

CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES
REZONING/SPECIAL EXCEPTION
PRESUBMITTAL REVIEW – Land Use Plan Compliance

CASE NUMBER: 01-10-2018 585 S. Cherry Ave.
(MO-DAY-YEAR - Address)

APPLICANT NAME: THE PLANNING CENTER (BRIAN UNDERWOOD)

ADDRESS: 2 E. CONGRESS STREET CITY: TUCSON STATE: AZ ZIP: 85701

DAYTIME/MESSAGE PHONE: (520) 623-6146 FAX: __ E-MAIL: BUNDERWOOD@AZPLANNINGCENTER.COM

EXISTING AND PROPOSED USE

EXISTING USE: WAREHOUSE – 6632 SQ FT, AND OFFICE – 2382 SQ. FT. - TOTAL 9,014 SQ FT. FLOOR AREA.
PROPOSED USE (REQUIRED): A MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT WITH 30 TWO-STORY INDUSTRIAL LOFT-STYLE RESIDENTIAL UNITS, EACH WITH 2,000 SQUARE FEET OF FLOOR AREA. EXISTING 9,000 SQUARE FOOT WAREHOUSE/OFFICE BUILDING WILL REMAIN AND SERVE AS AN OPPORTUNITY FOR THE RESIDENTIAL DEVELOPMENT TO HAVE A POSSIBLE VENUE FOR WORK AND PLAY.

HEIGHT 30' # OF STORIES 2 FLOOR AREA OF NON-RES. DEV. N/A

PROJECT LOCATION

ADDRESS (IF ASSIGNED): 585 S. CHERRY AVENUE

LOCATION (MAJOR CROSS STREETS): KINO PARKWAY & 15TH STREET

PARCEL NUMBERS: 124-19-040E, 124-19-040F, AND 124-19-040G

TOWNSHIP 14S RANGE 14E SECTION 18

EXISTING ZONE: I-1 LIGHT INDUSTRIAL

PROPOSED ZONE C-1 COMMERCIAL

PROPOSED LAND USE MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT – 30 RESIDENTIAL UNITS AND EXISTING 9,000 SQUARE FOOT WAREHOUSE/OFFICE BUILDING WILL REMAIN AND SERVE AS AN OPPORTUNITY FOR THE RESIDENTIAL DEVELOPMENT TO HAVE A POSSIBLE VENUE FOR WORK AND PLAY. PROPERTY SIZE ~2.19 AC

PLAN DIRECTION

ADOPTED PLAN (S): PLAN TUCSON, AND ARROYO CHICO AREA PLAN

PLAN AMENDMENT REQUIRED BASED ON CONCEPT PRESENTED (SEE NOTES BELOW)

YES NO TO BE CONFIRMED LATER

PLAN SUPPORT BASED ON CONCEPT PRESENTED (SEE NOTES BELOW):

YES NO WILL DEPEND ON DESIGN

DESIGN COMPATIBILITY ENVIRONMENTAL RESOURCE REPORT
ABBREVIATED (REZONING DOCUMENT)

REVIEWED BY: MSP
DATE: 01/10/2018

Background: This request is to rezone a ~2.19-acre property consisting of three parcels located at the southeast corner of Cherry Avenue and 15th Street, approximately 500 feet west of the intersection of Kino Parkway and 15th Street. The applicant's request is to rezone to C-1 commercial zone to allow residential and commercial land uses. Proposal is to redevelop the site with thirty (30), two-story industrial loft-style residential units of approximately 2,000 square feet each with a total of approximately 60,000 square foot of floor area, and potentially repurpose an existing single-story 9,000 square foot warehouse building as a commercial option for the on-site residential development to have a possible venue for work and play. To date, no specific commercial land use has been identified by the applicant for the existing warehouse/office building.

Kino Parkway, a Gateway Route abuts the rezoning site at the southeast edge of the site. Because of existing drainage ways along Kino Parkway and proximity to the Kino Parkway and 15th Street intersection, access will be on the west boundary of the rezoning site from Cherry Avenue, a local street as identified on the Major Streets & Routes Plan map.

Area Land Uses and Zoning: The subject property is zoned I-1, light industrial zone and developed with warehouse and office use, to the east is zoned I-1 light industrial, city owned property that includes the Railroad Wash and adjacent to Kino Parkway an arterial street right-of-way, to the south is zoned I-1 light industrial and park industrial with various developments of warehouse and office uses, to the west is zoned P-I park industrial that include the State of Arizona Board of Regents office and Cox LLC office land uses, to the north across 15th Street is zoned R-2 residential, includes Pima County Flood Control District owned property containing the Arroyo Chico Wash, a ERZ regulatory wash. Further north pass the Arroyo Chico Wash is zoned R-2 and R-3 residential zones and includes the Miles and San Antonio residential neighborhood with single family, high density development and the Tucson School District No 1 athletic fields.

Land Use Plan Policies: Policy direction is provided *Plan Tucson and the Arroyo Chico Area Plan*.

Plan Tucson (PT) – Policy direction is provided by the Built Environment in Chapter 3, Building Blocks, Business Centers; which supports major commercial or employment districts. Centers contain multiple-use office, industrial, or retail uses. Policies support the utilization of solution and strategies included in the Design Guidelines Manual to provide an improved level of community design. This includes integration of land uses to achieve more effective use of resources. Support development opportunities where; residential, commercial, employment, and recreational uses are located, as provided in the Guidelines for Development Review – Set 4 and further supported by the following guidelines:

- LT28.4.3 - Support neighborhood-scale activity nodes that are designed to provide direct pedestrian and bicycle - connections to the neighborhoods they serve.
- LT28.4.8 - Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.
- LT28.4.17 – Support strategically located mixed-use activity centers and activity nodes in order to increase transit use, reduce air pollution, improve delivery of public and private services, and create inviting places to live, work, and play.

Arroyo Chico Area Plan (ACAP)

Definitions:

Lnd – Day-night average sound level method adopted by the Environmental Protection Agency to standardize noise assessments. Ldn considers the sound level from an event, the effect of repetition, and the time of occurrence. Since the primary concern is residential development, nighting events are considered more annoying than in the daytime and are weighted accordingly;

Noise Sensitive Uses – Single-family residence, schools, religious facilities, libraries, hospitals, nursing homes, outdoor entertainment facilities, nature exhibits, zoos, and similar uses which require quiet and/or are difficult to acoustically treat.

Medium-density residential development – up to 15 units per acre; including a variety of housing types, such as single-family homes on small lots, duplexes, townhomes, apartments, and condominiums.

Policies:

The rezoning site is within the *ACAP*, Industrial Area 2, Campbell-Plumer/Aviation which identifies appropriate locations for land uses by boundary of areas and/or individual parcels. The proposed rezoning site is identified in an area supporting “Light Industrial or Commercial land uses.” The rezoning site is subject to the following policies:

Industrial Policies:

- Industrial Area 2, Policy 3.A - Allow light industrial development south of 16th Street between Kino Boulevard and Curtis Avenue;
- Industrial Area 2, Policy 3.B – Require all new commercial and light industrial along 16th Street west of Kino to screen parking areas, dumpsters, outside storage, in addition to providing a five foot wide landscape strip along street frontages.

Commercial Policies:

- Commercial Policy1 – Encourage commercial development at appropriate locations in the area.
- Commercial Policy 1.C; Rezoning to commercial uses are to be based on all of the following:
 - The site is located on a major street;
 - The proposed use is integrated with other adjacent commercial uses; and,
 - Access is provided from collector or arterial streets.

Residential Policies:

- Residential Subarea 1, Policy 4; Encourage residential infill in the area bounded by Arroyo Chico, Curtis Avenue, Sixteenth Street and Mountain Avenue, as well as in the area south of Sixteenth Street and west of Curtis Avenue.
- Policy 2. B; Medium-density residential development are generally appropriate along collector streets.
- Residential Policy 3 – Ensure the compatibility of new residential development with existing land uses.
- Residential Policy 3.A; Require appropriate design elements (setbacks, height restrictions, screening, landscaping, screened or covered storage, shielded or directed lighting, height and density transitions, etc.) during the rezoning and development in proximity to established neighborhood.

Transportation Policies:

- Policy 2.A; Upgrade the appearance of the built environment along Kino ..., by utilizing the Gateway guidelines as specific in the *Major Streets and Routes Plan* or a Gateway Route Ordinance, when adopted.

Davis-Monthan Air Force Base Policy

- Policy 1.B; Request Davis-Monthan Air Force Base Community Planning staff to review proposed development plans for the Arroyo Chico area.
- Policy 3.A; Encourage new development of residential and other noise sensitive uses to incorporate acoustical treatment measure which will reduce interior noise levels to a maximum of 45 Ldn.

Assessment: The applicant proposes to redevelop a 2.19 acre industrial zoned (I-1) site with an existing warehouse/office facility to allow for a mix of commercial and residential land uses that includes thirty (30) industrial loft-style residential two-story townhouse type units with a total of approximately 60,000 square feet

of residential floor area. The commercial portion of the proposed project will provide 9,000 square foot of commercial uses within the existing warehouse/office building. The proposed design is an opportunity for the residential development to have a possible commercial venue for live, work and play.

The *ACAP* identifies light industrial and commercial uses for the area in which the proposed project is located, between Curtis Avenue and Kino Boulevard and south of 16th. The *ACAP* has further delineated that residential uses are more appropriate west of Curtis Avenue.

The *Unified Development Code (UDC)*, per Table 3.2-1, Article 3.2.1.C Pre-Application Conference Requirements apply, and they are as following:

At the pre-application conference, the applicant shall describe, to the PDS the general goals, uses, and development characteristics (e.g., size, location, density, etc.) of the proposed project in sufficient detail to enable the City to identify potential code or plan compliance issues and discuss design issues and options.

While the proposal is requesting a commercial zone, C-1 to allow for commercial uses, the proposed project as presented is primarilyy a residential land use given the proposed 60,000 square feet of residential lofts; **a plan amendment is required.**

Issues to consider if a plan amendment is requested to support residential land use on the subject site are the following:

- The rezoning site abuts on the south boundary a parcel with I-1 light industrial zone and development with industrial land uses. Your conceptual site plan shows sixteen residential townhouse type units in proximity to the south boundary of the rezoning site. Staff suggests the applicant address how they plan to mitigate the adjacent industrial business intensity and hours of operation on said along the south boundary of the rezoning site. If a plan amendment is requested, the *UDC* will require a greater setback than shown for the current concept between C-1 and I-1 zoned parcels. As part of a rezoning process staff would review for compatibility of proposed land uses with surrounding land uses.

Additional Notes

Additional Notes:

- Define industrial lofts as C-1 zone might not allow the types of industrial uses that are being contemplated with the industrial loft live-work proposal
- Prior to rezoning finalize if this is a for-sale or lease, a condo project, townhomes, or multi-family as parking calculations and preliminary development plan will vary according to the final proposal
- Per TDOT sidewalk will be required along the abutting streets if not already improved
- Traffic statement or study could be required for either plan amendment or rezoning
- Landscaping/buffering/screening techniques will be required along the southern boundary of the site as the proposed residential uses will be abutting an industrial zoned parcel.

T17PRE0109

585 S Cherry Av

This site is in the watershed of the Arroyo Chico/Tucson Arroyo. The floodplain mitigation project recently completed has removed many downstream properties from the mapped floodplain. To preserve the reduced flood potential, additional retention and detention will be required:

1. Peak discharges for the 2-, 10, and 100-year storms shall be reduced by a minimum of 15 percent. The reduction will be based on the discharge from vacant land in the pre-developed condition.
2. Five-year threshold retention, based on vacant, undeveloped land will be required.

T18PRE0001

5765 E Broadway Bl

No special requirements will be requested by Engineering. The applicant should be aware that water harvesting will need to be maximized. All runoff from the site will need to be directed toward landscape areas. The driveway from Broadway will have 25-foot radius curb returns.

T18PRE0002

4002 E Fort Lowell Rd

This site is within two separate watersheds that are subject to flooding. To prevent the increase in flood potential additional retention and detention will be required:

1. Peak discharges for the 2-, 10, and 100-year storms shall be reduced by a minimum of 15 percent. The reduction will be based on the discharge from vacant land in the pre-developed condition.
2. Five-year threshold retention, based on vacant, undeveloped land will be required.

T18PRE0003

133-36-008K

This site is within Este Wash watershed that is subject to flooding. To prevent the increase in flood potential additional retention and detention will be required:

1. Peak discharges for the 2-, 10, and 100-year storms shall be reduced by a minimum of 15 percent. The reduction will be based on the discharge from vacant land in the pre-developed condition.
2. Five-year threshold retention, based on vacant, undeveloped land will be required.

**Planning and Development Services Zoning Review
REZONING PRESUBMITTAL**

This preliminary review for code compliance is based only on the information provided on the plans provided. Alternations to the plans as they impact zoning issues will require additional review to insure compliance with the Zoning Code. Additional information provided on revised plans may also create further compliance questions.

Reviewed by: Steve Shields Date: 01/09/2018 Phone: (520) 837-4956

Applicant: Brian Underwood

Address: 585 S. Cherry Ave.

T: 14S R: 14E S: 18 Existing Zoning: I-1 Proposed Zoning: C-1

Existing Use: Commercial Proposed Use: Mixed Use

Annexation Date: _____ Ordinance No.: _____ Parcel No: 124-19-040E, 124-19-040F & 124-19-040G

Rezoning History: N/A

<input checked="" type="checkbox"/> Development Plan Required	<input type="checkbox"/> Special Exception Land Use	<input type="checkbox"/> FLD
<input type="checkbox"/> Tentative Plan Required	<input type="checkbox"/> Planned Area Development	<input type="checkbox"/> Plan Amendment
<input checked="" type="checkbox"/> Final Plat Required (Condo Plat)	<input type="checkbox"/> Commercial	
<input type="checkbox"/> New Project / Change of Use; Full UDC	<input type="checkbox"/> Recommend CDRC Pre Submittal Meeting	

SITE AREA / LOT SIZE TOTAL: _____ Sq. Ft.; 2.19/2.4 Acres

Proposed Principal Use: Multi Family & Commercial; D.D. " _____ "

Subject to Section: Use Specific Standards may apply depending on the commercial use.

Min Lot / Site Size: N/A; F.A.R. Max: N/A; Building Height Max: 30'

Lot Coverage Max: N/A; Site Coverage allowed for Subdivision: N/A; Density: 36/acre

PERIMETER YARD BUILDING SETBACKS: (ST= Street) (HGT= Height of Structures) Perimeter Yard Indicator: _____

Existing Adjacent Zones: N: R-2; W: P-1; S: I-1; E: I-1

Required Setbacks per Adjacent Zones: N: Street*; W: Street*; S: ~~0-0' / 20'~~ 0-0' / 20'; E: Street*

* - Established area - Front street 20' or 1-1/2 the height of the building wall - Side street 10'-0"

Proposed Principal/Secondary Use: N/A; D.D. " _____ "

Subject to Section: _____

Min Lot / Site Size: _____; F.A.R. Max: _____; Building Height Max: _____

Lot Coverage Max: _____; Site Coverage allowed for Subdivision: _____; Density: _____

PERIMETER YARD BUILDING SETBACKS: (ST= Street) (HGT= Height of Structures) Perimeter Yard Indicator: _____

Existing Adjacent Zones: N: _____; W: _____; S: _____; E: _____

Required Setbacks per Adjacent Zones: N: _____; W: _____; S: _____; E: _____

APPLICABLE OVERLAY ZONES:	<input type="checkbox"/> ERZ	<input type="checkbox"/> HDZ	<input type="checkbox"/> HPZ	<input type="checkbox"/> SCZ	<input type="checkbox"/> DRZ	<input type="checkbox"/> GCZ	<input type="checkbox"/> PAD-1
	<input type="checkbox"/> PAD-2	<input type="checkbox"/> PAD-3	<input type="checkbox"/> PAD-4	<input type="checkbox"/> PAD-5	<input checked="" type="checkbox"/> AEZ	<input type="checkbox"/> AHD	<input type="checkbox"/> CUZ-1
	<input type="checkbox"/> CUZ-2	<input type="checkbox"/> CUZ-3	<input type="checkbox"/> APZ-1	<input type="checkbox"/> APZ-2	<input type="checkbox"/> APZ-3	<input type="checkbox"/> APZ-4	<input type="checkbox"/> NCD-65
	<input type="checkbox"/> NCD-70	<input type="checkbox"/> ADC DM	<input type="checkbox"/> FLD	<input type="checkbox"/> WASH			
Comments:	This site is located within the Airport Avigation Easement and Disclosure Area and will require review by Scott Robidoux Airport Planner.						

**Planning and Development Services Zoning Review
REZONING PRESUBMITTAL**

MAJOR STREETS AND ROUTES (MS&R) Plan:

Street Name: _____ Future R/W Width: _____

Street Name: _____ Future R/W Width: _____

DEVELOPMENT AREA BUILDING SETBACKS FROM MAJOR STREETS or for streets within SUBDIVISION for all proposed structures per UDC 6.4.5.C.2

The greater of 21 Feet or the Height of the Structure from the back of: Existing Curb Future Curb
 Back of Sidewalk Outside edge travel or int. streets 140 – 1000 ADT New Sub.

STREET PERIMETER BUILDING SETBACKS IN DEVELOPED AREAS for all proposed structures per UDC 6.4.5.C.1
The greater of 20 feet or one and half times the height of the structure from:

Front Street Yard Property Line = ** _____ Ft; 10 Feet from side street property line. ** Front and side streets not defined
ACCESS PROVISIONS, UDC 7.8, and Technical Standard 7

Street access for vehicle traffic; Adjacent Street access for pedestrian traffic; On-Site pedestrian circulation system

MOTOR VEHICLE/BICYCLE PARKING CALCULATIONS REQUIRED

Based on *** _____ Sq. Ft. / _____ per UDC _____ = *** _____ Spaces required; 80 _____ Spaces Proposed;

Use Classification(s): _____

Bicycle Parking, Long term required *** _____ provided _____, Short term required *** _____ provided _____;

*** As "Commercial Use" is a use group, not a use, until the commercial use is defined the required number of vehicle and bicycle parking cannot be determined.

Parking on both sides of the street; ; one space per unit in a common area evenly distributed throughout the subdivision

OFF-STREET LOADING SPACES REQUIRED: (1,500 Sq. Ft. or greater in GFA, and if applicable outside use area)

Based on GFA of **** _____ Sq. Ft. = _____ striped space(s) at _____ feet x _____ feet, per UDC table 7.5.5-A

LANDSCAPE PLAN REQUIRED: UDC 7.6 & Technical Standard 5. **** Until the Commercial Use is defined the loading space requirement cannot be verified.

Expansion Only Entire Site

Trees for parking lots, 1 tree per 4 spaces required. (Each space located within 40' of a canopy tree)

Street landscape border(s) _____

Interior landscape border(s) _____

Screening _____; Native Plant Preservation Plan NPPO Exception _____

Trails or Protected Riparian Areas; _____; Comments: _____

Contact the Landscape Section @ 837-4947 for specific information.