

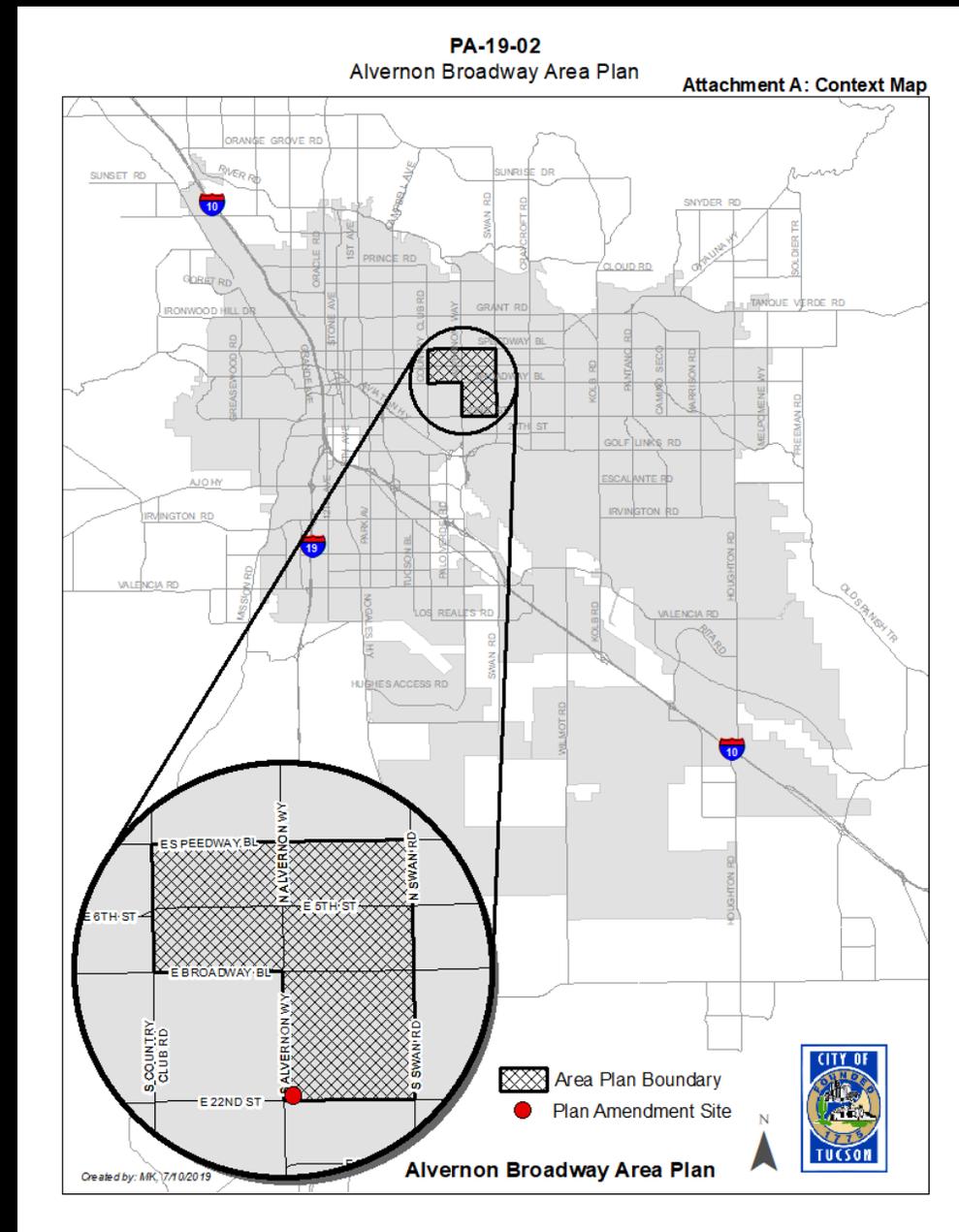


ALVERNON BROADWAY AREA PLAN (ABAP) PROPOSED PLAN AMENDMENT

**Planning Commission
STUDY SESSION
Wednesday, August 21, 2019**

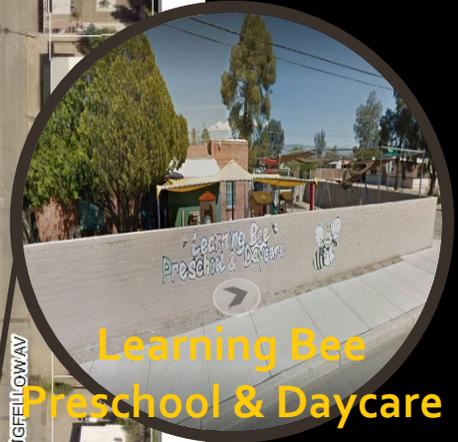
Site Location within City

- ▶ **Red dot** indicates site location northeast of 22nd Street / Alvernon Way within boundaries of the ABAP



Location within Area Plan

- Approx. 0.7 acre site of vacant land located in ABAP



Existing Zoning & Uses

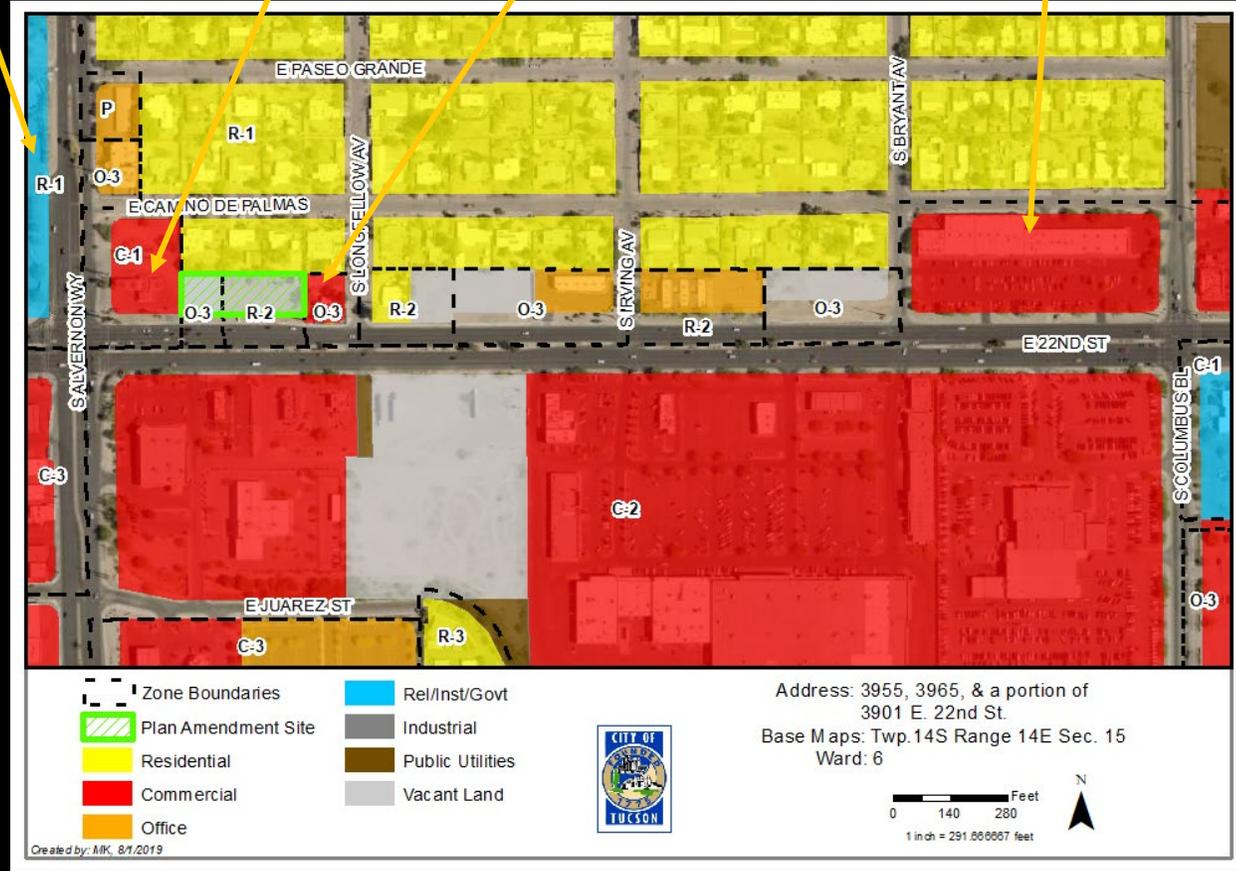
- ▶ Existing zoning for site is Office (O-3) and Residential (R-2)
- ▶ Existing uses in site vicinity are commercial and residential.

Patrick K. Hardesty
Midtown Multi-Service Center

Dutch Bros. Coffee

Learning Bee Preschool & Daycare

El Grande Shopping Center

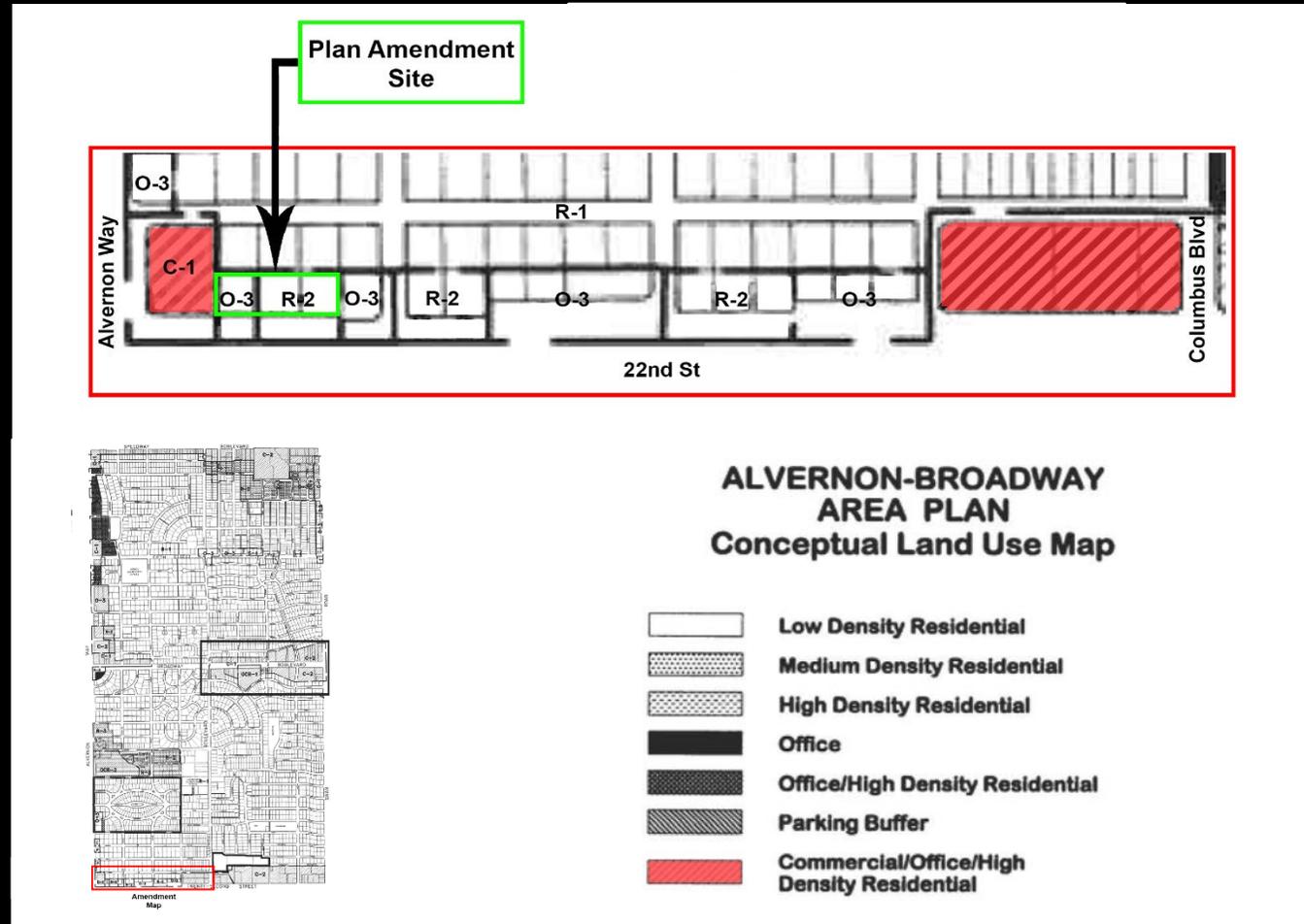


Proposed Project

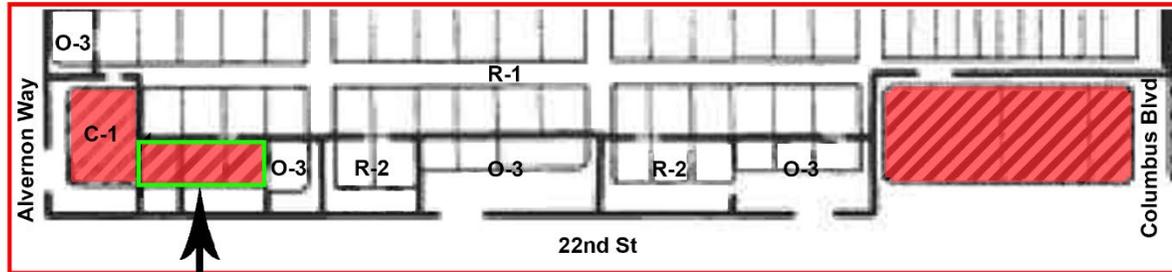
- ▶ 1-2 story medical/professional offices and/or a small-scale commercial building
- ▶ Primary access from 22nd Street

Issues

- ▶ The current land use identified for the project site in the *ABAP* is low-density residential



Proposed Plan Amendment



Plan Amendment Site

ALVERNON-BROADWAY
AREA PLAN
Conceptual Land Use Map

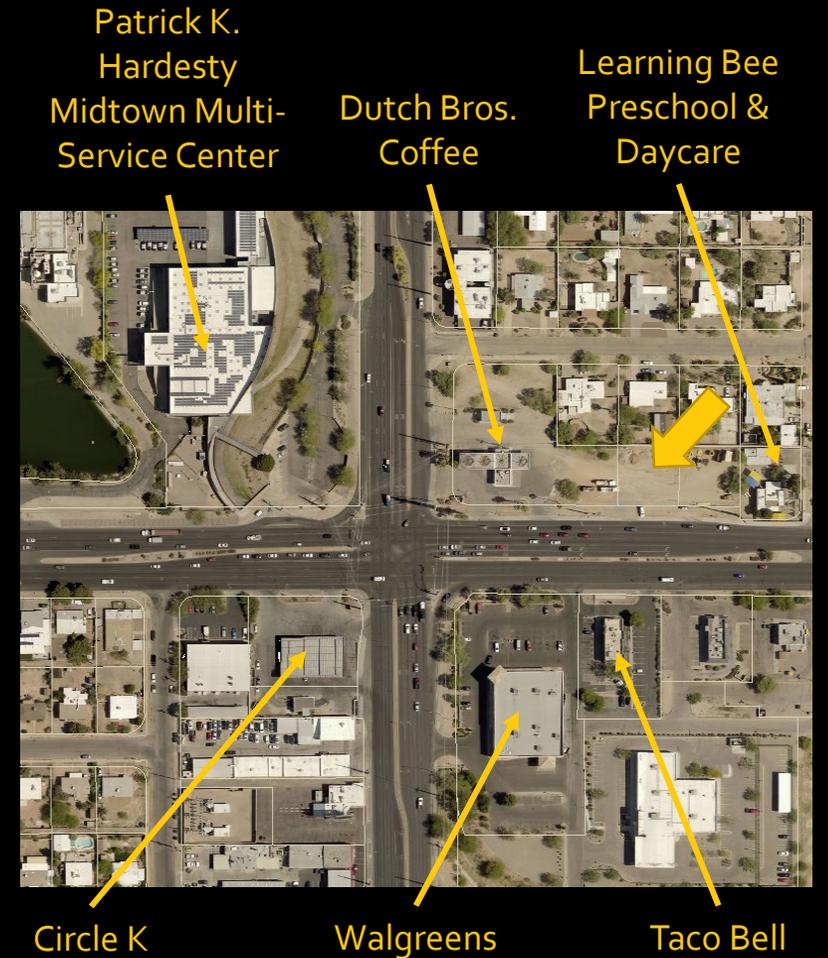
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Office/High Density Residential
- Parking Buffer
- Commercial/Office/High Density Residential

- ▶ Applicant's proposed plan amendment is to change the area of the plan amendment site from low-density residential to commercial/office/high-density residential

Findings

Staff found the proposed amendment to be supported by the following:

- ▶ Applicant's proposed project is adjacent to an arterial intersection (Alvernon Way & 22nd Street)
- ▶ Proposal is consistent with *Plan Tucson*, which supports a mix of commercial and offices along major streets (LT 28.6.4, <28.6.9)



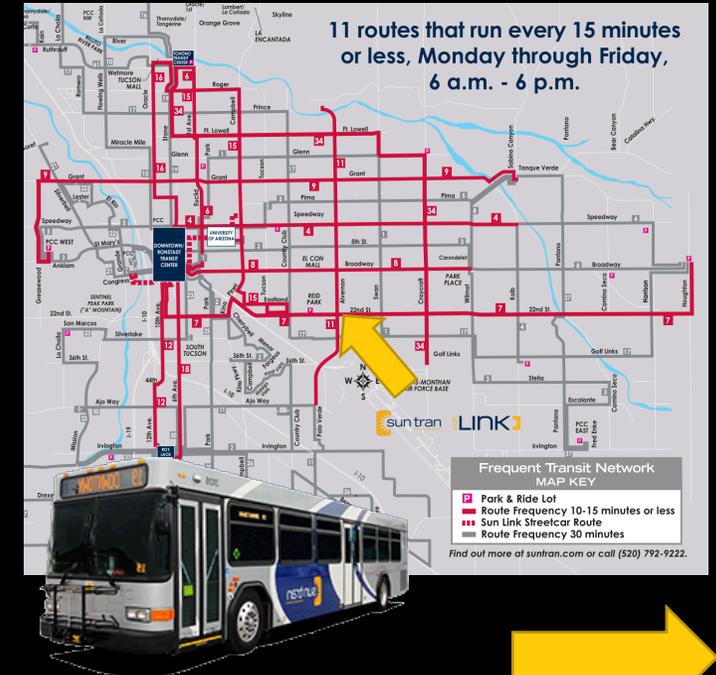
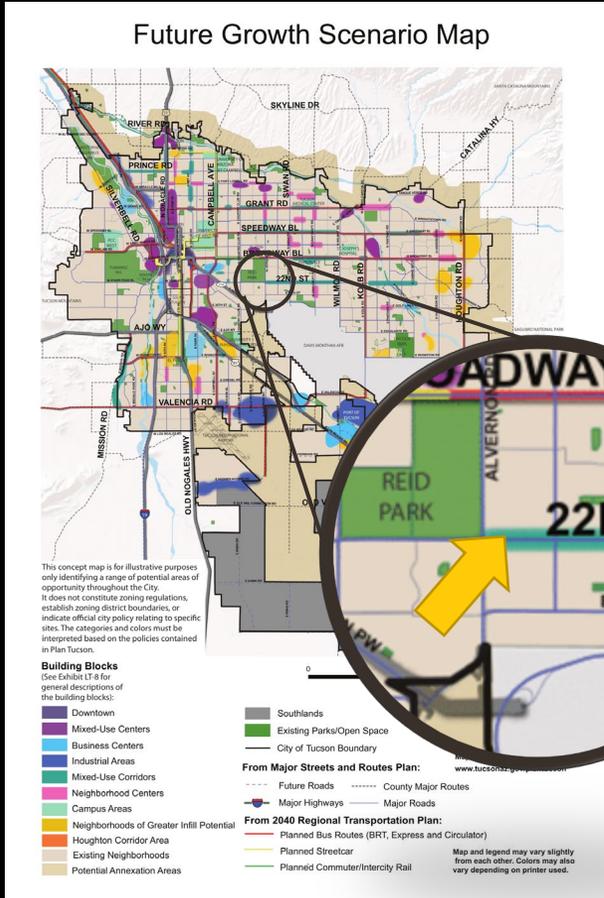
City of Tucson / PDSD

Findings *continued*

► Identified in Future Growth Scenario Map as a **Mixed-Use Corridor**, which provides a higher intensity mix of jobs, services, and housing along major streets, and served by a mix of high frequency transit options, as well as pedestrian and bicycle facilities

► Project is along the **Frequent Transit Network**

► Proposed project consistent with **Mixed-Use Corridor** desired growth



City of Tucson / PDS

Findings

continued

- ▶ Proposal is in alignment with the *ABAP* Non-Residential Policy 2, which supports new office and commercial uses when:
 - Primary access is provided from an arterial
 - All parking and maneuvering can be met on-site
 - Screening and buffering are provided for adjacent uses
 - Development complies with *ABAP* General Design Guidelines

- ▶ Proposed project would require a rezoning, which would further address concerns regarding compatible land uses adjacent to residential as well as compliance with *ABAP* Non-Residential Policy 2

Staff Recommendations

Staff recommends the Planning Commission set this item for public hearing in September

QUESTIONS ?