



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: December 2, 2015

TO: Planning Commission

FROM: Jim Mazzocco
Executive Secretary 

SUBJECT: *Houghton East Neighborhood Plan Amendment PA-15-02, Amendment to Allow Height Increase at Northeast Corner Houghton Road and 22nd Street Study Session (Ward 2)*

Issue – This application represents a proposed plan amendment submitted by Kelly Lee of Planning Center to the *Houghton East Neighborhood Plan (HENP)* by the owners of the 16.3-acre, vacant parcel at the northeast corner of Houghton Road and 22nd Street. The applicant is seeking to amend plan policy in the HENP’s which restricts nonresidential uses to 20-feet in height except at the northeast corner of the Houghton Road and Broadway Boulevard intersection.

If the plan amendment is adopted by Mayor and Council, the applicant intends to implement the policies and guidelines by applying for a Planned Area Development (PAD) rezoning for the subject property. The PAD document would contain all the specific zoning and design regulations required to define this proposal as a neighborhood commercial development.

Recommendation: Staff recommends that the Planning Commission set this item for public hearing on the next available date in January 2016.

Applicant’s Request: The applicant’s amendment request is to modify the Houghton East Neighborhood Plan, Nonresidential Development, Policy 2.D which restricts nonresidential uses to 20 feet in height, in order to allow a maximum building height of 26 feet for a grocery store building. All other on-site buildings to maintain the HENP’s 20 foot building height restriction.

The applicant proposes to develop the amendment site with a Fry’s Marketplace grocery store with approximately 124,097 square feet of building space, an associated gas station, and two smaller retail buildings, respectively 4,500 square feet and 12,900 square feet for a total of 141,497 square feet of building space.

Existing Zoning and Land Uses: The 16.3 acre amendment site is zoned SR. To the north and east is RX-1 zoning with single-family residential uses. To the south is SR and RX-1 zoning, large vacant parcel and single-family residential. To the west is C-1 and R-1 zoning that includes a commercial area and single-family residential.

Land Use Policy Direction: Policy direction is provided by the City’s *Plan Tucson* (2013) and the *Houghton East Neighborhood Plan* (1985). Key policies are summarized below; a complete policy listing is provided as Attachment E.

Plan Tucson (2013): *Plan Tucson* was ratified by voters at the November 5, 2013 General Election and became effective on November 13, 2013 (Resolution #22160). *Plan Tucson* identifies the amendment site on the Future Growth Scenario map as “Neighborhoods with Greater Infill Potential”, which are neighborhoods that have the potential for new residential and commercial development/redevelopment in the next several decades. These neighborhoods include a mix of such uses as a variety of housing types, grocery stores, and other retail and services. *Plan Tucson* supports locating housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependency on the car. Plan policy supports neighborhood commercial uses located at the intersection of arterial streets. *Plan Tucson* supports 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.

Houghton East Neighborhood Plan (1985): The Plan area, which is approximately two square miles, is bounded on the north by Speedway Boulevard, on the east by Tanque Verde Loop/Melpomene Road, on the south by 22nd Street, and on the west by Houghton Road. The HENP was last amended on January 22, 1990, Resolution 15017 to allow nonresidential building heights of 28 to 35 feet at the northeast corner of Houghton Road and Broadway Boulevard.

The purpose of the *HENP* is to guide future development to protect the natural amenities of the area and to enhance existing neighborhoods by 1) ensuring superior site design in new development which preserves open space, addresses drainage and erosion considerations, and protects existing residential uses; and 2) allow for a compatible mix of suburban and low-density residential uses, with supportive neighborhood services. The following nonresidential policies are pertinent to the plan amendment request:

- 1.A. Locate non-residential uses only at the intersections of Houghton Road with Broadway Boulevard and 22nd Streets.
- 2.D. Restrict nonresidential uses to 20 feet in height, except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner.
- 4.C. Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.

Public Contact: Within the past year, the applicant of the amendment site has held two official neighborhood meetings on: July 23, 2015, approximately 46 attendees; and April 1, 2015, approximately 34 attendees. Issues discussed during these meetings included limiting deliver hours, open space, buffering, building height and massing, outdoor lighting, traffic, preserving Saguaro National Monument buffer.

To date, staff has received three letters of protest and one letter of support. The protest letters raise concerns that the proposed development would have negative impacts on view sheds, traffic, wildlife protection, riparian washes, Saguaro National Park, and night sky viewing. The support letter favors the amendment for height as reasonable given its slight increase above the 20-foot restriction and the potential for more goods and services for east side neighborhoods.

Conclusion: The applicant project proposes to develop the amendment site with a Fry's Marketplace grocery store with approximately 124,097 square feet of building space, an associated gas station, and two smaller retail buildings, respectively 4,500 square feet and 12,900 square feet for a total of 141,497 square feet of building space. The proposed project, although classified by the City's Unified Development Code as a 'large retail establishment' will serve as a neighborhood grocery store by serving primarily a population radius of 2 to 3 miles. The applicant's site design provides for 20 percent open space. The consolidated open space areas occur along the site's border: north border width ranges from 32 to 71 feet, east border width 65 to 98 feet; and west border width 30 to 60 feet adjacent to the Houghton Road pedestrian trail.

The amendment site is located at the intersection of two arterial streets as identified on the City's *Major Streets & Routes* map. The proposed development is consistent with the goals and policies of *Plan Tucson* and the *Houghton East Neighborhood Plan*. Both these *Plans* support commercial development at the intersection of arterials, with *HENP* specifically identifying this site for commercial uses. The *HENP* defines neighborhood commercial as those retail and service uses typically serving the population with a 3-mile or less radius, with neighborhood commercial or office uses required to retain a minimum of 20 percent consolidated open space.

The proposed amendment to allow an increase in building height for the proposed grocery store from 20 to 26 feet is an appropriate request for a nonresidential use and similar to an approved amendment to the *HENP* which allows nonresidential heights of 28 to 35 feet at the northeast corner of the Broadway Boulevard and Houghton Road intersection. The proposed height request is also consistent with an expired approved rezoning case at the southeast corner of Houghton Road and 22nd Street for an 8.97 acre C-1 zoning, neighborhood commercial project which allowed for building height of 24 feet.

The proposed site appears large enough to allow development to occur with slightly greater than normal setbacks which would minimize the impacts of slightly additional height. The site has approximately 600 feet of frontage on Houghton Road and approximately 1200 feet along 22nd Street and when combined with the proposed 20 percent consolidated open space appears to provide ample opportunity for view corridors through the site. The location and intensity of commercial uses at the intersection of Houghton Road and 22nd Street is supported by both *Plan Tucson* and *HENP*.

There appears to be ample opportunity given the project's size and location, site design, and proposed use of a special zoning district, such as a Planned Area Development (PAD), that can contain all the specific zoning and design regulations required to ensure a neighborhood commercial project at the northeast corner of Houghton Road and 22nd Street intersection that is consistent with city-wide and neighborhood goals. A proposed building height of 26 feet can be supported when impacts to view corridors and viewsheds can be mitigated through use of sensitive design.

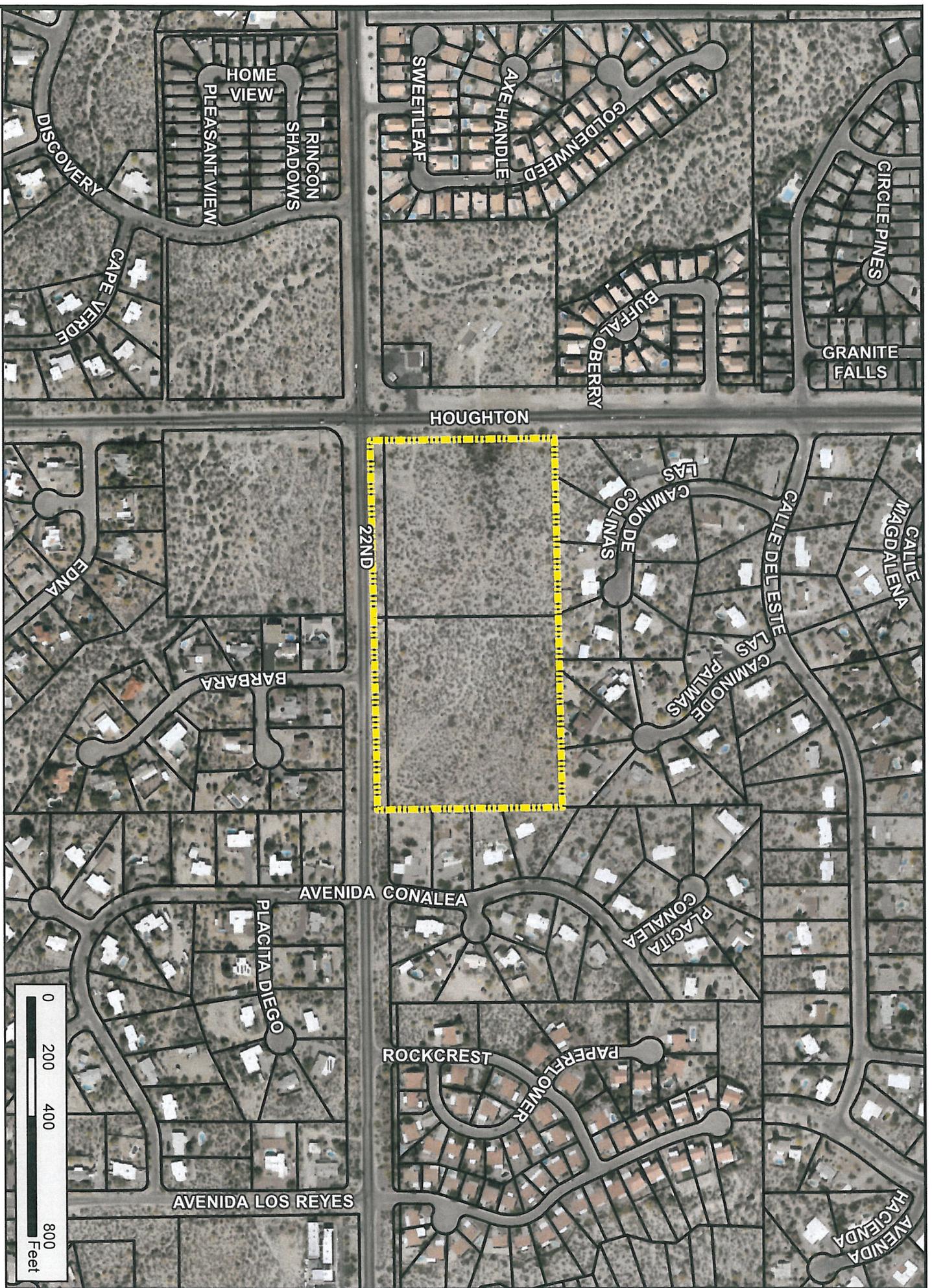
Staff recommends the Planning Commission set this item for public hearing in January 2016. Staff will continue to review this proposal relative to existing and planned land uses, as well as other relevant information.

Attachments:

- A: Context Map
- B: Zoning Map
- C: Application and Materials
- D: *Houghton East Neighborhood Plan* Policies and Map
- E: Proposed Policy Changes to *Houghton East Neighborhood Plan*
- F: Land Use Plan Policies
- G: Support-Protest Letters



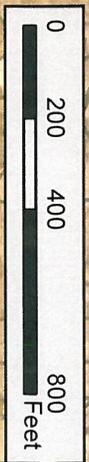
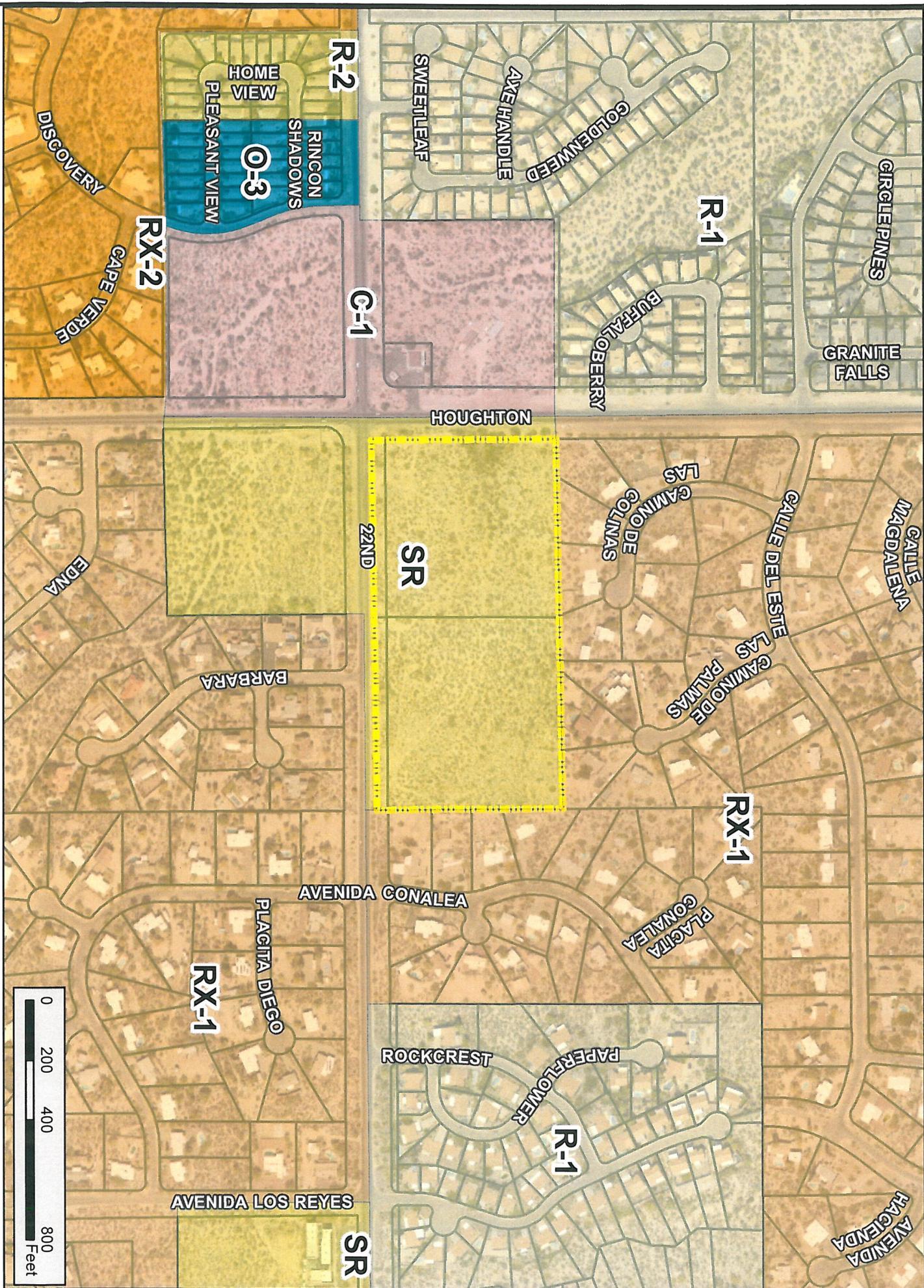
Houghton East
Neighborhood Plan Amendment: Context Map



Amendment Area



Houghton East
Neighborhood Plan Amendment: Zone Map



Amendment Area

Attachment C - Application and Materials



October 21, 2015

John Beall
City of Tucson
Planning and Development Services
Public Works, 201 N Stone
Tucson, Arizona 85701

Subject: NWC 22nd and Houghton Plan Amendment Request
TPC Job No. BDU-01

Dear John:

On behalf of my clients, I am hereby amending our rezoning application to remove the requests related to reduction of open space.

As we have determined in our previous conversations and in the preapplication conference, the Houghton East Neighborhood Plan (HENP) fully supports commercial use (both neighborhood and community commercial) for this intersection. The HENP provides policy direction related to consolidated open space for non-residential uses, requiring 20% open space for neighborhood commercial and 25% for community commercial. Our proposed grocery store anchored retail use is consistent with the definition of neighborhood commercial:

“Neighborhood Commercial: Low-intensity commercial uses serving neighborhood retail and service needs.”

The International Council of Shopping Centers and the Urban Land Institute, in the Dollars & Cents of Shopping Centers, provides the following definition of a neighborhood shopping center:

“The neighborhood shopping center provides merchandise for daily living needs -- convenience goods like food, drugs, hardware and personal service. A supermarket is the principal tenant in this type of shopping center”.

Fry's Marketplace will be the principal tenant in the 22nd Street and Houghton Road shopping center. Fry's Marketplace's primary offerings are groceries and secondary offering is pharmacy and health and beauty items typically found in drug stores. In our experience, people do not typically drive more than two or three miles to a grocery store and not more than one or two miles to go to a drug store. If you look at the attached map of grocery store, this fact is apparent by the spacing of the stores.



Also attached is a copy of our revised draft site plan which shows consolidated open space wrapping around the east and north sides of the site, adjacent to the surrounding neighborhood. Additionally, it provides additional open space along the west side of the property, which serves to expand and enhance the Houghton Greenway as well as the scenic quality of Houghton Road.

We do still wish to pursue the request to modify the allowable building height.

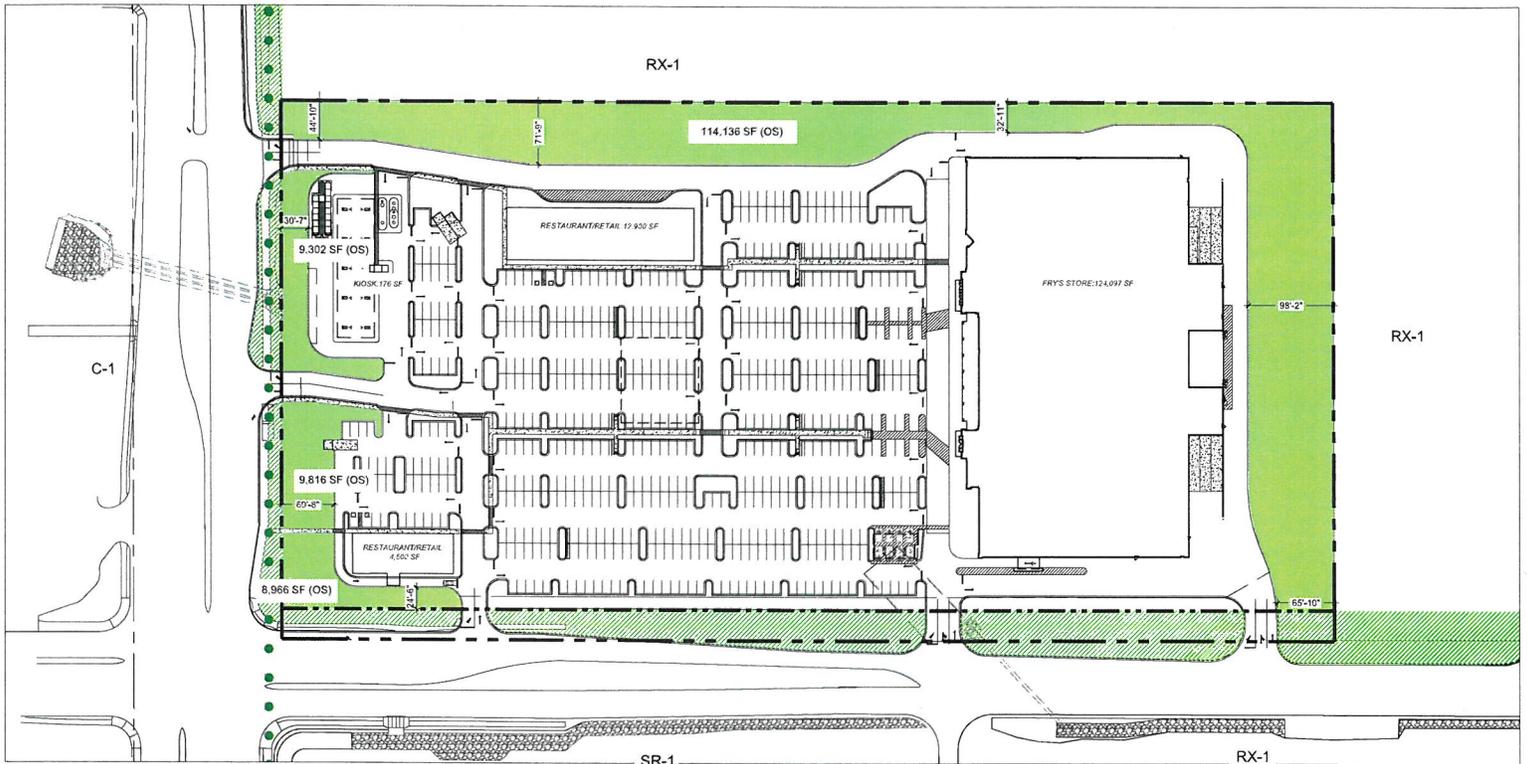
Please let me know if you need any additional information. Thank you.

Sincerely,
THE PLANNING CENTER

Linda S. Morales, AICP
Principal



PROJECT / OPEN SPACE CONCEPT



SITE CALCULATIONS
 SITE AREA: 711,090 SF
 TOTAL REQUIRED OPEN SPACE (20%): 142,218 SF
 TOTAL PROVIDED OPEN SPACE: 142,220 SF (20.0% OF SITE AREA)

LEGEND
 PROVIDED OPEN SPACE
 LANDSCAPE WITHIN RIGHT OF WAY

HOUGHTON GREENWAY

BRENTWOOD HOUGHTON & 22nd

THE PLANNING CENTER
 1000 10th Street, Brentwood, TN 37027
 (615) 875-1000
 www.thepanningcenter.com





Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: July 31, 2015 Received by: John Beall

Area/Neighborhood Plan to Be Amended:
Houghton East Neighborhood Plan

Date Plan Was Adopted by Mayor and Council: 11/12/1985

Plan Amendment Name: 22nd and Houghton

Plan Amendment Number: PA-15-02 Processing Fee: \$11,367.40

SECTION 2 - Site Identification

Street Address: 10325 East 22nd Street, 10395 East 22nd Street, Tucson, AZ 85748

Township/Range/Section: 14S/15E/13 Tax Code No: 133-38-008F & 133-38-008J

Nearest Major Cross Street: 22nd Street and Houghton Road

Amendment Site Size: 16.3 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.

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Kelly Lee

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

Kelly Lee Signature Date July 29, 2015

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: SR Current Use of Site: Vacant

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

The subject property is currently vacant and undeveloped with the exception of disturbance associated with an Tucson Electric Power lines along the south and west boundaries and an electrical box located in the south-central portion of the property and a few two-track roads and trails that crisscross the site.

See attached description #1 for site photos and further details on the on-site conditions.

SURROUNDING AREAS

Existing Zoning: North RX-1 South SR, RX-1 East SR, RX-1, R-1 West R-1, O-3

Describe Land Uses and Development on Surrounding Properties:

North and east of the subject site consists of single-story single-family residential development zoned RX-1 (Residence Zone).

West of the site is a Qwik Mart convenience store and gas station zoned C-1 (Commercial Zone) located at the northwest corner of Houghton Road and 22nd Street. The property directly southwest of the site is vacant and zoned for C-1. Vacant property to the south is zoned SR (Suburban Ranch, however, this 9-acre site was rezoned in 2008 for C-1 (commercial zoning, rezoning case #C9-07-19, proposed for a multi-use facility that includes administrative and professional offices, medical offices, a financial institution, food service and retail uses. The site was never developed due to the recession and the zoning has since expired.

Neighborhood Context: The Houghton East Neighborhood Plan seeks to guide future development to protect the natural amenities of the area and to enhance existing neighborhoods. The plan recommends commercial uses that serve the neighborhood's needs such as retail, service and office uses at the intersection of Houghton Road and 22nd Street. Two of the four corners are zoned for C-1 uses while the land directly south of the subject site was zoned for commercial, but the rezoning case recently expired. The site is outside of the Monument Buffer area, which is one mile surrounding the Saguaro National Park.

Proposed Site Development

Proposed Use: Neighborhood Commercial & Retail Center **Proposed Zoning:** PAD

The proposed land uses shown on the conceptual site plan (attached) include a Fry's Marketplace Grocery Store with approximately 124,000 square feet of building space, an associated gas station, and two smaller retail buildings with 7,200 square feet and 12,900 square feet for a total of 144,000 square feet of building space.

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

See attached Description #2 and Exhibit A: Site Concept, Exhibit B: Architectural Elevations, Exhibit C: Open Space Concept, Exhibit C1, C2 and C3: Buffer Cross Sections and Exhibit D: Scenic Corridor.

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.

See attached Description #3

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

See attached Description #4

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 #5

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 #6

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 x 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

22nd Street
Baptist Church



July 29, 2015

City of Tucson
Attn: John Beall
Principal Planner
Planning and Development Services
201 North Stone, 2nd Floor
Tucson, AZ 85701

Subject: **Houghton/22nd Plan Amendment, T15PRE0011**
Tax Parcels: 133-38-008F & 133-38-008J
TPC Project No. BDU-01

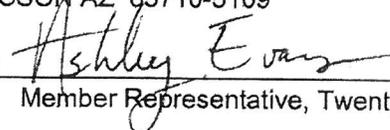
Dear John:

As owners of the above referenced tax parcel(s), I hereby authorize Brentwood Developments, Fry's Corporation of Arizona and The Planning Center to act as our agents throughout the plan amendment and rezoning process.

Very Truly Yours,

Twenty-Second Street Baptist Church of Tucson
6620 E 22ND ST
TUCSON AZ 85710-5109

By:

 **ASHLEY EVANS, PRESIDENT**
Member Representative, Twenty-Second Street Baptist Church of Tucson

1. ON-SITE CONDITIONS

- **Topography/Drainage**- The existing topography across the site gradually undulates from east to west with a change in elevation from approximately 2,860 feet at the eastern boundary to approximately 2,840 feet at the western boundary of the site. A small drainageway runs through the middle of the site from east to west with flows of slightly over 100 cfs.
- **Vegetation**- The existing vegetation on site consists largely of upland desert scrub predominately including Creosote, Foothills Palo Verde, Mesquite, Brittle Bush, and Prickly Pear. Plant density through the majority of the site is medium to low, typical of upland scrub vegetation in the region. A relatively small drainage area near the west end of the property (near the Houghton Road culvert), consists of slightly higher density vegetation including Foothills Palo Verde, Mesquite and a small number of Hackberries. There is no vegetation type or density on site that meets the Pima County Xeroriparian "C" habitat requirements (as mapped). A very small area near the Houghton Road culvert will be evaluated at time of Preliminary Development Package/Development Plan for density and species make up for inclusion in protected riparian habitat per City requirements.
- **Traffic**
 - Improvements to Houghton Road are currently underway, which include a six-lane roadway, Improved access control, landscape medians with water harvesting, intersection improvements with new signalization, bike lanes, sidewalks, bus pullouts, rubberized asphalt, improved drainage and all-weather crossings and a multi-use path along the east side of the corridor. The property owner & developer have worked with the City of Tucson Transportation for the past year on incorporating the proposed driveways and appropriate median breaks into the Houghton Road plans.
 - 22nd Street Improvements are also currently underway and the property owner and developer have worked with TDOT on this alignment on how it relates to the proposed access points. The 22nd Street Improvements are planned for widening to improve the intersection from two lanes to four lanes, bike lanes and sidewalks east to just beyond Barbara Place as part of the Houghton Corridor improvement. No new traffic signals are warranted or planned with the widening.
 - Houghton Road Greenway is proposed along the east side of Houghton Road. It will consist of 12-foot paved path and a landscaped corridor.
- **Sewer**- the nearest Pima County Regional Wastewater sewer network connection is located across Houghton Road. Agreements have been made prior to the Houghton Road moratorium to provide easements and public/private sewerline to the subject property. Capacity is available for this new sewer in public sewer G-88-038, downstream from manhole 9585-05. The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Tanque Verde Interceptor. A Type III Capacity Request Letter has been submitted under separate cover.
- **Water**- Tucson Water will serve the subject property. As part of the Houghton Road improvements, a preliminary water master plan has been submitted and approved for the subject property. The site will connect to an 8-inch line within Houghton Road.
- **Viewsheds**- The Catalina, Rincon and Santa Rita mountains are all largely visible throughout most of the site. Visibility onto the subject property from surrounding parcels and arterial roadways varies from low to high. The subject property is highly visible from the south and west given the elevated topography in these portions of the property as well as its location along two arterial roadways. The inner portions of the property vary from medium to low

visibility due to the lower topography and higher density vegetation in this area (see Exhibit D.2: Visibility). Photos of the project site are shown below. The site plan will adhere to all Scenic Corridor regulations within the Unified Development Code Section 5.3.



Photo 1: View looking northeast from the south boundary.



Photo 2: Looking east from the west boundary.



Photo 3: Looking south from the middle of the site.



Photo 4: Looking east from the middle of the site.

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

- **Neighborhood Grocery Store (Fry's Marketplace, See Exhibit A: Site Concept and Exhibit B: Architectural Elevation)** – A new, modern-version of the Fry's Food & Drug Store is proposed on the subject property, referred to as Fry's Marketplace. The existing Fry's Food & Drug Store located at 22nd and Harrison will be proposed for closure and sale. This new location, with approximately 124,000 square feet of building space, will be the first of its kind in the Tucson market, and will offer additional amenities such as: sushi bars, enhanced meat products, enhanced organic produce products, a Pan Asian bistro, Starbucks and a wine bar. Additional design and store details include:
 - A pharmacy and drive-through will be located on the south side of the building,

furthest away from adjacent single family residences located directly adjacent to the site.

- Employees- Fry's Marketplace will employ approximately 160 people, which equates to approximately 40 additional employees that are typically employed at a Fry's Food/Drug Store. The amount of employees for the retail centers is yet to be determined.
- Hours of operation for the grocery store will be limited from 6 am to 12 midnight.
- Parking is provided at a 1:250 sf ratio to provide grocery store customers with a sufficient amount of parking during peak business hours. Based upon past experience, Fry's customers are returning customers provided the store is parked at this ratio.
- Loading- The loading areas will be depressed 4-feet and screened with a 9-foot wall for a total 13-foot screen. Once the truck enters the loading dock, the door to the dock opens and then the product is unloaded inside of the loading dock.
- Trash- Refuse from the grocery store will be kept within the building inside a trash compactor. All other on-site refuse areas will be a minimum of 50 feet away from residential property lines.
- Trucks- Deliveries will be limited to hours of 6:00 am and 11:00 pm. In accordance with City Code, truck idling is prohibited within 300 feet of residential properties. A delivery truck staging area will be provided west of grocery store. Fry's delivery trucks are required automatically turn off after two minutes of idling
- Maximum Building Height is 26 feet with a 4-foot parapet. As shown on Exhibit B: Architectural Elevation, the building height is lower on the east end of the building, which is closest to existing neighbors. The east end is approximately 22 feet with 4 foot parapet and the west end of the building is a maximum 26 feet with 4-foot parapet. All other building proposed on-site will be limited to the 20-foot building height.
- Architectural Elevations will provide visual interest consistent with the community's identity, character, and scale.
 - Long building walls shall be broken up with projections or recessions with depths of at least 3% of the facade length along all sides of the building.
 - The building design will include windows, arcades, or awnings along at least 60% of the building length.
 - Architectural treatment, similar to that provided to the front facade, shall be provided to the sides and rear of the building to mitigate any negative view from adjacent properties and/or streets.
 - The buildings shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods.
 - Roof- or ground-mounted mechanical equipment shall be screened to mitigate noise and views in all directions. If roof mounted, the screen shall be designed to conform architecturally with the design of the building, whether it is with varying roof planes or with parapet walls. A wood fence or similar treatment is not acceptable.
 - Ground-mounted mechanical equipment shall be screened. The screen shall be of masonry construction and be of sufficient height to block the view and

noise of the equipment.

- Outdoor sales is permitted along the front side of the building. Photos 5 and 6 below are examples of roll up doors used to cover the “outside sales” area typically found in newer grocery stores. All of the product is within the vestibule and the doors are open during business hours and shut when the store is closed.



Photo 5: View of Outdoor Sales Area



Photo 6: View of Outdoor Sales area from parking lot

- **Fuel Center-** A new 9-pump fuel center is proposed in conjunction with the grocery store. The Fuel Center will feature discounts for shopping at Fry's Marketplace.
- **Two Retail Pads-** Approximately 20,000 square feet of retail building space is proposed to allow for additional shopping and/or convenience services to the local neighborhood. Typical uses include but are not limited to: a restaurant, hair salon, coffee shop and dry cleaner. During the PAD process, the master developer is willing to prohibit noxious uses that don't fit in with the neighborhood, such as a payday loans or automobile repair services.
- **Security-** An electronic security monitoring system for the public parking areas will be incorporated on the site.
- **Access-** Access to the site has been designed in conjunction with the Houghton Road and 22nd Street improvements. A traffic study was conducted and submitted to the City of Tucson. 22nd Street is intended to be widened to improve the intersection from two lanes to four lanes, bike lanes and sidewalks east to just beyond Barbara Place as part of the Houghton Corridor improvement. No additional traffic signals are warranted or planned with the widening. Per Traffic Impact Study recommendations, five access points are proposed to the site. There will be two access points on Houghton and three access points on 22nd Street.
- **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. Parking lot lighting is proposed for a maximum 25 feet in height. At the rear of the grocery store, lights will be installed as low as possible, preferably facing downward within the proposed rear walls, providing the minimal lighting necessary for safety while minimizing the impact on the adjacent homes.
- **Pedestrian circulation-** Two new sidewalks are proposed along 22nd Street and Houghton Road. A 6-foot sidewalk with 4-feet of landscaping is included along the main entry way to the

Fry's store from Houghton Road. All interior pedestrian access will be designed in accordance with City of Tucson street standards.

- **Open Space /Landscape Borders (See Exhibit C)**- Approximately 3 acres will be set aside as an open space along the perimeter of the property and within landscaped parking areas with the majority interfacing between the existing single family residential and the subject property. Proposed HENP Policy #5 allows consolidated open space areas undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and required drainage structures. Each open space area will have a minimum square footage of 1,000. The goal is to create a higher density of plantings than currently exists to create a visual screen between the single family residential properties and the subject property as well as provide for a more attractive pedestrian way/parking and help reduce the urban heat island.
 - South boundary: A 15-26-foot landscape border is proposed with canopy trees every 33 feet and fifty percent or more of the area must be covered with shrubs or vegetative ground cover. **See Exhibit C1: Cross Section A.**
 - East boundary: The buffer along the east boundary will have a 76-foot width. **See Exhibit C2: Cross Section C.**
 - North boundary: The open space buffer will be maintained at a 40-foot width along the north with the exception of a parking area access lane near the northeast corner where it narrows to 20-feet. **See Exhibit C3: Cross Section B.**
 - West Boundary: A 30-foot landscape border is proposed along the west boundary in accordance with the Houghton Road scenic route requirements. Any areas of disturbance will be revegetated with salvaged native vegetation or nursery grown native vegetation.
 - Open Space connections: The on-site open space system will connect with the Houghton Greenway along the western boundary of the site. The greenway improvements associated with Houghton Road include a 12-foot paved path and a landscaped corridor.
 - A landscaped pedestrian way is proposed east to west from Houghton Road to the entrance of the main building. This pedestrian way will be a total of 10 feet wide with 5- to 7-feet of landscaping.
- **Proposed Screening Techniques**- The site will be screened with a 30-inch-high vegetative screen along 22nd Street and Houghton Road. Per the official neighborhood meeting and individual meetings with neighbors, the majority of neighbors request that an 8-foot wall be installed along the north and east property lines; however, there were some neighbors living adjacent to the site that prefer a 10-foot or 5-foot wall. We will continue to work with the adjacent neighbors throughout the plan amendment and Planned Area Development process to develop a plan for wall height and placement along these boundaries.
- **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. In addition, the pedestrian ways through the site will consist of 5- to 7-feet of landscaping and may include shade structures along proposed interior sidewalks.
- **Rainwater harvesting** – Rainwater harvesting will be incorporated throughout the site per the Commercial Rainwater Harvesting Ordinance.

- **Scenic Corridor (See Exhibit D)** - the provisions of the Scenic Corridor Zone (SCZ) apply to any portion of the subject property that is located within 400 feet of the future right-of-way line within Houghton Road. The site plan includes the following provisions:
 - **Natural Landscape Border**- A buffer area of 30 feet wide, adjacent to the Houghton Road shall be preserved and maintained in its natural state to the greatest extent feasible. No development or improvements shall occur in a Scenic Route buffer area except the required drainage improvements, driveways and/or utilities; The buffer area shall be restored as closely to its natural state as possible In areas of disturbance.
 - **Building Height**- The maximum building height of all buildings within 400 feet of Houghton Road is 20 feet as required by the Houghton East Neighborhood Plan policies. The setback for a 20-foot building is a minimum of 60 feet as shown on Exhibit C.
 - **Viewshed Corridors**- The view corridor(s) shown on Exhibit C is a combined width of approximately 60%, which is a significant percentage over the amount required by the Scenic Corridor Zone requirements.
 - **Utilities**- All new utilities will be placed underground.
 - **Additional Design Standards**- the following apply to the subject site:
 - The building colors and sign will complement the surrounding landscape and consist of desert and earth tones.
 - No commercial advertising sign, except a sign pertaining to a use conducted on the premises or a sign advertising the sale or lease of the property upon which the sign is located, and no billboard shall be erected within 400 feet of the right-of-way line on any Scenic Route.

3. 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 (refer to page 3 of 4 Application for Plan Amendment)

- The Houghton East Neighborhood Plan (HENP):
 - *HENP Policy 2.D (page 15 of HENP): Restrict nonresidential use to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard.*

Requested Amendment: Increase in building height from 20 feet to 26 feet for the main structure proposed on the site, a Fry's Marketplace. All other on-site buildings to maintain the 20-foot building height.

Justification: The HENP was adopted in 1985. At this time, a 20-foot commercial building height was typical. Currently most grocery store retailers have larger and taller building space with high ceilings. The Marketplace includes additional amenities for the surrounding neighborhood, and as such, requires additional building square footage and building height to balance out the proportions of the building. The building also include a mezzanine level in between the bottom floor and the ceiling, where the offices will be located.

Also located within the HENP is the major intersection of Broadway Boulevard and Houghton Road, one mile to the north of this site. This intersection is currently developed for commercial uses. Merely 5 years after the HENP plan was approved, this commercial corner was amended to allow nonresidential building heights to 28 feet. The stipulations include providing a minimum of 60 percent of the combined frontage along Houghton Road and Broadway Boulevard maintained as a view corridor and is not used for building purposes. Nonresidential building heights of up to 35 feet are permitted on the remaining area, when it can be demonstrated that the impacts from an increase in height on view corridors and viewsheds can be mitigated through the utilization of existing site features, such as site size and configuration, slope, Coronado Ridge Wash, and project design features, such as greater building setbacks and spacing, height transitions from major streets, varied roof lines, and landscaping.

The subject site as shown on Exhibit C also meets the above criteria of which the previous amendment was approved. The subject site consists of a minimum 60% view corridor along Houghton Road and a minimum 65% view corridor along 22nd Street. Both corridors maintain a sufficient views to the Santa Rita, Santa Catalina and Rincon Mountains. The building configuration, building elevations and screening also help mitigate for viewshed impact along these major corridors by configuring the building so that the largest and tallest building is setback the furthest from the Houghton Road scenic corridor. Additional design features of the building include varied rooflines. The shortest side of the main grocery building at 22 feet (to the roofline) is facing the adjacent residential development to the east while the maximum 26 foot (to the roofline) building height faces the parking area to the west.

Lastly, the majority of screening along the borders of the property exceed code requirements and the developer has been working individually with adjacent

neighbors to determine precisely where the screening wall will sit and the height of the wall. These commitments will be detailed and incorporated into a future PAD for the property.

Requested Amendment: Revise Definition of Consolidated Open Space for only this Parcel

Explanation/Justification: Consolidated Open Space (page 4 of HENP): An undisturbed area free of structures or other improvements concentrated in areas of sufficient size as to create visual diversity and interest and/or passive recreation opportunities. The open space should be contiguous within the project site and linked with other open space areas surrounding the site to create continuous areas of undisturbed natural vegetation.

- HENP Policy #5 (Exception to Consolidated Open Space Definition) The Consolidated Open Space Areas for NE corner of Houghton & 22nd (parcel #'s 133-38-008F & 133-38-008J) shall include undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and required drainage structures. Each open space area should have a minimum square footage of 1,000.

The HENP consolidated open space is a blanket policy for the entire HENP, and was written at a time when large tracts of the neighborhood remained undeveloped. The location of this relatively small parcel at the intersection of a regional arterial roadway and a major arterial street does not particularly lend itself to passive recreation opportunities. Rather, the use of natural and revegetated open space as a buffer and to soften the appearance of the proposed development from the neighborhood and the adjacent scenic corridor appears to be preferred, which has led to the configuration shown in the proposed concept plan (Exhibit C). Since the site is surrounded by private property on the north and east boundaries, there are no large areas of common or public owned undisturbed open space adjacent to the site. However, most of the property owners have chosen to leave some or all of their yards as natural open space. The linear configuration of the open space as proposed corresponds with these privately owned desert areas. Selective placement of walls to be inset from the property line will reinforce this as a contiguous natural open space, provides additional privacy for the adjoining neighbors as well as create visual diversity between properties, and preserves native vegetation and cover for small wildlife that currently reside in the area.

Per preliminary discussions with neighbors adjoining the property to the north and east, the majority prefer an 8-foot screening wall placed in between the subject property and the neighboring properties. The placement of this wall will be dependent upon additional studies of the grading and topography and will be incorporated into a future PAD for the property. In addition, individual neighbors expressed interest in revegetating the open space area where grading may occur to mimic the natural vegetation that exists there now. The open space areas will be enhanced with salvaged native vegetation from on-site and nursery grown native vegetation in order to create a higher density of plantings and visual screening between properties. Additional canopy trees will be planted in the backyards of adjacent residences, if desired by the property owner. Again, details of what type and location of revegetation will also be determined in the PAD process.

4. Provide proposed new goal and policy language, and proposed new maps that incorporate the change

HENP Policy 2.D: Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner **and Houghton Road and 22nd Street on the northeast corner** (see Nonresidential Policy 2.E and 2.F)

- Policy 2F: Allow nonresidential building heights to 26 feet with a 4 foot of parapet.

Consolidated Open Space (page 4 of HENP): An undisturbed area free of structures or other improvements concentrated in areas of sufficient size as to create visual diversity and interest and/or passive recreation opportunities. The open space should be contiguous within the project site and linked with other open space areas surrounding the site to create continuous areas of undisturbed natural vegetation.

- HENP Policy #5 (Exception to Consolidated Open Space Definition) The Consolidated Open Space Areas for NE corner of Houghton & 22nd (parcel #'s 133-38-008F & 133-38-008J) shall include undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and drainage structures. Each open space area should have a minimum square footage of 1,000.

5. 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)

Houghton East Neighborhood Plan

The intent of the HENP is to guide future development to protect the natural amenities of the area and to enhance existing neighborhoods. The general goals of the plan include developing a compatible mix of suburban and low-density residential uses with supportive neighborhood services, while protecting the integrity of the neighborhoods. Other policies that apply to the project proposal:

Nonresidential

- HENP-Policy I: Develop a variety of retail, service and office uses at appropriate locations.
 - HENP- Policy 1.A: Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - HENP Policy 1.B: Require nonresidential uses to provide access exclusively onto arterial streets.
- HENP Policy 2: Require nonresidential development to be compatible with adjacent uses.
 - HENP Policy 2A: Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - HENP Policy 2B: Required new nonresidential development to implement a landscape plan with a mixture of plant size, including mature trees, understory shrubs and ground cover.

- HENP Policy 2C: Require new nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
- HENP Policy 4 C: Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.

Flood Control & Drainage

- HENP Policy 1A: Require developers to submit a hydrology/hydraulic study of drainage conditions and design of proposed improvements, considering both upstream and downstream conditions, as established in the Floodplain Regulations

Implementation

- HENP Policy 1C: Require builders and developments to notify the designated representative of the Houghton Neighborhood Association and affected property owners of rezoning request and CDRC applications.

Plan Conformance

As stated in the HENP, the policies support retail, services and office uses at this intersection that access onto arterial streets. The HENP defines neighborhood commercial services as public, semi-public and commercial services which meet neighborhood needs, such as schools, churches, banks and grocery stores. The development proposal calls for various neighborhood services, including a large retail building housing a Fry's Marketplace Grocery Store, associated Fry's fuel center and two smaller retail pads that could accommodate for land uses such as, but not limited to: a hair salon, restaurant and/or coffee shops. These uses are compatible with the three other corners of this intersection, which are zoned for commercial uses or still zoned Suburban Ranch, but supported for commercial uses within the particular area plan in which the site is located within.

The site location is at two major arterials: Houghton Road and 22nd Street. This location and the resulting traffic counts make it an excellent commercial destination. Houghton Road is a scenic route on the Major Streets and Routes Plan and 22nd Street is also a Major Route. Both roadways are undergoing transportation improvements sponsored by the Regional Transportation Plan. These improvements include widening Houghton Road from four lanes to six lanes and 22nd Street from two to four lanes. The project team is working closely with City of Tucson Traffic Engineering to ensure the roadway widening and the proposed access points are planned for the safest possible locations and will be incorporated into the future traffic improvements.

The proposed site plan is designed to be sensitive to the adjacent neighborhood. Enhanced open space buffers and screening with drought tolerant vegetation will be provided on all sides adjacent to existing single family residential as well as along the Houghton and 22nd Corridors. Approximately 3 acres of the site or 20% of the site will be enhanced with trees and other native vegetation to provide for a visual diversity between adjacent residential properties and the subject site and within the parking areas. The neighbors who attended the neighborhood meetings and individual meeting with neighbors adjoining the property resulted in a request for a screen wall be installed along these boundaries to protect their privacy. The majority of surrounding neighbors suggested an 8-foot wall to help with noise attenuation and prevent vehicle headlights shining onto adjacent properties. Additional studies of the grading and topography of the site will reveal the best possible placement of

the screening wall. This information will be used to formalize the neighborhood agreements during the PAD process.

Other mitigation techniques utilized on this site to minimize the impact to the neighborhood include:

- Fry's loading areas will be screened, depressed a minimum of 4 feet and screened with a 9-foot wall resulting in a total 13-foot screen. The loading will be conducted in an enclosed building. Once the delivery truck enters the loading dock, the door to the dock opens and then the product is unloaded inside of the loading dock.
- The Fry's refuse containers will be kept inside the building inside a trash compactor and a minimum of 50 feet away from residential property lines. All other refuse areas will be a minimum of 50 feet away from residential property lines and will be screened by 5 foot masonry walls with gated entries.
- 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. Parking lot lighting is proposed for a maximum 25 feet in height. At the rear of the grocery store, lights will be installed as low as possible, preferably facing downward within the proposed rear walls, providing the minimal lighting necessary for safety while minimizing the impact on the adjacent homes.
- A landscape plan will be submitted in conjunction with the development plan with a mixture of plant size, including mature trees, understory shrubs and ground cover.
- The building elevations will include varied rooflines. The shortest side of the main grocery building at 22 feet (to the roofline) is facing the adjacent residential development to the east while the maximum 26 foot (to the roofline) building height faces the parking area to the west.

The master developer will ensure that flood control and floodplain management methods in the Houghton East Neighborhood are compatible with the natural and built environment. A Floodplain Use Permit has been approved by the City of Tucson. In addition, a hydrology/hydraulic study of drainage conditions and design of proposed improvements will be submitted as part of the development plan package, considering both upstream and downstream conditions, as established in the Floodplain Regulations. The perimeter of the site will remain as open space and buffer area. A water harvesting plan will be incorporated into the landscape plans for the property and retention will be incorporated into the site design. A riparian mitigation plan will be completed and submitted to the City of Tucson prior to any disturbance of the property.

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

- A new mixed use development consisting of employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.
- A sustainable neighborhood commercial shopping center within or near suburban residential neighborhoods for day-to-day living needs.
- If plan amendment is successful, the site will undergo the Planned Area Development process and will be subject to:
 - Notifying the designated representative of the Houghton Neighborhood Association and affected property owners of Plan Amendment and PAD rezoning request.

- A series of development and design standards that ensure an open space buffer, screening wall, landscape and architectural design standards that protect the privacy of surrounding residential land uses ensuring compatibility between the existing Southwestern architectural styles single family residential land uses and the proposed commercial property.
- Individual neighborhood agreements identifying details of screening and buffering the adjacent residential properties. The majority of property owners desire an 8-foot wall at or near the property line to ensure the screening is properly located to the best extent feasible. In addition, a few neighbors requested that graded areas be revegetated areas with like or higher plant density as natural conditions.

6. 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.
- LT26.6.4- Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.
- LT28.1.17- Support an interconnected open space system.
- 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.

Plan Tucson supports neighborhood commercial uses at the intersection of two major arterials roadways, such as 22nd Street and Houghton Road. The Houghton Road Corridor located along the western boundary of the site was designated by the Pima Association of Governments (PAG) as State Route 983 and has a long-term regional freeway/expressway plan. This regional freeway, known as the Houghton Road Corridor Study, is planned for improvements (currently underway) funded by the Regional Transportation Authority (RTA) for a regional multipath corridor with a total of 6 travel lanes. The Houghton Road Corridor Study as well as the Major Streets and Routes Plan have allowed for future development along Houghton Road by increasing the capacities of this major roadways.

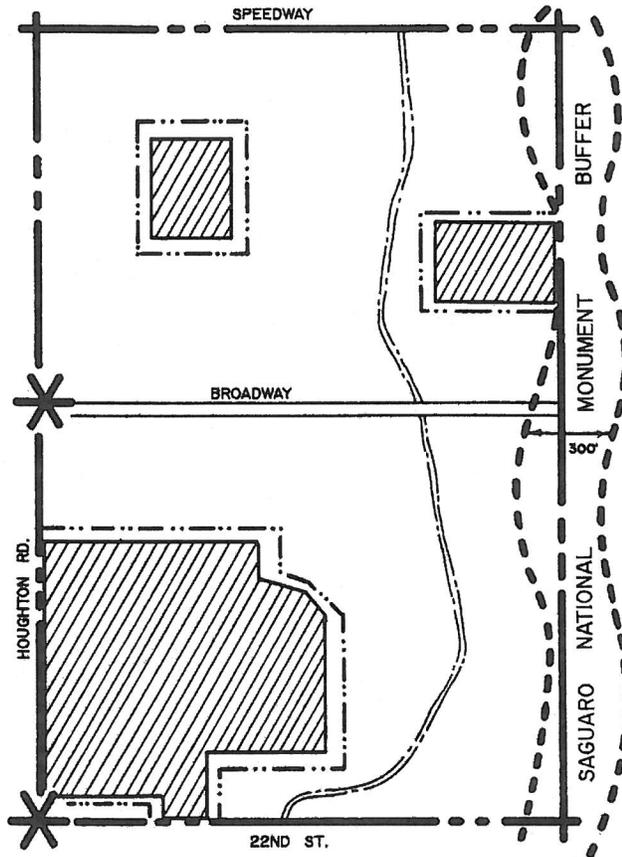
Plan Tucson encourages neighborhood commercial businesses to locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car. The proposal allows for a sustainable neighborhood commercial shopping center within or near suburban residential neighborhoods for day-to-day living needs. The Houghton Road Greenway as well as the public transit system or SunTran will enable for other forms of transportation to further reduce the dependence of the car. The protected open

space buffer and future PAD development regulations and design standards will protect the established residential neighborhoods by orienting new development to protect the privacy of surrounding residential land uses and ensuring compatibility with existing Southwestern architectural styles and building materials of adjacent land uses.

The new retail services support an interconnected open space system around the perimeter of site. This open space system will be utilized as a buffer between existing residents and the proposed development. This on-site open space buffer is connected to the proposed Houghton Road Greenway that is currently under construction. The Greenway will consist of a landscape corridor and 12-foot paved path. Since the site is surrounded by major arterials and private properties, there are no connections to other open space areas without crossing an arterial roadway.

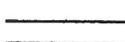
The plans will include standards to preserve the integrity of adjacent neighborhoods. Individual neighborhood agreements identifying details of screening and buffering the adjacent residential properties will be included in the Planned Area Development process. The site also adheres to the scenic corridor standards, the water harvesting ordinance and preservation/enhancement of the native vegetation areas as open space and buffer areas.

Attachment D - *Houghton East Neighborhood Plan* Policies & Map



HOUGHTON EAST NEIGHBORHOOD PLAN POLICY CONCEPTS MAP*

LEGEND

-  NEIGHBORHOOD BOUNDARY
-  EXISTING RESIDENTIAL UNITS
-  TRANSITION AREA (RESIDENTIAL POLICIES 1&4)
-  DEVELOPMENT OPPORTUNITY AREA:
GROSS DENSITY UP TO 4.2 RAC
IF MEET RESIDENTIAL POLICY 4.
-  NON-RESIDENTIAL USES
-  PROPOSED COLLECTOR STREET CONCEPT
-  300' BUILDING SEPARATION: (RESIDENTIAL POLICY 4 & VI)

* NOTE: FOR SPINE WASH CONSIDERATIONS SEE CONCEPTUAL FLOODPLAIN MAP.

MAP 3

I-89

NONRESIDENTIAL DEVELOPMENT

Nonresidential development includes commercial development such as retail, service and office uses which meet the needs of surrounding residents and public or semi-public uses such as schools and churches. Although there are no nonresidential uses currently in the Houghton East Neighborhood, there is neighborhood commercial zoning consistent with the *Rincon Area Plan* at the southeast corner of Houghton Road and Broadway Boulevard. Commercial and community service uses may be appropriate at major intersections of Houghton Road.

Goal

Encourage a well designed, nonresidential development to serve neighborhood needs.

Policies

1. Develop a variety of retail, service and office uses at appropriate locations.

Implementation Techniques

- A. Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - B. Require nonresidential uses to provide access exclusively onto arterial streets. (See Illustration 6.)
2. Require new nonresidential development to be compatible with adjacent uses.
 - A. Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - B. Require new nonresidential development to implement a landscape plan with a mixture of plant sizes, including mature trees, understory shrubs and ground cover.
 - C. Require new nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
 - D. Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E.).

(January 22, 1990, Resolution #15017, HENP, Nonresidential Policy 2)

Houghton East Neighborhood Plan

- C. Require Industrial Waste Control permitting prior to connection to the Public Sanitary Sewerage System.
4. Develop new nonresidential uses in a manner which is sensitive to natural terrain.
- A. Require new development proposals to demonstrate sensitivity to the natural drainage and topography, by integrating the site design with the natural terrain.
 - B. Encourage low intensity uses to retain 15 percent of the site as consolidated open space.
 - C. Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.
 - D. Require community commercial uses to retain 25 percent of the site as consolidated open space.

Attachment E - Proposed Policy Changes to *Houghton East Neighborhood Plan*

NONRESIDENTIAL DEVELOPMENT

Nonresidential development includes commercial development such as retail, service and office uses which meet the needs of surrounding residents and public or semi-public uses such as schools and churches. Although there are no nonresidential uses currently in the Houghton East Neighborhood, there is neighborhood commercial zoning consistent with the *Rincon Area Plan* at the southeast corner of Houghton Road and Broadway Boulevard. Commercial and community service uses may be appropriate at major intersections of Houghton Road.

Goal

Encourage a well designed, nonresidential development to serve neighborhood needs.

Policies

1. Develop a variety of retail, service and office uses at appropriate locations.

Implementation Techniques

- A. Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - B. Require nonresidential uses to provide access exclusively onto arterial streets. (See Illustration 6.)
2. Require new nonresidential development to be compatible with adjacent uses.
 - A. Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - B. Require new nonresidential development to implement a landscape plan with a mixture of plant sizes, including mature trees, understory shrubs and ground cover.
 - C. Require new nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
 - D. Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E.) or at the northeast corner of Houghton Road and 22nd Street where maximum height allowed is 26 feet with a 4 foot parapet.

(January 22, 1990, Resolution #15017, HENP, Nonresidential Policy 2)

LAND USE PLAN POLICIES

Houghton East Neighborhood Plan – 1985

Plan Goals

1. Ensure superior site design in new development which preserves open space, addresses drainage and erosion considerations, and protects existing residential uses.
2. Develop a compatible mix of suburban and low-density residential uses, with supportive neighborhood services, while protecting the integrity of existing neighborhoods.

Nonresidential Development

Goal – Encourage a well designed, nonresidential development to serve neighborhood needs.

Policies

1. Develop a variety of retail, service and office uses at appropriate locations.
 - A. Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - B. Require nonresidential uses to provide access exclusively onto arterial streets.
2. Require new nonresidential development to be compatible with adjacent uses.
 - A. Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - B. Require new nonresidential development to implement a landscape plan with a mixture of plant sizes, including mature trees, understory shrubs and ground cover.
 - C. Require nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
 - D. Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E)

3. Ensure adequate and healthy public sanitary sewage conveyance facilities for nonresidential uses in the plan area.
 - A. Require all nonresidential development to connect to the public sanitary sewage system.
4. Develop new nonresidential uses in a manner which is sensitive to natural terrain.
 - A. Require new development proposals to demonstrate sensitivity to the natural drainage and topography, by integrating the site design with the natural terrain.
 - C. Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.

Plan Tucson – 2013

Chapter 3 – The Built Environment

Future Growth Scenario Map

Neighborhoods with Greater Infill Potential: 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.

- | | |
|----------|---|
| LT9 | Locate housing, employment, retail, and services in close proximity to each other to allow easy access between uses and reduce dependence on the car. |
| LT28.1.1 | Utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community support. |
| LT28.1.7 | Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community. |

- LT28.1.17 Support methods to conserve and enhance habitat when development occurs.
- LT28.2.4 Support community commercial and office uses located at the intersections of arterial streets, taking into consideration traffic safety and congestions issues.
- 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 top relevant site and architectural design guidelines.
- LT28.2.14 Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

Chapter 3 – The Natural Environment

- EC3 Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies.
- GI2 Rehabilitate and enhance natural drainage systems, water detention and retention basins, and other infiltration areas for multiple benefits, such as recreation, wildlife habitat, and stormwater management.
- GI4 Expand and maintain a healthy, drought-tolerant, low-water use tree canopy and urban forest to provide ecosystem services, mitigate the urban heat island, and improve the attractiveness of neighborhoods and the city as a whole.

Attachment G – Support / Protest Letters

Mr. John Beall
Principal Planner
Planning and Development Services Department
City of Tucson
County-City Public Works Building
201 N. Stone Avenue
Tucson, AZ 85701

NOV 4 2015 4:10:48

Subject: **Letter of Support
PA-15-02, Houghton East Neighborhood Plan Amendment
Brentwood Development at 22nd Street & Houghton Road**

Dear John,

I am writing to express my support for the plan amendment request referenced above and ask that the City of Tucson Planning Commission and City Council vote in favor of the proposed amendment. I believe it is absolutely reasonable to slightly increase the building height from the current limit of 20 feet to 22 to 26 feet at the highest point in order to accommodate Fry's new store.

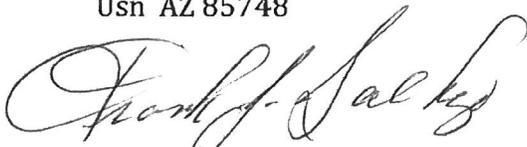
High-quality goods and services are needed in the area of the major 22nd Street and Houghton Road intersection. A neighborhood shopping center with upscale retail and options for sit-down dining, anchored by an expanded and upgraded Fry's Marketplace, would be convenient and welcomed by growing eastside neighborhoods such as mine.

It is nice to see the developer and Fry's have incorporated several design features of the neighborhood shopping center to minimize impact on adjacent neighbors: downward directed lighting with no spillover, landscaped buffers and screening walls, screened loading area, limit on delivery hours, screened/enclosed refuse areas, daily trash pick up and 24-hour video security monitoring.

It is extremely important that the City of Tucson adopt a position that supports responsible development. A conveniently located premier grocery store is a desired enhancement to our quality of life. I respectfully request the Planning Commission and City Council support this plan amendment and the subsequent development of this neighborhood shopping center.

Sincerely,

Name:
Frank J. Salbego
Address:
144 S. Bonanza Ave.
Usn AZ 85748



Peter Bersbach

AUG 28 2015 4:08:19

933 Placita Conalea, Tucson, 85748
520 721-2077
plbersbach@yahoo.com

8/21/2015

Dear Tucson P&D Services,

I am writing in regards to the request for amendment to the HENP (Houghton East Neighborhood Plan) by "The Planning Center" for the Northeast corner of Houghton Road and 22nd street.

Resent event of the upcoming closing of the new Haggen Grocery Store (was Safeway). Now leave two areas, a closed Bashsa and now Haggen in the same area. I know that the city has no control over Fry's moving to the Houghton & 22nd street location, But that will leave THREE large store areas vacant in the area. If they do want to move to this new location I would add this to my feelings of NO amendments to the HENP Plan.

Because of this new event and the comments I had made earlier (attached letter) I strongly feel that this request for amendments to the plan be fully rejected. I feel that the Fry's store proposed "CAN" be built effectively under the HENP with NO amendments.

Warm regards,
Peter Bersbach



Peter Bersbach

933 Placita Conalea, Tucson, 85748
520 721-2077
plbersbach@yahoo.com

7/15/2015

Dear Tucson P&D Services,

I am writing in regards to the request for amendment to the HENP (Houghton East Neighborhood Plan) by "The Planning Center" for the Northeast corner of Houghton Road and 22nd street.

I was here during the development of the HENP and there were several compromises that were made by all. But what we had develop was a good plan to protect the environment (plant and animal life). Originally a lot of the areas was zoned one house per acre or more. This plan allowed a reduction of that and locations for commercial property that would allow growth with minimal impact to environment (allowing vegetation and flow of natural wildlife in the area. There was also a concern about view and traffic in the area which this plan addressed.

Because of that I strongly feel that this request for amendments to the plan be fully rejected. I feel that the Fry's store proposed "CAN" be built effectively under the HENP with NO amendments.

A lot of hard work went into that plan and I believe strongly that it is still an effective plan for the area.

Warm regards,
Peter Bersbach



John Beall - Dear Mayor, Council & Supervisors

From: "Linda Schaub" <Lindas62@cox.net>
To: "2" <district2@pima.gov>, "3" <district3@pima.gov>, "5" <district5@pima...>
Date: 08/30/2015 3:41 PM
Subject: Dear Mayor, Council & Supervisors
Attachments: Fry's Tentative Plat.docx; Grocery storesEmpty Grocery storesGas StationsParks.docx; 20150731_083346.jpeg; HENP Plan.pdf

Dear Mayor, Council & Supervisors,

I would like to bring your attention to a re-zoning issue that will eventually come before you for a vote. I live in the Houghton East Neighborhood. There is a 17 acre piece of property on the North East corner of 22nd and Houghton that is currently zoned SR and lies within the transition zone to the buffer of the Saguaro National Park. Currently there exists a Houghton East Neighborhood Plan (HENP), Resolution #13400, which was written in 1985 for the express purpose to protect this area. The protection includes height limits of 20 ft., protection for wildlife, existing riparian washes and the Saguaro National Park.

The parcel in question is owned by 22nd St. Baptist Church; however they are under contract with Brentwood Developers to sell the property to Fry's if they can get it re-zoned. Fry's wants to purchase this property to build a Big Box Marketplace Store over 124,000 sf. with a 30 ft. height, along with some strip malls and a gas station that will be open 24/7. Basha's on the corner of Broadway and Houghton was abandoned six years ago and is empty to this day. Hagen's, across the street is now closing and will become another blight. Three quarters of a mile south on the corner of Old Spanish Trail and Houghton is a 60 acre parcel that has already been re-zoned as a PAD with plans for a 123,000 sf anchor store, strip mall and 100 ft. height limits. Within a 6 mile radius of Houghton and 22nd St. there are 9 grocery stores and 8 gas stations. Currently, the east side has the highest rate of building vacancies @ 11.5% and cannot support current levels of grocery stores in the area. This planned Fry's development is totally unnecessary, unneeded, unwanted and does not fit within the HENP plan. Vail and Corona are screaming for a grocery store of this magnitude.

A number of us in the area are adamantly opposed to Fry's building a big box store on this property. Our group consists of Doctors, Biologists, Development Tech. Specialist, Professors, park

service & concerned citizens. Did you know that just 10 acres of pavement creates a heat island effect, generating 200,000 kwh of heat that will rise 650' and travel up to 2 miles? The water runoff alone will be over 250,000 gallons. I have enclosed documents showing the proposed Fry's development, the 60 acre PAD tentative plat and a map of the area highlighting grocery stores and gas stations in the area along with the closed or soon to be closed grocery stores and the original HENP Plan.

Houghton is considered a scenic corridor and the Saguaro National Park brings in over 45 million dollars yearly to the City of Tucson from visitors around the world. It is a National Treasure that needs to be protected! Houghton Rd. is the gateway to the Park. Commercial development of big box stores anywhere along Houghton in the transition zone will decimate the fragile ecosystem.

A promise was made years ago to protect this sensitive area & we are the stewards. I am respectfully asking that this re-zoning not take place and that the City abides by the HENP plan. Let's keep Houghton a **Scenic Corridor!**

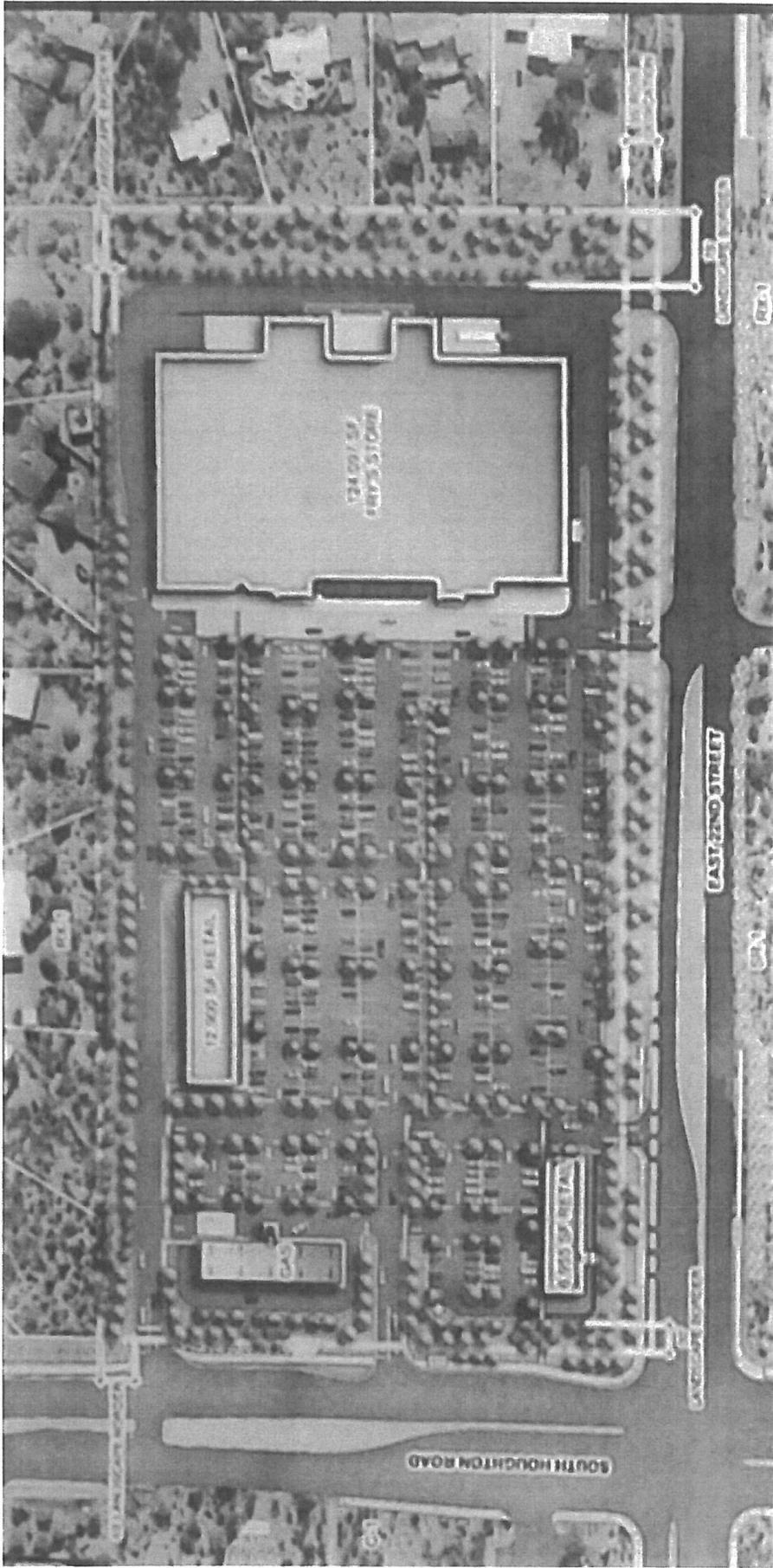
Sincerely,
Linda Schaub

Linda

520-405-4947

Lindas62@cox.net

To judge a man by his weakest link or deed
is like judging the power of the ocean by one wave."



Grocery Stores



Closed Grocery Stores



Gas Stations



Parks



Saguaro Nat'l. Monument Buffer Zone



Proposed Development Areas



**NORTHERN STAR
PAD Development**

Tentative Site Plan

Zoned For
Following Uses:

- ENTERTAINMENT
- FOOD SERVICES
- HIGH RISE
- LODGING
- MEDICAL
- MULTI-FAMILY
- OFFICE
- RETAIL

Special Use:

**LARGE RETAIL
ESTABLISHMENTS**
(BIG BOX - up to 25,000 sq ft)

COMING!

30,000 sq ft

Golf Links Road



Old Spanish Trail



Joe Yee
Broker/Owner
(520) 247-3926
MOON@EENSAGMAIL.COM

Houghton Road

GROUND LEASE - BUILD TO SUIT - SELL
COURTESY TO BROKERS

JOIN US FOR SUCCESS!

July 8, 2015

Dear Neighbor:

You are invited to attend a follow up neighborhood meeting regarding a plan amendment request for a 17-acre property at the northeast corner of 22nd Street and Houghton Road (see location map). The meeting will be held on **Thursday, July 23 at 5:30 pm at the Miller-Golf Links Library** at 9640 E. Golf Links Road, Tucson, AZ 85730. At this meeting, we will present the proposed site plan and receive comments to those who were unable to attend the first meeting.



The property history indicates the current property owner, the 22nd Street Baptist Church, purchased the land in 1979 with plans to relocate to the site. However, with the passage of time it has become apparent the Church's current location is best for its congregation and the decision has been made to sell the property. The new buyer is proposing a development including a Fry's Marketplace Grocery Store, a Fry's 9-pump gas station, and two pads proposed for retail and/or restaurant use. The existing Fry's Food and Drug Store at 22nd and Harrison will be closed and sold to another property owner upon approval of this plan.

The property is located within the Houghton East Neighborhood Plan (HENP) and the HENP land use policies encourage commercial development at this intersection. This request is to amend the following items within the HENP:

- Nonresidential Policy #2D - Restrict nonresidential uses to 20 feet in height. The request is for a minor increase in building height to 26 feet for the Fry's Grocery Store. The proposed building setbacks and landscape borders will mitigate for an increase in building height.
- Nonresidential Policy #4C - Consolidated Open Space requires neighborhood commercial to retain 20 percent of the site as consolidated open space. The request is for a reduction to 17 percent and the proposed site plan will mitigate the reduction through enhanced landscape along the perimeter of the property.
- Exception to Consolidated Open Space Definition- See Nonresidential Policy #5- The Consolidated Open Space Areas for NE corner of Houghton & 22nd (parcel #'s 133-38-008F & 133-38-008J) shall include undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and required drainage structures.

Upon approval, a rezoning request would be submitted from the existing SR (Suburban Ranch) Zone to a C-1/PAD Zone. 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

Linda Schaub
1361 S. Barbara Dr.
520-405-4947
Tucson, AZ 85748

Pima County Zoning Dept.
Thomas Drzazgowski
201 N. Stone
Tucson, AZ 85701

JUN 2 2015 12:59

Mr. Drzazgowski,

My name is Linda Schaub and I live in the area of 22nd St. & Houghton, specifically Parcel ID 136-09-0460. I want to go on the record objecting to and protesting the re-zoning of Parcel 133-38-008J & F. Currently the property is zoned SR. It is rare to find a subdivision in Tucson with lower density housing without going beyond the city limits. The Houghton East Neighborhood Plan, Resolution #13400 (adopted) 15017 (amended) was written with the express purpose to protect this area from development such as being planned.

Currently there are at least 5 grocery stores within a few mile radius of this property, one of which has been abandoned for a number of years now. If Fry's is allowed to move forward on this property there will be another abandoned anchor store, devastating the smaller shop owners. We need another shopping center or abandoned building in the area like we need another Walgreens or Mattress Firm.

There is already an approved rezoning of 60 acres at the intersection of Houghton and Old Spanish trail From SR to PAD (Planned Area Development). What can be built there-dwarfs the NAC (neighborhood activity center) being discussed at Houghton and 22nd. Arguably, because of Northern Star on the horizon, there is no reasonable justification for granting any exceptions that developers of an NAC at Houghton and 22nd might want or claim they need in order to make development of that little parcel feasible.

There exists a Scenic Rd. overlay zone requirement which appears is being ignored. The open space on the N/E corner allows us to enjoy the benefits of the untouched desert surrounding in our neighborhood; buffering us from heavy traffic on both Houghton and 22nd. We are all going to be greatly impacted by the Houghton Corridor as it is. This re-zoning will jeopardize the enjoyment of our home and potentially lower our property values. Building on that corner will greatly impact our quality of life as well as destroy the wildlife corridor established there, devastating the native flora and fauna. Has the city done an environmental impact study on the wildlife which includes; Hawks, Javelina, Owls, & Mule deer?

If these changes occur, there is no turning back. Despite the City's' planning efforts, no amount of lighting, screening or landscaping will reduce the damage this project will have on my neighborhood and surrounding area.

I am asking, no I am BEGGING you to deny the re-zoning of this parcel and let it stand as SR.

Respectfully
Linda Schaub
136-09-0460



Peter Bersbach

933 Placita Conalea, Tucson, 85748
520 721-2077
plbersbach@yahoo.com

7/15/2015

JUL 20 2015 PM 1:54

Dear Tucson P&D Services,

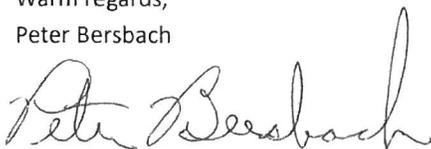
I am writing in regards to the request for amendment to the HENP (Houghton East Neighborhood Plan) by "The Planning Center" for the Northeast corner of Houghton Road and 22nd street.

I was here during the development of the HENP and there were several compromises that were made by all. But what we had develop was a good plan to protect the environment (plant and animal life). Originally a lot of the areas was zoned one house per acre or more. This plan allowed a reduction of that and locations for commercial property that would allow growth with minimal impact to environment (allowing vegetation and flow of natural wildlife in the area. There was also a concern about view and traffic in the area which this plan addressed.

Because of that I strongly feel that this request for amendments to the plan be fully rejected. I feel that the Fry's store proposed "CAN" be built effectively under the HENP with NO amendments.

A lot of hard work went into that plan and I believe strongly that it is still an effective plan for the area.

Warm regards,
Peter Bersbach





United States Department of the Interior

NATIONAL PARK SERVICE

Saguaro National Park
3693 South Old Spanish Trail
Tucson AZ 85730



IN REPLY REFER TO:

September 10, 2015

Paul Cunningham
Tucson City Councilmember
7575 E. Speedway
Tucson, AZ 85710

Dear Councilmember Cunningham,

I am writing in regard to the development (Northern Star Planned Area Development, Fry's) proposed for location at the NE corner of Houghton Road and 22nd Street intersection. This property falls within the area covered by the *Houghton East Neighborhood Plan* and is also located within 1.8 miles of Saguaro National Park.

When the neighborhood plan was adopted in 1985, it described several goals and measures that could be jeopardized by this proposed development. They include the "preservation of open space" and "integrating new development with the monument (Park)". In addition to our concerns that this proposed development contradicts components of the neighborhood plan, we believe there could be potential impacts to night sky viewing, scenic vistas, and other visitor-related values.

The extensive size of this proposed supermarket (124,097 sq. ft.) far exceeds the national median size of grocery stores which in 2014 was 46,000 sq. ft. This facility would be 3 times that size, not including the additional commercial buildings proposed, and is clearly designed to serve a much larger area than the neighborhood in which it would be located. The Houghton East Neighborhood Plan does allow for "neighborhood services" including a grocery store; however it defines this non-residential use for neighborhood services, not for a much broader area. It appears the main intent of this was to keep non-residential developments sized to a scale that would help to meet the plan goals to "protect the natural amenities of the area and to enhance existing neighborhoods". It is concerning that just a short distance north on Houghton Rd there are two grocery store buildings and a gas station that will be sitting vacant, and another by the relocation of the Fry's on 22nd street.

The protection of open space is also covered by the neighborhood plan. As defined, Consolidated Open Space is "an undisturbed area free of structures or other improvements concentrated in areas of sufficient size as to create visual diversity and interest and/or passive recreation opportunities. The open space should be contiguous within the project site and linked with other open space areas surrounding the site to create contiguous areas of undisturbed natural vegetation". As the draft development proposal indicates, only a very narrow strip of unconsolidated vegetation would be replanted around a narrow perimeter of the development. Most if not all of this area would initially be graded and disturbed, and then replanted, and the

resulting open space would equal only 17% of the site. 20% consolidated open space is required to be protected and is intended to be undisturbed natural vegetation. We request that this amendment not be approved.

The neighborhood plan also has restrictions on building heights for non-residential construction of a maximum of 20 feet. The proposed plan requests a height approval of 26 feet and may be even higher when the façade is included. Increasing the height to 26 feet would be a 25% increase in building height, and would have greater impacts to views of the Rincon Mountains and Saguaro National Park. Building heights should be restricted to what is defined in the neighborhood plan in order to keep the overall goals of the plan intact. We request that this amendment not be approved.

We also have concerns about potential impacts to night skies which is a highly valued resource for residents and park visitors. Height, shielding, light temperature, duration of use, amount of fixtures, etc. of lighting all play a part in the overall impacts that could result from a major development such as this. We understand efforts will be made to limit impacts and to adhere to the cities' dark sky lighting ordinance. However, the scale of this development in a neighborhood setting near a National Park with a Class I airshed warrants further consideration for protective measures. Typically gas stations have very brightly lit areas and run 24 hours a day and lighting for loading areas and parking lots for large stores can be major sources of light pollution. We request that the sensitivity to the value of our night skies is considered, and that mitigations to reduce potential impacts exceed current ordinances with a carefully planned design.

Saguaro National Park visitation contributes over 51 million dollars to the local economy annually. Park visitors come here to experience the natural setting of the Sonoran desert, wildlife, wilderness character, night skies and more. As the Houghton corridor continues to experience rapid development, we are concerned about the cumulative impacts associated with marginalizing existing adopted plans and current zoning. We are also concerned that the values these national visitors come in search of will be eroded over time and impaired. Existing zoning and plans such as the Houghton East Neighborhood Plan acknowledge these values as an important and vibrant part of the Tucson community. In the transition zones between this great city and it's only National Park, we ask to maintain or improve development practices so they are not eroded away one amendment at a time.

Thank you for the opportunity to comment on this proposed project. We also appreciate the time that your staff and the staff representing the land developer have taken to meet with us. Please keep us informed of this proposal while it is being considered by your office.

Sincerely,



Darla Sidles
Superintendent