape with access onto Grant Road only and a single access point to allow various parcels to exit onto east bound traffic on Grant Road. A development plan dated June 6, 1973, show the rezoning site existing on-site improvements (to be demolished), and the adjacent parcel to the east as having two access points onto Grant Road. One of the two access points for the adjacent parcel is located on the rezoning site. This would be an existing cross-access on the rezoning site. This cross-access allows the adjacent commercial development to have access onto east bound traffic at the medium opening in front of the rezoning site. Without direct access onto the medium opening on-site traffic needs exit onto Grant and travel west bound until the next medium opening or signalized intersection. Current traffic flow on Grant Road may create an unsafe condition to require adjacent commercial development traffic to cross four lanes on Grant Road to get into the turning lane at the medium opening on Grant Road. A continuance of the existing on-site cross-access traffic circulation with adjacent commercial land development is supported by Plan policy. The location for the proposed vehicular cross-access circulation with the adjacent commercial development is shown with approximately twelve feet in width, creating a reduction from the exiting two way traffic to one-way traffic. In addition the proposed dumpster location may interference with this cross-access point. Staff recommends a vehicular cross-access area at midpoint along the east boundary of the rezoning site that would flow between the existing parking layout of the adjacent commercial land use and the proposed parking layout of the rezoning site.

Proposed building height and scale is compatible with surrounding commercial land uses. The nearest residential development is located north across the Pantano Wash with approximately 300 feet between the nearest home and the rezoning site. The Pantano Wash abuts the northern border of the rezoning site. Current issues may include the need for adding an extension of the required bank protection along the Pantano Wash and will this also realign the floodplain limits which currently encroach onto the site. There is also a Pima County access easement related to the Pantano Wash that traverse the rezoning site that may need to be realigned and the overhead power lines located within the northern portion of the rezoning site. Abutting the rezoning site along the northern property line is a boundary between the City of Tucson and Pima County. The Pantano Wash at this location is within the Pima County jurisdiction and the Pima County Parks and Recreation Department information show a future trail and bike path along the rezoning site's northern border. This future trail system will include a bike path and may bring activity to the back side of the proposed development. The proposed PDP should address and create a secondary front façade along the north side of the building that may include secondary entrances onto the tenant spaces, sit-down areas under shade awnings, etc. This could include additional bike racks, pedestrian path opening(s) along the northern border with inviting landscaped treatments to invite and draw potential trail/bike aficionado participates into the commercial site. Outdoor lighting should be addressed as part of the outdoor restaurant sit down area. Outdoor restaurant activity such as speakers, music, etc, may generate noise and although not close by, this could be an issue to residential developments located north across the Pantano Wash. The Pantano Wash creates a very wide open view shed and the residential neighborhood located in the Catalina Foothills will have a full view of developments along the Pantano Wash corridor. The Pantano Wash is an ever changing, natural environment of desert hues and tones. Development along this edge should be compatible with the desert environments.

The west end of the rezoning site is the tip of the triangular shaped of the rezoning site. This corner has existing mature trees and vegetation that staff supports as an area that should be outside of grading limits and existing vegetation to be protect in place.” Instead of this pocket remaining a no-man’s land, staff supports an outdoors employee’s break area located away from the traffic and customer service area where lunch or private time can be obtained during break or lunch time. This area could include a bench and table to allow a sit down area under the existing mature trees. The break area can be screened/fences to limit access only from on-site.

After the passing of a young woman in June of 2004, a private roadside memorial has been erected on-site and is being maintained. The memorial is located under the shade of existing trees, includes a concrete base identifying Cross, boulders position to protect from vehicle disturbance, flowers and candles. The applicant indicates the memorial will need to be addressed with those vested in this memorial and will be resolved prior to the redevelopment of the rezoning site. Staff supports communication with those vested and involved with the memorial and recommend the applicant provide City staff with written documentation that includes an understanding by all involved, the direction and timing of action to be taken related to the memorial, prior to a development plan approval.

Recommendation: The request to rezone the site for to allow C-1 commercial zone land uses is consistent with policy direction provided by *Plan Tucson* Policy. A plan amendment is not required. The proposal meets the intent of the policy direction, regarding compatibility with the

scale, density and character of the surrounding development. The following are recommended conditions of rezoning:

1. On-site landscape border fronting Grant Road shall include drought tolerant native canopy trees, plants, and ground cover vegetation. Amount of trees to be calculated at one tree for every twenty linear feet along Grand Road frontage, yet staggered or grouped to break up a linear design, within the required landscape borders. Landscape areas shall be on permanent drip irrigation systems, no less than two years.
 - PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6
 - PT, Chapter 3-Business Climate, Policy BC2,& BC8,
 - PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,
 - PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6
 - PT, Chapter 3-Environmental Quality, Policy EQ4,
 - PT, Chapter 3-Public Infrastructure, Policy PI6
 - PT, Chapter 3-Redevelopment & Revitalization, Policy RR4,
 - PT, Chapter 3-Land Use, Transportation, Urban Design, Policy Mixed-Use Corridors, Policy LT1, LT3, LT4, LT10, LT13, LT14, LT20, LT21, LT22, & LT27,
 - PT, Chapter 3-Built Environment, Set 1 – Applies To All Locations & Types of Development, LT28.1.1. LT28.1.9, LT28.1.17, LT28.1.18, LT28.1.20, LT28.1.21, & LT28.1.22
 - PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13

2. As part of the development plan requirements, applicant to provide written documentation of meeting and discussion(s) with person(s) who created and maintain the Memorial Grounds. Discussion to include a plan or understanding as it relates to the direction and timing of action to be taken related to relocation and/or changes to the Memorial Grounds.
 - PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6
 - PT, Chapter 3-Business Climate, Policy BC2,& BC8,
 - PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,
 - PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6
 - PT, Chapter 3-Environmental Quality, Policy EQ4,
 - PT, Chapter 3-Public Infrastructure, Policy PI6
 - PT, Chapter 3-Redevelopment & Revitalization, Policy RR4,
 - PT, Chapter 3-Land Use, Transportation, Urban Design, Policy Mixed-Use Corridors, Policy LT1, LT3, LT4, LT10, LT13, LT14, LT20, LT21, LT22, & LT27,
 - PT, Chapter 3-Built Environment, Set 1 – Applies To All Locations & Types of Development, LT28.1.1. LT28.1.9, LT28.1.17, LT28.1.18, LT28.1.20, LT28.1.21, & LT28.1.22
 - PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13

3. On-site cross-access vehicular circulation with adjacent commercial parcel located to the east. Cross-access to include a PAAL linking the two commercial sites at a location at approximately midpoint along the east most boundary of the rezoning site, where cross traffic flow will not interfere with existing parking spaces on the adjacent commercial site.
 - PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6
 - PT, Chapter 3-Business Climate, Policy BC2,& BC8,
 - PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,
 - PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6
 - PT, Chapter 3-Environmental Quality, Policy EQ4,
 - PT, Chapter 3-Public Infrastructure, Policy PI6
 - PT, Chapter 3-Redevelopment & Revitalization, Policy RR4,
 - PT, Chapter 3-Land Use, Transportation, Urban Design, Policy Mixed-Use Corridors, Policy LT1, LT3, LT4, LT10, LT13, LT14, LT20, LT21, LT22, & LT27,
 - PT, Chapter 3-Built Environment, Set 1 – Applies To All Locations & Types of Development, LT28.1.1, LT28.1.9, LT28.1.17, LT28.1.18, LT28.1.20, LT28.1.21, & LT28.1.22
 - PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13

4. Provide documentation Pima County has been contacted and will provide input/information from Pima County as it relates to the proposed Pantano Wash bank protection design.
 - PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6
 - PT, Chapter 3-Business Climate, Policy BC2,& BC8,
 - PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,
 - PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6
 - PT, Chapter 3-Environmental Quality, Policy EQ4,
 - PT, Chapter 3-Public Infrastructure, Policy PI6
 - PT, Chapter 3-Redevelopment & Revitalization, Policy RR4,
 - PT, Chapter 3-Land Use, Transportation, Urban Design, Policy Mixed-Use Corridors, Policy LT1, LT3, LT4, LT10, LT13, LT14, LT20, LT21, LT22, & LT27,
 - PT, Chapter 3-Built Environment, Set 1 – Applies To All Locations & Types of Development, LT28.1.1, LT28.1.9, LT28.1.17, LT28.1.18, LT28.1.20, LT28.1.21, & LT28.1.22
 - PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13

5. Provide documentation Pima County has been contacted and will provide input/information from Pima County as it relates to the existing Pima County Pantano Wash access easement which traverses the rezoning site.
 - PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6
 - PT, Chapter 3-Business Climate, Policy BC2,& BC8,
 - PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,

- PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6
 - PT, Chapter 3-Environmental Quality, Policy EQ4,
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 - PT, Chapter 3-Built Environment, Set 1 – Applies To All Locations & Types of Development, LT28.1.1. LT28.1.9, LT28.1.17, LT28.1.18, LT28.1.20, LT28.1.21, & LT28.1.22
 - PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13
6. Development Plan to include building elevations with an option to create secondary store front facades facing along the Pantano Wash.
- PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6
 - PT, Chapter 3-Business Climate, Policy BC2,& BC8,
 - PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,
 - PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6
 - PT, Chapter 3-Environmental Quality, Policy EQ4,
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 - PT, Chapter 3-Built Environment, Set 1 – Applies To All Locations & Types of Development, LT28.1.1. LT28.1.9, LT28.1.17, LT28.1.18, LT28.1.20, LT28.1.21, & LT28.1.22
 - PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13
7. Development Plan to include pedestrian path(s) connecting the Pantano Wash perimeter (future trail/bike paths), with the commercial on-site businesses.
- PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6
 - PT, Chapter 3-Business Climate, Policy BC2,& BC8,
 - PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,
 - PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6
 - PT, Chapter 3-Environmental Quality, Policy EQ4,
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 - PT, Chapter 3-Land Use, Transportation, Urban Design, Policy Mixed-Use Corridors, Policy LT1, LT3, LT4, LT10, LT13, LT14, LT20, LT21, LT22, & LT27,
 - PT, Chapter 3-Built Environment, Set 1 – Applies To All Locations & Types of Development, LT28.1.1. LT28.1.9, LT28.1.17, LT28.1.18, LT28.1.20, LT28.1.21, & LT28.1.22

- **PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13**
8. Development Plan to include landscape with drought tolerant native canopy trees and plants along the north perimeter adjacent to the Pantano Wash (future trail/bike paths). Landscape to extend from northern perimeter along on-site pedestrian path(s) connecting the commercial building to the Pantano Wash perimeter.
- **PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6**
 - **PT, Chapter 3-Business Climate, Policy BC2, & BC8,**
 - **PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,**
 - **PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6**
 - **PT, Chapter 3-Environmental Quality, Policy EQ4,**
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 - **PT, Chapter 3-Land Use, Transportation, Urban Design, Policy Mixed-Use Corridors, Policy LT1, LT3, LT4, LT10, LT13, LT14, LT20, LT21, LT22, & LT27,**
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 - **PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13**
9. Outdoor activities, such as restaurant patios, speakers and music which may generate noise impacts to area residents located north across the Pantano Wash, shall be located to minimize noise or buffered along the north perimeter.
- **PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6**
 - **PT, Chapter 3-Business Climate, Policy BC2, & BC8,**
 - **PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,**
 - **PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6**
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 - **PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13**
10. The west corner of the site with existing trees shall remain open space and existing trees to remain protected in place. Area to include an employee's break

area with table and benches. The area can be screened/fenced to limit access only from on-site improvements.

- PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6
- PT, Chapter 3-Business Climate, Policy BC2,& BC8,
- PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,
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- PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13

11. As part of the development plan requirements, applicant to provide written documentation that includes an understanding by all involved, the direction and timing of action to be taken related to any changes to the memorial.

- PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6
- PT, Chapter 3-Business Climate, Policy BC2,& BC8,
- PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,
- PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6
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- PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13,

12. Add a general note to the development plan to indicate the following:

12.A - Building(s) façade shall be compatible in color(s) with the natural environment of the Pantano Wash, use natural desert hues and tones only.

12.B - Provide on 11 X 17 sheet(s), four-sided architectural elevations drawn to scale and in color; include a color palette identifying brand and color codes, colors to be compatible with natural desert hues and tones.

12.C. – Prior to issuance of building permit, construction plans to comply with rezoning condition 12.A. and 12.B, and include 11 X 17 sheet(s), four-sided

architectural elevations, drawn to scale and in color, include color palette identifying color codes, colors to be compatible with natural desert hues and tones.

- **PT, Chapter 3-Economic Environment, Policy JW1, JW3, & JW6**
- **PT, Chapter 3-Business Climate, Policy BC2,& BC8,**
- **PT, Chapter 3-Tourism & Quality of Life, Policy TQ2, TQ5, & TQ6,**
- **PT, Chapter 3-Green Infrastructure, Policy GI3, GI4, GI5, & GI6**
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- **PT, Chapter 3-Built Environment, Set 1 – Applies To All Locations & Types of Development, LT28.1.1. LT28.1.9, LT28.1.17, LT28.1.18, LT28.1.20, LT28.1.21, & LT28.1.22**
- **PT, Chapter 3-Built Environment, Set 6 – Applies Mixed-Use Type Development, LT28.6.4, LT28.6.6, LT28.6.11, LT28.6.12, & LT28.6.13,**

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**PIMA COUNTY
REGIONAL FLOOD CONTROL DISTRICT
97 EAST CONGRESS STREET, THIRD FLOOR
TUCSON, ARIZONA 85701-1797**

**SUZANNE SHIELDS, P.E.
DIRECTOR**

**(520) 243-1800
FAX (520) 243-1821**

January 31, 2014

Carolyn Laurie, Lead Planner
Planning & Development Services
City of Tucson
Carolyn.Laurie@tucsonaz.gov

Comments Submitted to: TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov

Subject: C9-13-14 InSite Grant Road COT Rezoning

Dear Carolyn Laurie:

Pima County Regional Flood Control District (District) has reviewed the subject rezoning request and we have the following comments:

1. District staff has been working with the PSOMAS project engineer relative to the Pantano Phase 3 bank protection and river park project (5PWFLT). This includes preparation of a legal description which is attached for reference. Fee title will be needed from the applicant. As required by Chapter 26 of the City of Tucson Code Section 26-8(f)(1) & (4) a fee simple dedication is required corresponding to the channel, channel improvements and a fifty-foot-wide area measured outward from the front face of the top of the bank protection. While the City Ordinance requires this dedication be made to the City, the District requests that the dedication be made to us and that it be as shown on Attachment A to the legal description.

Recommended Condition:

- a) Prior to approval of the development plan, the owner shall dedicate to the Pima County Regional Flood Control District for bank protection and river park purposes the land as described on the Attachment A, the legal description dated December 19, 2013 and sealed by J.O. Teague and two temporary construction easements across parcel 133-16-020W and 133-16-020T (attached legal descriptions TCE-05 and TCE-01) at no cost to the District.
- b) The applicant/ property owner shall coordinate with the District to provide a legal description for a permanent legal access across parcel 133-16-020T for the purpose of maintenance and operation of the river improvements including channel and park by the County or its assignees. Documentation that this easement has been recorded shall be submitted to PDS landscape review prior to approval of the Development Package.

Carolyn Laurie – January 31, 2014

C9-13-14 InSite Grant Road COT Rezoning

Page 2 of 2

Please feel free to contact me at 724-4600 with any questions or concerns regarding these comments or recommended condition.

Sincerely,



Greg Saxe, M.R.P. Ph.D.

Environmental Planning Manager

GS/LR/ES/sm

Attachments

cc: Larry Robison, Division Manager—Pima County Regional Flood Control District
Greg Hagen, Natural Resources Parks & Recreation
File

December 19, 2013

**EXHIBIT A
LEGAL DESCRIPTION**

A portion of that property described in Docket 12230, page 3924, Pima County Recorder's Office, and as Parcel Q-9 on page 9 of the Record of Survey recorded in Sequence No. 20131900003 (Basis of Bearings), Pima County Recorder's Office, being a portion of the northwest quarter of Section 6, Township 14 South, Range 15 East, Gila and Salt River Meridian, Pima County, Arizona described as follows:

COMMENCING at the west corner of that property described in Docket 12230, page 3924, a point upon the north line of said northwest quarter, and a point upon the northeasterly right-of-way of Grant Road per Proceedings No. 985 and Docket 4670, page 464, Pima County Recorder's Office;

THENCE upon the north line of said property and the north line of said northwest quarter North 88 degrees 43 minutes 21 seconds East, a distance of 76.85 feet to the **POINT OF BEGINNING**,

THENCE continue upon the north line of said property and the north line of said northwest quarter North 88 degrees 43 minutes 21 seconds East, a distance of 183.70 feet to an angle point of said property, the beginning of a non-tangent curve, concave to the southwest with a radial bearing of North 15 degrees 37 minutes 06 seconds East;

THENCE easterly upon the northerly line of said property, an arc to the right with a radius of 2291.83 feet and a central angle of 3 degrees 11 minutes 41 seconds, an arc distance of 127.79 feet to a point lying westerly of and an arc distance of 78.93 feet from the most easterly corner of said property, as monumented by a one-half inch rebar with tag marked "RLS 29873";

THENCE North 83 degrees 42 minutes 20 seconds West a distance of 307.56 feet to the **POINT OF BEGINNING**.

See Depiction of Exhibit A attached hereto and made a part hereof.



EXPIRES: 9/30/2016
J.O. Teague, R.L.S. 18557

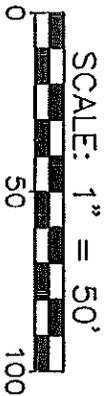
333 E. Wetmore Road
Suite 450
Tucson, AZ 85705-5256
Tel 520.292.2300
Fax 520.292.1290
www.Psomas.com

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2291.83'	127.79'	3°11'41"

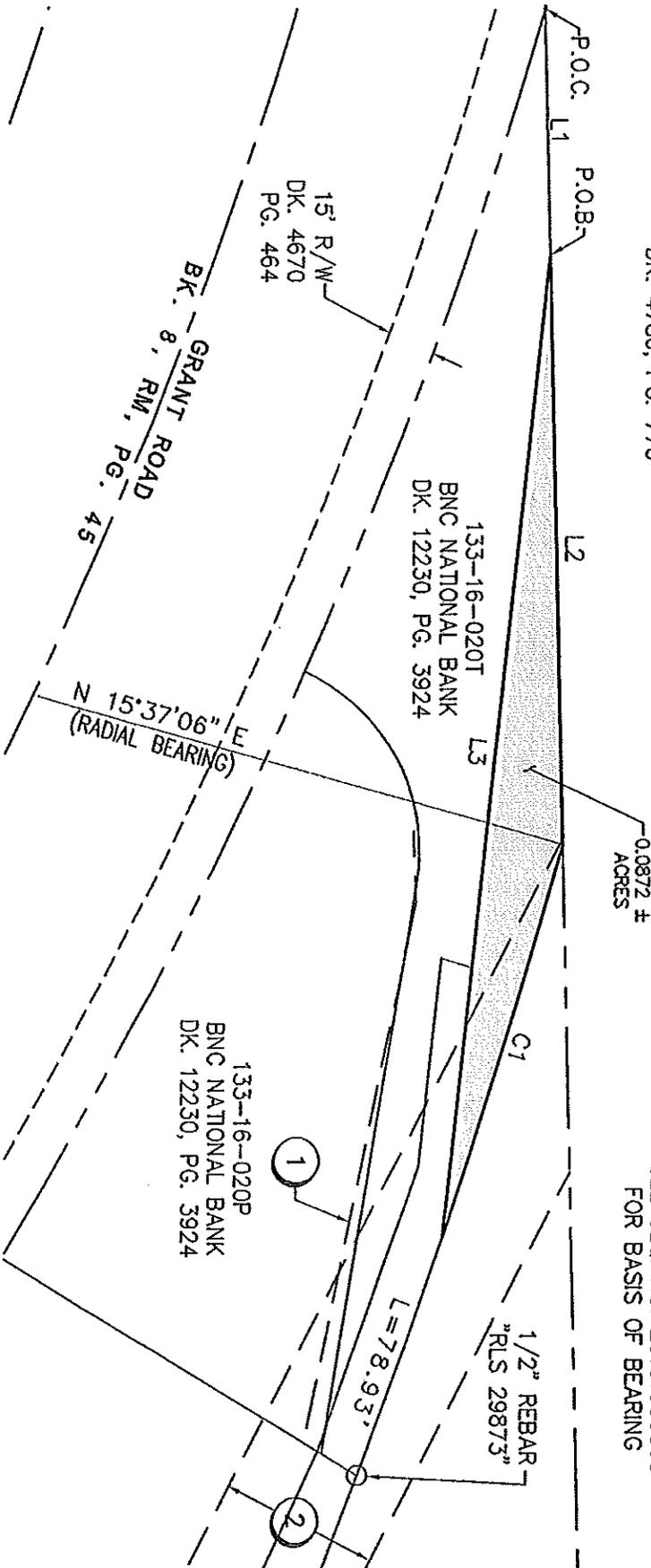
LINE	BEARING	DISTANCE
L1	N 88°43'21" E	76.85'
L2	N 88°43'21" E	183.70'
L3	N 83°42'20" W	307.56'

- ① = APPX \varnothing OF 10' ELEC. ESMT., DK. 5431, PG. 103
- ② = 50' ELEC. ESMT., DK. 4745, PG. 3224
DK. 4786, PG. 776

PANTANO WASH



SEE SEQ. NO. 20131900003
FOR BASIS OF BEARING



PSOMAS

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1299 fax
www.psomas.com

A PORTION OF THAT PARCEL RECORDED IN DOCKET 12330, PAGE 3824

DEPICTION OF EXHIBIT "A"

(PA-18)

LOCATED IN THE NW1/4 OF SECTION 06
TOWNSHIP 14 SOUTH, RANGE 15 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



MEMORANDUM

TO: (SEE DISTRIBUTION)

DATE: January 2nd, 2014

SUBJECT: Re-submittal of rezoning application

FROM: Carolyn Laurie 

PROPOSED USE: Mixed-use retail development with associated parking and infrastructure improvements.

CASE: C9-13-14 InSite-Grant Road

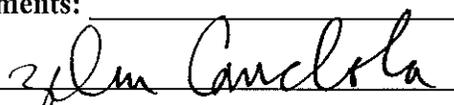
The above referenced request is being analyzed for a staff report and recommendation to the Mayor and Council. Please advise of any considerations involving your jurisdiction including adopted policy, existing capacities, or planned improvements that should be evaluated in relation to this proposal. Relate specific information, such as design criteria, actual traffic counts, water demand impact, sewer capacities, lack of park facilities, etc. Also indicate facilities or services available for the proposed project, and give your opinion as to the adequacy of such services for the proposal.

It is particularly important to have specific data available if services are inadequate and you believe the proposal should be denied. If no response is received from your office, it will be so indicated in the communications to the Zoning Examiner and Mayor and Council. For further information contact Carolyn Laurie at 520.837.4953.

PLEASE RESPOND BY: 1/15/2014

TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov (Please reference the C9 number in the subject line)

WARD #: 3

- No objections/adverse comments: _____ (sign/date)
or
- Comments attached:  Jan 14 (sign/date)

DISTRIBUTION:

@ PARKS & RECREATION (Joe Linville)

@ TDOT – Engineering/Traffic Engineering – (Zelin Canchola)

@ Community Planning (John Beall)

@ DSD Engineering (Laith Alshami)

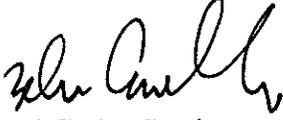
* 24 x 36 PDP only – no other materials



CITY OF TUCSON

January 14, 2014

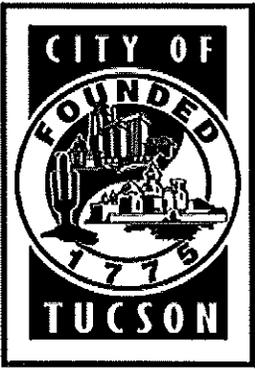
SUBJECT: InSite-Grant Road
C9-13-14

PROJECT REVIEWER: Zelin Canchola, 
TDOT Permits and Codes Section

The plan has been reviewed for mixed-use retail development with associated parking and infrastructure improvements. Permits and Codes Section has reviewed the Rezoning Plan and does not recommend approval of the Rezoning Plan at this time. Additional information is needed. The following comments need to be addressed prior to the next subsequent review submittal.

1. A traffic impact study will be required to determine impact to the surrounding transportation system.
2. A right turn deceleration lane will be required unless not warranted according to the traffic impact study.
3. A right of way permit or a Private Improvement Agreement with the City of Tucson Department of Transportation will be required for work in the right of way.
4. Memorial shall not be relocated in Public Right of Way (key Note 21)

If you have any questions I can be reached at 837-6659 or zelin.canchola@tucsonaz.gov



NOTICE
ZONING EXAMINER
PUBLIC HEARING
TO CONSIDER A
REZONING

C9-13-14
InSite – Grant Road

EXISTING ZONING: RX-2
PROPOSED ZONING: C-1

----- DATE OF HEARING -----
March 6, 2014

----- TIME OF HEARING -----
at or after 6:30 PM

----- LOCATION -----
Mayor and Council Chambers
First Floor, City Hall
255 West Alameda Street, Tucson, Arizona

----- PUBLIC COMMENT PERIOD -----
February 18, 2014 to March 6, 2014

----- FOR INFORMATION CONTACT -----
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PO BOX 27210; TUCSON AZ 85726-7210
520.837.4953; Carolyn.Laurie@tucsonaz.gov
<http://www.tucsonaz.gov/pdsd>

C9-13-14 InSite - Grant Road
Rezoning Request: from RX-2 to C-1



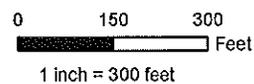
Area of Rezoning Request



Recommended Posting of Public
Hearing Notice Sign



Address: 6501 E. Grant Road
Base Maps: Sec.06 T.14 R.15
Ward: 2









 **NOTICE**
ZONING EXAMINER
PUBLIC HEARING
REZONING
1. Site: Green Road
2. Rezoning: R-1

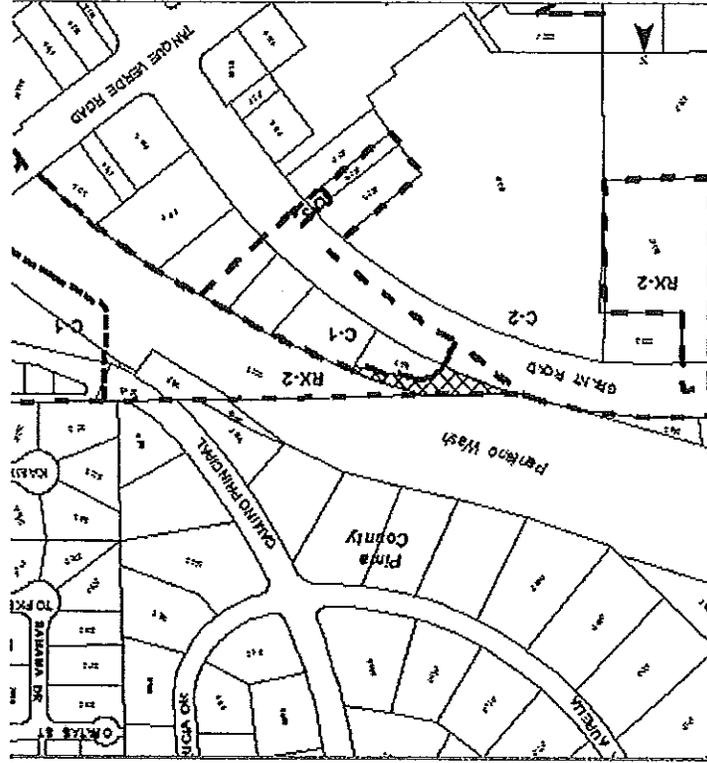
For further information, please call Peter McLaughlin or Carolyn Laurie at (520) 791-5550 or write to Planning & Development Services Department – Rezoning Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, AZ 85726

ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description, refer to Unified Development Code, Article 4, which can be found at <http://www.ci.tucson.az.us>)

Current Zoning:

- RX-2** LOW DENSITY RESIDENTIAL – Primarily low density residential property, with recreational/tourist related enterprises permitted subject to lot size.
- C-1** LOCAL COMMERCIAL – A restrictive commercial zone, limited to retail sales with no outside display/storage. Office and residential development permitted. Restaurants permitted.



C9-13-14

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, February 18, 2014 at <http://cms3.tucsonaz.gov/planning/proj/projects/rezoning/index.html>

CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a rezoning.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

You may speak in favor or in opposition to the rezoning during the public hearing. You may also submit a written approval or protest. A form is attached for your convenience.

PUBLIC HEARING INFORMATION

Date: March 6, 2014
Time: 6:30PM

Location: Mayor and Council Chambers* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

The Council Chambers is wheelchair accessible. A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling (520) 791-4213 or (520) 791-2639 (TDD).

APPLICANT

Eric J. Uebelhor
InSite Real Estate, LLC
1400 16th Street, Suite 300
Oak Brook, IL 60523-8854

PROPOSED REZONING

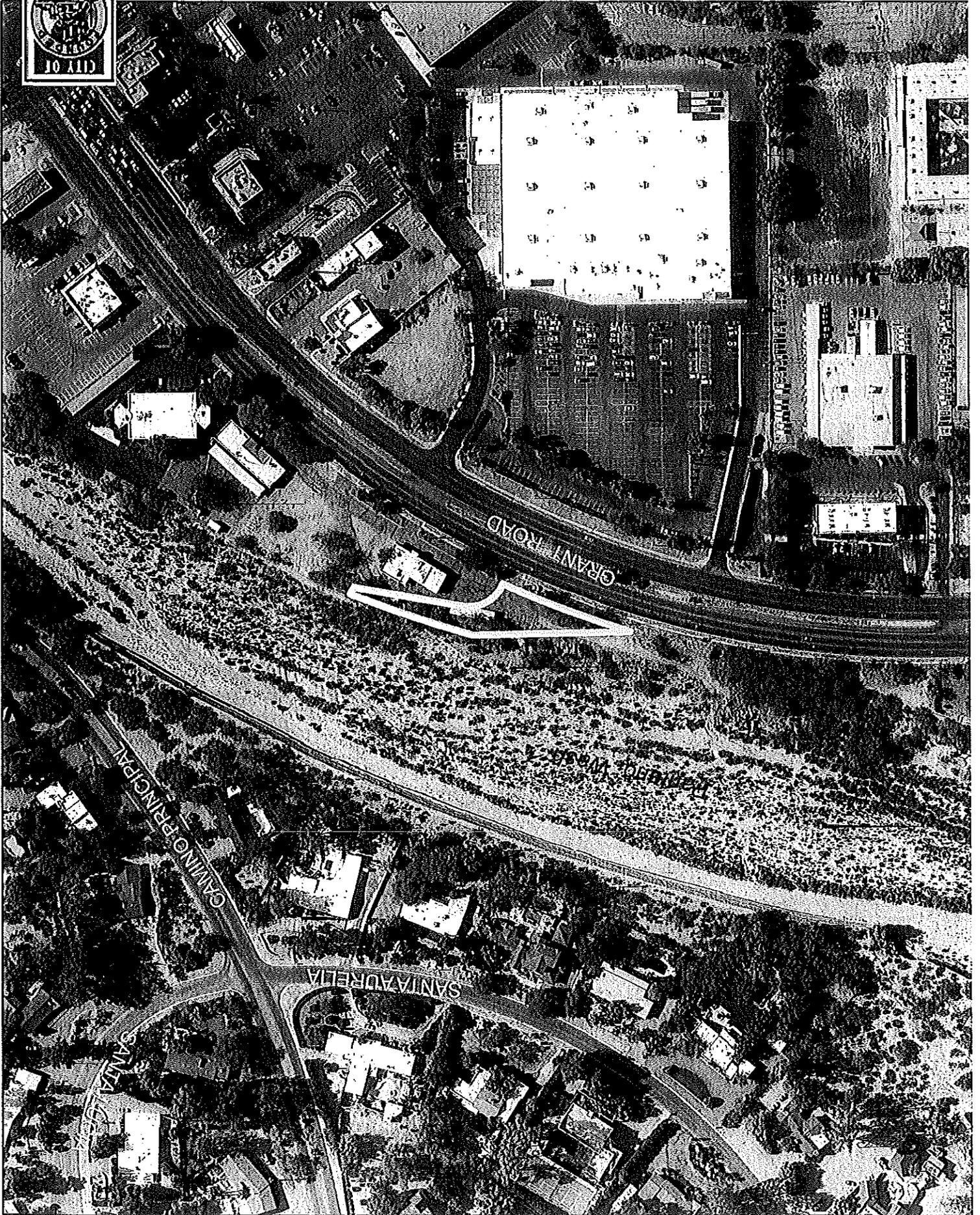
Case: C9-13-14 InSite- Grant Road

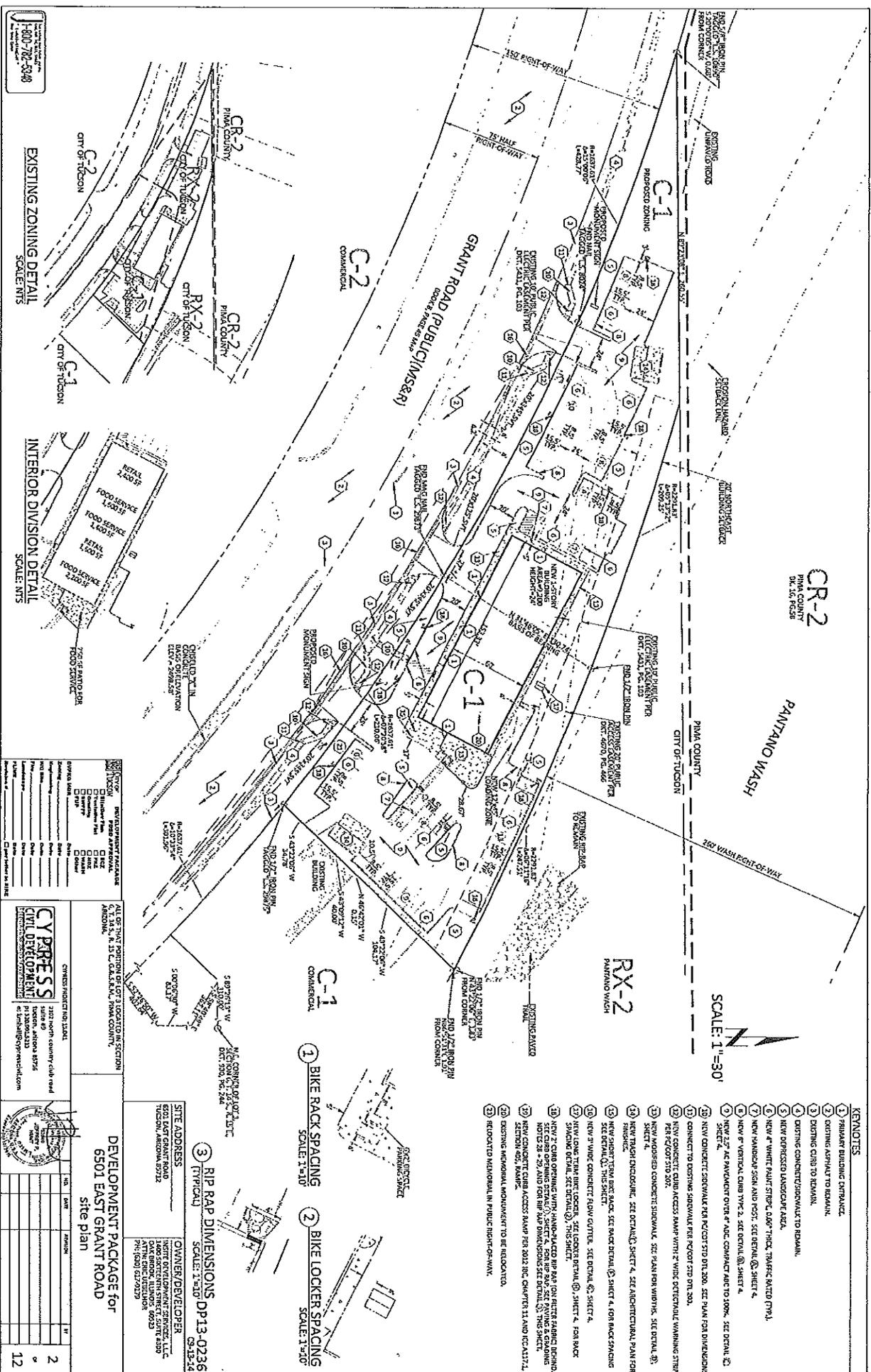
Requested Zoning Change: RX-1 to C-1

Location: North side of Grant Road, approximately 700 feet west of the intersection of Grant Road and Tanque Verde Road.
Proposed Development: The rezoning would allow for a mixed-use retail development with associated parking and infrastructure improvements.

Notificación de Audiencia Pública del Examinador de Zonificación
Para otr y tomar en consideración el siguiente caso: C9-13-14 InSite - Grant Road, (Ward 3) (Ward 3)
Cambio de Zonificación Solicitada: RX-2 a C-1
Ubicación: Lado sur del Grant Road, aproximadamente 700 pies al oeste de la intersección de la calle Grant y la calle Tanque Verde.
Desarrollo Propuesto: La rezonificación permitiría un desarrollo comercial de uso mixto con aparcamiento asociado y mejoras en la infraestructura.
Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550

1 inch = 200 feet
Feet
0 50 100 200





CR-2
COMMERCIAL
CITY OF TUCSON

C-1
COMMERCIAL
CITY OF TUCSON

RX-2
RECREATION
CITY OF TUCSON

SCALE: 1"=30'

KEYNOTES

- 1) PARALLEL BUILDING ENTRANCE.
- 2) EXISTING ASPHALT TO REMAIN.
- 3) EXISTING CURB TO REMAIN.
- 4) EXISTING CONCRETE/ASPHALT TO REMAIN.
- 5) NEW DEGRADED LANDSCAPE AREA.
- 6) NEW #4 WHITE PORTLAND CEMENT CONCRETE (17M), 4" THICK, TRAFFIC BAYED (TYP).
- 7) NEW #4 WHITE PORTLAND CEMENT CONCRETE (17M), 4" THICK, TRAFFIC BAYED (TYP).
- 8) NEW #4 VERTICAL CURB TYPE 2. SEE DETAIL 03, SHEET 4.
- 9) NEW #2" AC PAVEMENT OVER #4" AC COMPACT OVER 100M. SEE DETAIL 02, SHEET 4.
- 10) NEW CONCRETE SIDEWALK PER PCOT STD DET. 200. SEE PLAN FOR DIMENSIONS.
- 11) CONNECT TO EXISTING SIDEWALK PER PCOT STD DET. 200.
- 12) NEW CONCRETE CURB ACCESS RAMP WITH 2" WIDE COUNTERTOP FINISHING STRIP PER PCOT STD 202.
- 13) NEW MODIFIED CONCRETE SIDEWALK. SEE PLAN FOR WIDTHS. SEE DETAIL 03, SHEET 4.
- 14) NEW TRAPEZOIDAL CURB. SEE DETAIL 02, SHEET 4. SEE ARCHITECTURAL PLAN FOR FINISHING.
- 15) NEW #2" WIDE CONCRETE FLOW CUTTER. SEE DETAIL 02, SHEET 4.
- 16) NEW #2" WIDE CONCRETE FLOW CUTTER. SEE DETAIL 02, SHEET 4.
- 17) NEW #2" WIDE CONCRETE FLOW CUTTER. SEE DETAIL 02, SHEET 4.
- 18) NEW #2" WIDE CONCRETE FLOW CUTTER. SEE DETAIL 02, SHEET 4.
- 19) NEW #2" WIDE CONCRETE FLOW CUTTER. SEE DETAIL 02, SHEET 4.
- 20) NEW #2" WIDE CONCRETE FLOW CUTTER. SEE DETAIL 02, SHEET 4.
- 21) EXISTING MEMORIAL MONUMENT TO BE RELOCATED.
- 22) EXISTING MEMORIAL MONUMENT TO BE RELOCATED.

1 BIKE RACK SPACING
SCALE: 1"=10'

2 BIKE LOCKER SPACING
SCALE: 1"=10'

3 RIP RAP DIMENSIONS DP13-0236
SCALE: 1"=10'

NO.	DATE	REVISION	BY
1			
2			

CYPRESS
CIVIL DEVELOPMENT
3222 NORTH COUNTRY CLUB ROAD
TUCSON, ARIZONA 85718
PH: 520.733.2333
E: info@cypresscivil.com



DEVELOPMENT PACKAGE for
6501 EAST GRANT ROAD
Site Plan

SITE ADDRESS
6501 EAST GRANT ROAD
TUCSON, ARIZONA 85718
OWNER/DEVELOPER
CYPRESS CIVIL DEVELOPMENT
1400 EAST RIVINGTON STREET, SUITE 200
TUCSON, ARIZONA 85718
PH: (520) 527-2333

1-800-782-3388



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: C9-13-14 InSite – Grant Road (Ward 3)

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 _____

C9-13-14
IMPORTANT REZONING NOTICE ENCLOSED
F:\shared\REZONING\Re zoning TEMPLATES\ZB mailout

City of Tucson
Planning and Development Services
Department - Re zoning Section
ATTN: CL
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210



Expose this flap - Affix stamp and return

C9-13-14

City of Tucson
Planning and Development Services Department
Re zoning Section CL
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

Place
Stamp
Here



MEMORANDUM

DATE: February 18, 2014

TO: File

FROM: Rezoning Section

SUBJECT: Certification of Mail Out of Zoning Examiner Public Hearing Notice on Rezoning Site

REZONING CASE NAME: C9-13-14 InSite – Grant Road

This serves to place on record the fact that on February 18, 2014, BJ Viestenz, mailed notice of the Zoning Examiner's March 6, 2014, public hearing for rezoning case C9-13-14 InSite – Grant Road a minimum of fifteen (15) days prior to the public hearing.

Signature: _____

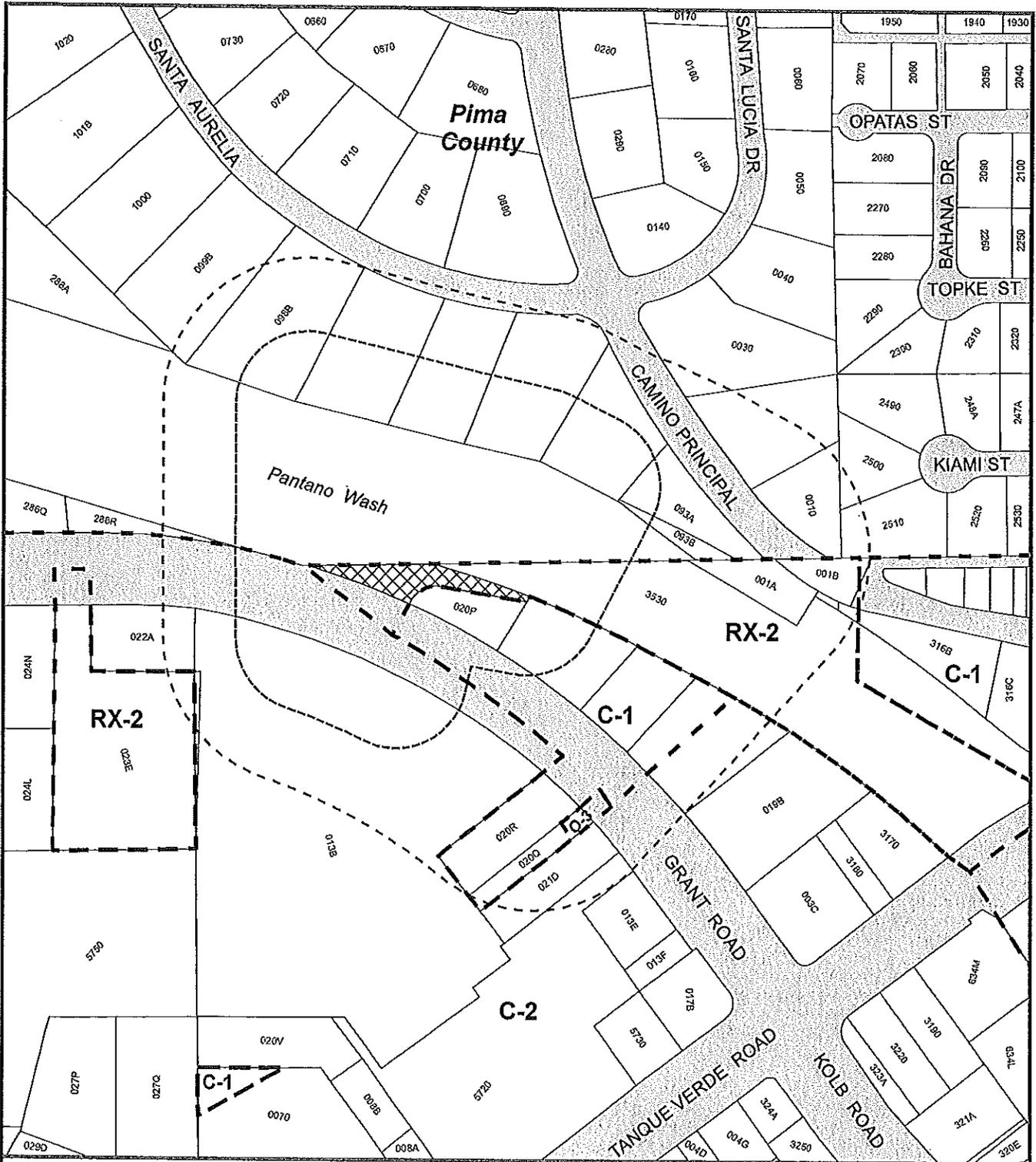
Date: _____

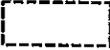
Attachment: copy of mailing list

cc: Linus Kafka, Zoning Examiner

C9-13-14 InSite - Grant Road

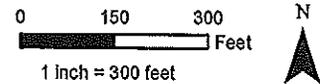
Rezoning Request: from RX-2 to C-1



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



Address: 6501 E. Grant Road
 Base Maps: Sec.06 T.14 R.15
 Ward: 2



~~114403150~~
~~PIMA COUNTY~~



~~00000~~

11440097B
ASH BRUCE & JANE FAMILY REVOC TR
6570 E SANTA AURELIA DR
TUCSON AZ 85715

11440095C
BUSH JOHN CHARLES & CAROL HAZEL TR
6602 E SANTA AURELIA DR
TUCSON AZ 85715

114452500
CALLAWAY MICHAEL H & CALLAWAY VIRGINIA E
JT/RS
6701 E KIAM I
TUCSON AZ 85715

114452510
DEFER MARK L & STEPHANIE J JT/RS
6714 E KIAM I
TUCSON AZ 85715

13315316B
SIERRA BONITA INVESTMENTS LLC
6720 E CAMINO PRINCIPAL
TUCSON AZ 85715

13316013B
TARGET CORP T-0855 FKA DAYTON HUDSON
ATTN: PROPERTY TAX DEPT/TPN 0950
PO BOX 9456
MINNEAPOLIS MN 55440

133165770
C2D2 ASSOCIATES
PO BOX 31987
TUCSON AZ 85751

13316021D
TACO BELL CORP
YUM I BRANDS REAL ESTATE
ATTN: PROPERTY TAX DEPT
PO BOX 35370
LOUISVILLE KY 40232

11440099B
HENDERSON GARY L & DIANA LEE TR
6548 E SANTA AURELIA DR
TUCSON AZ 85715

114400030
KALISH SCOTT M & BLACK MINDY A CP/RS
PO BOX 16457
TUCSON AZ 85732

11440094D
SCHRADER ROGER C & ANN U TR
710 W 13TH AVE # E-24
ESCONDIDO CA 92025

114400010
LEFTAULT CHARLES J JR & BETTY TR
2402 N CAMINO PRINCIPAL
TUCSON AZ 85715

11440286R
ALTIMA INVESTMENTS LLC
PO BOX 3400
SAN CLEMENTE CA 92674

13316022A
BABCOCK PROPERTIES LLC
6464 E GRANT RD
TUCSON AZ 85715

13316020X
CHEMNIC LLC
3920 E INA RD
TUCSON AZ 85718

13316020R
DAVIS MADELYN
18107 VASSAR CT
SONOMA CA 95476

133165720
COLE AB TUCSON (GRANT RD) AZ LLC
ATTN: ALBERTSONS LLC #963 - SUPERVALU
PO BOX 990
MINNEAPOLIS MN 55440

11440098B
BROWNE EVELYNE A
6556 E SANTA AURELIA DR
TUCSON AZ 85715

11440096A
ANDERSON TODD R
6590 E SANTA AURELIA
TUCSON AZ 85715

114400020
GREAT EXPECTATIONS TR
ATTN: RAENA MICHELLE JANES TR
2430 N CAMINO PRINCIPAL
TUCSON AZ 85715

11440093A
JAM DESIGN-BUILD LLC
6850 N TERRA VIS
TUCSON AZ 85750

13316020T
BNC NATIONAL BANK
ATTN: ACCOUNTS PAYABLE
PO BOX 4050
BISMARCK ND 58502

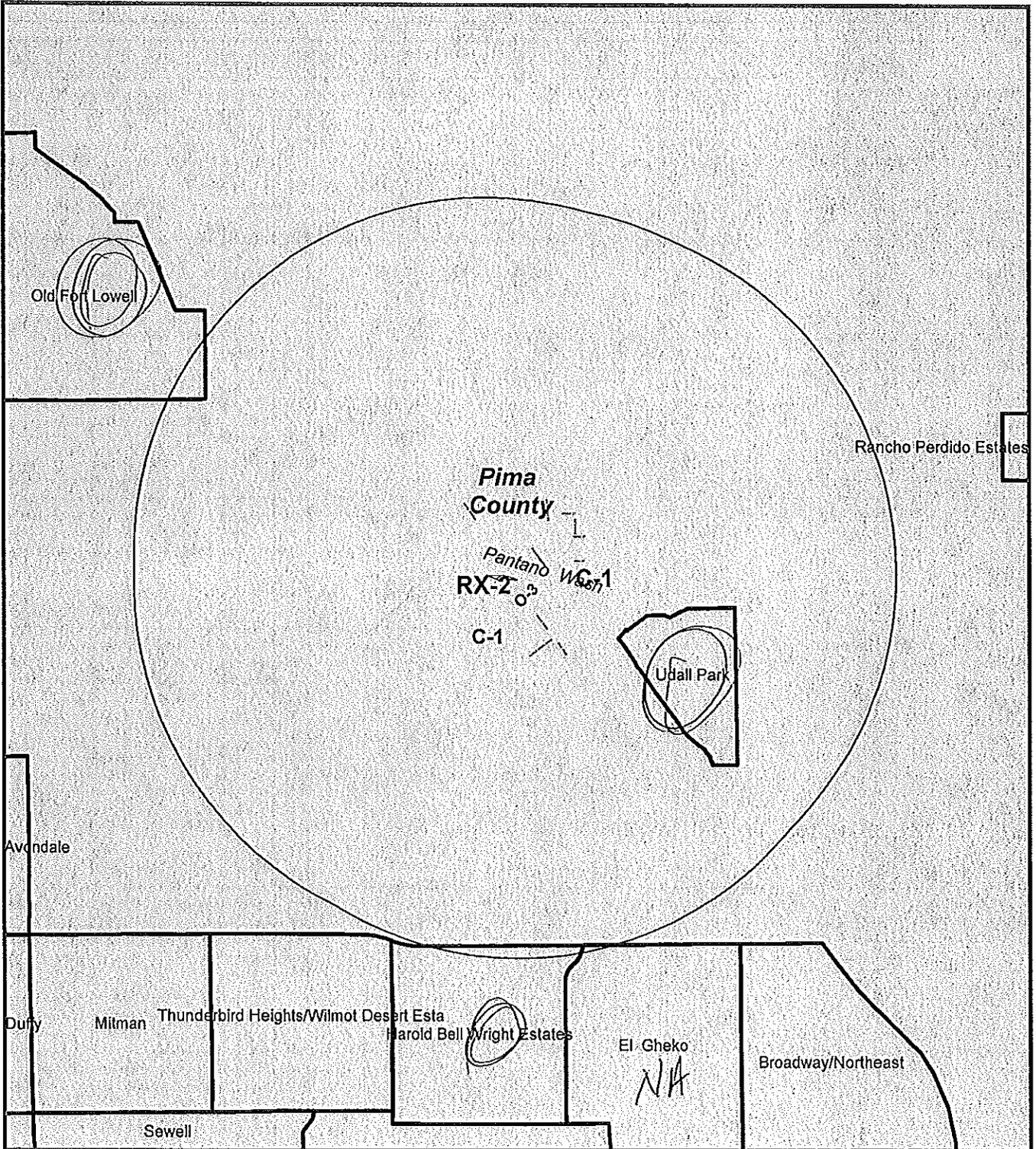
~~13316023E~~
~~UNITED STATES OF AMERICA~~
~~POSTAL SERVICE~~
~~00000~~

13316012A
NOLA DEVELOPMENT TANQUE VERDE LIMITED
PARTNERSHIP
1101 N WILMOT RD STE 225
TUCSON AZ 85712

13316020Q
MONTEVERDE TERESITA Q
6602 E GRANT RD STE 120
TUCSON AZ 85715

C9-13-14 created 1/9/2014
Expires 3/9/2014

C9-13-14 InSite - Grant Road
 Rezoning Request: from RX-2 to C-1



Address: 6501 E. Grant Road
 Base Maps: Sec.06 T.14 R.15
 Ward: 2

 Area of Rezoning Request
 vectorsde.GISDATA.NHA_CI'



0 500
 Feet
 1 Inch = 2,166.66667 feet



Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701

~~Manuel Valdes~~
~~N.A.-Harold Bell Wright Estates~~
~~Tucson, AZ~~

~~Pat Sexton~~
~~N.A.-Harold Bell Wright Estates~~
~~Tucson, AZ~~

~~John Utz~~
~~N.A.-Harold Bell Wright Estates~~
~~Tucson, AZ 85710~~

William D. Anderson
N.A.-Old Fort Lowell
3201 N. Hill Farm Drive
Tucson, AZ 85712

Kate Flasch
N.A.-Old Fort Lowell
2909 N. Santa Rosa Place
Tucson, AZ 85712

Frank Flasch
N.A.-Old Fort Lowell
2909 N Santa Rosa Pl.
Tucson, AZ 85712

Bob Kattnig
N.A.-Udall Park
7058 E. Redbud Rd.
Tucson, AZ 85715

Joan Lionetti
N.A.-Udall Park
1848 N Camino Sabadell
Tucson, AZ 85715

Anne Stephenson
N.A.-Udall Park
6901 E. Crestline Dr.
Tucson, AZ 85715-5312

Paul Cunningham
Ward 2
7575 E. Speedway Bl
Tucson, AZ 85710

October 24, 2013

**Re: Rezone from RX-2 to C-1 for address 6501 E Grant Road
6501-6535 East Grant Road
Tucson, AZ 85712**

Dear Neighbor:

InSite Real Estate is in the process of acquiring the property at 6501/6515/6535 E. Grant Road in Tucson, AZ. Our proposal includes demolition of the existing vacant structure and the construction of a new multi-tenant retail building and associated infrastructure improvements. We are acquiring three parcels, two of which are currently zoned C-1 for commercial use. The third and westernmost parcel is currently used for commercial parking, however the existing zoning of the parcel is zoned RX-2 residential. Our proposal involves the rezoning of this third parcel to match the C-1 commercial zoning of the other two adjacent parcels which are currently zoned C-1.

In accordance with City of Tucson regulations, a neighborhood meeting is required to be held to discuss the proposed project with property owners within 300' of the property, registered neighborhood associations within one mile of the proposal, and affected Council Ward offices. We would like to invite you to attend to provide insight about your neighborhood and welcome you to ask questions you may have regarding the potential project at this location.

The neighborhood meeting will be held on **Wednesday, November 6, 2013, at 7:00 PM**. The meeting will be held at the **Ward 2 Council Office (Conference Room B)** located at **7575 E. Speedway, Tucson, AZ 85710**.

In addition to questions presented in person at the meeting, you may also direct written comments to the City of Tucson Planning and Development Services Department (PDS) Director prior to the public hearing. You may also speak at the public hearing that is to be scheduled at a later date. If you have any questions about contact for the PDS Director or scheduling of the neighborhood meeting, please feel free to contact the undersigned.

If you have any questions at all, please do not hesitate to call or email. Contact information is directly below.

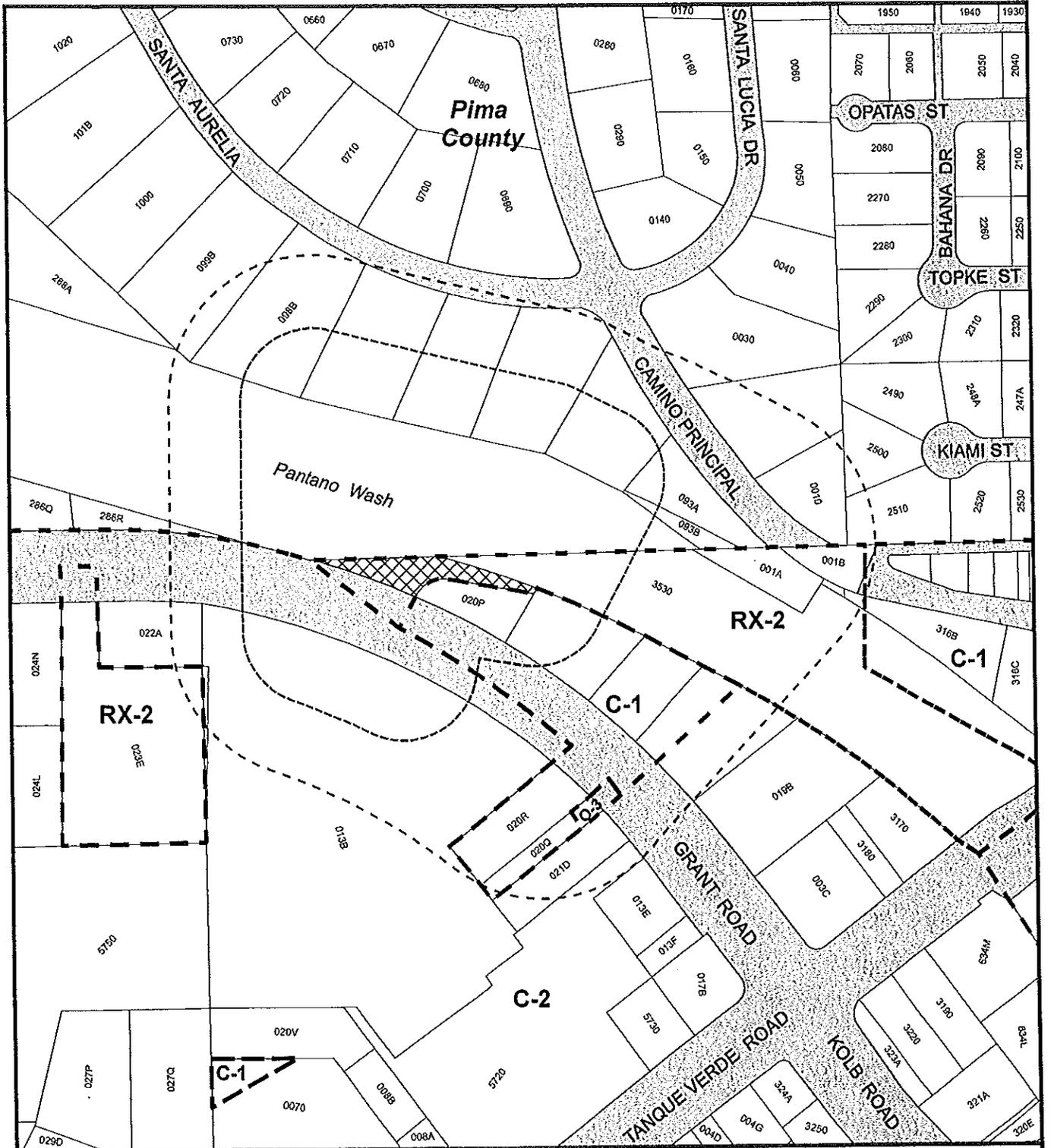
Very truly yours,

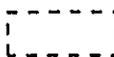
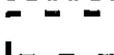


Eric J. Uebelhor, P.E., LEED AP
Project Manager
euebelhor@insiterealestate.com
630-617-9179

Z.E.

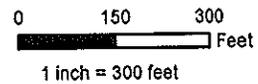
T13PRE0070 - Grant Road
Rezoning Request: from ???? to ????



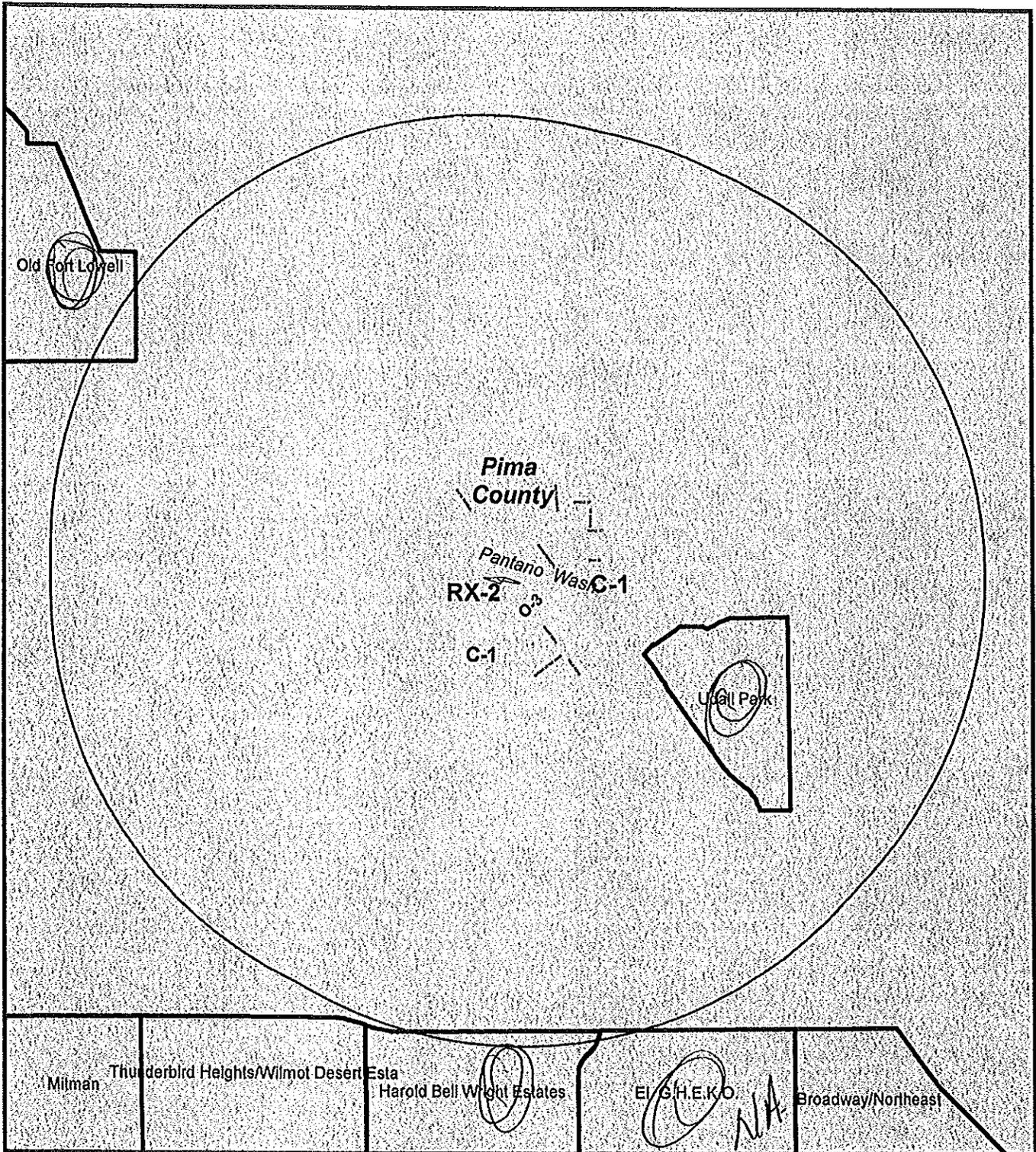
-  Area of Rezoning Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries

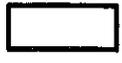


Address: Grant Road
 Base Maps: Sec.06 T.14 R.15
 Ward: 2



T13PRE0070 - Grant Road
 Rezoning Request: from ???? to ????



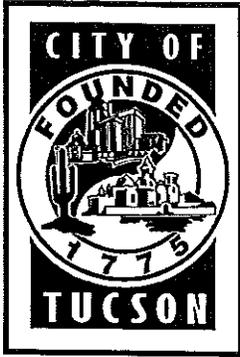
 Area of Rezoning Request
 vectorsde.GISDATA.NHA_CI



Address: Grant Road
 Base Maps: Sec.06 T.14 R.15
 Ward: 2

015300
 Feet
 1 inch = 1,769.773474 feet





REZONING MAILING LABELS

ACTIVITY #: T13PRE0070

PREPARED FOR: Jeff Hunt

PROJECT LOCATION: Grant road and Tanque Verde Road

EXPIRATION DATE: December 9, 2013

****IMPORTANT: PLEASE READ THE FOLLOWING INSTRUCTIONS.****

*** Display the words "IMPORTANT ZONING NOTICE" on the envelope***

- Mailing labels must be used by the expiration date.
- If mailing labels expire, an additional \$220 must be paid for a second set of labels - be sure to include the T#
- Neighborhood meetings must be held no sooner than 10 days after the notice is mailed.
- The rezoning application must be submitted within 60 days of the date of the neighborhood meeting.
- If the neighborhood meeting is more than 60 days old at the time of application submittal, an additional \$220 will be charged and a new neighborhood meeting may be required prior to resubmitting the application.
- Complete the attached "Neighborhood Mailing Certification", include a copy of the mailing labels and submit with the rezoning application.

114403150
PIMA COUNTY
00000

X

11440099B
HENDERSON GARY L & DIANA LEE TR
6548 E SANTA AURELIA DR
TUCSON AZ 85715

✓

11440098B
BROWNE EVELYNE A
6556 E SANTA AURELIA DR
TUCSON AZ 85715

✓

11440097B
ASH BRUCE & JANE FAMILY REVOC TR
6570 E SANTA AURELIA DR
TUCSON AZ 85715

✓

114400030
KALISH SCOTT M & BLACK MINDY A
CP/RS
PO BOX 16457
TUCSON AZ 85732

✓

11440096A
ANDERSON TODD R
6590 E SANTA AURELIA
TUCSON AZ 85715

✓

11440095C
BUSH JOHN CHARLES & CAROL HAZEL
TR
6602 E SANTA AURELIA DR
TUCSON AZ 85715

✓

11440094D
SCHRADER ROGER C & ANN U TR
710 W 13TH AVE # E-24
ESCONDIDO CA 92025

✓

114400020
GREAT EXPECTATIONS TR
ATTN: RAENA MICHELLE JANES TR
2430 N CAMINO PRINCIPAL
TUCSON AZ 85715

✓

114452500
CALLAWAY MICHAEL H & CALLAWAY
VIRGINIA E JT/RS
6701 E KIAM I
TUCSON AZ 85715

✓

114400010
LEFTAULT CHARLES J JR & BETTY TR
2402 N CAMINO PRINCIPAL
TUCSON AZ 85715

✓

11440093A
MARTINOVICH BRYAN REVOC TR
6850 N TERRA VIS
TUCSON AZ 85750

✓

114452510
DEFER MARK L & STEPHANIE J JT/RS
6714 E KIAM I
TUCSON AZ 85715

✓

11440286R
ALTIMA INVESTMENTS LLC
PO BOX 3400
SAN CLEMENTE CA 92674

✓

13316020T
BNC NATIONAL BANK
ATTN: ACCOUNTS PAYABLE
PO BOX 4050
BISMARCK ND 58502

✓

13315316B
SIERRA BONITA INVESTMENTS LLC
6720 E CAMINO PRINCIPAL
TUCSON AZ 85715

✓

13316022A
BABCOCK PROPERTIES LLC
6464 E GRANT RD
TUCSON AZ 85715

✓

13316023E
UNITED STATES OF AMERICA
POSTAL SERVICE
00000

X

13316013B
TARGET CORP T-0855 FKA DAYTON
HUDSON CORP
ATTN: PROPERTY TAX DEPT/TPN 0950
PO BOX 9456
MINNEAPOLIS MN 55440

✓

13316020X
CHEMNIC LLC
3920 E INA RD
TUCSON AZ 85718

✓

13316012A
NOLA DEVELOPMENT TANQUE VERDE
LIMITED PARTNERSHIP
1101 N WILMOT RD STE 225
TUCSON AZ 85712

✓

133165770
C2D2 ASSOCIATES
PO BOX 31987
TUCSON AZ 85751

✓

13316020R
DAVIS MADELYN
18107 VASSAR CT
SONOMA CA 95476

✓

13316020Q
MONTEVERDE TERESITA Q
6602 E GRANT RD STE 120
TUCSON AZ 85715

✓

13316021D
TACO BELL CORP
YUMI BRANDS REAL ESTATE
ATTN: PROPERTY TAX DEPT
PO BOX 35370
LOUISVILLE KY 40232

✓

133165720
COLE AB TUCSON (GRANT RD) AZ LLC
ATTN: ALBERTSONS LLC #963 -
SUPERVALU
PO BOX 990
MINNEAPOLIS MN 55440

✓

T13PRE0070 created 10/9/2013
Expires 12/9/2013



1000

U.S. POSTAGE
PAID
VILLA PARK, IL
60181
OCT 24 13
AMOUNT



\$10.36
00043536-17

REQUEST FOR REZONING AND SPECIAL EXCEPTION MAILING LABELS

Project Address E CANT ROAD (PARCEL # 133-16-020T)
 Applicant/Agent Name Jeff Hunt
 Mailing Address 2102 N. Country Club #9 Tucson AZ 85714
 E-mail jphunt@cypresscivil.com
 Phone 261-7440

Please attach the following. Printouts and maps must be generated from the Pima County Assessor's Database. Department of Transportation information **will not** be accepted.

- ✓ Assessor's Property Inquiry Printout (APIQ) - one printout for each lot included in the project
- ✓ Assessor's Block & Lot Map

LABELS ARE REQUESTED FOR THE FOLLOWING PROCESS:

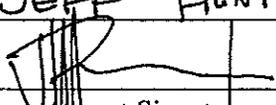
- Rezoning
- Special Exception Type -- PDSO Director ZESE MCSE
- Change of Condition -- original C9 Or SE case number _____

Have labels been requested for this property in the past year? no yes - T# _____

PROCESSING FEE IS REQUIRED AT TIME OF REQUEST

- Regular mailing labels (\$220) Check Number: 2208
- Electronic mailing labels (\$220) Cash

- Mailing labels must be used within 60 days of the date of creation.
- Neighborhood meetings must be held no sooner than 10 days after the notice is mailed.
- The rezoning or special exception application must be submitted between 15 and 60 days after the neighborhood meeting.
- If labels are more than 60 days old at the time of application submittal, an additional \$220 will be charged.

I, JEFF HUNT acknowledge the above:

 Applicant/Agent Signature 10/06/13 Date

For Staff use only.

Date Received: 10/7/13 Date Due: _____

Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701



Maribel Valdes
N.A.-Harold Bell Wright Estates
Tucson, AZ



Pat Sexton
N.A.-Harold Bell Wright Estates
Tucson, AZ



John Utz
N.A.-Harold Bell Wright Estates
Tucson, AZ 85710



William D. Anderson
N.A.-Old Fort Lowell
3201 N. Hill Farm Drive
Tucson, AZ 85712



Kate Flasch
N.A.-Old Fort Lowell
2909 N. Santa Rosa Place
Tucson, AZ 85712



Frank Flasch
N.A.-Old Fort Lowell
2909 N Santa Rosa Pl.
Tucson, AZ 85712



Bob Kattnig
N.A.-Udall Park
7058 E. Redbud Rd.
Tucson, AZ 85715



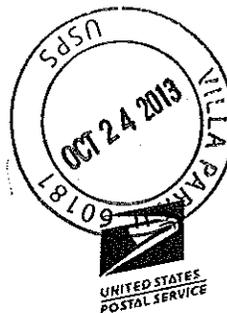
Joan Lionetti
N.A.-Udall Park
1848 N Camino Sabadell
Tucson, AZ 85715



Anne Stephenson
N.A.-Udall Park
6901 E. Crestline Dr.
Tucson, AZ 85715-5312



Paul Cunningham
Ward 2
7576 E. Speedway Bl
Tucson, AZ 85710



U.S. POSTAGE
PAID
VILLA PARK, IL
60181
OCT 24 13
AMOUNT
\$484
00043536-17

1000

DATE: OCTOBER 24, 2013

City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: T13 PRE 0070

PROJECT LOCATION: 6501 E. GRANT ROAD

This serves to place on record the fact that on 10/24/2013 ERIC WEBBETORRE (w/ INSITTE REAL ESTATE)
REZONE FROM RX-2 TO C-1 (date) (name)
mailed notice of the AT 6501 E. GRANT ROAD neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature:  Date: 10/24/2013

Attachment: copy of mailing labels

DATE: OCTOBER 24, 2013

City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

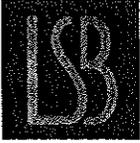
ACTIVITY NUMBER: T13 PKE 0070

PROJECT LOCATION: 6501 E. GRANT ROAD

This serves to place on record the fact that on 10/24/2013 ERIC WEBBATOR (w/ JUSTICE RAYL)
REZONE FROM RX-2 TO C-1 (date) (name) (STATE)
mailed notice of the AT 6501 E. GRANT ROAD neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature:  Date: 10/24/2013

Attachment: copy of mailing labels



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

**InSite Real Estate Rezoning, 6501 East Grant Road
Summary of Neighborhood Meeting**

Date: November 6, 2013

Time: 7-8PM

Location: Ward 2 Council Office, Conference Room B

Attendees (Sign-up sheet attached).

Applicants: Eric Uebelhor, InSite Real Estate

Jeff Hunt, Cypress Engineering

Frank Bangs, Lazarus, Silvyn & Bangs

Property Owners: Diana Henderson, 6548 E. Santa Aurelia Drive, Tucson AZ 85715

John McCaleb, 6565 E. Grant Road, Tucson AZ 85715

Summary. Eric Uebelhor explained the proposed development, the reason for the rezoning, and the nature of the process to be followed in the rezoning.

He described the proposed 9200 square foot one story building, housing five tenants. The likely uses would be retail and restaurant (e.g., Verizon, Chipotle Grill). The uses typically would not be open later than 10:30 PM.

Eric Uebelhor then described the Pima County Flood Control District bank protection project which is scheduled to begin in 2015, and will include a pedestrian/bike path adjacent to this site. The development of this property will occur about a year earlier, with a building setback to prevent erosion until completion of the bank protection. There would likely be access from the pedestrian/bike path to uses on the site.

Eric also described a TEP power line easement along the north side of the site. This easement prevents structures within the easement, but the building and associated parking will be constructed on the remainder. Two monument signs are proposed on the Grant Road frontage.

At this point Eric Uebelhor opened up the meeting to questions from attendees.

Questions/Comments.

1. Diana Henderson

Q: How tall is the building?

A: One story with a maximum height of 20-22 feet (the building at 17 feet 4 inches and with a 4 foot parapet wall above that to screen rooftop structures).

2. Henderson

Q: What about lighting?

A: Site lighting will meet City Outdoor Lighting Code requirements, avoiding light trespass with shielding. Brightness will be controlled by lumen cap and color temperature requirements.

3. John McCaleb

Comment: Mr. McCaleb described the location of a single curb cut serving his office building abutting the project to the east of the site, a curb cut that he shares with the adjacent use to the east of McCaleb's parcel. Mr. McCaleb noted that while there is sufficient parking for his office on the north side of the building, clients prefer to park in front and it would be easier if they could continue to exit to the west. Mr. McCaleb also asserted that he may have a "prescriptive easement" by use of the site for egress from his property. (Discussion ensued about potential site design issues that could prove an obstacle for creating access for McCaleb to curb cuts on the site.)

4. McCaleb

Q: What is allowed for monument signs?

A: The number is determined by the amount of frontage and setback from the curb line at Grant Road. McCaleb's problem may be the amount of setback and his use of the building's front yard for parking.

5. McCaleb:

Q: Will any of the restaurants have drive-thrus?

A: No, none are planned. The east end-cap restaurant will have an outdoor seating patio.

6. McCaleb

Q: If Starbucks wanted a drive-thru could it be constructed on the east end of the building?

A: No. That area is planned for a restaurant's outdoor patio.

7. Henderson

Q: What does the County plan for extended bank protection and pedestrian/bike path on the north side of the wash.

A: County only has 30% plans at this time. They expect that the next 12-18 months will be taken up by Corps of Engineers Section 404 permitting, so there are no definitive plans at this time.

8. Henderson

Q: How will access to the bed of the Pantano Wash be handled in the County project?

A: [McCaleb, based on his experience with the most recently constructed phase of the project, said Pima County has easements but doesn't use them.]

9. Henderson

Q: What uses are planned?

A: Restaurant, retail uses.

10. McCaleb

Q: What about a more "sophisticated" restaurant? I.e., sit-down restaurant and bar.

A: Unlikely due to the configuration and size of the site; probably would not accommodate the kind of restaurant he describes.

11. McCaleb

Q: Is there anything to prevent the development of the property for 100% restaurant uses?

A: Yes. The amount of restaurant use is capped at approximately 5200 square feet because of parking requirements and site size.

12. Henderson

Q: In terms of noise, I can now hear Trail Dust Town, Hooters, etc. What could I expect from your proposed uses?

A: It is unlikely that our planned uses would have the same noise issues associated with the train whistles at Trail Dust Town or amplified music at Hooters.

13. Henderson

Comment: She noted that most of the property is already zoned for commercial uses.

14. McCaleb

Comment: But the developer needs the rezoning to permit full use of that zoning. Mr. McCaleb concluded his comments by saying he appreciated the information and the developer's willingness to meet with affected property owners.

* * * * *

There being no further questions, the meeting was concluded.

SIGN-IN SHEET

6501 E GUNN RD

NEIGHBORHOOD MEETING

NAME	PHONE	EMAIL
ERIC WHEELER	(630) 617 9119	ericwheeler@inter.net
JEFF HUNT	(520) 261 7440	jphunt@cypresscivil.com
FRANK BANGS	(520) 207-4464	fbangs@spblandco.com
DIANA HENDERSON	520 585-1700	diana.henderson@att.net
JOHN MCCALEB	520 977-3200	john.mccaleb@construction.com