Case Number Issued: DRB - 17 - 4

Related Case No. DDO - 17 - 34

Design Review Board (DRB) APPLICATION

Submit application by appointment, to 201 N. Stone, 2nd Floor North side.

PROPERTY INFORMATION:

PROJECT NAME: BK Commissary
(For example: Al's Bar & Grill, Jones Residence Carport Addition, or Palo Verde Shopping Center, etc.)

PROJECT ADDRESS: 941 E 19th Street, Tucson, AZ 85719
(NOTE: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

ZONING OF PROPERTY: I-1 **(For example: R-1, C-2, I-1 or R-1/C1 Authorized, etc.)**

PROJECT TYPE (check all that apply):

( ) New building on vacant land
(X) New addition to existing building
( ) Existing building needs permits
( ) New building on developed land
(X) Change of Use to existing building
(X) Modification to façade of existing building

(X) Other (Explain) STREET LANDSCAPE BOARDER SWAP

APPLICANT INFORMATION:

AGENT (The person processing the application and who staff will send mailings to):

NAME: FORSarchitecture+interiors

ADDRESS: 245 E Congress St. #135

Tuczon, AZ **ZIP:** 85701

PHONE: (520) 795 - 9888 **FAX:** ( ) -

[PROPERTY OWNER/S (If ownership in escrow, please note):

NAME: Benjamin Galaz

ADDRESS: 941 E. 19th Street

Tucson, AZ **ZIP:** 85719

PHONE: (520) 882 - 3649 **FAX:** ( ) -

[SIGNATURE OF PROPERTY OWNER]:

Ben Galaz

MODIFICATION REQUESTED

Check the items that apply and indicate what is proposed instead, explaining why each request is being made. (Use additional sheets if necessary.)

[X] Street Landscape Border 7' of required bufferyard on 19th street is proposed to be removed and swapped with / added to, the zero side bufferyard on Park Avenue.

10' REQ'D FRONT BUFFERYARD - 0' REQ'D SIDE YARD @ PARK. EAST PL @ PARK IS SIDEYARD AND NOT R.O.W PER FOLLOWING E-MAIL.

[ ] Street Frontage Screening

[ ] Interior Perimeter Screening

[ ] Vehicular Use Area Trees

[X] Other Landscaping or Screening Requirements required trees in said bufferyards to be swapped in concert with befferyard adjustments

PROJECT INFORMATION:

Explain how these DDOs will improve the design of the project. (Use additional sheets if necessary.)

Proposed restaurant will benefit this industrial area devoid of such amenities. Viability of the project will be greatly improved if the addition can achieve 19th street frontage. The proposed front bufferyard reduction will enable the restaurant addition a better fit into a relatively narrow existing space constraint.

FORSrichard

From: Russlyn Wells <Russlyn.Wells@tucsonaz.gov>
Sent: Wednesday, October 12, 2016 4:45 PM
To: FORSrichard
Cc: Mark Castro
Subject: RE: BK Commissary Adjacent Parcels

Richard,

The properties are owned by TDOT but are not right of way.

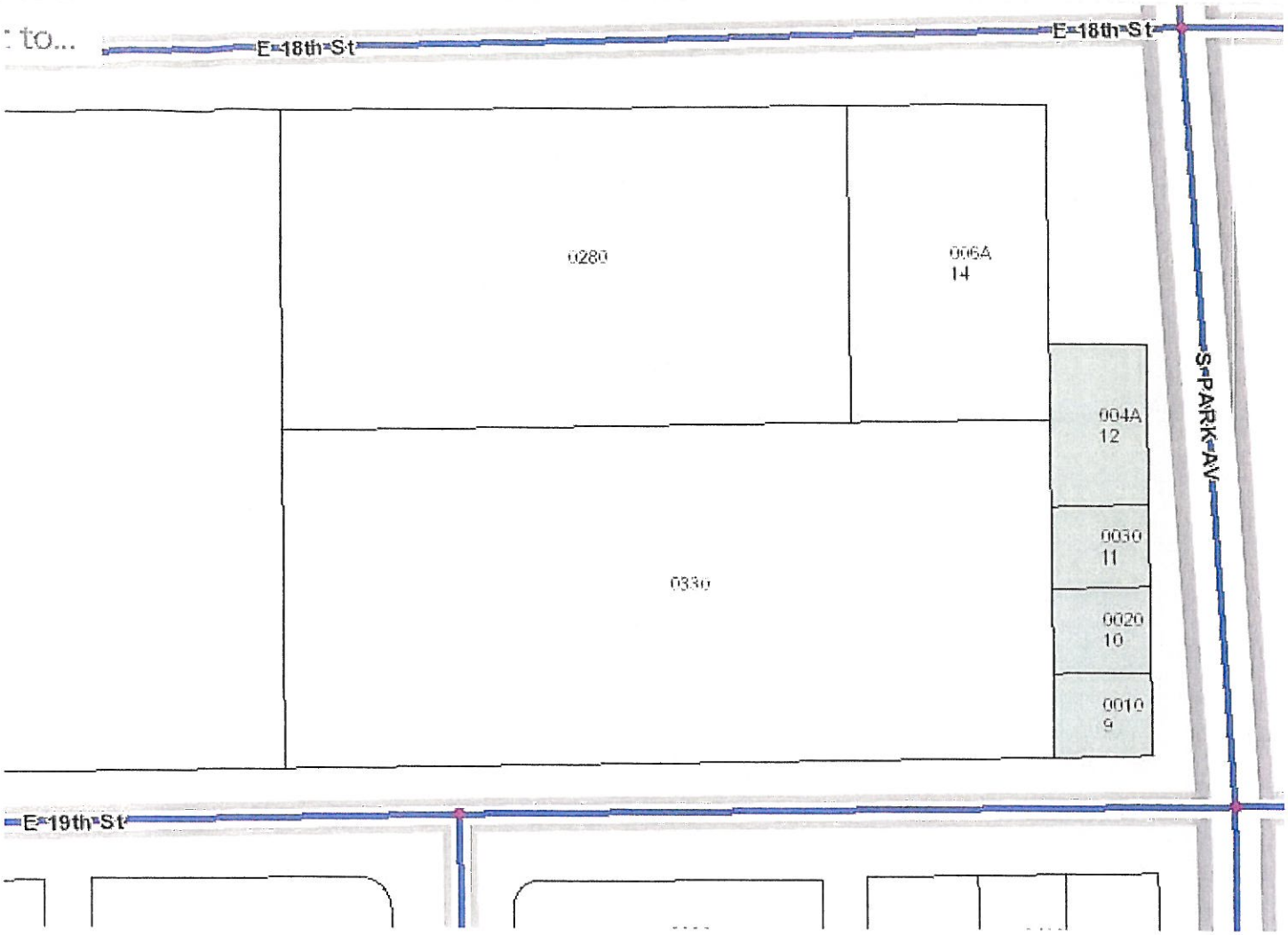
This means that side of the east side of the lot is an interior lot line, not a street frontage.

Since the entire east lot line is visible from the right-of-way, portions of it could be used as a substitute location for some of the required street landscape border that cannot be located on the street frontage side.

Russlyn
>>> FORSrichard <richard@forsarchitecture.com> 10/12/2016 4:03 PM >>>
Russlyn,

If I understand correctly what I need to know is if the parcels have future right of way established. If that is the case than our property is still considered a corner property.

Regards
Richard


to...
E 18th St
E 18th St
0280
006A
14
004A
12
0030
11
0330
0020
10
0010
9
S PARK AV
E 19th St

COT COMMENTS

Permit Review Details

Permit Detail

Permit: DP16-0196 (https://www.tucsonaz.gov/pro/pdsd/permitdetail/DP16-0196/124150330)
Parcel: 124150330 (https://www.tucsonaz.gov/pro/pdsd/parcel_search/124150330)

Addresses:
941 E 19TH ST (https://www.tucsonaz.gov/pro/pdsd/addresspermits/941/E/19TH%20ST)

Review Status: **Active**

Review Details

Show 10 **entries** **Search:**

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
2/3/2017	MARTIN BROWN	FIRE	REVIEW	Reqs Change	Please indicate on plans location(s) of existing and/or proposed fire hydrants, with dimensions to property lines. Also, be advised that the additional sq footage may initiate the requirement for fire sprinklers and alarms, depending on the occupancy classification. Please review with architect, and if fire sprinklers are to be installed, indicate on plans approximate location of fire service underground piping.
2/13/2017	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	CDRC TRANSMITTAL TO: Development Services Department Plans Coordination Office FROM: Steve Shields

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					Principal Planner PROJECT: BK Restaurant Commissary Development Package (1st Review) DP16-0196 TRANSMITTAL DATE: February 13, 2017 DUE DATE: February 27, 2017 COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed. This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM). Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is January 26, 2018. 2-06.3.0 FORMAT REQUIREMENTS 1. 2-06.3.5 - Provide the development package approval stamp on all sheets of the development package. Sheets 2 - 5 do not have a stamp. 1. 2-06.3.10 - The keynote symbol, diamond, should match the symbol, hexagon, shown on the plan. 2-06.4.7 - General Notes The following general notes are required. Additional notes specific to each plan are required where applicable.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					2-06.4.7.A - Zoning and Land Use Notes 2. 2-06.4.7.A.4 - General Note 2 appears to propose three (3) separate uses on site, Food and Beverage Wholesaling, Administrative and Professional Office & Retail. Under General Note 23 Parking Calculations (Phase I) you list Wholesaling, Office, Storage, Food Service & Terrace. Under Building Floor Area you list Wholesaling, Office Storage, Restaurant, Commercial Kitchen & Covered porch. Are you proposing several primary uses (mixed use) or are you proposing single primary use, wholesaling with accessory uses. Until this comment is addressed development standards cannot be verified and additional comments may be forth coming. 3. 2-06.4.7.A.4 - General Note 2 you list Retail as a use. Retail is a use group; clarify what retail use you are proposing. 4. 2-06.4.7.A.4 - General Note 23 Parking Calculations (Phase I) you list Terrace as a use, clarify what this use is. 5. 2-06.4.7.A.4 - Under Building Floor Area you list covered porch as a use, clarify what this use is. 6. 2-06.4.7.A.6.a - As a Design Development Option (DDO) is required for street perimeter yard setback reduction, see comment 22, provide the DDO case number adjacent to the title block on all sheets. Also provide a general note stating the DDO case number, date of approval, what was varied and if applicable any conditions of approval. 2-06.4.9 - Information on Proposed Development The following information on the proposed project shall be shown on the drawing or added as notes. 7. 2-06.4.9.G - The drawings shown "Phase I & Phase II" but no Phase II calculations are provided. Provide all applicable calculations, vehicle & bicycle parking etc. 8. 2-06.4.9.H.2 - Show all required sight visibility triangles on the plan. 9. 2-06.4.9.H.5 - Provide access lane width dimensions for all entrances/exits on to 19th Street. 10. 2-06.4.9.H.5 - Per UDC Table 7.4.6-2 the proposed drive thru is

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					required to be 10'-0" wide. 11. 2-06.4.9.H.5 - Per UDC Article 7.4.6.F.2.a.(2) show the required 1'-0" from the drive thru to the building. 12. 2-06.4.9.H.5 - There is some type of structure shown north of the west end of the proposed drive thru lane. If this structure is over 6" tall show the required 2'-0" setback to the drive thru, see UDC Article 7.4.6.F.2.b. 13. 2-06.4.9.H.5.a - Until comment 2 has been addressed the vehicle parking requirements cannot be verified. 14. 2-06.4.9.H.5.a - Provide a PAAL width dimension for the PAAL providing access to the angled vehicle parking. 15. 2-06.4.9.H.5.a - Provide a "A Parking Angle" for the proposed angled vehicle parking, see UDC Figure 7.4.6-A. 16. 2-06.4.9.H.5.a - Provide a typical parking space detail for a standard parking spaces. 17. 2-06.4.9.H.5.a - The Handicap sign detail, sheet 4 provide a sign mounting height for the "VAN" sign. This dimension should be 7'-0" to grade. 18. 2-06.4.9.H.5.a - Provide a Phase II vehicle parking space calculation that addresses the proposed use, ratio used, number required and provided along with the required and provided accessible vehicle parking spaces. 19. 2-06.4.9.H.5.a - Show the required accessible vehicle parking spaces for Phase II. 20. 2-06.4.9.H.5.c - Until comment 2 has been addressed the loading space requirements cannot be verified. 21. 2-06.4.9.H.5.c - Provide a loading space calculation for Phase II. 22. 2-06.4.9.H.5.d - Until comment 2 has been addressed the short and long term bicycle parking requirements cannot be verified. 23. 2-06.4.9.H.5.d - Provide a Phase II short and long term bicycle space

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					calculation that addresses the proposed use, ratio used, number required and provided. 24. 2-06.4.9.H.5.d - Provide a detail for the proposed short term bicycle parking that demonstrates how the requirements of UDC Articles 7.4.9.B.1, .2 and 7.4.9.C are met. 25. 2-06.4.9.H.5.d - Provide a detail for the proposed short term bicycle parking that demonstrates how the requirements of UDC Articles 7.4.9.B.1, .2 and 7.4.9.D are met. 26. 2-06.4.9.O - Sheet 1 "Setbacks" the street perimeter yards setback appears to be incorrect. You have listed a developing are setback and it does not appear that this site meets the definition of developing area. The street perimeter yard setbacks for this site should be listed as 20'-0" or 1-½ the height of the height of the proposed exterior building wall, whichever is greatest, measured from the street property line. That said a Design Development Option (DDO) will be required to be submitted and approved prior to approval of the development package. 27. 2-06.4.9.Q - Provide the height of each commercial, industrial, or business structure and the specific use proposed within the footprint of the building(s). 28. 2-06.4.9.R - Provide width dimensions for all proposed and existing sidewalks on the plan. 29. 2-06.4.9.R - Per TSM Section 7-01.4.1.A & .D clearly show the required sidewalk from the proposed/existing buildings to the south street property line. 30. 2-06.4.9.R - Per TSM Section 7-01.3.3.B show the required sidewalk between the existing/addition to the future building. This sidewalk is required meet the requirements of the ICC A117.1-2009 for accessibly. 31. 2-06.4.9.R - Clearly show the accessible route from the accessible vehicle parking spaces to both buildings, existing and proposed and to 19th Street. Provide spot elevations so that the requirements of ICC A117.1-2009 405 can be verified. 32. 2-06.4.9.R - Ramp and Stairs Addition detail, sheet 4, provide spot elevations so that the requirements of ICC A117.1-2009 405 can be

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					verified for the proposed ramp. 33. 2-06.4.9.R - Ramp and Stairs Addition detail, sheet 4, until comment 32 is addressed the requirements of ICC A117.1-2009 405.8 cannot be determined. If handrails are required clearly demonstrate that the clear width of 36" is maintained, see ICC A117.1-2009 Section 405.5. 34. 2-06.4.9.R - Ramp and Stairs Addition detail, sheet 4, clearly shown the required handrails for the proposed stairs, see ICC A117.1-2009 Section 504.6. If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package
2/13/2017	SSHIELD1	ADA	REVIEW	Passed	None
2/13/2017	SSHIELD1	H/C SITE	REVIEW	Reqs Change	See Zoning comments.
2/22/2017	ANDREW CONNOR	LANDSCAPE	REVIEW	Reqs Change	UNIFIED DEVELOPMENT CODE 4.1 Identification and Descriptive Data A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan. The landscape plan will contain the following identification in the lower right corner of each sheet: 1. Legal description and address of site; 2. Cross-reference to: a. Rezoning case; b. Subdivision case; c. Board of Adjustment case; d. Design Development Option case; e. Development Review Board (DRB) case; and/or, f. Any other relevant case number for reviews or modifications that affect the site. 7.6. LANDSCAPING AND SCREENING

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					7.6.2. APPLICABILITY. Buildings 10,000 Square Feet or Less On sites where the gross floor area of the existing building(s) is 10,000 square feet or less, expansions in square footage of land area, floor area, lot coverage, or vehicular use area as follows. a. If the expansion is less than 50%, the standards of this section apply only to the proposed expansion. Existing development on the site is subject to the zoning standards in effect at the time the existing development received zoning approval. b. If the expansion is 50% or greater or if expansions as of February 15, 1991, cumulatively result in a 50% or greater expansion in land area, floor area, lot coverage, or vehicular use area, the standards of this section apply to the entire site. Verify expansion calculation. Street Landscape Borders Minimum Width Street landscape borders must be a minimum of ten feet wide as measured from the street property line. Portions of the landscape buffer for expansion area along 19th Street are not 10' wide. Street landscape borders must be located entirely on site, except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way. 7.6.5. SCREENING STANDARDS Screening for individual land uses and zones must be provided as determined in Table 7.6.4-1 and in addition to the required landscape borders. Screening is not required between similar uses in accordance with Table 7.6.4-1. A 5' screen is required to screen Drive-Through from 19th street. . Exceptions to Screening Standards 1. The required screen along a street frontage for vehicular use and outdoor display areas may be lowered to 30 inches if the site is located: a. On a street that is not designated as an MS&R; and b. Across the street from nonresidential uses or unimproved, nonresidentially zoned parcels. Ensure that all Zoning and Engineering comments and concerns are addressed. Additional comments may apply.
2/22/2017	ANDREW CONNOR	NPPO	REVIEW	Approved	None

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
2/23/2017	ROBERT SHERRY	PLUMBING-COMMERCIAL	REVIEW	Reqs Change	Revise the site drawing to include the following existing utility information: a. The location fire hydrants. b. The location and size of sanitary and storm sewers, including the pipe diameter and the invert and rim elevations of all manholes and cleanouts; along with the Pima County Wastewater Management Department (PCWMD) reference number. c. The point of connection to the existing public sewer. Reference: City of Tucson Administrative Manual, Section 2-06.4.8D and Section 107.2.1, IBC 2012.
2/27/2017	LOREN MAKUS	ENGINEERING	REVIEW	Reqs Change	Show cut and fill quantities. The site is 2.2 acres. Provide water harvesting in all landscape areas.

Showing 1 to 8 of 8 entries

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Final Status

Show 10 entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description
1/27/2017	ANY	REJECT SHELF	RECEIVED
1/27/2017	ANY	REJECT SHELF	RECEIVED
1/27/2017	ANY	REJECT SHELF	RECEIVED

Showing 1 to 3 of 3 entries

Previous 1 Next

south facade view

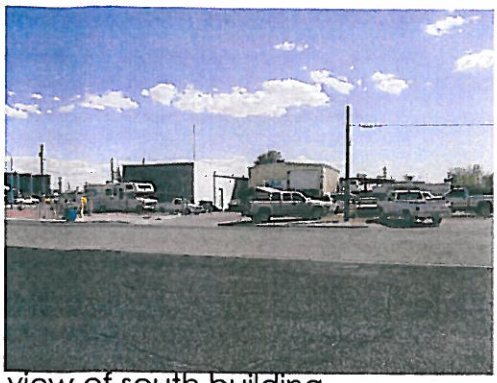
west facade view

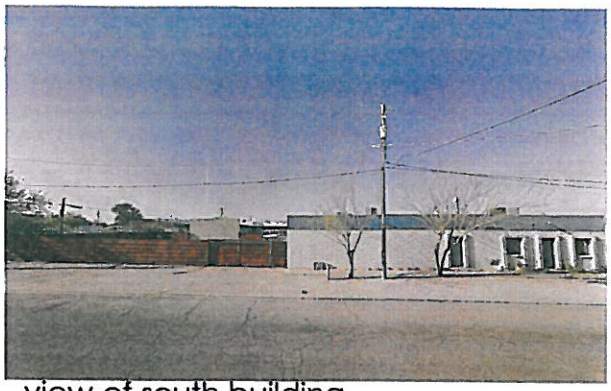
east facade view

north facade inside secured gate view

BK TACOS AUTENTICA FUSION

FORS architecture + interiors 520.795.8888 forsarchitecture.com

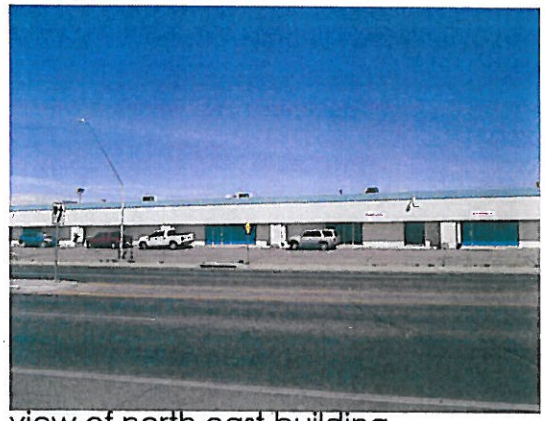

view of south building


view of south building

view of south west building

view of west building

view of north building


view of north east building

view of east building

view of south east building

BK TACOS AUTENTICA FUSION

FORS architecture + interiors 520.795.9888 forsarchitecture.com

Book-Map-Parcel: 124-15-0330	Oblique Image	Tax Year: 2018	Tax Area: 0150

Property Address:

Street No	Street Direction	Street Name	Location
941	E	19TH ST	Tucson

Taxpayer Information:

GALAZ 19TH AVE LLC
8015 N HIGGINS FEATHER DR
TUCSON AZ

85743- 7431

Property Description:

INDUSTRIAL S200' E480' BLK 4

Valuation Data:

COMMERCIAL (1)	18.0	$168,000	$396,000	$564,000	$503,370	$90,607
COMMERCIAL (1)	18.0	$168,000	$396,000	$564,000	$528,539	$95,137

Property Information:

Section:	18
Town:	14.0
Range:	14.0E
Map & Plat:	8/9
Block:	004
Tract:	
Rule B District:	2
Land Measure:	96000.00F
Group Code:	
Census Tract:	800
Use Code:	3720 (TRUCK TERMINAL)
File Id:	1
Date of Last Change:	6/22/2015

Commercial Characteristics:

Property Appraiser: John Becker Phone: 520-724-3046

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	9,400	$248,286	$0	$396,000

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1950	371/3	0000000	9,400	$544,817	$202,672	WAREHOUSE STORAGE
002-001	1950	101/3	0000000	0	$17,415	$6,269	COMMERCIAL YARD IMPROVEMENTS
003-001	1950	290/3	0000000	0	$109,292	$39,345	PARKING LOT

Valuation Area:

Condo Market:	100
DOR Market:	31
MFR Neighborhood:	CB_Millville
SFR Neighborhood:	01020201
SFR District:	30

Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20131430397	1	04/2013	Commercial/Industrial	$550,000	$478,960	N	W1 RJM

Supervisor District:

(2) RAMON VALADEZ

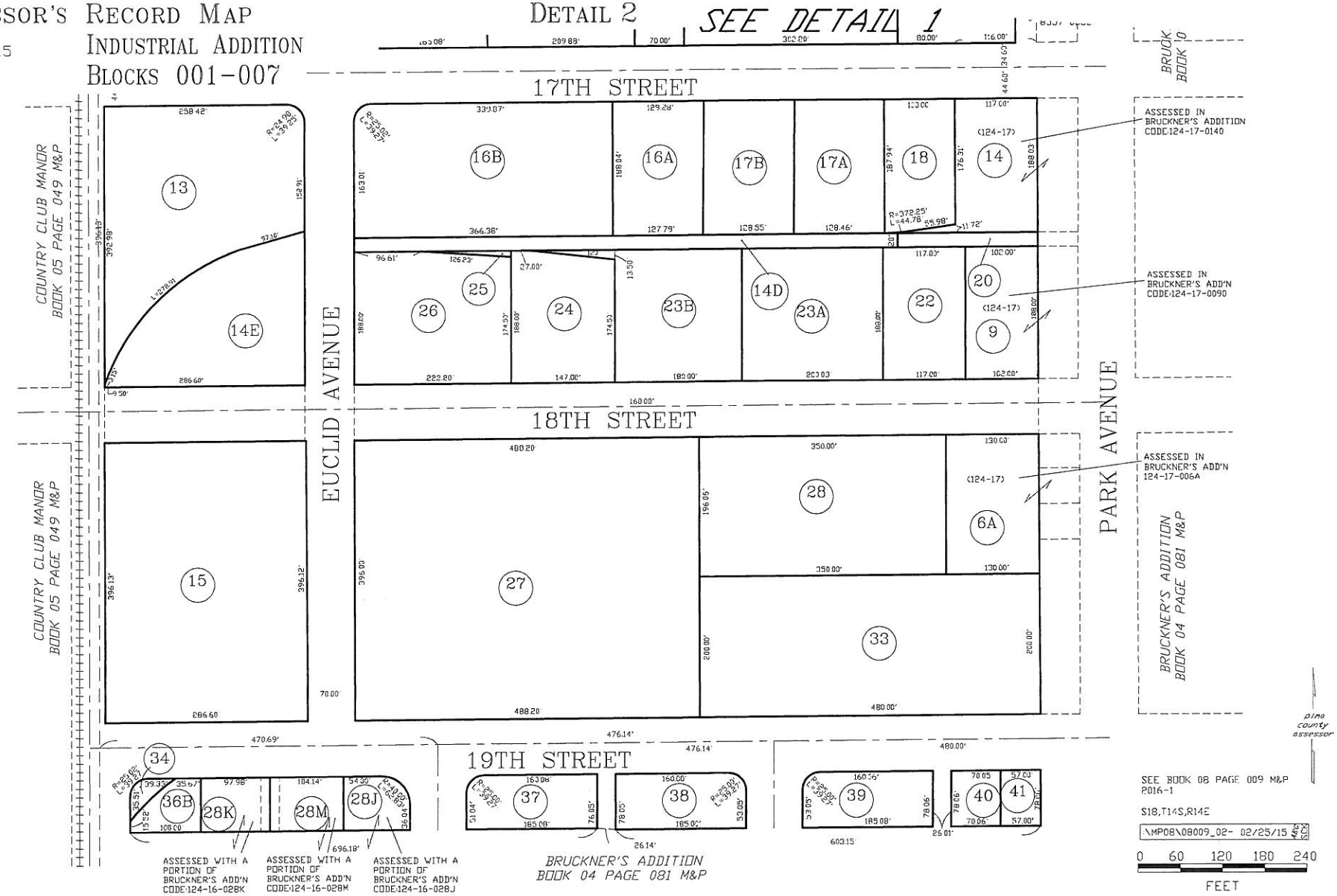
Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20151490599	0	0	5/29/2015	WARRANTY DEED
20131430398	0	0	5/23/2013	DISCLAIMER DEED
20131430397	0	0	5/23/2013	WARRANTY DEED
0	7326	615	7/17/1984	

ASSESSOR'S RECORD MAP

124-15

INDUSTRIAL ADDITION
BLOCKS 001-007



CCS