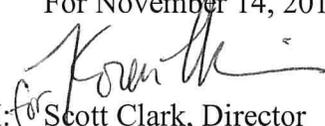




MEMORANDUM

DATE: October 30, 2019
For November 14, 2019 Hearing

TO: John Iurino
Zoning Examiner

FROM: 
Scott Clark, Director
Planning & Development Services

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-19-18 Houghton Reserve – Houghton & Broadway
SR to R-1 FLD and C-1 (Ward 2)

Issue – This is a request by Robin Large and Keri Silvyn, of Lazarus, Silvyn & Bangs, P.C., on behalf of the property owners, Gegenheimer Properties, LLLP, to rezone approximately 99.5 acres from SR to R-1 and C-1 zoning. The rezoning site is located north and east of N. Houghton Road and E. Broadway Boulevard intersection (see Case Location Maps). The preliminary development plan (PDP) proposes 243 lots for one- and two-story single-family homes, developed using Flexible Lot Development provisions, and two commercial lots, one north and one to the east of the existing commercial development.

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

Background Information

Existing Land Use: Two single-family dwellings (one to remain on five acres, near the center of the site, with existing access to Houghton Road).

Zoning Descriptions:

Suburban Ranch Zone (SR): Provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

Residence Zone (R-1): 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.

Commercial Zone (C-1): Provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Flexible Lot Development (FLD): The purpose of the Flexible Lot Development (FLD) is to provide greater flexibility and creativity in the design of residential development, as established in the Unified Development Code (UDC) Section 8.7.3.

Surrounding Zones and Land Uses:

North: Zoned R-1 and RX-1; Single-Family subdivisions

South: Broadway Boulevard then C-1 and R-1; Corner commercial center and single-family subdivision

East: Zoned R-1 and SR; Single-family subdivision and Undeveloped (SR)

West: Zoned C-1 and Houghton Road then C-1, R-2 and R-1(S to N); (S to N) Commercial and Sun Tran Park ‘n’ Ride, self-storage and single-family subdivision

Previous Cases on the Property: Amendment to Houghton East Neighborhood Plan, approved by Mayor and Council on January 22, 1990, Resolution 15017, which designated the rezoning site as also suitable (in lieu of residential use) for commercial development with a maximum building height of 28 feet near the intersection and 35 feet toward the east half of the site (See attached *Illustration 7* from the *Houghton East Neighborhood Plan*).

Related Cases:

C9-86-11 & C9-87-42: Rezoning for Silverado Hills Block 3, immediately east of the site, containing 89.89 ac (243 lots, R-1), with 28.38 acres (32 %) of natural undisturbed open space (NUOS). The gross density of this development is 2.7 residences per acre (RAC), with a net density of 3.9 RAC, net of open space.

C9-86-11: Rezoning for Silverado Hills Block 2, immediately northeast of the rezoning site, containing 104.56 acres (150 lots, R-1) with 56.77 acres (54%) of NUOS. Gross density is 1.43 RAC and net density is 3.13 RAC.

The High Forty subdivision, immediately north (central) of the rezoning site, rezoned and platted in unincorporated Pima County in 1979, and annexed by the City of Tucson in 1984, containing 39.99 acres (31 lots, RX-1) with no platted open space set aside. Gross and net density is 1.29.RAC.

C9-86-11: Silverado Hills Block 1, immediately north (west) of the rezoning site, containing 35.94 acres (90 lots, R-1) with 40% NUOS. Gross density is 2.5 RAC and net density is 6.26 RAC.

(The above density calculations may vary from recorded plats subject to the inclusion of right-of-way in the net acreage calculation. The magnitude of the variation is minor.)

Applicant’s Request – “Meritage proposes to develop approximately 240 single-family residences on all but approximately 11 acres of the Property. Of the 11 acres, 6 will be developed with commercial uses, and the current owner will retain his home on the remaining 5 acres near the center of the Property (the “Project”). Therefore, this rezoning request is for Residence Zone (“R-1”) using the Flexible Lot Development (“FLD”) option and Commercial Zone (“C-1”). Utilization of the FLD option for the residential portion supports the preservation of open space, riparian areas/washes, passive and active recreation areas, etc. and results in a more efficient use of the land and a sustainable infill development, which are also policies within the HENP.”

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson* and the *Houghton East Neighborhood Plan (HENP)*. The rezoning area is designated as a Neighborhood with Greater Infill Potential Building Block on the *Plan Tucson* Future Growth Scenario Map. Neighborhoods with Greater Infill Potential are residential neighborhoods and commercial districts for which there is potential for new development and redevelopment in the next several decades. In some areas, entire new neighborhoods may be built. These neighborhoods are characterized by an urban scale that allows for more personal interaction, while providing safe and convenient access for all ages and abilities to goods and services needed in daily life. These neighborhoods include a mix of such uses as a variety of housing types, grocery stores and other retail and services, public schools, parks and recreational facilities, and multi-modal transportation choices.

Plan Tucson policies support low-density (up to 6 RAC) in neighborhood interiors (LT28.2.1) neighborhood commercial uses at the intersections of arterial streets (LT28.2.5). The PDP shows 243 proposed lots, for a gross density of 2.59 RAC and a net density of 3.99 RAC, including the 0.5 RAC the density bonus from the *HENP* for the 20-foot setback along the major streets. These densities are consistent with the majority of the surrounding subdivisions. The location of the proposed neighborhood commercial, adjacent to existing corner neighborhood commercial (save for the wash), are in compliance with these policies.

Plan Tucson policies LT28.2.12 - .15 support environmentally sensitive design that protects the integrity of existing neighborhoods as well as physical and architecturally sensitive design that is compatible with established neighborhoods.

The proposal supports two overall goals of the *HENP*: (1) ensure superior site design in new development which preserves open space, addresses drainage and erosion considerations, and protects existing residential uses; and (2) develop a compatible mix of suburban and low-density residential uses, with supportive neighborhood services, while protecting the integrity of existing neighborhoods.

The HENP residential goal is to: Preserve the integrity of existing uses within the neighborhood while encouraging new residential development which is sensitive to the natural environment. Supporting policies include: (1) Ensure the compatibility of new development with the surrounding uses; (2) Ensure the compatibility of new development with the natural environment.

HENP Residential Policy 1.A. requires the provision of a transition area adjacent to existing residential areas, and first tier development to be of similar density to adjacent development.

Residential Policy 4.A limits net density to 3.5 RAC, provided there is 35% consolidated open space on the site. Policy 4.B allows for a 0.5 RAC density bonus for providing a 20-foot setback along the major roads, which would permit a density of 4.0 RAC. The PDP shows 35% open space, and a net density of 3.99 RAC, including the 20-foot setback density bonus. The density meets the *HENP* policies.

As discussed in the Land Use Compatibility section below, the proposal is in substantial compliance with *Plan Tucson* and the *HENP*, and a plan amendment is not required.

The property consists of approximately 99.5 acres, and extends east from Houghton Road, south of the 50-foot-wide East 5th Street right-of-way (ROW) to the east boundary of the High Forty Subdivision, and south along the western boundary of Silverado Hills #3, to Broadway Boulevard, excluding the C-1 zoned site at the immediate intersection of Broadway and Houghton. The site is crossed by four regulatory washes that generally flow from southeast to the northwest across the site. The average slope across the site is five percent (5%) with an undulating terrain and an overall elevation drop of 40 feet from south to north. Locations of slope areas of greater than 15% are shaded areas on the PDP.

Two residences exist on the property. One residence will be removed as part of the project, while the other will remain on a five-acre lot near the center of the property. That lot will retain its direct access to Houghton Road.

Two commercial lots, on 1.7 acres, along Houghton Road north of the existing commercial lot, and one on Broadway Boulevard, on 4.2 acres, are proposed. Each of the lots will only access the adjacent major street. In conformance with the HENP, each lot includes 20% open space that is consolidated with the open space within the overall subdivision. While the UDC allows the 30 feet for C-1 zoned structures, a HENP Illustration 7 shows the 1990 plan amendment limits the commercial buildings to 28 feet in height.

Houghton Road is designated as an arterial roadway, with a scenic corridor overlay, with a 200-foot ROW on the Major Streets and Routes Plan Map (MSR). Houghton Road is currently one lane in each direction with a continuous left turn lane. Bicycle lanes exist on both side of the road, however, there no sidewalks. Broadway Boulevard is designated as an arterial roadway

with a 120-foot ROW. The Houghton-Broadway intersection improvements were completed in 2016. The Houghton Road corridor improvements are on-going. Broadway improvements are underway west of Houghton Road. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate approximately 2,300 vehicle trips per day, with approximately 10% of those occurring in the PM peak. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The *HENP* supports low density development for this site. The definition of low density in the *HENP* is up to 6 RAC. In conformance with *HENP* Residential Policy 1.A., the PDP shows perimeter buffer areas along the boundaries with adjacent subdivisions. Buffers along the north boundary include the undeveloped 5th Street ROW and an additional 50 feet of buffer on the site, maintaining a minimum of 112 feet between an existing home and the rear lot line of any proposed lot. An 80 foot-wide buffer is provided along the east boundary where adjacent to existing homes. The existing dense vegetation in the buffers will be maintained. Any areas of intrusion during development will be re-vegetated to mitigate the disturbance. New internal streets are a minimum of 200 feet from existing residences. The site has easy access to shopping and entertainment immediately south of Broadway Boulevard, and west of Houghton Road. The proposal is in compliance with the *Plan Tucson* designation of Neighborhood with Greater Infill Potential policies.

The proposed density and open space is similar to the majority of the surrounding subdivisions. The proposal also includes two commercial pads, one fronting onto Broadway Boulevard and the other adjacent to the existing commercial pad fronting onto Houghton Road. The commercial sites are proposed as C-1 zoning, which for planning purposes is considered to be for “neighborhood commercial” uses.

The *HENP* limits the first tier of residences adjacent to existing development to 20 feet. The Design Compatibility report states the first tier will be one story and will not exceed 24 feet in the remainder of the subdivision. To ensure compliance with the *HENP* height policy, a condition limiting first tier residences, adjacent to existing residences to 20 feet in height is recommended.

The proposed transitions along the north boundary include the 5th Street right-of-way and an additional 50 feet on the site, maintaining a minimum of 112 feet between an existing home and the rear lot line of any proposed lot. An 80 foot-wide buffer is provided along the east boundary where adjacent to existing homes. When one considers the area of the buffer and the proposed number and area of the residential lots along that buffer, the densities from the subdivision property line of the rezoning site are comparable to the densities of the first tier lots in the adjacent subdivisions.

The surrounding architecture varies in style, but typically would be considered a modern “southwestern style”. The construction materials include concrete block, slump block, stucco and frame. The homes have flat, hip and gabled roofs. The proposed development is subject to the FLD design standards of UDC, Section 8.7.3.M. The developer will be required to submit an Architectural Variation Plan (AVP) in accordance with the Administrative Manual Section 2-06.5.3.E. The AVP will address architectural diversity to provide visual interest and avoid monotony in architectural design by required variation in architectural treatments, such as color, finished materials, massing and rooflines, orientation of units, garages and porches.

Drainage/Grading/Vegetation – The washes conveying storm water across the site will be preserved. Multiple detention/retention basins are shown on the Environmental Resource Report (ERR) Composite Map. The map included in the ERR was missing a designation in the legend. A revised map is attached to this report. That map is colored to highlight the locations significant vegetation and the basins.

The ERR concept Grading Map indicates the grading limits within the subdivision. There are several incursion points into the buffer areas. The Design Compatibility Report (DCR) states the buffers will be vegetated to mitigate the grading damage. Staff is recommending a rezoning condition to memorialize the commitment.

PDS Engineering comments indicate retention/detention requirements will be based on density, and the locations of basins may be adjusted during the final design. Retention/detention will also be required for the commercial development areas as though they are in a balanced basin. PDS Engineering states the washes must be preserved as shown in the ERR. Because the limits of grading encroach into the buffers and are very close to the 100-year floodplain boundaries, staff is proposing the grading limits boundaries be fenced to ensure the limits are maintained. A conditioned is proposed that would require the grading limits be fenced prior to any grubbing or grading activity on the site.

Road Improvements/Vehicular Access/Circulation – The subdivision is proposed to be a gated community with private streets, served by gated a single gated access point on both Houghton Road and Broadway Boulevard. An emergency access is proposed from 5th Street, in alignment with N. Lazy J Way, extending north from 5th Street. A rezoning condition is proposed that the emergency access be restricted to official vehicles responding to an emergency. Sidewalks are proposed along the interior streets. A pedestrian path, connecting interior open space areas was initially proposed with a segment in the buffer area along the boundary with Silverado Hills Blok 3. The developer removed that segment and revised the PDP after neighbors expressed concern regarding the proximity of the trail.

The Pima County Trail Master Plan shows a trail extending north from Broadway, immediately east of the existing commercial property line, and curving west to connect to the Houghton Greenway, north of the existing commercial property. Parks and Recreation staff is recommending a 10-foot trail easement through this area. That trail proposal does not take into consideration that the

development proposal is a gated community and a public trail opening is not consistent with a gated community. Due to the gated community proposal, and that the Houghton Greenway path runs north from Broadway, along the east side of Houghton Road, only 250 feet from the proposed trail, staff is not recommending the trail easement. The developer will be required to extend the Greenway path to the 5th Street ROW line.

The Tucson Department of Transportation has no objections to the proposal but recommends several conditions. Any dedication of ROW necessitated by the project is required. Curb, and in lieu of a sidewalk, the extension of the Houghton Road Greenway path required along Houghton Road, north of the terminus of the intersection project. An eastbound left-turn lane is required on Broadway Boulevard to serve the proposed subdivision, and a right-turn deceleration lane is required for the proposed access from Houghton Road.

Conclusion – Both Plan Tucson and the *Houghton East Area Plan (HENP)* emphasize ensuring compatibility with the surrounding residential development. The proposal is similar in density to most of the surrounding development. Significant perimeter buffers provide separation and privacy for existing owners. Environmental sensitivity policies in the HENP are met through wash preservation. Subject to compliance with the attached preliminary conditions, approval of the requested R-1 and C-1 zoning is appropriate.

Preliminary Conditions (Revised October 31, 2019)

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated October 30, 2019, and the required reports, 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 completed Waiver must be filed with Planning & Development Services before the case will be 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. Owner/developer shall enter into a Sewer Service Agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system, and the timing of said improvements.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the special exception land use.

LAND USE COMPATIBILITY

7. 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.

Preliminary Conditions

8. Six (6) inch wide fence block or greater shall be used for perimeter walls.

DRAINAGE/GRADING/VEGETATION

9. Washes shall be preserved as shown on the Environmental Resources Report (ERR) Concept Grading Map.
10. The limits of grading must be fenced prior to any grubbing or grading to ensure washes are preserved and that buffer encroachments are no more extensive than is shown on the (ERR) Concept Grading Map.
11. Any encroachment into the buffer areas, including those shown on the (ERR) Concept Grading Map, shall be mitigated, preferably with mature plants from the site.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

12. Any dedication of right-of-way, necessitated by the development shall be dedicated by the owner/developer.
13. Curb and sidewalk is required along the Broadway Boulevard frontage where it does not exist. Curb and the extension of the Houghton Road Greenway path along Houghton Road are required. The path may substitute for the required sidewalk.
14. An eastbound left-turn lane is required on Broadway Boulevard to serve the proposed subdivision.
15. A right-turn deceleration lane is required for the Houghton Road gated entrance.
16. Emergency access from the 5th Street ROW in alignment with N. Lazy J Way, shall be limited to official vehicles responding to emergencies

TUCSON AIRPORT AUTHORITY NOTICE

11. 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

Preliminary Conditions

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Documentation of compliance with this condition must be provided to the Planning & Development Services Entitlements Division prior to scheduling the case for ordinance adoption.

AGREEMENT TO WAIVE ANY CLAIMS
AGAINST THE CITY FOR ZONING AMENDMENT

This agreement ("**Agreement**") is entered into between _____, as the owner of the property described herein ("**Owner**") and the City of Tucson ("**City**") to waive any and all claims for diminution of value that may be based upon action by the City in response to a request from the Owner. This Agreement is entered into in conformance with A.R.S. §12-1134(l).

The Owner is the holder of fee title to the property located at _____, Tucson, Arizona, (the "Property") which is more fully described in the Owner's application to the City in Case _____ and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City rezone the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the rezoning. The Owner believes that the rezoning of the Property will increase the value and development potential of the Property, and that this outweighs any rights or remedies that may be obtained under A.R.S. §12-1134 et. seq.

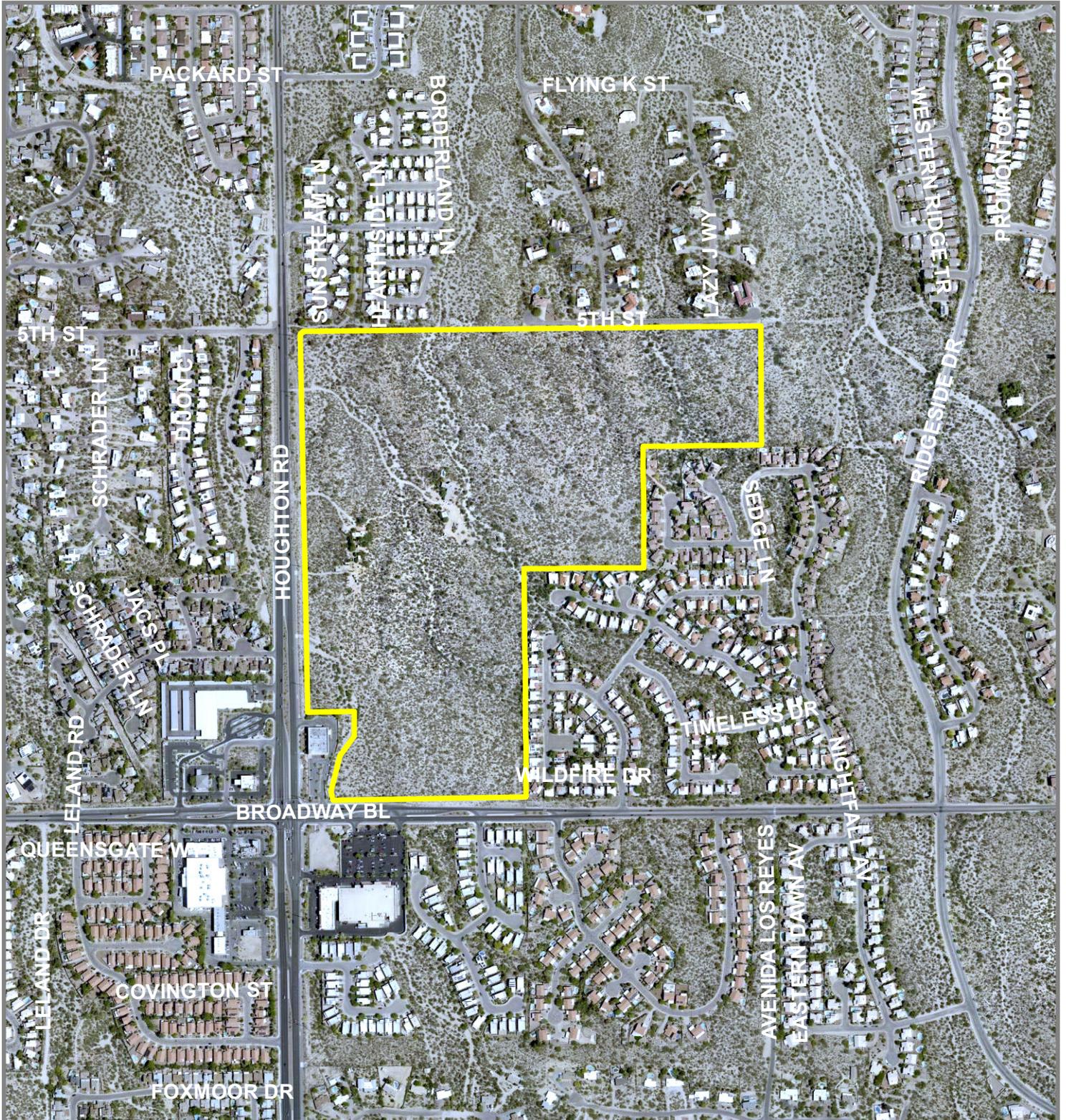
By signing this Agreement, the Owner waives any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of the enactment of the zoning amendment in Case _____.

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested zoning that limit the potential development of the Property. The Owner acknowledges that the rezoning and conditions are a single, integrated legislative approval. The Owner agrees and consents to all conditions that may be imposed. The Owner retains the right to withdraw the rezoning application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the zoning if the Owner disagrees with any conditions that are proposed or approved. If the Owner does not withdraw the application, the Owner shall be deemed to have accepted all adopted conditions to the requested zoning. If the Owner withdraws the application or does not effectuate the new zoning, this Agreement is null and void.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the City Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Upon execution, this Agreement shall be recorded in the Office of the Pima County Recorder.

Rezoning Request: From SR to C-1 and R-1 w/ FLD



 Area of Rezoning

Address: 10401/10407 E. Broadway Blvd.
520 N Houghton Rd.

Base Maps: Twp. 14S Range 15E Sec. 12
Ward: 2

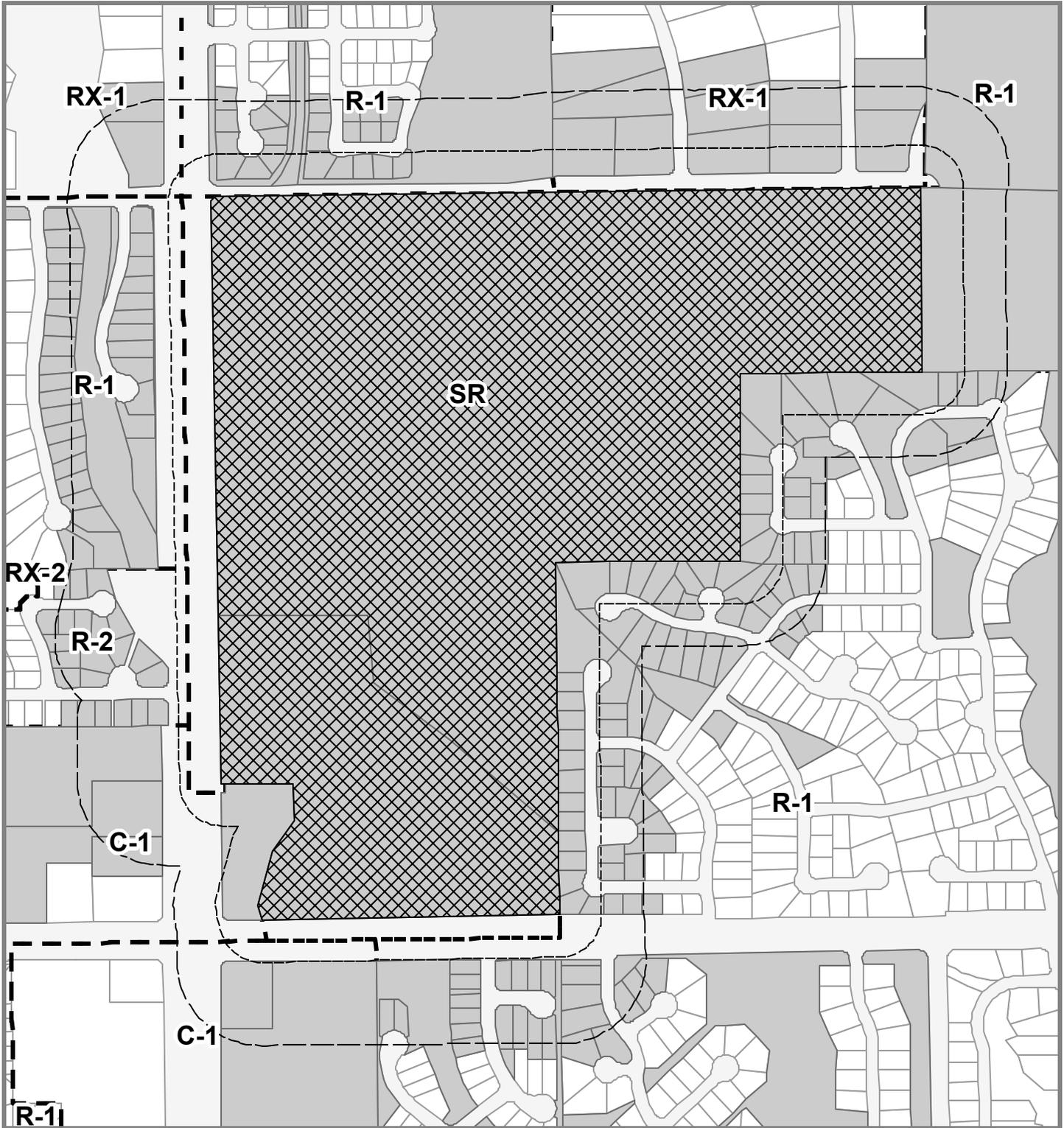


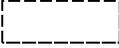
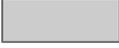
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1 inch = 750 feet

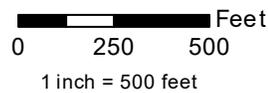


C9-19-18 Houghton Reserve - Houghton Rd.
 Rezoning Request: From SR to C-1 and R-1 w/ FLD



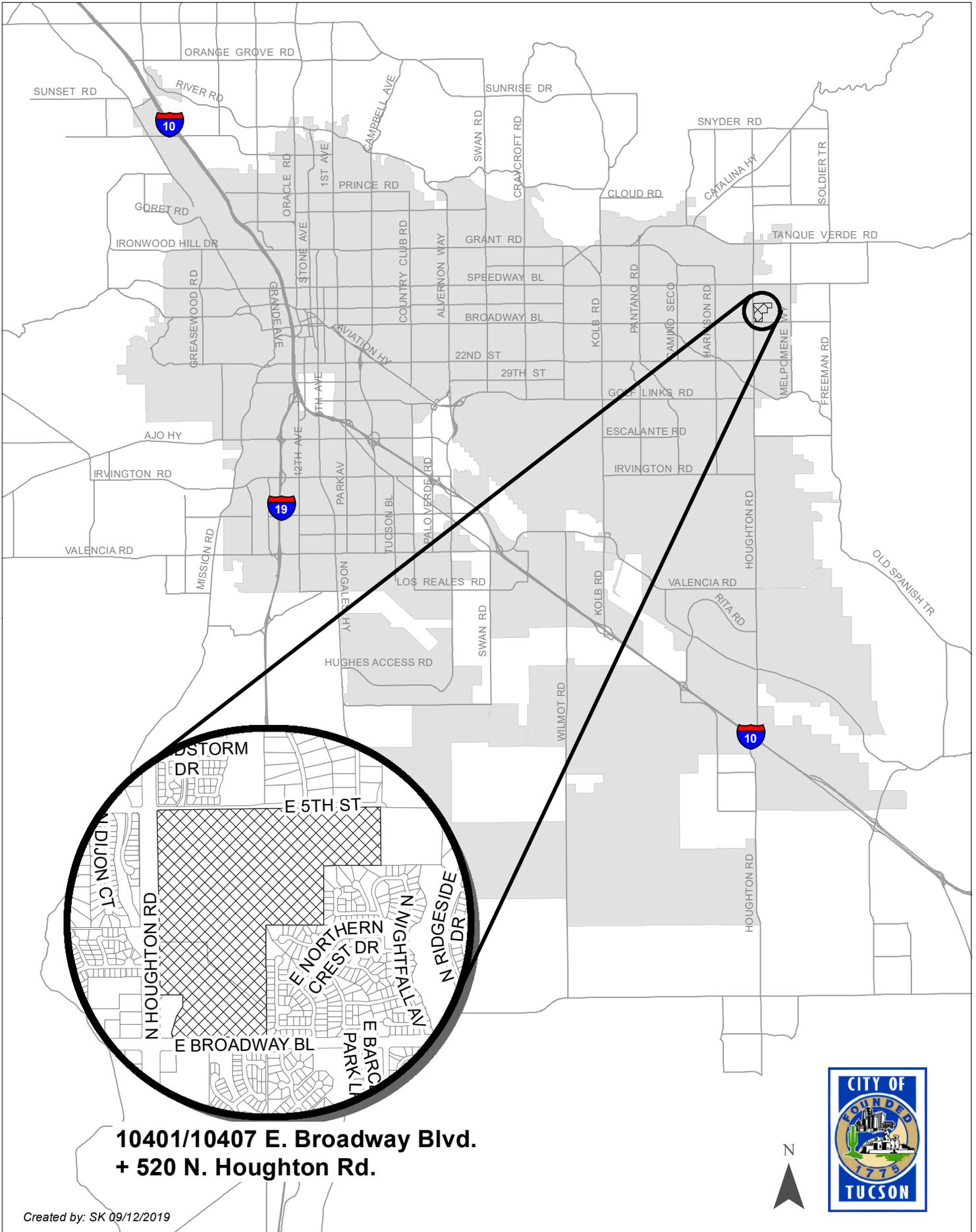
-  Area of Rezoning: SR to C-1 & R-1 w/ FLD
-  Protest Area (150 ft. Radius)
-  Notification Area (300 ft. Radius)
-  Properties Notified
-  Zone Boundaries

Address: 10401/10407 E. Broadway Blvd.
 520 N Houghton Rd.
 Base Maps: Twp. 14S Range 15E Sec. 12
 Ward: 2



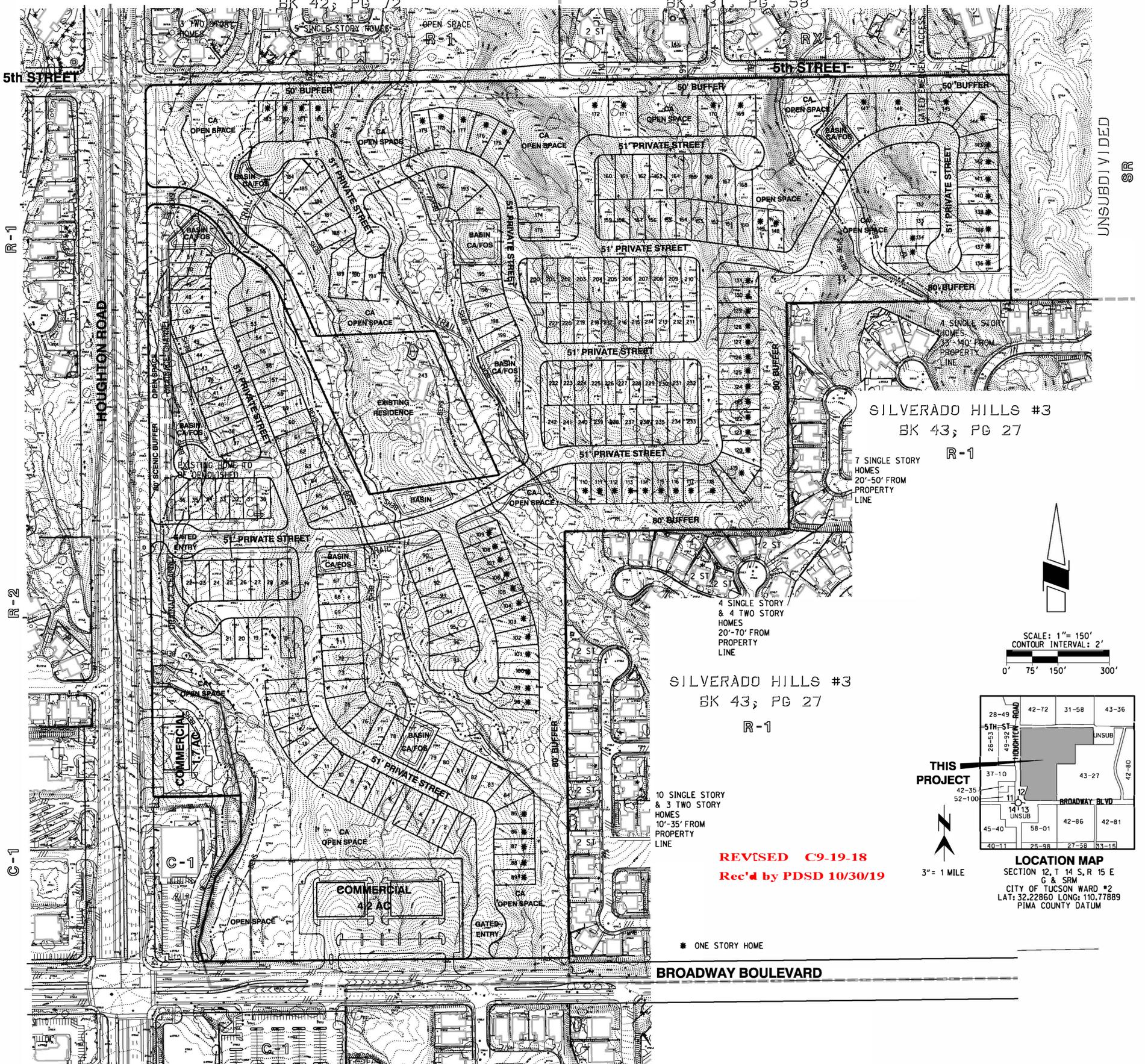
C9-19-18

Rezoning Request: From SR to C-1 and R-1 w/ FLD



**10401/10407 E. Broadway Blvd.
+ 520 N. Houghton Rd.**





SILVERADO HILLS #3
BK 43; PG 27

R-1

7 SINGLE STORY HOMES
20'-50' FROM PROPERTY LINE

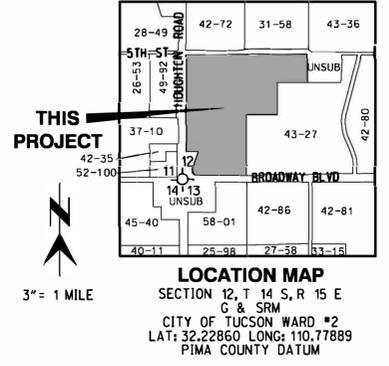
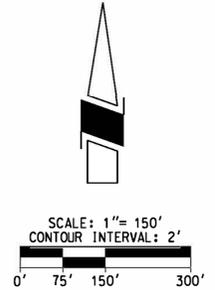
SILVERADO HILLS #3
BK 43; PG 27

R-1

10 SINGLE STORY & 3 TWO STORY HOMES
10'-35' FROM PROPERTY LINE

REVISED C9-19-18
Rec'd by PDSO 10/30/19

* ONE STORY HOME



TABULATIONS:

Total Site Area:	99.5 acres
Deduct for commercial parcels:	5.9 acres
Gross Residential Area:	93.6 acres

Residential Development:

35% Consolidated Open Space	
Gross Residential Area:	93.6 acres
35% OS required: (93.6 ac x 35%)	32.8 acres
Developable Area (65%):	60.8 acres

Commercial Development:

20% Consolidated Open Space	
Gross Commercial Area:	5.9 acres
20% OS required: (5.9 ac x 20%)	1.2 acres
Developable Area (80%):	4.7 acres

Open Space Required: (32.8 ac + 1.2 ac) 34.0 acres

Open Space Provided: 34.5 acres

TABULATIONS:

Proposed Lots:	243
Net Density (243/60.8)	3.99 RAC
Gross Density (243/93.8)	2.59 RAC

HENP Base Net Density Allowed: 3.5 RAC

Density Increases Allowed:

B.ii 20' Setback along Major Streets:	0.5 RAC
Total Net Density Allowed:	4.0 RAC

TABULATIONS:

Existing Zoning:	SR
Proposed Zoning:	R-1 (FLD)

Use: R-1 - Residential (FLD)

Criteria:	Required/Allowed	Proposed
Site Area:	0 Acres	93.6 Acres
RAC:	5.14	2.59
Building Height:	25'	25'
HDZ:	24'	24'
Perimeter Yards:		
5th Street (north)	21' or H*	50'
SR Zone (east)	6' or 2/3H*	20'
R-1 Zone (east/south)	6' or 2/3H*	80'
Broadway Blvd (south)	21' or H*	200'
C-1 Zone (south/west)	10' or 3/4H*	130'
Houghton Road (west)	21' or H*	70'
* From travel lane		

Parking Data:

Residential: 2 SP/DU x 243	486	Garage	486
Visitor: 0.25 SP/DU x 243	60.8	Street	80
Total:	546.8		566

Landscape Border:

5th Street:	10'	50'
SR Zone	None	20'
R-1 Zone	None	80'
Broadway Blvd	10'	210'
C-1	None	70'
Houghton Road (Scenic)	30' Natural	30' Natural

Functional Open Space:

269 SF/Lot (243 x 269 SF)	65,367 SF	98,000 SF
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TABULATIONS:

Existing Zoning:	SR
Proposed Zoning:	C-1

Use: C-1 - Commercial

Criteria:	Required/Allowed	Proposed
Site Area:	0 Acres	4.2 & 1.7 Acres
Building Height:	30'	30'
Perimeter Yards:		
R-1 Zone (east/north)	11/2H*	45'
Broadway Blvd (south)	21' or H*	21' or H*
C-1 Zone (south)	None	
Houghton Road (west)	21' or H*	30'
* From back of future curb		

Parking Data:

Commercial: 30,000 SF x 1/250	120	132
10,200 SF x 1/250	41	43
Total:	161	175

Landscape Border:

R-1 Zone	10'/5' Wall	10'/5' Wall
Broadway Blvd	10'/30" Screen	10'/30" Screen
C-1	None	
Houghton Road (Scenic)	30'/30" Screen	30'/30" Screen

PUBLIC FACILITIES AND SERVICES REPORT FOR November 14, 2019
(as of October 29, 2019)

C9-19-18 Houghton Reserve – Houghton Road, SR to C-1 & R-1 FLD

CITY AGENCIES: No Objections Noted

Environmental Services
PDS – Landscape
PDS – Sign Code
PDS – Zoning Review
TDOT – Engineering
Tucson Police Department
Tucson Fire Department
Tucson Water Department

Conditions Noted

PDS – Engineering
PDS – Historic Preservation Officer
TDOT – Traffic Engineering
Tucson Parks and Recreation

NON-CITY AGENCIES: No Objections Noted

Arizona Department of Transportation
Davis-Monthan Air Force Base
PAG-TPD: Estimated traffic generation of proposed development: 2,326 vehicle trips per day.
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Tucson Electric Power
Tucson Unified School District

Conditions Noted

Pima County Wastewater: Standard Condition
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, October 30, 2019 at <https://www.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>

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

C9-19-18 MW

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IMPORTANT LAND USE CHANGE NOTICE ENCLOSED