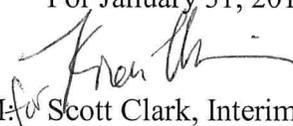




MEMORANDUM

DATE: January 16, 2019
For January 31, 2019 Hearing

TO: John Iurino
Zoning Examiner

FROM:  Scott Clark, Interim Director
Planning & Development Services

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-18-20 AZ Vascular Specialists - Speedway
R-1 to O-1 (Ward 2)

Issue – This is a request by Brian Underwood, of The Planning Center, on behalf of the property owners, Buzz Shudy, AZ Vascular Specialists, LLC, to rezone approximately 1.27 acres from R-1 to O-1 zoning. The rezoning site is located on the south side of E. Speedway Boulevard, approximately 1,000 feet east of Wilmot Road (see Case Location Map). The preliminary development plan proposes the expansion of the existing surgical facility, located immediately to the west, to include new operating suites, with a maximum building height of 16 feet, and with associated parking and landscaping.

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

Background Information

Existing Land Use: Single-family dwellings. Demolition permits have been issued for the structures.

Zoning Descriptions:

RESIDENCE ZONE (R-1): This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment. Certain other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

OFFICE ZONE (O-1): This zone provides for administrative, medical outpatient, and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development standards of this zone. Civic, educational, religious uses, and select

other uses, such as day care and urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned C-1; Hotel (North of Speedway Boulevard)

South: Zoned R-1; Single-family Dwellings

East: Zoned O-1; Office

West: Zoned O-1; Medical Office (Existing Arizona Vascular Facility)

Previous Cases on the Property: none

Related Cases:

C9-05-03 Caylor – Speedway Boulevard, R-2 to O-1. This was a rezoning request for 2.16 acres located immediately west of the subject rezoning site, to allow the development of a one-story office building, 22,000 square feet in size. A development plan was approved on August 16, 2005. On June 6, 2006, Mayor and Council adopted Ordinance No. 10276, effectuating the zoning.

C9-07-16 Manx Investment LLC – Speedway Boulevard, R-1 to O-1 This was a rezoning request for 0.7 acres located immediately east of the subject rezoning, at 6502 E. Speedway Boulevard, to allow the conversion of an existing dwelling to an office use with 2,937 square feet of floor area. On September 11, 2012, Mayor and Council adopted Ordinance No. 11017 and on April 15, 2013, a building permit was issued, effectuating the requested zoning.

Applicant’s Request – Rezone to O-1 to allow “...expansion of existing surgical facilities including new operating suites, parking, refuse and landscaping.”

Planning Considerations – Land use policy direction for this area is provided by the *Sewell/Hudlow Neighborhood Plan* and *Plan Tucson*. These *Plans* promote appropriate redevelopment and conversion of existing sites, i.e. residential units, along arterial streets if appropriate design criteria and buffering can be met. Policies encourage and support developments that respond to physical characteristics of the site and adjacent land use patterns; enhance the visual appeal of the streetscape; and incorporate neighborhood recommendations into site planning and design.

The rezoning site is located within an Existing Neighborhood as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.

Plan Tucson supports neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections. Policies also support the redevelopment and/or expansion of existing strip commercial development that will improve traffic flow, pedestrian mobility and safety, and streetscape quality when: a. The project stabilizes and enhances the transition edge when adjacent to existing and future residential uses; b. Primary access can be generally provided from a major street; c. Required parking, loading, and maneuvering can be accommodated on site; d. Screening and buffering of adjacent residential properties can be provided on site; e. Adjacent uses can consolidate design elements, where feasible, such as access points, parking, landscaping, and screening; f. Current or future cross access between parcels and uses can be feasibly accommodated; and g. Buildings and their associated activities, such as, but not limited to, loading zones and dumpsters, can be oriented away from adjacent residential uses, toward the interior of the site or toward boundaries adjacent to similar uses. While the proposal is not strip development, it is an expansion of existing non-residential development adjacent to residential properties; therefore, the policies are pertinent.

The *Sewell/Hudlow Neighborhood Plan* and the *General Plan* provide relevant land use policy guidance. These *Plans* promote appropriate redevelopment and conversion of existing sites, i.e. residential units, along arterial streets if appropriate design criteria and buffering can be met. The *Sewell/Hudlow Neighborhood Plan* land use development map identifies this stretch of Speedway Boulevard for future land use as residential office. The *Plan* allows for the conversion of residential structures for non-residential uses when all of the following criteria can be met: 1) primary access can be provided from an arterial street; 2) parking and maneuvering requirements can be met on-site; 3) screening and buffering for adjacent residential uses can be provided on-site; and 4) the existing residential appearance of the structure can be preserved.

The *Plan's* design guidelines section calls out that all vegetation planted along major street frontages and along the perimeter of new developments should be low maintenance and drought tolerant. Plants, such as thorny cacti, should be a minimum of five feet from the edge of a walkway. Along street frontages parking areas with more than four spaces should be screened.

The rezoning site consists of two parcels, 6432 E. Speedway and 6442 E. Speedway. The lots were developed with single-family dwellings in 1956 and 1957, respectively, as part of the Harold Bell Wright Estates (HBWE) subdivision. HBWE was added to the National Register of Historic Places in 2011. Due to changes made to the property over time, 6432 was determined to not be a contributing structure to the Historic District, however, 6442 was considered contributing.

To develop the site, both of the homes and outbuildings and structures must be demolished. The applicant has documented the properties as required in UDC 5.8.10, demolition permits have been issued, and both structures have been demolished. Historic Preservation Staff and the applicant are still negotiating the mitigation for the demolition of the contributing structure at 6442. An addendum to this report, regarding the agreed upon mitigation, will be sent to the

Zoning Examiner prior to the public hearing. Any recommended rezoning conditions related to the mitigation will be included in the addendum.

The rezoning site fronts onto East Speedway Boulevard, designated as an arterial with a 120-foot right-of-way width on the Major Streets and Routes Plan map. Speedway is a fully-developed six-lane divided arterial at this location. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 506 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The site is nearly square in shape with dimensions of 248 feet north-south and 225 east-west, totaling 1.27 acre. Currently, the site is accessed by the residential driveways. The proposed structure will be limited to 16 feet in height which is the maximum height for an office in the O-1 zone, and is consistent with the non-residential development to the east and west of the site, as well as the single-story residential development to the south. This redevelopment will create a more stable border along the north edge of the HBWE subdivision. No connections are proposed into the neighborhood, and use is a low-noise use, that provides a buffer to the traffic noise on Speedway. Standard UDC setbacks, landscaping and parking will apply to the development.

Drainage/Grading/Vegetation – Per the Design Compatibility Report (DCR), the site is relatively flat with a general stormwater flow from southeast to northwest with drainage into Speedway Boulevard. The DCR states that the proposed development will increase the runoff volume by 0.6 cubic feet per second (CFS). City Code requires the post development runoff volume and location be the same as the pre-development condition. The DCR states the additional runoff will be captured by depressed water harvesting basins, which can also serve as landscaping areas. Two small basins, extending approximately 2/3 of the southern boundary, will also serve as landscaping and screening features for the adjacent residential properties. The site had very little vegetation on it when used for residential purposes.

The UDC will require a street landscaping border, and parking area trees. The preliminary development package (PDP) demonstrates that the required parking, maneuvering, an refuse collection can be accommodated on site. The refuse and recycling enclosure is shown on the PDP at the west property line, near the southwest corner of the proposed building. Consistent with City policy, the Development Package must demonstrate that the enclosure is a minimum of fifty (50) feet from the south property line of the rezoning site.

Road Improvements/Vehicular Access/Circulation – Direct access from Speedway will be via a curb cut at the northeast corner of the site. The residential curb cuts will be closed. A new sidewalk will be installed along the Speedway frontage. The rezoning site will provided connected vehicle

circulation to the associated facility immediately to the west. The PDP shows a connection is proposed at the southwest corner of the rezoning site.

Conclusion – The proposed development is consistent with the existing office development along Speedway in this area. The proposal allows for the expansion of an existing business, provides a low impact buffer between the neighborhood and the arterial roadway, and is designed to meet the development standards set forth in both *Plan Tucson* and the *Sewell/Hudlow Neighborhood Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested O-1 zoning is appropriate.

PROCEDURAL

1. A development package in substantial compliance with the preliminary development package and required reports dated November 13, 2018 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. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and/or associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.
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. 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.

LAND USE COMPATIBILITY

8. Development Package must demonstrate the refuse/recycling enclosure is a minimum 50 feet from any residential property line.
9. All walls visible from a public right-of-way and/or adjacent to existing residential 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, 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.
10. Six (6) inch wide masonry block or greater shall be used for perimeter walls.

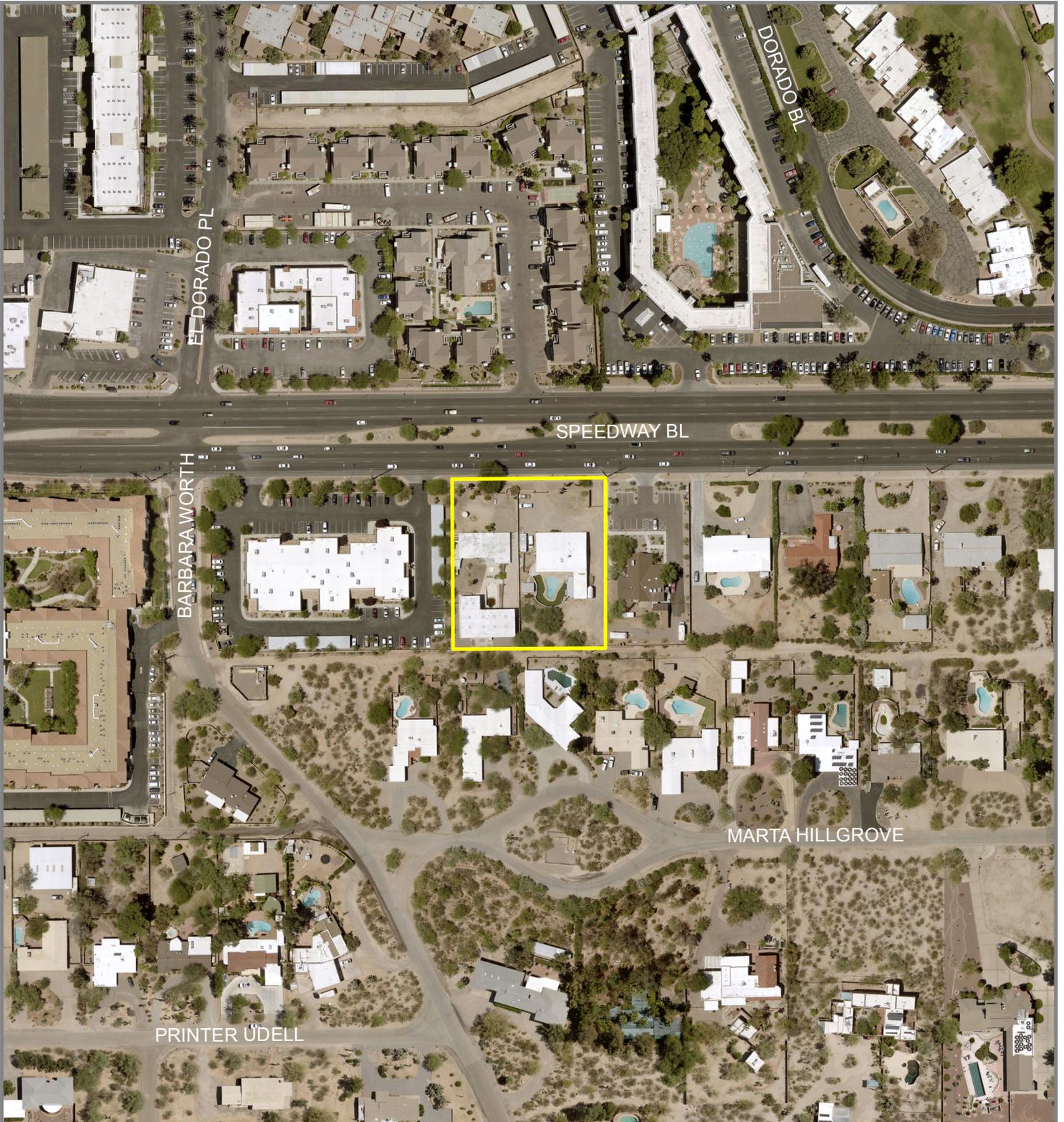
ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

11. The proposed vehicular connection to the property to the west must be maintained as shown on the preliminary development package, dated November 13, 2018.

TUCSON AIRPORT AUTHORITY NOTICE

12. According to the FAA Notice Criteria Tool, this project is located in proximity to a navigation facility and could impact navigation signal reception. The applicant shall file Form 7460 with the FAA at least 45 days before construction activities begin for the project. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes used which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

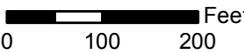
C9-18-20 AZ Vascular Specialists Speedway
Rezoning Request: From R-1 to O-1



 Subject Property

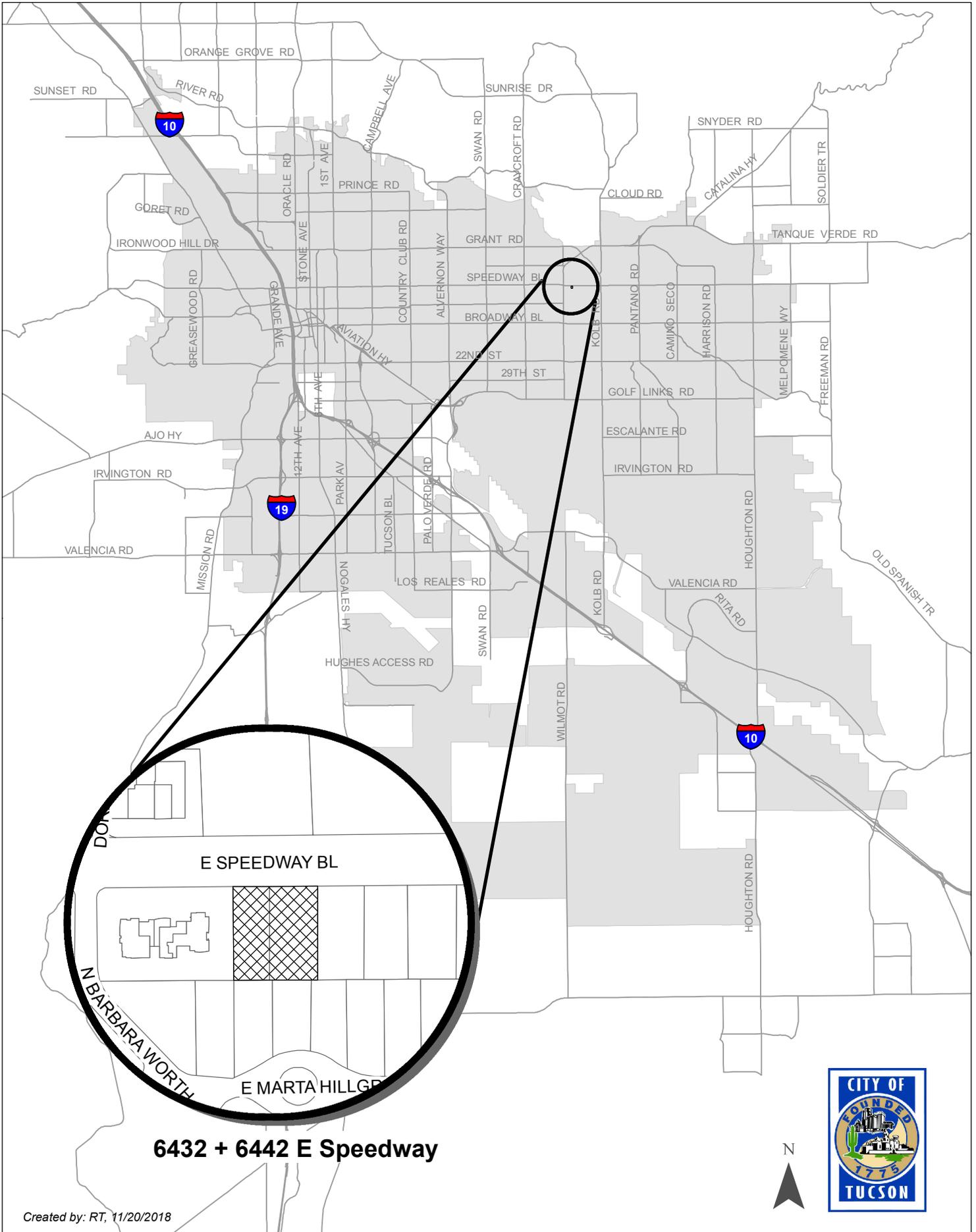
Address: 6432, 6442 E. Speedway Blvd.
Base Maps: Twp.14S Range15E Sec. 07
Ward: 2




1 inch = 200 feet



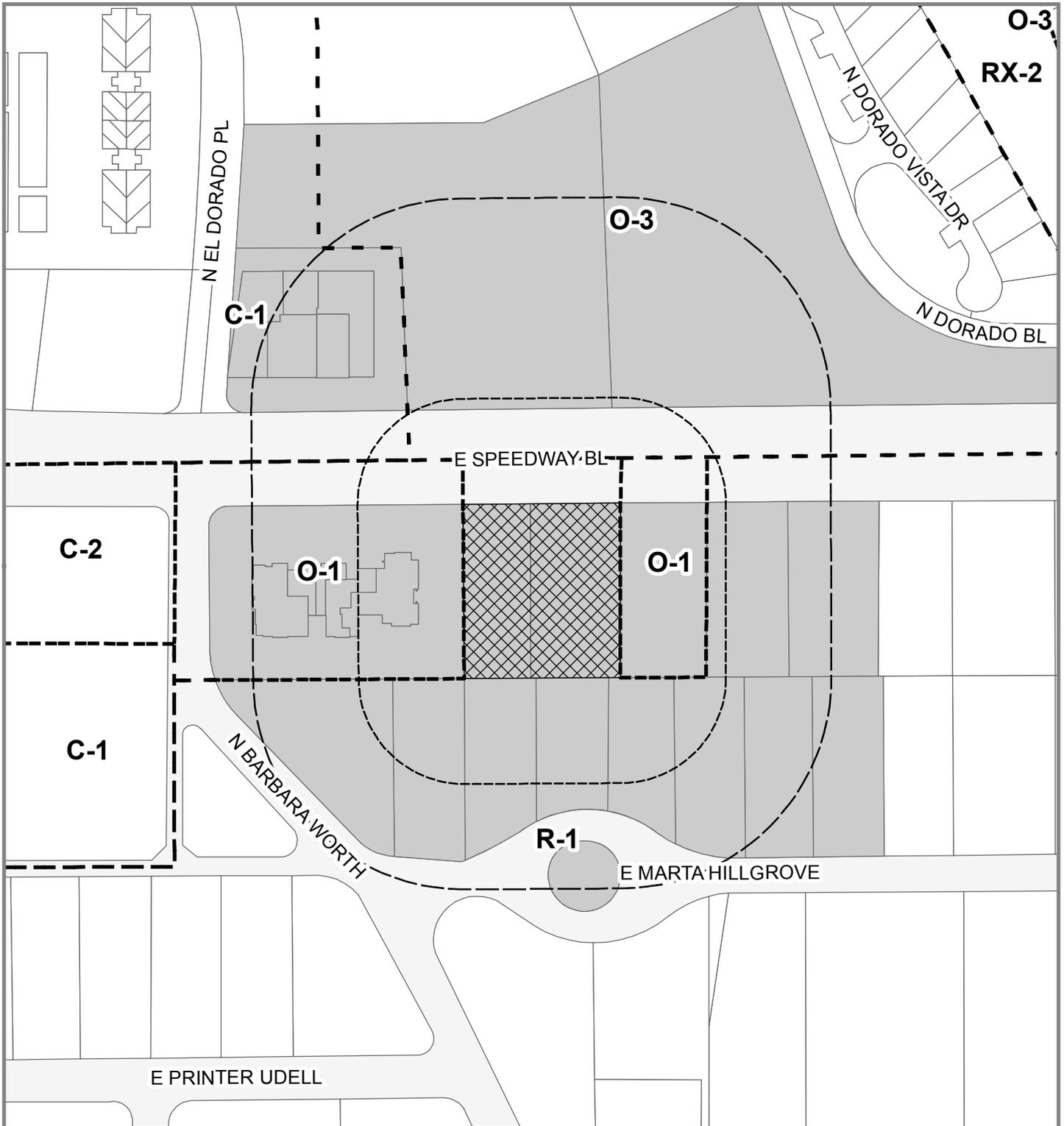
C9-18-20 AZ Vascular Specialists Speedway Rezoning Request: From R-1 to O-1

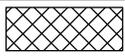
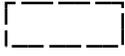
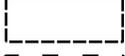


6432 + 6442 E Speedway

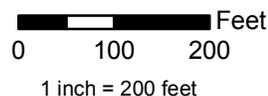
C9-18-20 AZ Vascular Specialists Speedway

Rezoning Request: From R-1 to O-1



-  Subject Property
-  Notification Area (300-foot Radius)
-  Protest Area (150-foot Radius)
-  Zone Boundaries
-  Properties Notified

Address: 6432, 6442 E. Speedway Blvd.
Base Maps: Twp.14S Range15E Sec. 07
Ward: 2



PUBLIC FACILITIES AND SERVICES REPORT FOR January 31, 2019
(as of January 11, 2019)

**C9-18-20 Arizona Vascular Specialists – E. Speedway Boulevard
C-1 to O-1 (Ward 2)**

CITY AGENCIES: No Objections Noted

Environmental Services

PDSO – Engineering

PDSO – Historic Preservation Officer: Forthcoming Addendum related to demolition

PDSO – Landscape

PDSO – Sign Code: Enumerated Sign Code Regulations

PDSO – Zoning Review

TDOT – Engineering

TDOT – Traffic Engineering

Tucson Parks and Recreation

Tucson Police Department

Tucson Fire Department

Tucson Water Department

Objections or Conditions Noted

None

NON-CITY AGENCIES: No Objections Noted

Arizona Department of Transportation

Davis-Monthan Air Force Base

PAG-TPD: Estimated traffic generation of proposed development: 506 vehicle trips per day.

Pima County Transportation and Flood Control

Pima County Parks and Recreation

Tucson Electric Power

Tucson Unified School District

Objections or Conditions Noted

Pima County Wastewater: Standard Conditions

Tucson Airport Authority: Standard Condition

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, on January 16, 2019 at <https://www.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>

Place
Stamp
Here

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

C9-18-20 mww

Expose this flap - Affix stamp and return



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

C9-18-20
IMPORTANT LAND USE CHANGE NOTICE ENCLOSED