



February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: _____ Received by: _____

Area/Neighborhood Plan to Be Amended:
Arcadia Alamo Area Plan

Date Plan Was Adopted by Mayor and Council: December 14, 1992 Amended in April 2006

Plan Amendment Name: 2120 N Beverly Avenue (Pima Medical Institute)

Plan Amendment Number: _____ Processing Fee: _____



SECTION 2 - Site Identification

Street Address: 2120 N Beverly Avenue

Township/Range/Section: 14S, 14E, 02 Tax Code No: 121-09-0030

Nearest Major Cross Street: Grant Road & Craycroft Road

Amendment Site Size: 19.9 ACRES

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.



SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

T16MS00158

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Linda Morales, AICP, CEO

Firm's Name: The Planning Center Phone No: (520) 623-6146

Address: 110 South Church, Suite 6320, Tucson, Az 85701 Fax No: (520) 622-1950

April 11, 2016

Signature

Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: R-1 Current Use of Site: Closed Middle School site (Townsend)

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

See attached description #1 for more information.

SURROUNDING AREAS

Existing Zoning: North OCR-2 South R-1 East O-3 West OCR-2

Describe Land Uses and Development on Surrounding Properties:

North and west of the subject site consists of one- to three-story high density residential apartments and office complexes zoned OCR-2 (with allowable building heights up to 300 feet). East of the site is one- and two-story office complexes and Posada Del Sol Health Care Center (149-bed skilled nursing facility) across Craycroft Road zoned O-3 (Office Zone) (O-3 allows building heights up to 40 feet). The property directly south of the site is developed with one-story single family residential zoned R-1 with building heights up to 25 feet.

Neighborhood Context:

The site is located on the southeast edge of the Tucson Medical Center Campus and other medical office complexes. Medical complexes exist adjacent to the site on the north, west and east. The closest major intersection is Grant and Craycroft Roads, northeast of the subject property. The land directly south of the subject site is developed for single family residential. The former school, medical offices located along Beverly and single family residential located off of Beverly all access Beverly Avenue.

Proposed Site Development

Proposed Use: Pima Medical Institute Campus with medical outpatient/office and/or retail uses

Proposed Zoning: OCR-1

The proposed land use is a post-secondary institution as well as medical office/outpatient and commercial retail uses.

The Campus will include reuse of the existing Townsend School structure for Pima Medical Institute. The site will be designed as cohesive campus to allow students the benefit of close proximity to employment and retail services within a pedestrian friendly, campus setting.

Proposed Site Improvements (buildings, parking areas, etc.):

See attached Description #2 and Exhibit A: Site Concept.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed. The map designation is requested to be changed from low/medium density residential to office/commercial/high density residential (See Exhibit B). Since the AAAP plan was adopted after the school site was constructed, this site was never considered for future development. Now that the school is closed, the site is slated for redevelopment and Pima Medical Institute is proposing to located their campus on-site in addition to office and retail amenities. The site's location adjacent to two major subareas of medical office and commercial development makes the site an ideal location for the Pima Medical Campus. The closed Townsend Middle School site is large enough to accommodate for a campus like setting as well as future medical office/outpatient uses and commercial uses complementary to PMI that create synergy and employment/retail opportunities for PMI students. No other map or text amendments are being requested.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.
See attached Exhibit B: Proposed AAAP Conceptual Land Use Map Revision to show new map designation for this parcel.

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

See attached Description #3

SECTION 5 - Plan Amendment Information Cont'd.

Explain how the proposed changes are consistent with and supported by the goals and policies of Plan Tucson.

See attached Description #4

Provide additional supporting information that demonstrates why this amendment should be approved.

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes No

SECTION 6 - Pre-Submittal Meeting Information

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- Copy of notes from rezoning pre-submittal meeting

TUCSON UNIFIED SCHOOL DISTRICT

Department of Engineering, Facilities and Planning

TUSD Planning Services – 606 S. Plumer Tucson, Arizona 85719

(520) 225-4949

(520) 225-4939 (fax)

April 4, 2016

City of Tucson
Planning and Development Services
201 North Stone, 3rd Floor
Tucson, AZ 85701

Subject: **Rezoning of 2120 N Beverly Avenue**
 Assessor's Number: 121-09-0030
 PMI-01

To Whom It May Concern:

As representative of Tucson Unified School District No. 1, I hereby authorize Pima Medical Institute and The Planning Center to act as our agents throughout the plan amendment and rezoning application process.

Sincerely,



Richard S. Murillo, PE
TUSD District Planner

Attachments:

K:\Planning\Projects\Property\Dispositions-Purchases\School Sites Tomorrow II\Townsend\Escrow Documents\plan ememndment auth letter.docx



**Pima Medical Institute Plan Amendment
Application Attachment
(Part of Original City Plan Amendment Application)
2120 N Beverly Avenue
Arcadia Alamo Area Plan
Tucson, Arizona**

Submitted to:

**City of Tucson
Planning & Development Services Department
201 North Stone Avenue
Tucson, Arizona 85701**

Prepared for:

**Pima Medical Institute
40 North Swan, Suite 100
Tucson, Arizona 85711**

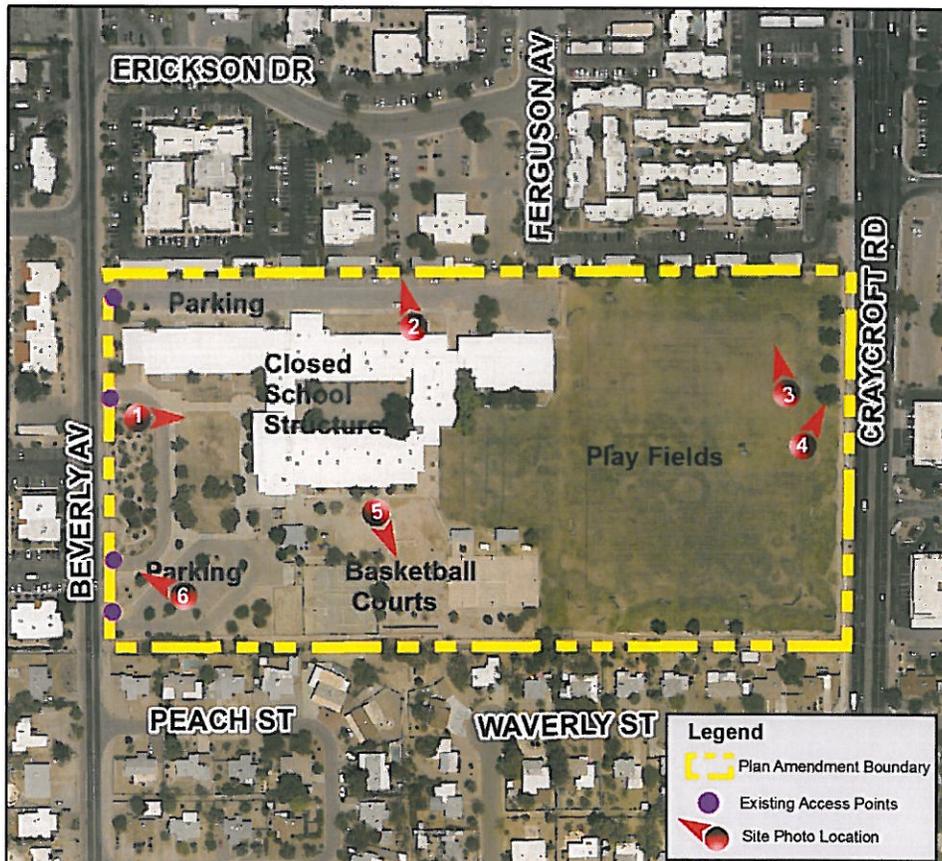
Prepared by:

**The Planning Center
110 South Church Avenue, Suite 6320
Tucson, Arizona 85701
Telephone: (520) 623-6146**

April 2016

1. ON-SITE CONDITIONS (refer to page 2 of 4 of the Plan Amendment Application)

The subject property is currently developed with a closed middle school, associated parking, basketball courts and play fields (see aerial map below). The closed school site was home to kindergarten through eighth grade with capacity for over 600 students. There are four access points to Beverly Avenue and two TEP electric easements; one along the east and the other along the southern boundary. The southern boundary also consists of a gas easement and concrete drainage channel near the southwest corner. The perimeter of the property consists of chain-link fencing. An area along the west boundary is separately enclosed with chain link fencing, which consists of desert vegetation and a pedestrian path. The site is surrounded by development as shown within the site photos taken in March 2016 (see page 2). The aerial map below shows where the photo was taken and the direction in which the photo was taken. Visibility onto the subject property is high from the adjacent roadways, Beverly and Craycroft, while it is lower from the surrounding parcels due to existing screening.



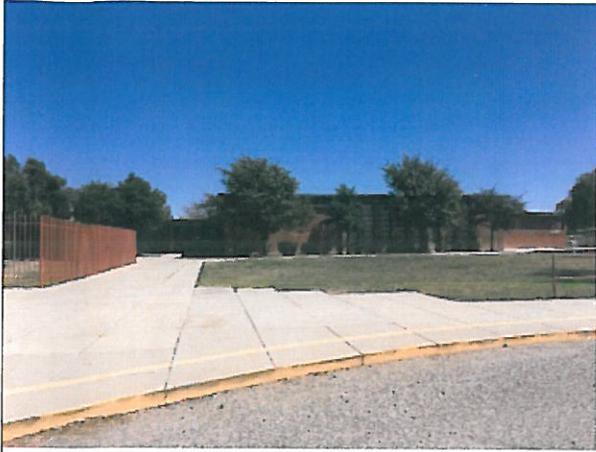


Photo 1: View looking east from the school drop off located near the western boundary looking at the front entrance to the school.

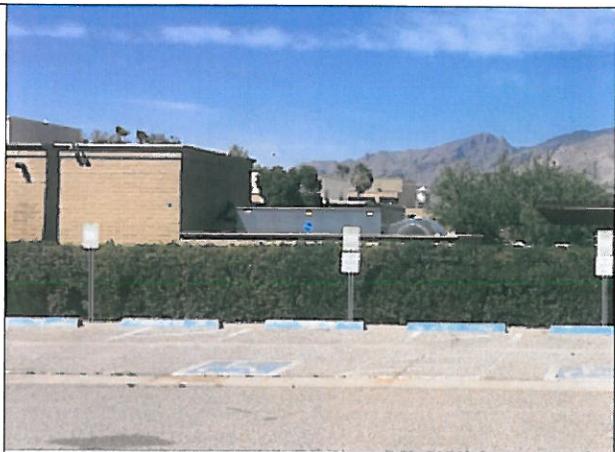


Photo 2: View from the north boundary of the site looking north towards medical offices and Tucson Medical Center.



Photo 3: Looking north along the eastern boundary. Note: View of 2- and 3-story apartment and office buildings.



Photo 4: View from the east boundary looking northeast across Craycroft Road.



Photo 5: View from the south boundary looking south toward the school's basketball court & single family residential screening walls.



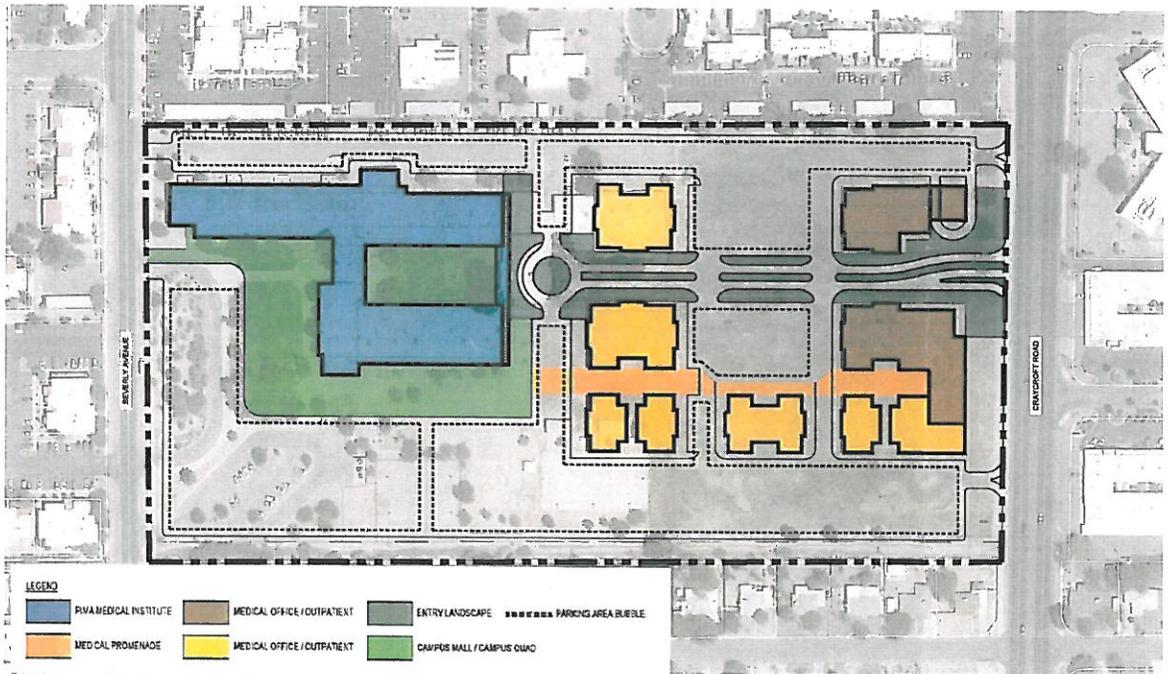
Photo 6: View from the school parking lot near the SW boundary looking west toward medical offices.

2. PROPOSED SITE IMPROVEMENTS (refer to page 3 of 4 Application for Plan Amendment)

- **Pima Medical Institute Campus (See Exhibit A: Site Concept)** – Pima Medical Institute (PMI) proposes to consolidate their 5 current Tucson locations onto the closed Townsend Middle School site. PMI plans to reuse a portion of the existing structure for a new centrally located campus. Additional details include:
 - PMI is a postsecondary institution providing technical education specializing in healthcare. It was founded in 1972 by the Luebke family and now offers 28 programs with opportunities for certificates, associates and bachelor's degrees. Some of the programs offered include Vet Assistant, Medical Assistant, Dental Assistant, Pharmacy Technician, Nursing, Paramedic and much more.
 - Student Enrollment- Not all students will be on campus at the same time but over the course of the day, they will have differing class schedules:
 - +/-350 students from 8:00 am to 12:00 pm,
 - +/-250 students from 12:00 pm to 5:00 pm, and
 - +/-100 students from 6:00 pm to 10:00 pm (Note that there will be fewer students attending nighttime courses.)
 - Employees- PMI will employ approximately 60 people at this location.
 - Security- security guards will be hired to patrol the site on a daily basis.
 - Parking- PMI will have parking areas along the north and south of the renovated Townsend structure. PMI is willing to direct nighttime vehicular traffic to the north end of the site to protect the privacy of neighbors.
- **Medical Office/Outpatient & Commercial/Retail Pads-** A medical office/outpatient and retail center is planned for the east side of the campus to complement the school by offering employment and internship opportunities as well as neighborhood commercial services in close proximity. Primary uses for this portion of the site are envisioned for medical office and outpatient centers and professional offices, with supporting and complementary services such as a restaurant/cafe/coffee shop and retail. Building heights are envisioned to range between one and three stories. Architectural elevations will provide visual interest consistent with the overall campus theme and the reuse of the existing structure as well as surrounding neighborhood's identity, character, and scale.
- **Access-** Primary access to the site will be from Craycroft Road. Secondary access will be from Beverly Avenue.
- **Lighting-** Lighting will be installed in accordance with the City of Tucson Dark Sky Ordinance. It will be downward directed with zero bleed off onto adjacent properties.
- **Pedestrian circulation-** The campus will feature an integrated pedestrian system for students, employees, teachers, customers, patients and neighbors. As shown on the Exhibit A: Concept plan, the site is envisioned to have pedestrian friendly open space areas around the school as well as pedestrian friendly landscaped areas from Craycroft Road along the entry through the medical office/retail area and proposed school site.
- **Landscape Borders** – Landscape borders will be provided along the southern boundary as well as along Craycroft & Beverly.
- **Proposed Screening Techniques-** The site will be screened with a 30-inch-high vegetative screen along Beverly Avenue and Craycroft Roads where adjacent to parking areas. All screening walls will be determined during the rezoning stage of the process.
- **Parking Lot Landscaping-** In order to provide shade and reduce the urban heat island

effect, a minimum of one canopy tree will be installed per every four parking spaces.

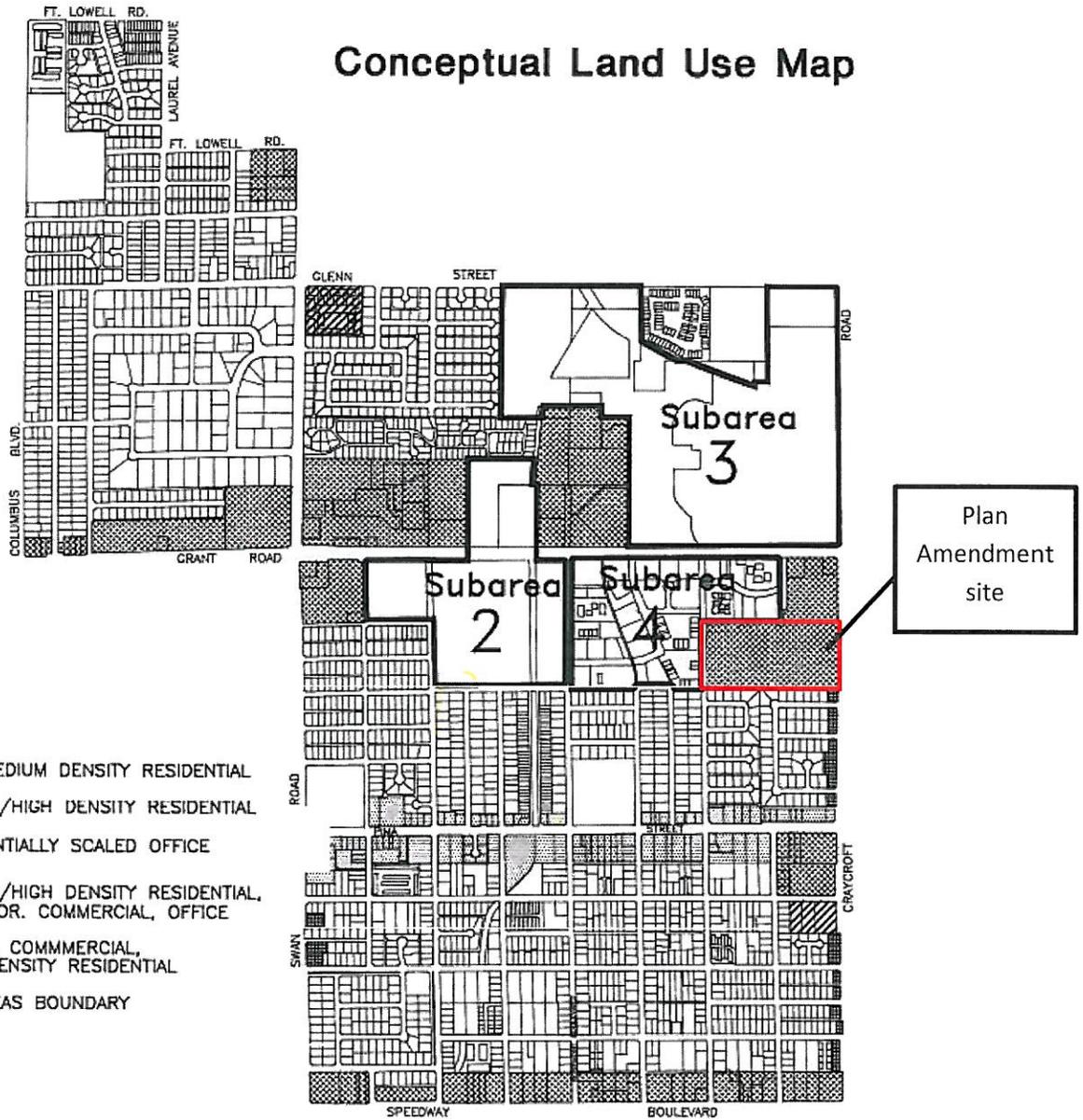
- **Rainwater harvesting** – Rainwater harvesting will be incorporated throughout the site per the Commercial Rainwater Harvesting Ordinance.
- **Transition of building heights-** Building heights will range from 1 to 3 stories. Any development adjacent to the neighborhood on the south will include a transition of building heights with lower building heights along the south and the taller building heights near the north boundary.



PIMA MEDICAL INSTITUTE

THESE PLANS WERE PREPARED BY THE ARCHITECT FOR THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND ITS MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.

Conceptual Land Use Map



3. Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan (refer to page 3 of 4 Application for Plan Amendment)

Arcadia/Alamo Area Plan

The intent of the AAAP is to guide future development while protecting and enhancing existing uses. The general goals of the plan include preserving and protecting existing low-density neighborhoods, identifying appropriate locations for new development, and providing safe and efficient circulations systems. Other policies that apply to the project proposal:

Nonresidential

- AAAP-Policy 1: Ensure efficiently designed, new non-residential developments.
 - AAAP Policy 1.D: Require appropriate design elements and buffering techniques during the rezoning and associated development plan review processes to ensure sensitive design of nonresidential developments adjacent to established neighborhoods. These elements must be shown on rezoning concepts plans and related development plans.
 - AAAP- Policy 1.E: Compatibility of scale with adjacent land uses, especially single family residential uses.
- AAAP Policy 2: Allow new nonresidential uses as shown on the Conceptual Land Use Map when all the following criteria are met:
 - Primary access can be provided from an arterial street.
 - Parking and maneuvering can be met on-site.
 - Screening and buffering for adjacent residential uses can be provided on-site
 - Design criteria in Policy 1 are employed.
- AAAP Policy 5: Support the development of well-designed, (see Design Guidelines) concentrated centers of pedestrian-oriented commercial/office activity at appropriate locations as shown on the Conceptual Land Use Map.

General Design Guidelines

- Ensure that new development and redevelopment is designed in a manner that enhances the Arcadia-Alamo area and is compatible with the existing land uses, especially residential uses.

Plan Conformance

As stated in the AAAP, the policies support nonresidential uses at Craycroft Road, south of the Grant Road/Craycroft intersection. The development proposal calls for a medical campus with the reuse of the Townsend School for the Pima Medical Institute and the development of associated medical and professional office, medical outpatient, and retail pads. These uses are compatible with the Tucson Medical Campus (subarea 3) and Medical Office Park (subarea 4) located north and west of the subject site. These areas consist of mainly medical offices, several of which are owned by Tucson Medical Center. Other uses in the area consist of high density residential to the north, retail at the intersection of Grant and Craycroft and along Grant Road and office and assisted living uses to the east. Building heights in this area range from 1 to 4 stories. Tucson Medical Center's PAD zoning allows of building heights up to 150 feet and the OCR-1 zoning to

the north allows up to 300 feet.

The site location is within 600 feet of one of the largest intersections in the City of Tucson, Craycroft and Grant Roads. It is an infill site located adjacent to medical office parks and Tucson Medical Center make it an ideal location for Pima Medical Institute and other office/retail pads. The conceptual site plan is designed to be sensitive to the adjacent neighborhood. Enhanced buffers and screening with drought tolerant vegetation will be provided along the south boundary adjacent to existing single family residential. The entire site will be designed as a campus-like setting to include open space areas and pedestrian ways throughout the site. Other mitigation techniques utilized on this site to minimize the impact to the neighborhood include:

- All refuse areas will be a minimum of 50 feet away from residential property lines and screened by 5-foot masonry walls with gates.
- Lighting will be installed in accordance with the City of Tucson Dark Sky Ordinance. It will be downward directed with zero bleed off onto adjacent properties.
- A landscape plan will be submitted in conjunction with the development plan with a mixture of plant size, including trees, understory shrubs and ground cover.
- The building elevations will include varied rooflines. Special attention will be given to designing the building to have a variety of rooflines and architecture that is complementary to the surrounding neighborhood, using colors and materials that are appropriate for Tucson.
- The master developer will ensure that the Arcadia Alamo design guidelines are integrated into the design of the site during the rezoning process. Specific items include landscaping, architectural, parking, screening walls and defensible spaces. Some examples are:
 - Provide low maintenance and drought tolerant vegetation for new development.
 - Plant a balanced mix of drought tolerant canopy trees of similar form and scale to existing trees in the area especially along major street frontages. Placement of trees should provide shade to pedestrian, whenever possible.
 - Provide setbacks and transition of heights and densities for proposed development which is adjacent to less intense uses, unless other mitigation measure provides adequate buffering.
 - Transition building heights downward from arterial street frontage toward adjacent residential uses to be compatible with adjacent buildings.
 - Design signs to be compatible with the landscape plan and reflect the architectural style or theme of the proposed development.
 - Provide landscaping along street frontages to screen parking area. This landscaping may consist of earth berms, a dense screen of shrubs, or 30-inch high vegetative screen.

In summary, the applicant and owners of the property are dedicated to ensuring this is a quality development and with appropriate transitions from the educational, office and commercial uses to the surrounding neighborhood. The benefits to the neighborhood include:

- A campus-like development with pedestrian areas and open space. At the neighborhood meeting, neighbors expressed a desire for pedestrian paths and walking opportunities

through the site. The developer agrees with this concept and plans to explore it during a future rezoning process.

- Revitalization and activation of a closed school site with an educational component as well as residentially compatible office and associated commercial development that is mainly daytime use.
- Improvements to landscape buffers, screening, and building renovation.
- New traffic patterns with majority of traffic going to and from the site via Craycroft Road. School traffic will be spread more evenly through the day since students will be attending in different shifts, versus the former middle school use where traffic was concentrated in the morning and afternoon pickup and drop-off times.
- Changes to the lighting plan from the existing play field lighting to lighting that is downward directed with zero bleed off onto adjacent properties.

4. Explain how the proposed changes are consistent with and supported by the goals and policies of Plan Tucson (refer to page 4 of 4 Application for Plan Amendment)

Plan Tucson is a long-term policy document intended to guide decisions affecting elements that shape the city, such as housing, jobs, land use, transportation, water, and energy resources. According to the Plan Tucson Future Growth Scenario Maps, this area is identified as a neighborhood center. Neighborhood centers feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit. The following Land Use, Transportation and Urban guidelines apply to the subject property:

- LT9- Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.
- LT3- Support development opportunities where:
 - a. residential, commercial, employment, and recreational uses are located or could be located and integrated
 - b. there is close proximity to transit
 - c. multi-modal transportation choices exist or can be accommodated
 - d. there is potential to develop moderate to higher density development
 - e. existing or upgraded public facilities and infrastructure provide required levels of service
 - f. parking management and pricing can encourage the use of transit, bicycling, and walking
- LT28.2.12- Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses and enhances the overall function and visual quality of the street, adjacent properties and the community.
- LT28.2.13-Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines

The site is an infill site prime for redevelopment. Plan Tucson supports neighborhood commercial uses along Craycroft Road. Craycroft Road is an arterial roadway with public transit opportunities, such as bike lanes, bike routes and bus stops within 150 feet of the property lines. Plan Tucson

encourages neighborhood commercial businesses to locate employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car. It also supports development in areas where there is existing infrastructure to support the development. The proposal allows for a cohesive campus design that includes pedestrian and bicycle throughout the campus. A medical office/outpatient and retail center is planned for the east side of the campus to complement the school by offering employment and internship opportunities as well as neighborhood commercial services in close proximity. The surrounding area in which the site is located is fully developed, and therefore, utilities are existing on or nearby the site. The future preliminary development plans will integrate enhanced landscape borders and screening techniques to ensure compatibility with adjacent to existing residential neighborhoods.

CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES
REZONING/SPECIAL EXCEPTION
PRESUBMITTAL REVIEW – LAND USE PLAN COMPLIANCE

T16 PRE 0018

CASE NUMBER: 03-09-16 2120 N. BEVERLY AVENUE
(MO-DAY-YEAR - Address)

APPLICANT NAME KELLY LEE, THE PLANNING CENTER

ADDRESS 110 S. CHURCH, SUITE 6320 CITY TUCSON STATE AZ ZIP 85701

DAYTIME/MESSAGE PHONE: 520-623-6146 FAX: 622-1950 E-MAIL: KLEE@AZPLANNINGCENTER.COM

EXISTING AND PROPOSED USE

EXISTING USE: CLOSED SCHOOL SITE (TOWNSEND MIDDLE SCHOOL)

PROPOSED USE: PIMA MEDICAL INSTITUTE CAMPUS AND ASSOCIATED MEDICAL OFFICES PROVIDING TRAINING FACILITIES FOR THE SCHOOL

BUILDING HEIGHT GREATER THAN 40 FEET # OF STORIES 1 & 2 FLOOR AREA OF NON-RES. DEV. 208,925 SQ FT.

PROJECT LOCATION

ADDRESS (IF ASSIGNED): 2120 N. BEVERLY AVENUE

LOCATION (MAJOR CROSS STREETS): CRAYCROFT & GRANT ROAD (SOUTH OF GRANT ROAD)

PARCEL NUMBER: 121-09-0030 TOWNSHIP 14S RANGE 14E SECTION 02

EXISTING ZONE: R-1 PROPOSED ZONE N/A PROPERTY SIZE IN ACRES 5.9 -ACRES

PLAN DIRECTION

ADOPTED PLAN (S): Arcadia-Alamo Area Plan and Plan Tucson

PLAN AMENDMENT REQUIRED BASED ON CONCEPT PRESENTED (SEE NOTES BELOW)

X YES NO TO BE CONFIRMED LATER

PLAN SUPPORT BASED ON CONCEPT PRESENTED (SEE NOTES BELOW):

YES NO X WILL DEPEND ON DESIGN COMPATIBILITY REPORT

X YES NO DESIGN COMPATIBILITY REPORT

REVIEWED BY: MSP
DATE: 03/09/2016

Background: This is a request to review a site with 19.5 acres, to consider a plan amendment to the Arcadia-Alamo Area, to support a change of plan direction from supporting R-1 zone to support retail, medical/office, and private medical school, with a building height greater than forty (40) feet. The proposal applies to the Townsend Middle School built in 1985 and owned by the Tucson School District No. 1. The property is currently vacant and on the market to be sold.

Proposal is to amend the area plan and rezone from R-1 Residential a low-density residential zone to a zone which supports commercial, office, and a private medical school. The preliminary conceptual site plan shows a group of five, single-story medical office/outpatient buildings, a two-story medical office/outpatient building with drive-through lane and retail, a two-story medical office/outpatient and a single-story medical institute/educational campus. The medical institute campus site includes a large outdoor open campus learning space which includes study/eating areas, picnic tables, umbrellas, trees and turf. Total square footage among the eight proposed building will be approximately 207,925 square feet of floor area and parked with approximately 1,130 parking spaces. The preliminary conceptual site plan shows two primary access point from Craycroft Road and one secondary access point from Beverly Avenue. Although a landscape concept plan was not included, the northern most entrance from Craycroft Road shows a color (green) area which parallels an on-site paal to indicate landscape areas.

The site is located approximately 600 feet south from the intersection of Craycroft Road and Grant Road.

According to the *Major Streets and Routes Map*, Craycroft Road is designated an arterial street and Beverly Avenue a local street.

Surrounding Zoning and Land Uses: The properties to the north and west across Beverly Avenue are zoned OCR-2 and developed with medical outpatient/office use, to the east across Craycroft Road is zoned O-3 Office zone and developed with medical and office use, to the south is zoned R-1 low density residential and developed with a low density single-family one story detached units identified and Pima Verde and Pima Verde Annex Subdivisions.

Land Use Policies: *Plan Tucson*, and the *Arcadia-Alamo Area Plan* (AAAP) provide policy direction for this site.

Plan Tucson - The proposed plan amendment site is identified in the *Plan Tucson* as being within an "Neighborhood Center" category, which feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit.

The Arcadia Alamo Area Plan (AAAP) Conceptual Land Use Map identifies the subject site as low/medium density residential uses. AAAP calls out that medium and high density residential uses are generally appropriate along collector streets and ensuring that new development enhances existing land uses through compatible scale, density, and character as outlined in the AAAP General Design Guidelines.

A request for non-residential use requires a plan amendment to the AAAP. Non-residential policies are intended to encourage office and commercial development at locations within the plan area that are most suited to handle the intensity of such uses in terms of traffic generated and potential impacts on adjacent residential uses. These policies are designed to be used in conjunction with the General Design Guidelines.

Assessment: Based on Plan policy a request for a non-residential land use requires a plan amendment to the AAAP. A plan amendment request to address how the change of policy from residential to non-residential land use at the Townsend Middle School site benefits the greater community in the immediate area. Demonstrate how non-residential noise, lights, and traffic impacts from eight medical office/outpatient buildings with 208,925 square feet of floor area consisting of one and two stories with approximately 1,130 on-site parking spaces located adjacent residential units will be mitigated by policy to provide privacy and buffering to the surrounding residential neighborhood located to the south, southeast, and southwest of the proposed amendment site.

The proposed request for medical office/outpatient and retail land use is not in compliance with land use plan policies of the *Arcadia-Alamo Area Plan* and requires a plan amendment prior to consideration for non-residential land use.

ADDITIONAL NOTES:

Redevelopment of school site - school building to be rehab/repurposed - rest of site to include some other mixed uses besides Pima Medical Institute in part 200 students peak

Planning will require amendment either map designation change or include this site within Subarea 4 utility easement along southern boundary -

Zoning: Height - layout depends on uses & heights - for over 45 feet possible OCR-1 or PAD

Applicant has been meet w/ WARD 6 Paul should meet w/ WARD 2 - Also meet w/ TDOT for Traffic Zelin Can-cholo

T16 PRE0018

Planning and Development Services Zoning Review
REZONING PRESUBMITTAL

This preliminary review for code compliance is based only on the information provided on the plans provided. Alternations to the plans as they impact zoning issues will require additional review to insure compliance with the Zoning Code. Additional information provided on revised plans may also create further compliance questions.

Reviewed by: Peter McLaughlin Date: March 9, 2016 Phone: (520) 837-4898
Applicant: Kelly Lee, The Planning Center kleebazplanningcenter.com
Address: 2120 E. Beverly Avenue
T: 145 R: 14E S: 2 Existing Zoning: R-1 Proposed Zoning: O-2 (if height < 26')
Existing Use: Former Middle school site (closed) Proposed Use: Medical campus, offices & training fac.
Annexation Date: 3/26/1959 Ordinance No.: 1895 Parcel No.: 121-09-0030
Rezoning History: None

- | | | |
|--|---|---|
| <input type="checkbox"/> Development Plan Required | <input type="checkbox"/> Special Exception Land Use | <input type="checkbox"/> FLD |
| <input type="checkbox"/> Tentative Plan Required | <input type="checkbox"/> Planned Area Development | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Final Plat Required | <input type="checkbox"/> Commercial | |
| <input type="checkbox"/> New Project / Change of Use; Full LUC | <input type="checkbox"/> Recommend CDRC Pre Submittal Meeting | |

SITE AREA / LOT SIZE TOTAL: 848,410 Sq. Ft.; 19.48 Acres
 Proposed Principal Use: Medical Campus (Pima Medical Institute); D.D. "____"
 Subject to Section: 49.13.J?
 Min Lot / Site Size: 0; F.A.R. Max: N/A; Building Height Max: 26' in O-2
 Lot Coverage Max: N/A; Site Coverage allowed for Subdivision: N/A; Density: N/A
PERIMETER YARD BUILDING SETBACKS: (ST= Street) (HGT= Height of Structures) Perimeter Yard Indicator: _____
Existing Adjacent Zones: N: OCR-2; W: Beverly Ave: R-1; E: Craycroft Road (MS&R arterial)
Required Setbacks per Adjacent Zones: N: 10' or 3/4 Hgt; W: 20'; S: 10' or 3/4 Hgt; E: 21' or Hgt

Proposed Principal/Secondary Use: _____; D.D. "____"
 Subject to Section: _____
 Min Lot / Site Size: _____; F.A.R. Max: _____; Building Height Max: _____
 Lot Coverage Max: _____; Site Coverage allowed for Subdivision: _____; Density: _____
PERIMETER YARD BUILDING SETBACKS: (ST= Street) (HGT= Height of Structures) Perimeter Yard Indicator: _____
Existing Adjacent Zones: N: _____; W: _____; S: _____; E: _____
Required Setbacks per Adjacent Zones: N: _____; W: _____; S: _____; E: _____

- APPLICABLE OVERLAY ZONES: ERZ HDZ HPZ SCZ DRZ GCZ PAD-1
 PAD-2 PAD-3 PAD-4 PAD-5 AEZ AHD CUZ-1 CUZ-2 CUZ-3
 APZ-1 APZ-2 APZ-3 APZ-4 NCD-65 NCD-70 ADC DM FLD WASH
Comments:

Planning and Development Services Zoning Review
REZONING PRESUBMITTAL

MAJOR STREETS AND ROUTES (MS&R) Plan:

Street Name: Craycroft Road Future R/W Width: 120'

Street Name: _____ Future R/W Width: _____

DEVELOPMENT AREA BUILDING SETBACKS FROM MAJOR STREETS or for streets within SUBDIVISION for all proposed structures per UDC 6.4.5.C.2

The greater of 21 Feet or the Height of the Structure from the back of: Existing Curb Future Curb
 Back of Sidewalk Outside edge travel or int. streets 140 - 1000 ADT New Sub.

STREET PERIMETER BUILDING SETBACKS IN DEVELOPED AREAS for all proposed structures per UDC 6.4.5.C.1

The greater of 20 feet or one and half times the height of the structure from:
 Front Street Yard Property Line = _____ Ft; 10 Feet from side street property line.
ACCESS PROVISIONS, UDC 7.8, and Technical Standard 7

Street access for vehicle traffic; Adjacent Street access for pedestrian traffic; On-Site pedestrian circulation system

MOTOR VEHICLE/BICYCLE PARKING CALCULATIONS REQUIRED

Based on 138,925 Sq. Ft. / 2004 per UDC _____ = 695 Spaces required; 710 Spaces Proposed;

Use Classification(s): _____

Bicycle Spaces required based on _____ % of _____ Parking Spaces = _____ Spaces required; _____ Spaces Proposed;
_____ % Class I = _____ Spaces; & _____ % Class II = _____ Spaces per UDC 7.4.8-1

Min 2 Spaces Required per UDC; All Class 2 if 50 or less motor vehicle parking spaces are provided per UDC

Parking on both sides of the street; ; one space per unit in a common area evenly distributed throughout the subdivision

OFF-STREET LOADING SPACES REQUIRED: (1,500 Sq. Ft. or greater in GFA, and if applicable outside use area)

Based on GFA of _____ Sq. Ft. = _____ striped space(s) at _____ feet x _____ feet, per UDC table 7.5.5-A

LANDSCAPE PLAN REQUIRED; UDC 7.6 & Technical Standard 5.

Expansion Only Entire Site

Trees for parking lots, 1 tree per 4 spaces required. (Each space located within 40' of a canopy tree)

Street landscape border(s) _____

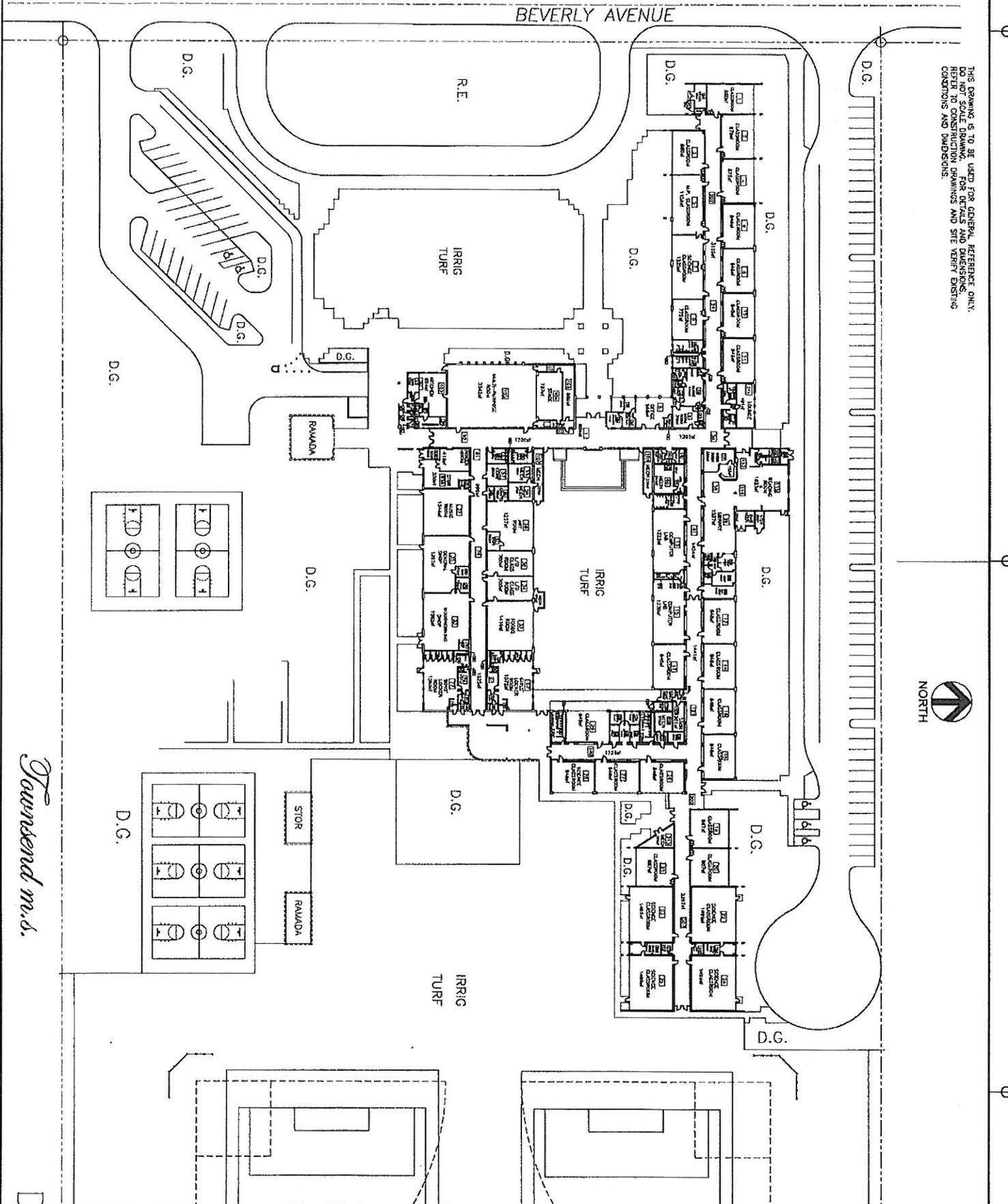
Interior landscape border(s) _____

Screening _____; Native Plant Preservation Plan _____

Trails or Protected Riparian Areas; _____; Comments: _____

Contact the Landscape Section @ 837-4947 for specific information.
0-2 depending on max height proposed. May need OCR-1 zoning
No drive through services in 0-2.

THIS DRAWING IS TO BE USED FOR GENERAL REFERENCE ONLY.
DO NOT SCALE DRAWING FOR DETAILS AND DIMENSIONS.
REFER TO CONSTRUCTION DRAWINGS AND SITE VERIFY EXISTING
CONDITIONS AND DIMENSIONS.



Townsend m.s.

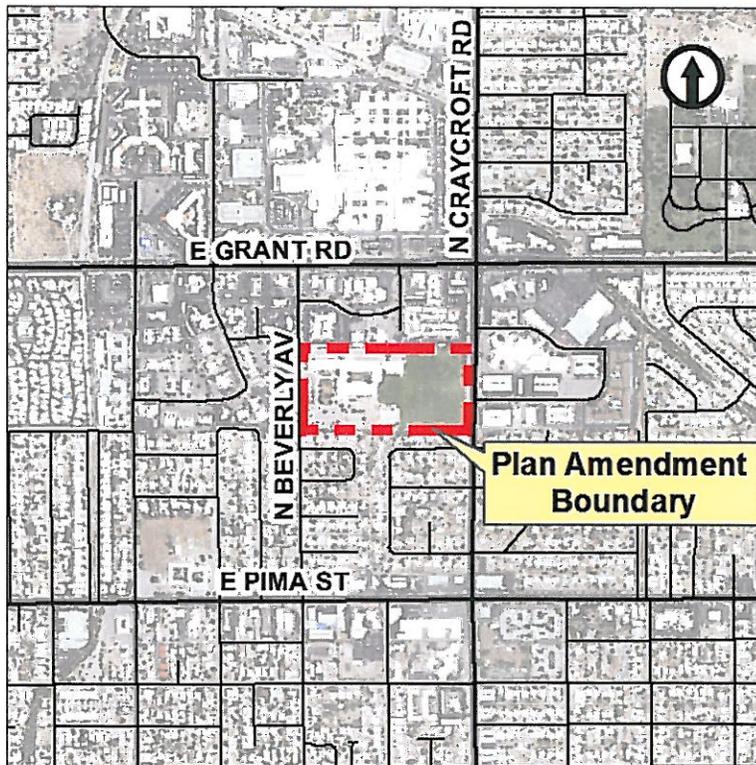
P I M A M E D I C A L I N S T I T U T E
P L A N A M E N D M E N T
F A C T S H E E T

Project Information

Project Proposal	Pima Medical Institute Campus
Plan Amendment Area:	19.5 acres
Existing Use:	Closed School Site
Area Plan:	Arcadia Alamo Area Plan (adopted 1992)
Current Area Plan Designation:	Low/Medium Density Residential
Proposed Designation	Office/Commercial/High Density Residential

Contact Information

Project Consultant:	The Planning Center 110 S Church, Suite 6320 Tucson, Arizona 85701 http://azplanningcenter.com
Contact Person(s):	Linda Morales or Kelly Lee (klee@azplanningcenter.com , 520-623-6146)



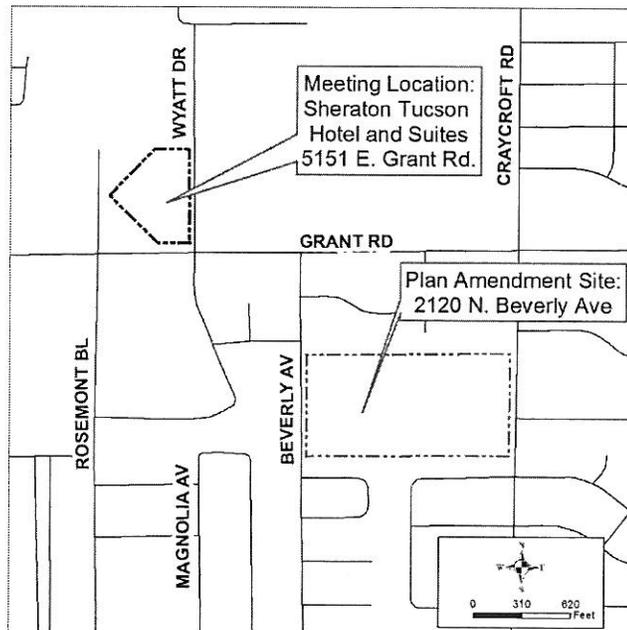
March 15, 2016

Dear Neighbor,

The Planning Center invites you to attend a neighborhood meeting regarding a plan amendment proposal for the 19.5 acre property between Beverly Avenue and Craycroft Road, approximately 500 feet south of Grant Road. The existing land use is the closed middle school (Townsend). The project proposal includes a re-use of the existing building for the Pima Medical Institute (PMI) campus. This request is to change Arcadia Alamo Area Plan (AAP) conceptual land use map designation from residential land use to office/commercial/high density residential land use.

PMI intends to renovate the existing school building to accommodate a medical career college that trains students for careers as allied health care professionals. PMI was established in Tucson in 1972 and is now the largest independently owned, private allied health school in the U.S. and is nationally accredited by the Accrediting Bureau of Health Education Schools. The new campus will accommodate approximately 200 students with varying class schedules.

The remainder of the site is envisioned for new professional and medical offices with limited neighborhood services, including retail and restaurants to serve the surrounding community as well as the PMI campus. The proposed site plan will be situated to provide a transition from the existing single family residential homes. Special attention will be given to designing the building to have a variety of rooflines and architecture that is complementary to the surrounding neighborhood, using colors and materials that are appropriate for Tucson. Main access to the site will from Craycroft Road with secondary access onto Beverly Avenue.



Please join us on **Tuesday, March 29 at 5:30 p.m.** The meeting will be held at the Sheraton Tucson Hotel and Suites, 5151 E Grant Road in the Pima Room. The neighborhood meeting is to inform interested members of the surrounding area about the project details and the plan amendment process and receive comments on the proposal. If you have any questions, please call The Planning Center at (520) 623-6146.



Comments on the proposed plan amendment may also be submitted to the City of Tucson Planning and Development Services at P.O. Box 27210 Tucson, AZ 85726, contact phone number is 791-5550. Additionally, comments may be made verbally and/or in writing at the Planning and Zoning Commission public hearing.

If there are specific areas of concern you would like to discuss or if you prefer to provide comments outside of the March 29th meeting, please contact Kelly Lee at The Planning Center at **(520)623-6146** or **klee@azplanningcenter.com**



REZONING MAILING LABELS

ACTIVITY #: T16PRE0018

PREPARED FOR: Kelly Lee (The Planning Center)

PROJECT LOCATION: 2120 N. Beverly Avenue

EXPIRATION DATE: May 8, 2016

****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.

DATE:

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: T14PRE 0018

PROJECT LOCATION: 2120 N. Beverly Ave

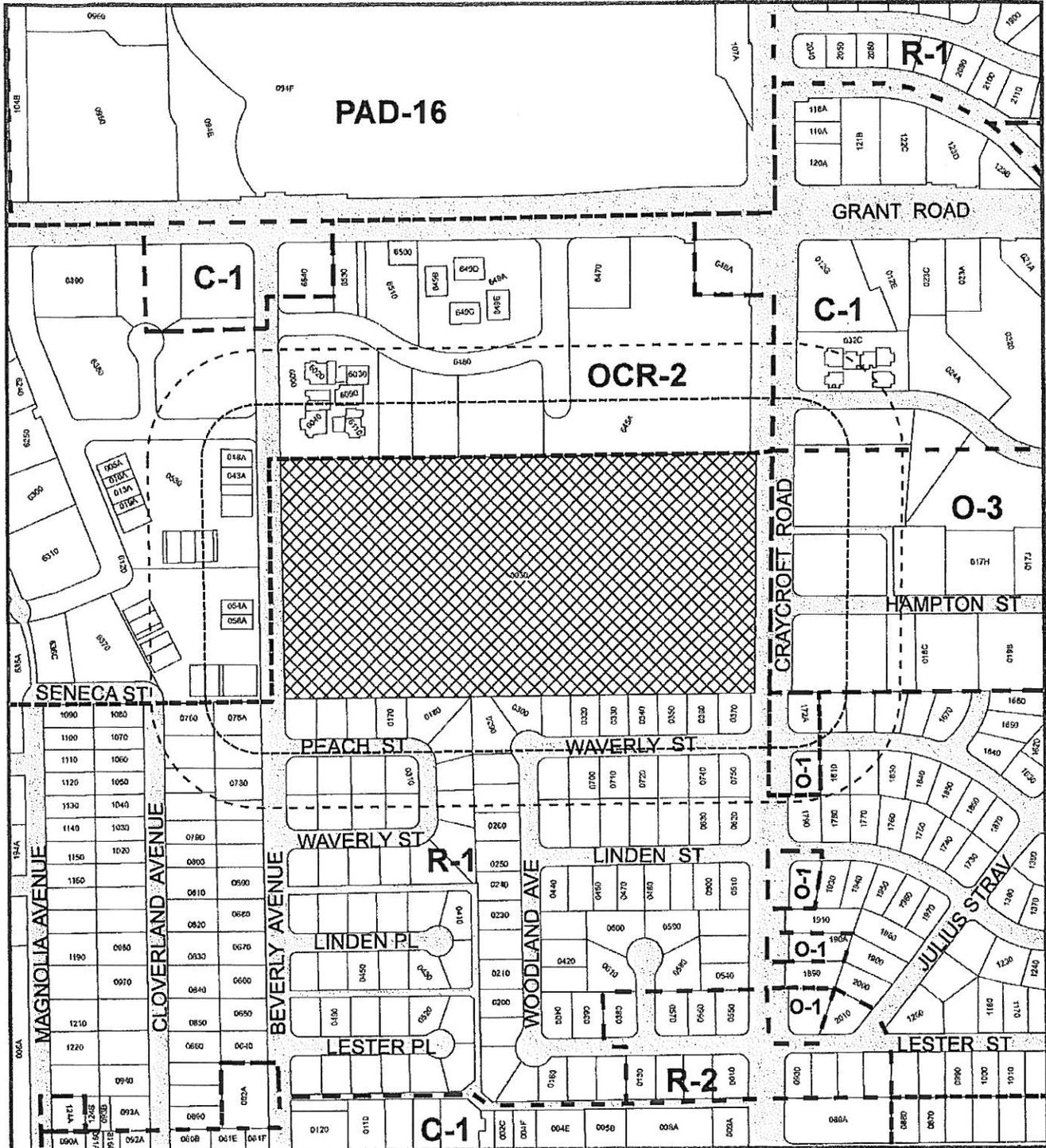
This serves to place on record the fact that on 3/15/14, Yvonne Figueroa
(date) (name)
mailed notice of the 3/29/14 neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature: Yvonne Figueroa Date: 3/15/14

Attachment: copy of mailing labels

T16PRE0018 - Beverly Avenue

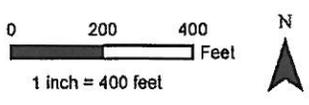
Rezoning Request: from R-1 to PAD



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



Address: 2120 N. Beverly Avenue
 Base Maps: Sec.02 T.14 R.14
 Ward: 6



created by: JR, 3/8/2016

12113645A
EASTERN ARCADIA INVESTMENTS LLC
ATTN: KIMBERLY S CADY PARALEGAL
1 S CHURCH AVE STE 700
TUCSON AZ 85701

121136480
TMC HOLDINGS INC
ATTN: PROPERTY MANAGEMENT
PO BOX 32620
TUCSON AZ 85751

12113649A
TMC HOLDINGS INC
ATTN: TUCSON MEDICAL PARK BLDGS
PO BOX 14974
TUCSON AZ 85732

121136410
TMC HOLDINGS INC
ATTN: BEVERLY/KNIGHT MEDICAL PK ASSN
5255 E KNIGHT DR
TUCSON AZ 85712

12105032C
CRAYCROFT PROFESSIONAL ASSOCIATES
ATTN: BARNETT R ROTHSTEIN
2300 N CRAYCROFT RD STE 5
TUCSON AZ 85712

121136000
GRANTWAY DEVELOPMENT CORPORATION
5300 E ERICKSON DR STE 118
TUCSON AZ 85712

121050260
2300 CRAYCROFT LLC 50% & WEED PROPERTY
LLC 50%
2300 N CRAYCROFT RD STE 2
TUCSON AZ 85712

121050270
DAVENPORT PROPERTIES LLC
2300 N CRAYCROFT RD STE 3
TUCSON AZ 85712

121136020
TMC HOLDINGS INC
ATTN: ADMINISTRATION
5301 E GRANT RD
TUCSON AZ 85712

121136440
TMC HOLDINGS INC
ATTN: BEAR CREEK INVESTMENTS II LLC
5390 E ERICKSON DR
TUCSON AZ 85712

121136070
TMC HOLDINGS INC
5301 E GRANT RD
TUCSON AZ 85712

121136030
TMC HOLDINGS INC
5301 E GRANT RD
TUCSON AZ 85712

12105032E
PERSHING ADAM & JENNIFER CP/RS
2300 N CRAYCROFT RD STE 4
TUCSON AZ 85712

121136430
BEAR CREEK INVESTMENTS II LLC
5350 E ERICKSON DR
TUCSON AZ 85712

121050310
MONTIERTH FAMILY TR
11240 E QUICK DRAW PL
TUCSON AZ 85749

121050300
ANDERSON FAMILY TR
ATTN: PATRICK S & CAROL C ANDERSON JR
2300 N CRAYCROFT RD STE 1
TUCSON AZ 85712

121136090
DESERT STAR FAMILY HEALTH LLC
3055 E MANZANITA RIDGE PL
TUCSON AZ 85718

12105032B
ANDERSON FAMILY TR AGREEMENT
ATTN: PATRICK & CAROL C
2300 N CRAYCROFT RD STE 1
TUCSON AZ 85712

121136080
5300 PROPERTIES LLC
6020 N ESCONDIDO LN
TUCSON AZ 85704

121136050
RASA LLC
5300 E ERICKSON DR STE 118
TUCSON AZ 85712

121050140
FOOTHILLS REAL ESTATE LLC
2201 MAIN ST
EVANSTON IL 60202

121130530
TMC HOLDINGS INC
ATTN: TMPW BLOCK TWO ASSOC
5240 E KNIGHT DR STE 110
TUCSON AZ 85712

12113048A
TMC HOLDINGS INC
2850 E SKYLINE DR STE 200
TUCSON AZ 85718

121090030
TUCSON SCHOOL DISTRICT NO 1
.
.
00000

12113043A
TMC HOLDINGS INC
ATTN: DENNIS WESTIN M D
9131 E SMOKE RISE DR
TUCSON AZ 85715

121130420
TMC HOLDINGS INC
ATTN: JOLLYDI BLDG LLC
5240 E KNIGHT DR STE 116
TUCSON AZ 85712

12113022A
TMC HOLDINGS INC
ATTN: 5240 KNIGHT LLC
5240 E KNIGHT DR STE 108
TUCSON AZ 85712

12105017E
SIEGAL ALEXANDRA
13742 N OLD FOREST TRL
ORO VALLEY AZ 85755

12113031A
TMC HOLDINGS INC
ATTN: RICHARDSON WILLIAM H
5625 E GRANT RD
TUCSON AZ 85712

12113027A
TMC HOLDINGS INC
ATTN: FARNUM RYAN C & STACY L
5240 E KNIGHT DR STE 110
TUCSON AZ 85712

12105004A
DSBNG CRAYCROFT LLC
2141 N BEVERLY AVE STE 103
TUCSON AZ 85712

12113095B
TMC HOLDINGS INC
ATTN: TUCSON MEDICAL PARK SO ASSOC
1100 N WILMOT RD # 200
TUCSON AZ 85712

121136370
5210 FARNESS LLC
5210 E FARNESS DR
TUCSON AZ 85712

12113054A
TMC HOLDINGS INC
ATTN: GLENNIE P A & N & ALTER W & G
2141 N BEVERLY AVE STE 103
TUCSON AZ 85712

12113087B
SACCANI ERNEST T
ATTN: PROPERTY MANAGEMENT
PO BOX 32620
TUCSON AZ 85751

12113058A
TMC HOLDINGS INC
2141 N BEVERLY AVE STE 101
TUCSON AZ 85712

12105018B
NEW HAMPTON BUILDING LLC
ATTN: ELIZABETH WEISERT M D
5550 E HAMPTON ST
TUCSON AZ 85712

12113094A
TMC HOLDINGS INC
ATTN: TUCSON MEDICAL PARK SOUTH ASSOC
2121 N BEVERLY AVE STE 105
TUCSON AZ 85712

12113080A
TMC HOLDINGS INC
ATTN: R & D INVESTMENTS LLP
13390 E CAMINO LA CEBADILLA
TUCSON AZ 85749

12113062A
TMC HOLDINGS INC
ATTN: NEPHROCO LLC
2121 N BEVERLY AVE STE 105
TUCSON AZ 85712

12113072A
TMC HOLDINGS INC
ATTN: JESSANI MEDICAL OFFICES LLC
2121 N BEVERLY AVE STE 103
TUCSON AZ 85712

12113076A
TMC HOLDINGS INC
ATTN: CLARK WILLIAM H
2121 N BEVERLY AVE STE 101
TUCSON AZ 85712

121021690
RICHARDS BARBARA A
5525 E WAVERLY ST
TUCSON AZ 85712

121021700
BENNETT GEORGE O & DONNA J JT/RS
5511 E WAVERLY ST
TUCSON AZ 85712

121021710
SEAGO DENNIS
5509 E WAVERLY ST
TUCSON AZ 85712

12102172A
DESIGNLINES INC
2080 N CRAYCROFT RD
TUCSON AZ 85712

121020370
KNUDSON ERIC M
5457 E WAVERLY ST
TUCSON AZ 85712

121020360
KISSEL BRENT & ERIN CP/RS
5449 E WAVERLY ST
TUCSON AZ 85712

121020350
GRAY DAYLE
5441 E WAVERLY ST
TUCSON AZ 85712

121020340
BOYT ANDREW J & KELLEY A
5433 E WAVERLY ST
TUCSON AZ 85712

121020330
GONZALEZ MAX & MERCEDES M CP/RS
6280 N CAMINO PIMERIA ALTA
TUCSON AZ 85718

121020320
COX CLAY TR
5417 E WAVERLY ST
TUCSON AZ 85712

121020310
BRUMBAUGH RITA
5409 E WAVERLY S
TUCSON AZ 85712

121020300
HARRIS FREDERICK R
5401 E WAVERLY ST
TUCSON AZ 85712

121020290
FINN RICHARD P
3935 N TANURI DR
TUCSON AZ 85750

121090180
ORR CHUN-SING
5341 E PEACH ST
TUCSON AZ 85712

121090190
ONG ALICE L
5351 E PEACH ST
TUCSON AZ 85712

121090170
MELSTED PETER F & AUDRA
5331 E PEACH ST
TUCSON AZ 85712

121090160
MARTIN THOMAS E
ATTN: AAA AFRICANIZED BEE REMOVAL
SPECIALISTS
3072 W GLENN POINT LN
TUCSON AZ 85745

121090150
STODDARD JON M
5311 E PEACH ST
TUCSON AZ 85712

121090140
MANGHAM KATHLEEN
5301 E PEACH ST
TUCSON AZ 85712

12109075A
RUVALCABA DANA P & FERMIN J CP/RS
2037 N BEVERLY AVE
TUCSON AZ 85712

121090760
ABDULAZIZ HELEN TAYLOR & MOHYEDDIN
KHAMIS JT/RS
2032 N CLOVERLAND AVE
TUCSON AZ 85712

12109074A
HASTINGS FRANK L
2025 N BEVERLY AVE
TUCSON AZ 85712

121090770
MIDDLEMAS KARL J
2022 N CLOVERLAND AVE
TUCSON AZ 85712

121021810
PEMAWAVERLY LLC
ATTN: MARY PERDUE
3538 E CAMDEN ST
TUCSON AZ 85716

121021830
CLARK HAZEL M
5528 E WAVERLY ST
TUCSON AZ 85712

121021820
GUNDY RAYMOND D & LISA J CP/RS
5518 E WAVERLY ST
TUCSON AZ 85712

12102180A
FISTER ROBERT M & JESSICA M & WALLACE
PAUL D & DEBBI J ALL JT/RS
PO BOX 17317
TUCSON AZ 85731

121020280
FINN RICHARD PAUL
3935 N TANURI DR
TUCSON AZ 85750

121090200
HUDMAN ROSE & ROBIN & ROGER & LINDA U
& CYNTHIA SUE 1/2
5361 E PEACH ST
TUCSON AZ 85712

121090310
SAE-MAD LLC
10702 E CALLE DESIERTO
TUCSON AZ
85748

121090300
CAGLE JERRY LEE & PATRICIA MARIE ESTATE
TRUST
5322 E PEACH ST
TUCSON AZ
85712

121020750
BAILEY LIVING TR
ATTN: LLOYD T BAILEY TR
8925 E GOLF LINKS RD
TUCSON AZ
85730

121090290
PENNYMAC HOLDINGS LLC
6101 CONDOR DR # 200
MOORPARK CA 93021

121090280
SPRIK NANCY
5302 E PEACH ST
TUCSON AZ 85712

121020740
JEFFERIES ROBERT C & CATHERINE JT/RS
5450 E WAVERLY ST
TUCSON AZ 85712

121020730
CRUZ AMANDA J & REYNALDO K CP/RS
5442 E WAVERLY ST
TUCSON AZ 85712

121020720
WADLUND THOM H JR & LAUREL E JT/RS
5434 E WAVERLY ST
TUCSON AZ 85712

121020710
MENDEZ ARNALDO F
5926 E ROSEWOOD ST
TUCSON AZ 85711

121020700
O HARA MICHAEL REVOCABLE LIVING TR
5418 E WAVERLY ST
TUCSON AZ 85712

121020690
ARAIZA EDWARD A & DOLORES G TR
5410 E WAVERLY ST
TUCSON AZ 85712

121090730
BOYNE RICHARD W & GRACE MARIE JT/RS
2011 N BEVERLY AVE
TUCSON AZ 85712

121090780
A10 & 18BOW BROWN LLC
6761 N PLACITA BELLA
TUCSON AZ 85718

121020270
HOLTZ MARK T
8521 E DESERT AIRE ST
TUCSON AZ 85730

121090210
BARNES JODELLE EARLL
3654 W SADLER PL
TUCSON AZ 85741

12109079C
WESTMORELAND EUGENE J
5644 E FAIRMOUNT ST
TUCSON AZ 85712

121090320
SHORES EILEEN & LABARDEE LORIN
5331 E WAVERLY ST
TUCSON AZ 85712

121090330
TARASON LINDA E
5321 E WAVERLY ST
TUCSON AZ 85712

121090340
WHITING MARILYN T
5311 E WAVERLY ST
TUCSON AZ 85712

121090350
CADENA FRANCISCO JAVIER
5301 E WAVERLY ST
TUCSON AZ 85712

121021780
ARMSTRONG LOWELL N
5509 E LINDEN ST
TUCSON AZ 85712

121021790
DUSSEAU NICHOLETTE S TR
5501 E LINDEN ST
TUCSON AZ 85712

121020620
KEATSEANGSILP JEFF & SU CP/RS
PO BOX 13655
TUCSON AZ 85732

121090720
CRONE CHRISTOPHER M & DIANE M JT/RS
2802 E FLORENCE DR
TUCSON AZ 85716

121020630
SAMPERIO HUGO ROMERO
5449 E LINDEN ST
TUCSON AZ 85712

121020640
CRINO PATRICK R & ELIZABETH ANNE JT/RS
6625 E KORALEE DR
TUCSON AZ 85710

121020650
THORNHILL CONSTRUCTION LLC
3352 S PALO VERDE RD
TUCSON AZ 85713

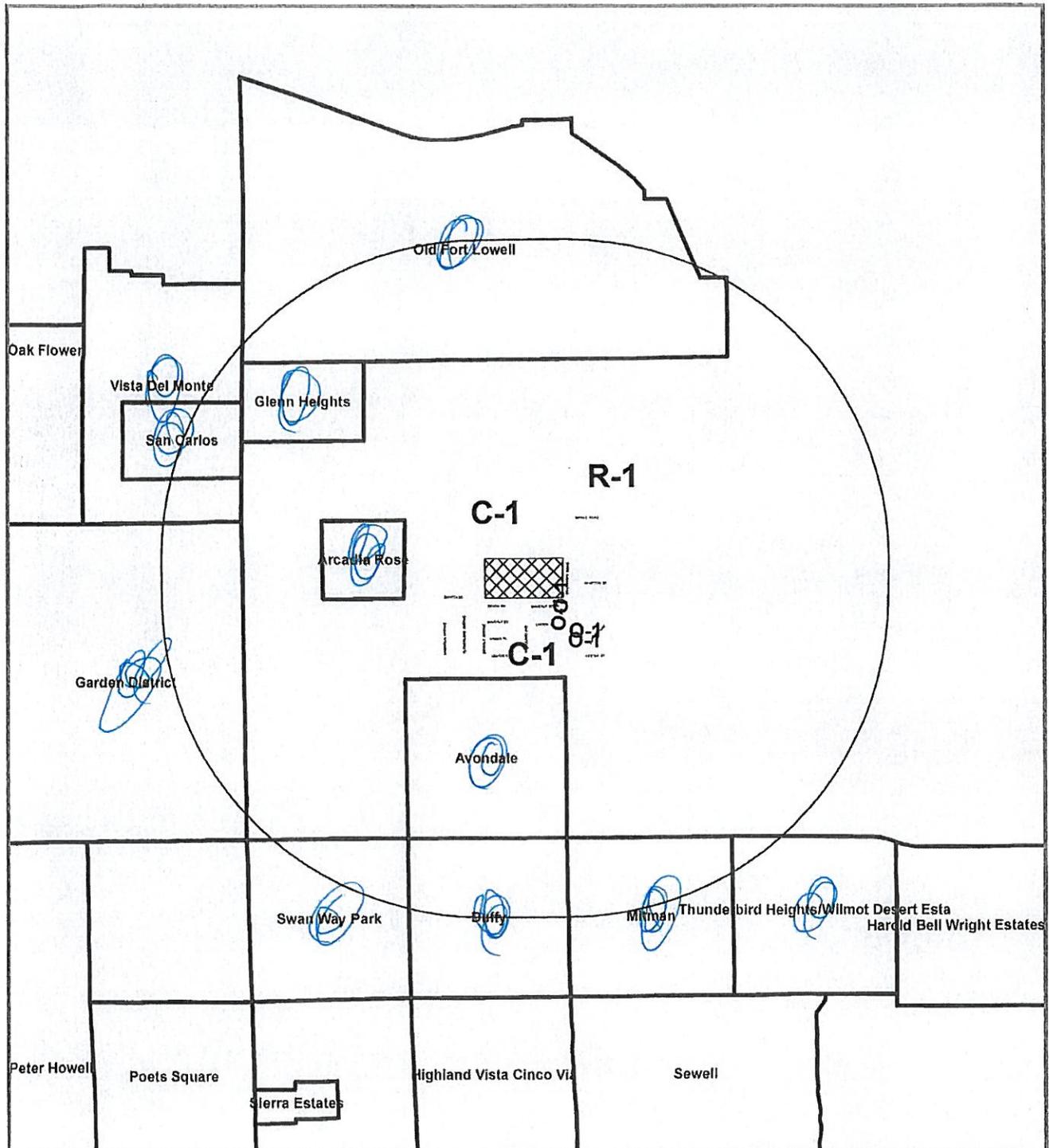
121020660
TORRES GLORIA J & TIMOTHY A 50% & ORTIZ
FRANK A 50%
5409 E LINDEN ST
TUCSON AZ 85712

121020670
FINN CAMILLE P
5417 E LINDEN ST
TUCSON AZ 85712

121020680
TORRES TIMOTHY A & GLORIA J JT/RS
5409 E LINDEN ST
TUCSON AZ 85712

T16PRE0018 created 3/8/2016
Expires 5/8/2016
4 pages

T16PRE0018 - Beverly Avenue
Rezoning Request: from R-1 to PAD



Address: 2120 N. Beverly Avenue
 Base Maps: Sec.02 T.14 R.14
 Ward: 6



Area of Rezoning Request

created by: JR, 3/8/2016

0 0000

Feet

1 inch = 2,416.583333 feet



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

Ariene Imoehl
N.A.-Arcadia Rose
5000 E. Grant Rd #227
Tucson, AZ 85712

Jim Heal (Co-Chair)
N.A.-Avondale
Tucson, AZ 85712

Joy Nelson
N.A.-Avondale
Tucson, AZ 85712

Don Long (Co-Chair)
N.A.-Avondale
Tucson, AZ 85712

Andrew N. Agnew
N.A.-Duffy
5232 E 3rd St
Tucson, AZ 85711

Stephen Cox
N.A.-Duffy
5242 E Alhambra Place
Tucson, AZ 85711

Owen Renfrom
N.A.-Duffy
Tucson, AZ 85711

Lois Pawlak
N.A.-Garden District
PO Box 32384
Tucson, AZ 85751

Caroline Rondeau
N.A.-Garden District
3965 E Louis Lane
Tucson, AZ 85712

Meg Johnson
N.A.-Garden District
PO Box 32384
Tucson, AZ 85751

Robert Reus
N.A.-Glenn Heights
4850 E Copper St
Tucson, AZ 85712

Julie Evans
N.A.-Glenn Heights
4833 E Bermuda St
Tucson, AZ 85712

Peter Bernard Sadza
N.A.-Glenn Heights
4950 E Bermuda St
Tucson, AZ 85712

Lou Bright
N.A.-Mitman
5643 E 3rd Street
Tucson, AZ 85711

Mary C. Martin
N.A.-Mitman
625 N Van Buren Ave
Tucson, AZ 85711

Lou Bright
N.A.-Mitman
5643 E 3rd Street
Tucson, AZ 85711

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

Julie Miller
N.A.-Old Fort Lowell
3201 N. Hill Farm Drive
Tucson, AZ 85712

Monica Z. Young
N.A.-Old Fort Lowell
865 E Mitchell Dr
Tucson, AZ 85719

Joyceen Boyle
N.A.-San Carlos
4408 E. Flower St
Tucson, AZ 85712

Donna Lerma
N.A.-San Carlos
4540 E. San Carlos Place
Tucson, AZ 85712

Roy A Garcia
N.A.-San Carlos
2532 N Venice Ave
Tucson, AZ 85712

Jennifer Basler
N.A.-Thunderbird Heights/Wilmot
942 N Sonoita Ave
Tucson, AZ 85711

David Bradley
N.A.-Thunderbird Heights/Wilmot
5909 E. 3rd St.
Tucson, AZ 85711

James Deroussel
N.A.-Vista Del Monte
Tucson, AZ 85712

Ed Doran
N.A.-Vista Del Monte
2638 N Goyette
Tucson, AZ 85712

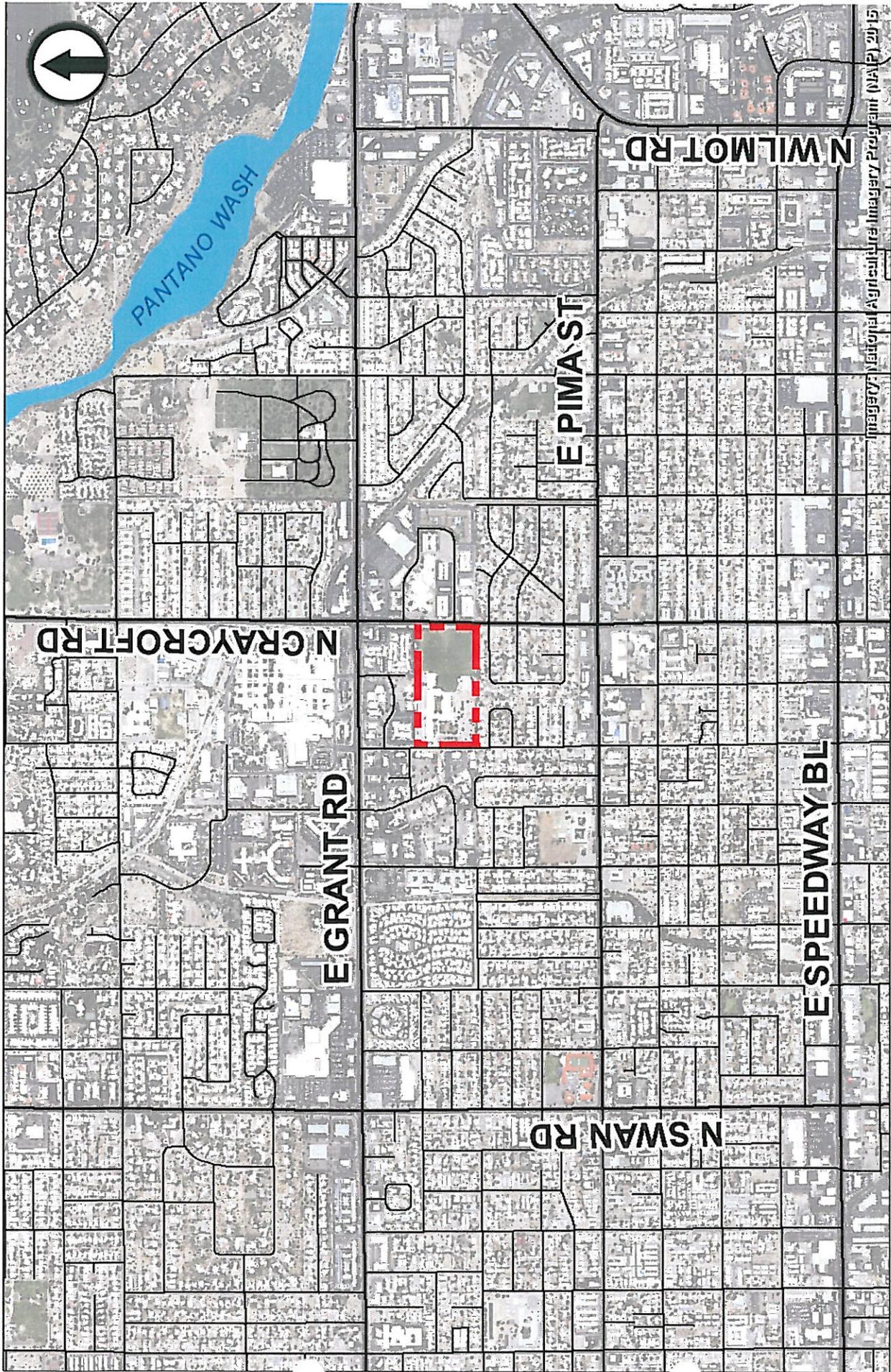
Stephen C. Allen
N.A.-Vista Del Monte
4313 E Grant Rd
Tucson, AZ 85712

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

Karin Uhlich
Ward 3
1510 East Grant Rd
Tucson, AZ 85719

Steve Kozachik
Ward 6
3202 E. 1st St
Tucson, AZ 85716

PIMA MEDICAL INSTITUTE PLAN AMENDMENT



REGIONAL LOCATION

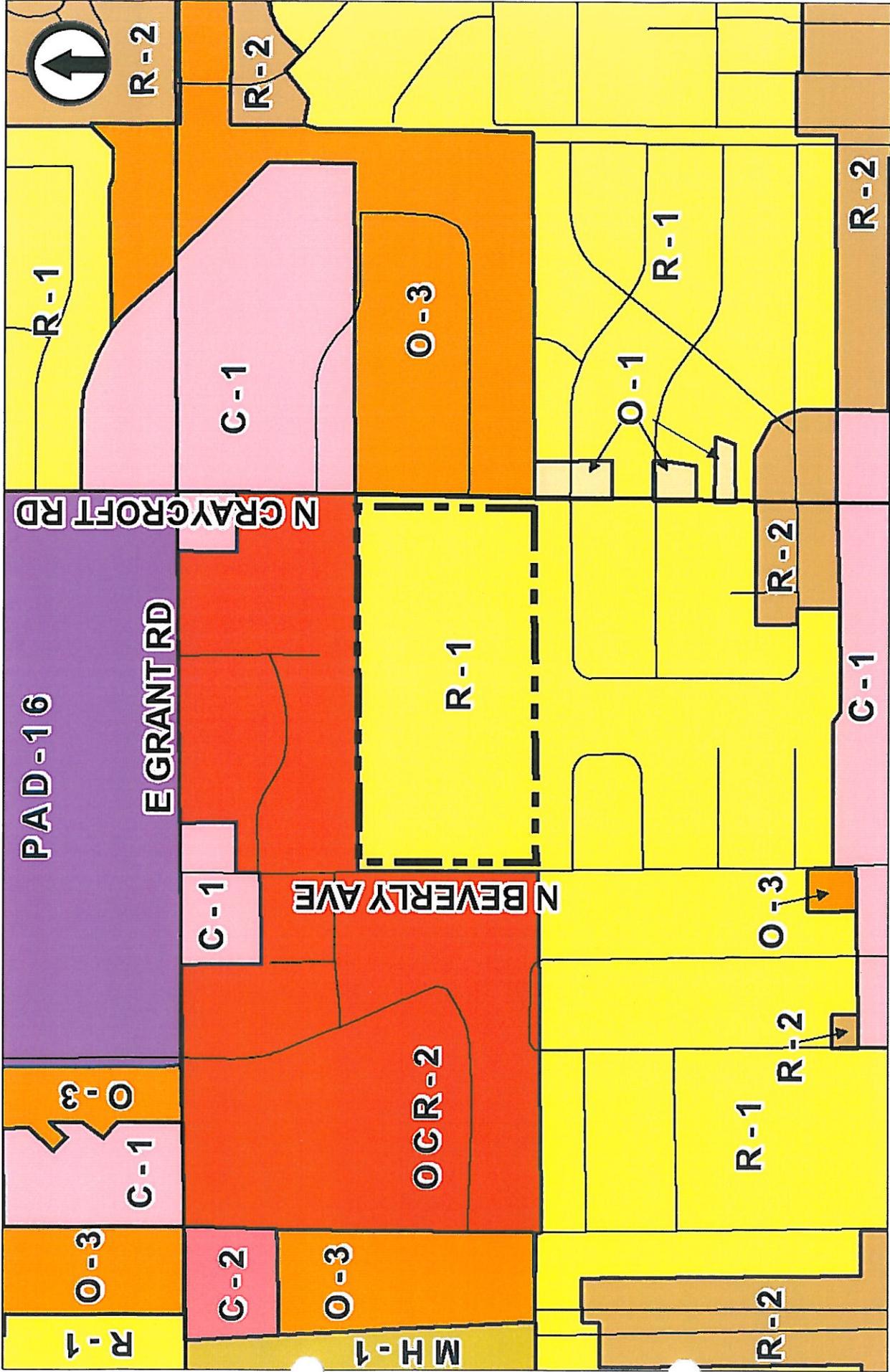


Imagery © ESRI, 2016.



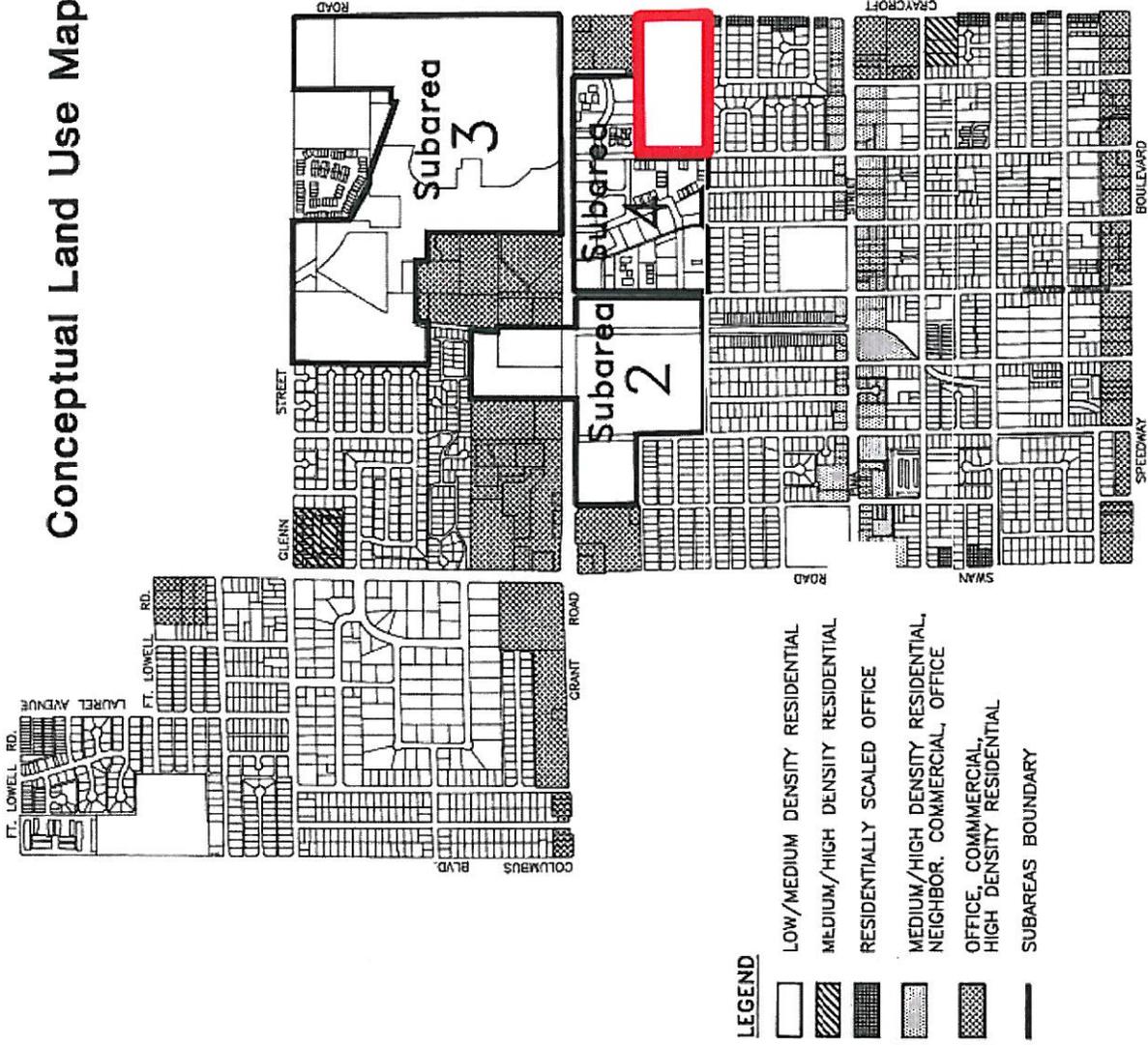
THE PLANNING CENTER
a division of TPC Group, Inc.

SITE AERIAL MAP



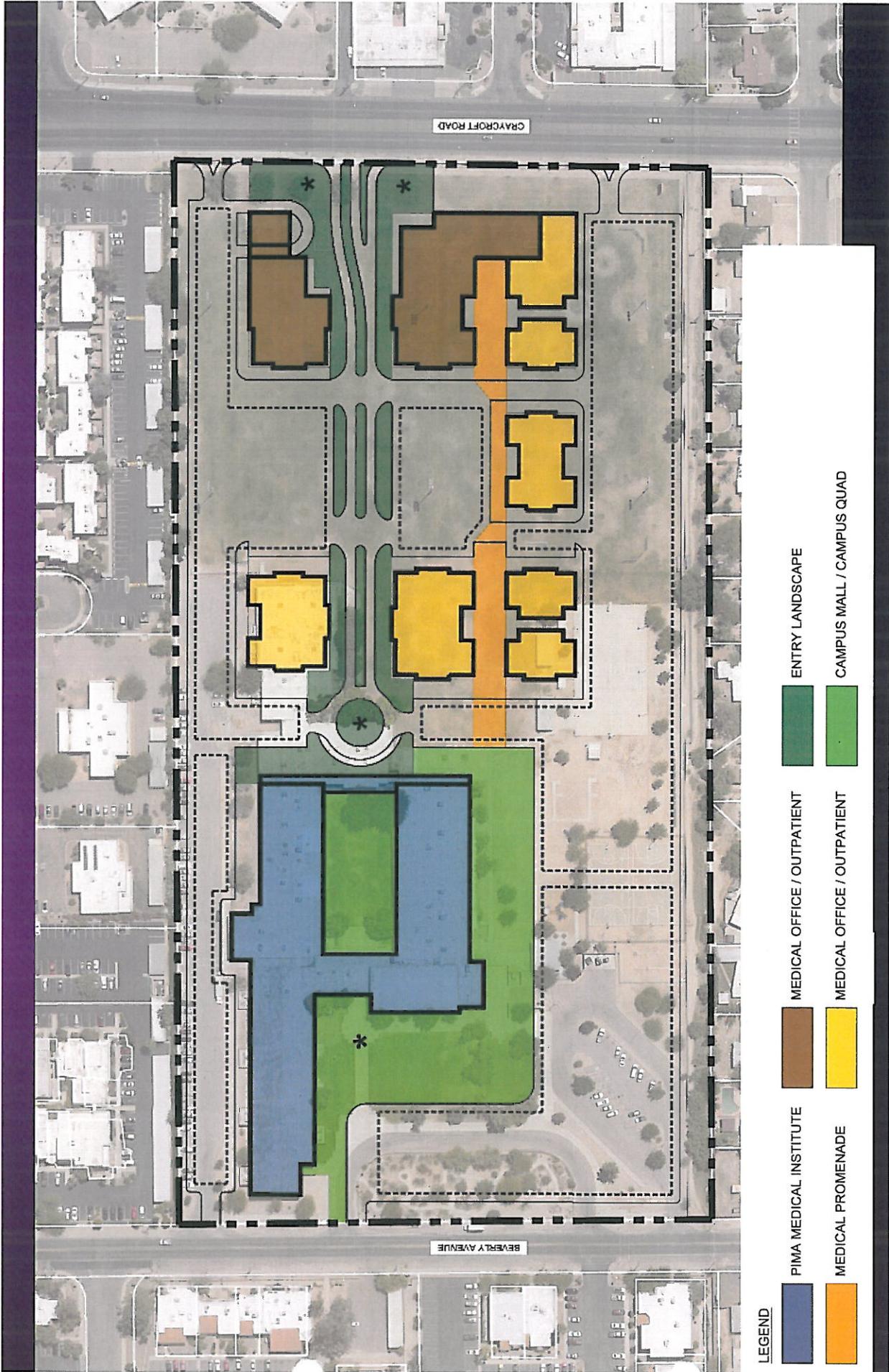
ZONING MAP

Conceptual Land Use Map



ARCADIA-ALAMO AREA PLAN MAP MODIFICATIONS

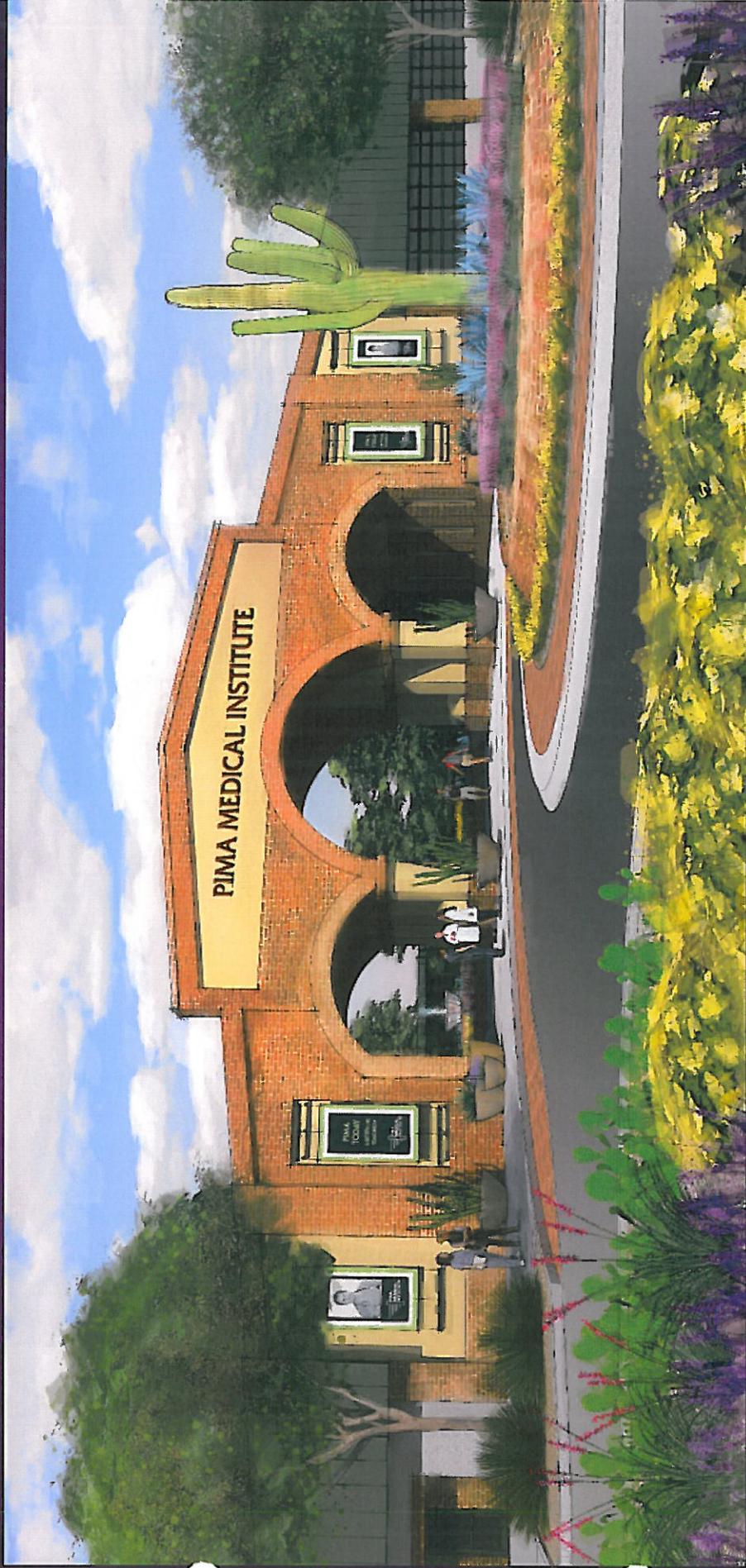




LEGEND

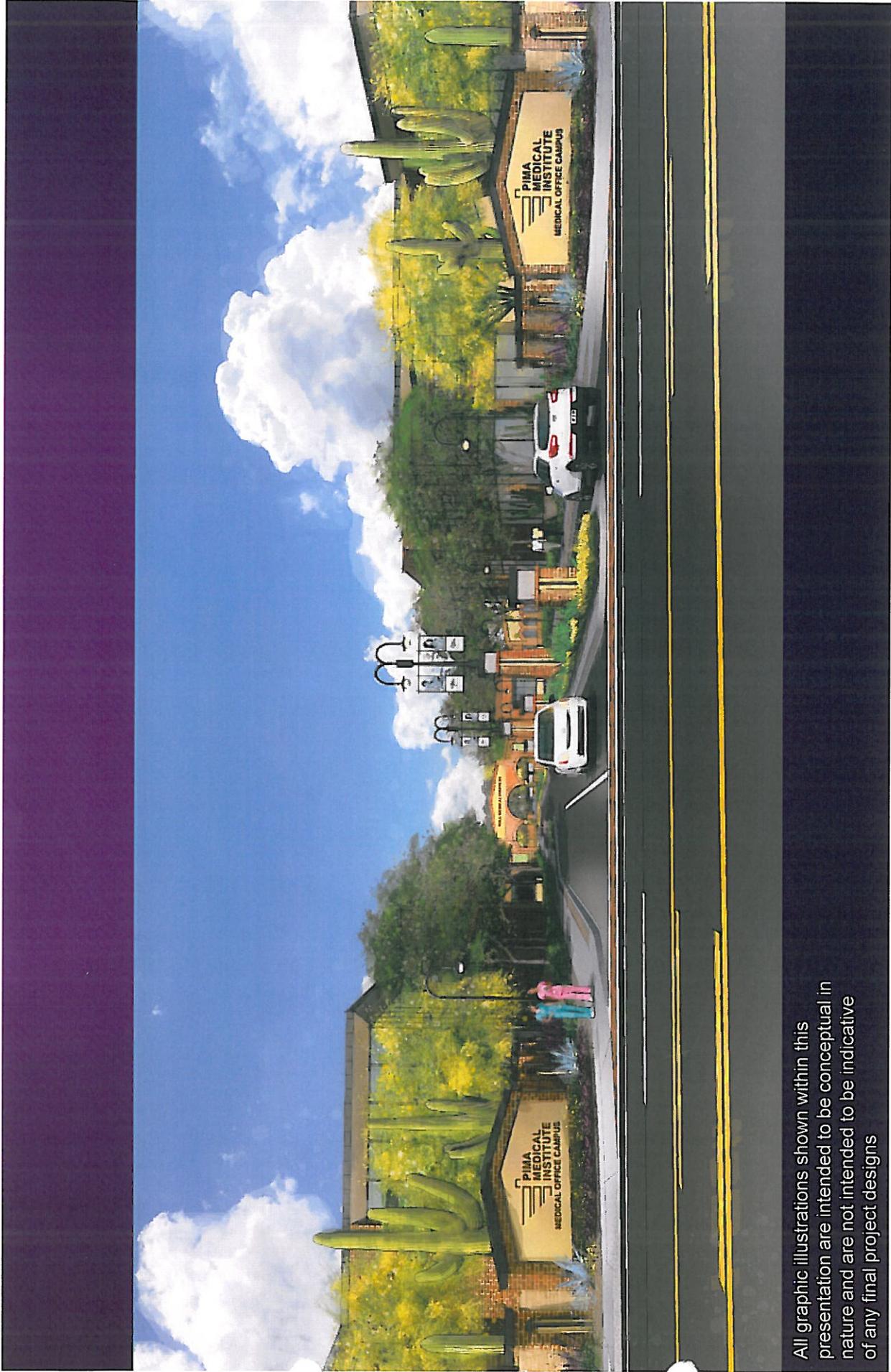
	PIMA MEDICAL INSTITUTE		MEDICAL OFFICE / OUTPATIENT		ENTRY LANDSCAPE
	MEDICAL PROMENADE		MEDICAL OFFICE / OUTPATIENT		CAMPUS MALL / CAMPUS QUAD

CONCEPTUAL SITE PLAN



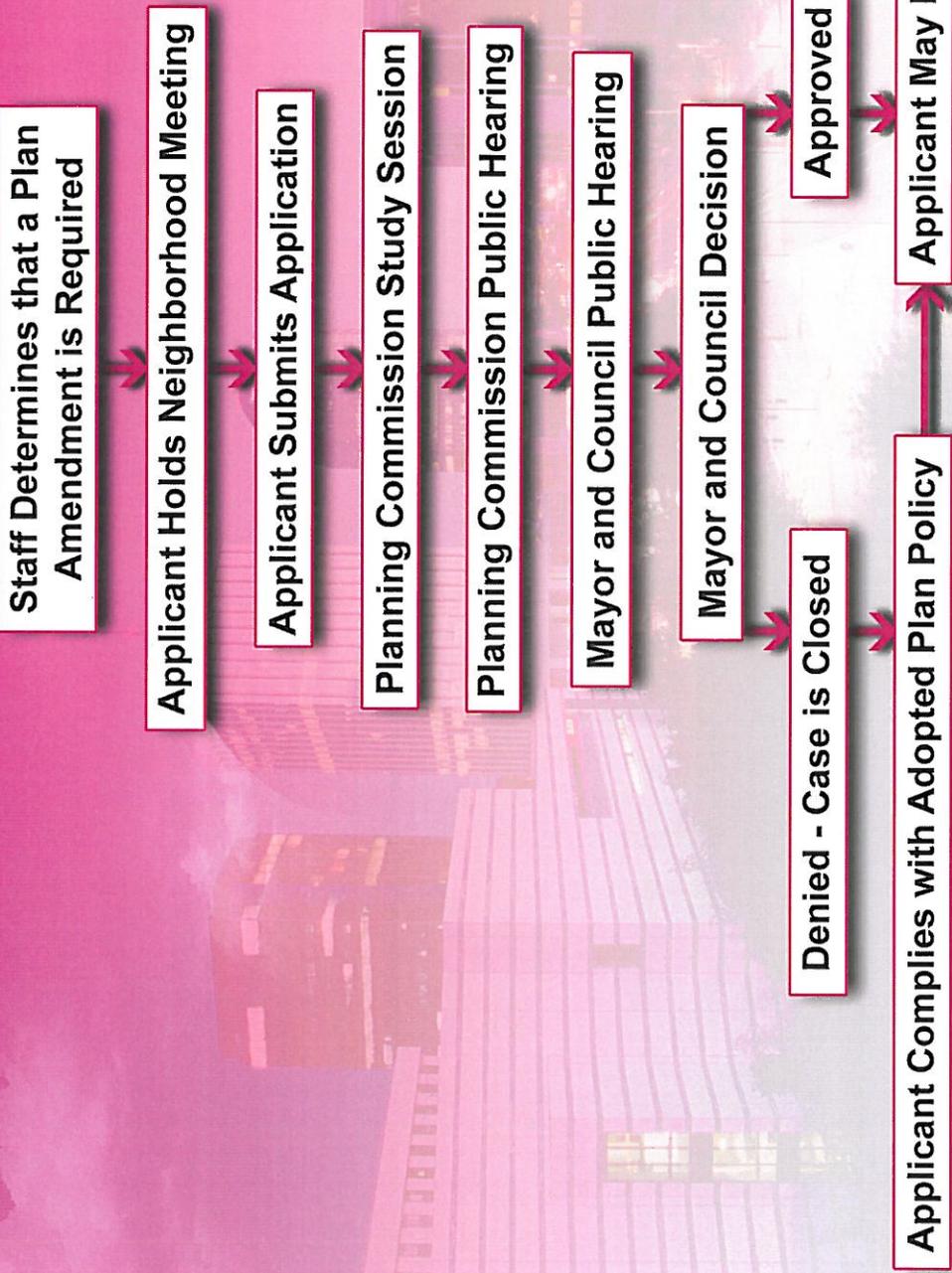
All graphic illustrations shown within this presentation are intended to be conceptual in nature and are not intended to be indicative of the final project design.

ILLUSTRATIVE GATEWAY CONCEPT



All graphic illustrations shown within this presentation are intended to be conceptual in nature and are not intended to be indicative of any final project designs

ILLUSTRATIVE ENTRY MONUMENT



PLAN AMENDMENT PROCESS

QUESTIONS???

Pima Medical Institute- Arcadia Alamo Area Plan Amendment

2120 N Beverly Avenue

5:30 pm, Tuesday, March 29, 2016

Location: Sheraton Tucson- Pima Room

In attendance:

Dick Luebke, Jr, President, Pima Medical Institute

Linda Morales, CEO, The Planning Center

Kelly Lee, Project Manager, The Planning Center

Steve Kozachik, Ward 6 Councilman

Amy Stabler, Ward 6 Council Aide

Meeting Notes:

This meeting was a requirement of the plan amendment process for the City of Tucson. All neighbors within 300 feet and all neighborhood associations within one-mile were invited to this meeting. Meeting Fact Sheets (enclosed) were handed out and a PowerPoint presentation was shown. The PowerPoint slides included:

- A Regional Location Map
- An aerial display showing the site and surrounding property
- An existing zoning display showing the existing property zoning and surrounding zoning
- Arcadia Alamo Area Plan –Land Use Concept Plan Map
- Conceptual Site Plan
- Graphic Illustrations
- Plan Amendment Process Slide

Linda Morales gave the presentation. She presented the background information on the site location, existing zoning, area plan, and existing land uses. The requested amendments discussed were the map revisions from low/medium density residential to office/commercial/high density residential. The conceptual site was shown as well as two graphic renderings showing PMI's vision for the entry monument and PMI gateway concept. Dick Luebke, Jr. presented background information on Pima Medical Institute and their goals for the site. (Additional details are found within question/answer section.)

The following is a list of questions (grouped in categories) from the neighbors in attendance and responses.

PMI

Neighbor question: How many students will be enrolled at PMI (the letter says 200)?

- Response: We apologize for the mistake on the letter. The Planning Center did not have the most accurate information at the time the letter was sent out. Not all students will be on campus at the same time, as they will have differing class schedules:
 - 350 students from 8:00 am to 12:00 pm
 - 250 students from 12:00 pm to 5:00 pm
 - 100 students from 6:00 pm to 10:00 pm (Note that there will be fewer students attending these nighttime courses)

Neighbor question: Dick mentioned a veterinary technician program. Will there be kennels within the PMI building?

- Response: There will be a veterinary curriculum but there will not be any kennels inside the building.

Neighbor question: What will be the square footage of the PMI building?

- Response: We are anticipating the square footage at approximately 70,000 square feet.

Neighbor question: How many PMI employees are anticipated?

- Response: approximately 50-60 employees will be on-site.

Traffic

Neighbor question: How many average daily trips do you anticipate? Will there be 800 cars a day?

- Response: We don't have traffic counts for the office/retail development at this time. PMI is anticipated to have no more than 200-300 vehicles at one time. Since the class schedules are separated into three segments daily, you won't see the maximum student enrollment all at one time. Another factor is that students tend to ride their bike or take the bus to class, which will also reduce the number of trips. Also, as shown on the concept plan, there are approx. 200 parking spaces along the north border. There are possibilities of directing nighttime student traffic to this area rather than the southern parking area.

Neighbor question: Will Ferguson Road come through to the site from the north boundary?

- Response: No. Ferguson Road dead-ends in the apartment complex parking area.

Site Plan

Neighbor question: What are the building heights?

- Response: The building heights will vary from 1 to 3 stories.

Neighbor question: How far back from the south property line will the three story buildings be located?

- Response: The site plan is conceptual and unknown as to exactly where the three story buildings will be located. The area plan policies require that we provide a transition of building heights. Therefore, we envision that the 1 story buildings will be along the south boundary and taller building heights will be closer to the northern boundary.

Neighbor question: Where are the access points?

- Response: Our concept plan shows primary access to Craycroft Road and secondary access to Beverly Avenue. The Beverly driveway will likely be used primarily by a portion of the PMI students/employees. The office/retail center will generally be accessed from Craycroft Road.

Neighbor comment: I am open to PMI coming in. It is a good fit for the area and an exciting project. However, I am concerned about the office/retail pads. Here are my concerns:

- It appears the greenbelt along the middle of the site is more for the complex, not for the neighborhood.
 - Response: We will look into options for pedestrian ways for the neighborhood. This is a concept plan and as we get into the rezoning process, more details will be solidified on pedestrian ways.
- Traffic- How can you be sure that all traffic will not use Beverly?
 - Response: There are three access points to Craycroft, an arterial roadway for the office/retail center. It is the closest point of access for this office/retail area. PMI students and employees will be using the Beverly access.
- What about the lighting and trash?
 - Response: The trash will be required to be setback at least 50 feet from the property line. All lighting will be downward directed and in conformance with the Dark Skies Ordinance.
- Can you put proposed parking adjacent to existing parking on the north, instead of adjacent to the neighborhood?
 - Response: We will take that into consideration as we move into the rezoning process. The development plan submitted must be in substantial conformance with the preliminary development plan required for rezoning.

Neighbor comment: I appreciate the setback of buildings and would prefer to see parking areas adjacent to the south boundary.

- Response: Noted.

Neighbor question: I'm not concerned with the lighting. We deal with the soccer lighting as it is and it doesn't bother me.

- Response: Noted.

Neighbor question: Who will be constructing the retail/office area?

- Response: PMI will bring in partner to construct the office/retail area. We want to make sure the entire site is tied together and built uniformly. Therefore, we will work together with a development company to renovate the existing structure and construct the new office/retail area.

Neighbor question: I like the idea of PMI. However, what are the vacancy rates on medical office? This plan looks like approx. 100,000 sf. of medical office. You need to think about the land uses and the broader plan for the city.

- Response: The plan includes more than just PMI because we want to look at the site as a whole, rather than a piecemeal project. The medical and retail office will complement the medical institute and add to the vitality of the area. It doesn't make economic sense to leave the majority of the site vacant, especially adjacent to a major arterial street.

Neighbor comment: What is the timeframe for development?

- Response: PMI intends to start redevelopment of the project as soon as the entitlement process is complete. The timeframe for the balance of the site is dependent upon market conditions, but we are confident that it will move forward in a timely manner.

Neighbor question: At what point can you determine what amount of commercial can be developed on-site?

- Response: The Preliminary Development Plan prepared in conjunction with the rezoning will show a more detailed plan with building square footage and which buildings are likely to be commercial and/or office. The plan amendment stage is solely to request a map designation change and allows us to move forward to rezoning.

Neighbor comment: We don't want the site to sit vacant forever. It is key part of the neighborhood and we want a say in the development process. How do we voice our opinions and can we make a difference?

- Response: You do have a chance to voice your concerns during the plan amendment and rezoning public process. There will be two public hearings for each process. Your Councilman and Council aide are here and heavily involved in the development processes of your community. You can talk with us, as well as the Ward 6 office as we go through the process.

Neighbor question: We appreciate you moving the density to the north end of the project. However, we would like to see more creativity in the parking area.

- Response: To prevent urban heat islands, the parking areas will be required to have several canopy trees and a water harvesting component. We are happy to discuss design as we move forward with the project.

Neighbor question: I suggest you look at the TMC walking path. It is a beautiful path and could provide a good example for your project.

- Response: noted.

Neighbor question: We do not want any high density residential on the site.

- Response: Noted.

Neighbor comment: Please email us the public hearing dates.

- Response: Noted.

Meeting end time: 7:00 p.m.

Author: Kelly Lee, The Planning Center



THE PLANNING CENTER
a division of TPC Group, Inc.

Neighborhood Meeting
Sign-in Sheet
PMI Plan Amendment

3/29/2016

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