

JUN 5 2017 PM 1:45



PLANNING &
DEVELOPMENT
SERVICES DEPARTMENT

Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: 6/8/2017 Received by: John Beall

Area/Neighborhood Plan to Be Amended:
Grant/Alvernon Area Plan

Date Plan Was Adopted by Mayor and Council: September 1999

Plan Amendment Name: Fort Lowell Park

Plan Amendment Number: PA-17-01 Processing Fee: \$ 4,764.08

SECTION 2 - Site Identification

Street Address: See attached.

Township/Range/Section: 13S / 14E / 34 Tax Code No: See attached

Nearest Major Cross Street: Alvernon Way and Fort Lowell Road

Amendment Site Size: 7.92 AC

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: Brian Underwood

Firm's Name: The Planning Center Phone No: 520-623-6146

Address: 2 E Congress, Suite 600 Fax No: _____

Brian Underwood 6/6/17
Signature Date

SECTION 4 - Site and Surrounding Conditions

SITE
Existing Site Zoning: MH-1, R-3, O-3 (not affectuated) 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.):
See Attached.

SURROUNDING AREAS

Existing Zoning: North MH-1, C-2, R-1 South MH-1, R-1 East R-2, R-3 West C-1, O-2, MH-1

Describe Land Uses and Development on Surrounding Properties:
North of the site is a mixture of one-story single-family residences, mobile homes and general commercial uses, zoned R-1, MH-1 and C-2.
East of the site consists of one-story single-family residences, zoned R-2. South of the site is majority mobile homes with some single-family residences, zoned MH-1 and R-1. West of the site is a mixture of mobile homes, office buildings, and commercial uses that range from one- to two-stories and is zoned MH-1, O-2 and C-1. Interior to the proposed site are two-story apartments, zoned R-3.

Neighborhood Context: _____
The closest major intersection is Fort Lowell Road and Alvernon Way, west of the subject property. The land surrounding the site is majority mobile home and single family residential with some office and commercial uses. The site surrounds the Shadow Ridge apartment complex and a variety of other two-stories buildings. The surrounding neighborhood provides a variety of uses with a range of densities and intensities. The offices and commercial uses, as well as the Shadow Ridge apartments utilize Fort Lowell Road for primary access.

Proposed Site Development

Proposed Use: Self-Storage, Restaurant, General Commercial Proposed Zoning: C-2

The proposed project envisions a cohesive mixed-use development that provides opportunities for retail, restaurant, and other commercial services, and two self-storage offerings. Additionally, this proposal incorporates an appropriate number of parking spaces and adequate landscape buffering and screening.

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

See Attached.

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.

The land use designation for the subject property is requested to be amended from the Office and High-Density Residential to Office, Commercial and High-Density Residential on the Conceptual Land Use Map in the Grant-Alvernon Area Plan.

The proposed uses will integrate and compliment the current uses of the area, particularly the properties adjacent to the western boundary of the site as these are currently designated for office, commercial and high-density uses. The proposed development will adhere to the land use policies and design standards within the Grant-Alvernon Area Plan, therefore, no policy amendments will be necessary.

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

The only proposed amendment to the Grant-Alvernon Area Plan involves modifying the land use designation on Conceptual Land Use Map for the subject property from Office and High Density Residential to Office, Commercial and High Density Residential.

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.

SECTION 5 - Plan Amendment Information Cont'd.

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

See attached.

Provide additional supporting information that demonstrates why this amendment should be approved.

See attached.

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes 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

S:\Plan Amendments & PAD Changes of Conditions\Forms\PA_application.doc

Fort Lowell Park Application Attachment



Subject Property Information

Parcel Identification Number	Legal Description	Address (Assigned by Pima County)
110-06-013D	E130' W770.43' S130' N173.60' N2 LOT 1 .39 AC SEC 34-13-14	N/A
110-06-013E	PTN E165' W820' M/L N2 LOT 1 1.92 AC SEC 34-13-14	4002 E Fort Lowell Road Tucson, AZ 85712
110-06-013B	STRIP IN N2 E2 LOT 1 .17 AC SEC 34-13-14	N/A
110-06-0100	S36' W208' E330' N660' NW4 NW4 .17 AC SEC 34-13-14	N/A
110-06-012C	W145.43' M/L E495' S630' N660' LOT 1 LYG S OF FT LOWELL RD 2.20 AC SEC 34-13-14	4032 E Fort Lowell Road Tucson, AZ 85712
110-06-012A	STRIP LOCATED APPROXIMATELY W10' M/L E331.6' M/L S242' M/L N660' LOT 1 .03 AC SEC 34-13-14	N/A
110-06-009A	PTN E330' NE4 NW4 NW4 2.65 AC SEC 34-13-14	4068 E Fort Lowell Road Tucson, AZ 85712
110-06-011D	IRR PCL BNG PTN W82' E204' S165' N195' LOT 1 EXC FT LOWELL RD .25 AC SEC 34-13-14	4050 E Fort Lowell Road Tucson, AZ 85712

Site History

The 7.92-acre property is an assemblage of eight parcels located approximately 880 feet east of the intersection of Fort Lowell Road and Alvernon Way. The subject property was annexed into the City of Tucson in 1959 and was designated in the Grant-Alvernon Area Plan as low-to-medium density residential in 1999. Preceding the economic downturn of 2008, the west portion of the subject property was rezoned (#C9-08-01) from R-3 and MH-1 to O-3 to accommodate the shift in market demand for office uses within the vicinity of the project area. Prior to the rezoning request, the Grant-Alvernon Area Plan was amended in 2007 to allow for office and high density residential (Resolution No. 200819).

Due to the economic recession and the continued absence of demand for residential uses at this location, the Grant-Alvernon Area Plan designation on the remainder of the subject property (the eastern portion) was amended to permit office and high density residential (Resolution No. 21381) and the property was subsequently rezoned from R-2 and R-3 to O-3 in 2010 (#C9-09-11).

For both rezoning cases, conditions were applied and are applicable moving forward. It is the intent of the owner/developer to comply with the existing conditions with the recognition that they may be modified and/or reevaluated for consistency with applicable standards and codes at the discretion of city staff and the acting Mayor and Council.

Due to the lack of demand and an oversaturated supply of office uses, as well as a need for self-storage and greater interest in commercially zoned property within the project vicinity, the property owner is seeking to amend the Grant-Alvernon Area Plan Conceptual Land Use Map to designate the subject property as Office, Commercial and High Density Residential, and subsequently, rezone the property to C-2.

Site Photos



On-site Conditions

Currently, the site is undeveloped and remains vacant. The property is bordered with chain-link fencing along the exterior north, west, and southern borders, while the remaining exterior and interior property lines are bordered with a masonry wall.

The existing topography across the site is generally flat with a change in elevation from 2,420 feet at the southeastern boundary to 2,414 feet at the western boundary of the site. The channelized Columbus Wash runs just west of the subject property and produces flows greater than 2,000 cubic feet per second (cfs).

The existing vegetation on-site consists of large swaths of bare ground with a sparse sprinkling of Mesquite and Palo Verde trees and other desert shrubs.

The nearest Pima County Regional Wastewater sewer network connection is located along Fort Lowell Road, as are several manholes. Tucson Water will serve the subject property.

Proposed Site Improvements

While the following proposed site improvements are subject to the current site plan and given that end-users are unknown at this time, it should be noted that all improvements regardless of what is depicted on the preliminary development plan, will be in accordance with the permitted uses and development standards set forth in the City of Tucson Unified Development Code for the C-2 Zone as well as any user specific standards.

General Commercial/Retail Pads – a general commercial/retail center is proposed for the north and west portion of the subject property as a means of stimulating the economic vitality of the area as well as providing adjacent residents and the local community with shopping, dining and employment opportunities. The commercial/retail portion of the proposed development will consist of seven (7) structures ranging from one- to three-stories. Architectural design and features will complement the surrounding neighborhood and consist of materials and colors consistent with the Desert Southwest.

Restaurant – this proposal contemplates restaurant uses to provide the surrounding community with additional dining options as well as employment opportunities, ultimately stimulating the economic vitality of the area. The restaurant portion of the site will be parked in accordance with UDC Section 7.4.4 and will feature architectural vernacular that emulates the surrounding area as well as the Desert Southwest.

Self-Storage – this proposal provides two self-storage offerings for the area; a climate controlled self-storage building and a more traditional self-storage complex. The climate controlled self-storage unit is envisioned to range from one-story to three-stories with the potential for internalized access lanes and loading zones. The traditional self-storage complex is envisioned to range from one- to two-stories with direct vehicular access to each unit. Given the positive results of a market study for self-storage in this area, this use will deliver an additional supply to meet current and increased demands.

Access – Primary access will be provided at two locations along Fort Lowell Road.

Lighting – Lighting will be installed in accordance with the City of Tucson Outdoor Lighting Code and shall be directed downward with zero light trespassing onto adjacent properties.

Pedestrian Circulation – The proposed development will include an integrated circulation system with sidewalks as a means of providing safe paths for visitors, self-storage users and employees of the site. Additionally, the sidewalk along Fort Lowell will be improved per TDOT standards and any outstanding conditions from the previous rezoning cases.

Landscape Borders – A 10-foot landscape border will be provided along the exterior and interior borders of the subject property.

Proposed Screening Techniques - The site will be partitioned with a 30-inch vegetative screen along Fort Lowell Road and a 5-foot screen along the western boundary adjacent to the O-2 zone. The remaining interior and exterior borders will be screened appropriately with a 5-foot wall, unless otherwise specified in the UDC.

Parking Lot Improvements – To provide shade and mitigate the urban heat island effect, trees and other plant materials will be installed in accordance with the UDC Section 7.4.6. Motor Vehicle Use Area Design Criteria.

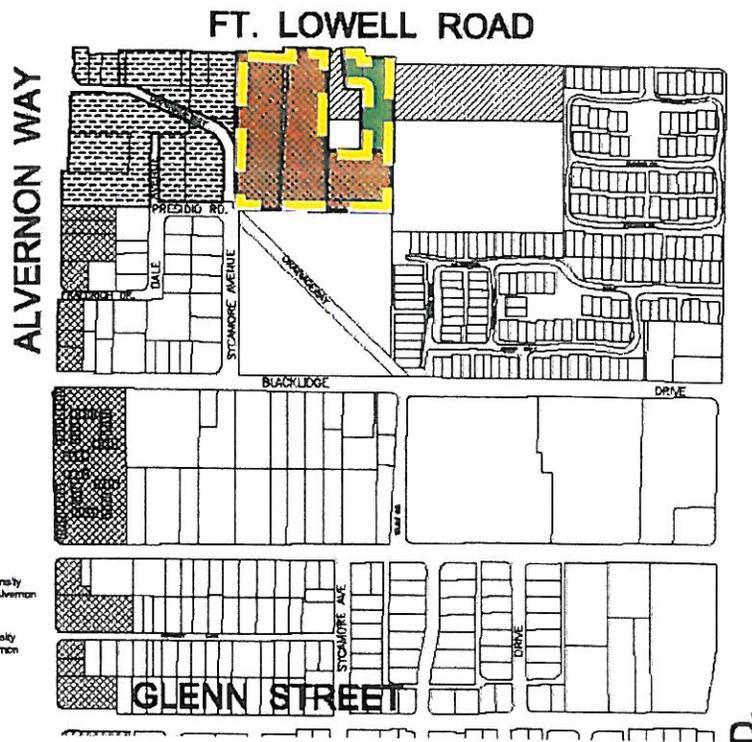
Rainwater Harvesting – Rainwater harvesting will be incorporated throughout the site per the Commercial Rainwater Harvesting Ordinance.

Transition of Building Heights – Building heights will range from one- to three-stories.

Proposed Changes to the Grant-Alvernon Area Plan

As shown in the figure to the right, the proposed request is to amend the Conceptual Land Use Map in the Grant-Alvernon Area Plan for the subject property from a land use designation of Office and High Density Residential to Office, Commercial and High Density Residential.

-  Low-to-Medium-Density Residential (See Residential Land Use Policies for appropriate locations.)
-  High-Density Residential
-  Office, High-Density Residential
-  Office, Commercial, High-Density Residential
-  Amended November 13, 2007, Resolution No. 20819, to a low Office and High-Density Residential Uses on several parcels on the south side of Fort Lowell Road east of Alvernon (east of the Sycamore Avenue alignment)
-  Amended September 8, 2008, Resolution No. 21361 to a low Office and High-Density Residential Uses on two parcels on the south side of Fort Lowell Road east of Alvernon (west of Bama Centro residential subdivision).



Justification for the Proposed Amendment

Completion of the Alvernon Bridge & Proximity Commercially Zoned Property

As part of the 2006 River Road widening and realignment project, the Alvernon Way Bridge was constructed with the intention of establishing a central corridor that provides a north-south crosstown connection over the Rillito River from Interstate-10 to Tucson International Airport. Since construction of the bridge, Alvernon Way has begun to transform into a major commercial corridor that features a mix of uses including: retail, office, and residential uses. The intersection of Alvernon Way and Fort Lowell Road has significantly changed since construction of the bridge was completed which is evident from the rezoning of the northwest and northeast corners to allow for commercial uses.

Moreover, the completion of the Alvernon Way Bridge has provided an alternative route with additional capacity ultimately resulting in a reduction of vehicular trips generated and congestion on Dodge Boulevard and Fort Lowell Road. Given the proximity to the Alvernon-Fort Lowell intersection and the continuous swath of commercial and office uses that lie between the subject property and the intersection, the proposed uses are compatible with adjacent uses and are appropriately located.

Redevelopment Potential

Per the Grant-Alvernon Area Plan, approximately five percent of the total plan area remains as vacant land. Given that there are limited vacant properties within the area, it is imperative to develop those remaining properties with land uses that establish a logical transition that responds to current market demands all the while facilitating economic growth and reinvestment opportunities in underserved areas. Based on a recent market study, there is a significant deficiency of self-storage units within a three-mile radius of the site. The area is also underserved by commercial businesses. Given the underserved market

for general commercial and self-storage uses and the undeveloped nature of the site, the subject property is a prime candidate for redevelopment.

Located on Major Arterial

The Grant-Alvernon Area Plan specifies that commercial development should be considered in locations where primary access is provided to a major arterial roadway. Access to the proposed development will only be provided from Fort Lowell Road, which is classified as a major arterial in the Major Street and Routes Plan.

Consistency with Overall Goals and Policies of Grant-Alvernon Area Plan

Overall Goals –

Identify appropriate locations for residential, office, commercial and industrial development.

As the site is located adjacent to office and commercially zoned properties to the west and north, the proposed site is a prime location to feature commercial services and uses. Moreover, given the proximity to the Fort Lowell Road and Alvernon Way intersection and the existing commercial / office development surrounding the site, the proposed uses will complement the area and further provide economic development opportunities. The site plan will also be designed with the self-storage on the east and south to provide a sufficient transition of use intensities.

Encourage developers to communicate with area neighborhood associations and residents to design development which respects and bolsters the value of the area.

Per the City of Tucson Plan Amendment process, a neighborhood meeting was held on June 1, 2017 at Davidson Elementary School which is less than one-mile from the site. All residences within 300 feet of the subject property as well as all neighborhood associations within one-mile of the site were invited to attend. Six people attended the neighborhood meeting and mostly positive feedback was received in regards to the overall layout of the site. The primary concern voiced at the meeting revolved around the current condition of Fort Lowell Road and the unsafe maneuverability required to access the driveway on the north and south side of the road adjacent to the subject property.

Land Use and Development Policies –

Policy 2: Encourage the development of vacant property throughout the Grant-Alvernon area to complement the existing scale, character, and identity of the surrounding neighborhood.

The proposed development of this currently vacant property will complement the existing scale, character and identity of the adjacent neighborhood by proposing structures that will be designed similar to structures in the surrounding vicinity, and the architectural vernacular of the proposed buildings will be reflective of and consistent with the identity of the neighborhood.

Policy 6: Restrict primary access for nonresidential and high-density (over 15 units per acre) residential uses, to arterial streets or to collector streets within 300 feet of an arterial, as identified in the Major Streets and Routes Plan and as allowed by other adopted Plan policies.

Access to the site is restricted to Fort Lowell Road which is classified as an arterial roadway.

Office and Commercial Land Use Policies –

Policy 1.b: Consider office/commercial development only when: primary access will be provided to an arterial street or to a collector street within 300 feet of an arterial

The only access to the proposed development will be from Fort Lowell Road.

Policy 1.d: Consider office/commercial development only when: the proposal is in compliance with other applicable Plan policies.

This proposal is in compliance with all applicable policies stated in the *Grant-Alvernon Area Plan*.

Policy 2: Encourage incorporation of appropriate design elements and buffering techniques during the zoning application and associated development plan review processes, to ensure sensitive design of nonresidential developments adjacent to established neighborhoods. These elements must be shown on rezoning concept plans and related development plans.

Appropriate design elements and buffering techniques have been incorporated in the concept plan presented within this Area Plan Amendment application and will be maintained (and enhanced where possible) during the zoning application and associated development plan review processes. Such design elements and buffering techniques include appropriate building setbacks and landscaped areas between the existing adjacent residential uses and the proposed structures.

General Site Design Guidelines –

Guideline 3: Provide a well-defined pedestrian system linking adjacent uses, connecting to the public sidewalk system, offering convenient access to transit facilities, and providing secure bicycle parking facilities, as an integral component of development.

Pedestrian access will be provided to Fort Lowell Road from within the proposed development. Many alternative forms of transportation are provided within the vicinity of the subject site, including two bus routes and several bus stops. Bus Route 34 runs east and west along Fort Lowell which provides access to and from the northwest and southwest areas of Tucson. Bus Route 11 runs north along Alvernon Way which provides access to and from the north and south areas of Tucson. Furthermore, an on-street bike lane is located along Alvernon Way which provides an additional means of accessing the site. The site will provide the necessary bike parking facilities as required by the City of Tucson Unified Development Code. Additionally, pedestrian circulation will be provided internally around each building and appropriate crosswalks will be provided through the parking area as well as between each of the building.

Guideline 4: Minimize the number of vehicular access points onto arterial and collector streets.

Two ingress/egress points are proposed along Fort Lowell Road to access the development.

Guideline 8: Shield all outdoor lighting and direct away from adjacent residential uses. Lighting fixtures should be as low in elevation as possible. Reflection of light should be minimized to protect residents and the viability of observatories in and around Tucson.

All lighting fixtures will be designed to the minimum practical height and will be downwardly-directed to avoid spillover onto adjacent properties.

Guideline 12: Encourage developers to design structures so that the rear and sides of buildings are attractive and/or consistent with the facades where the side or rear portion of the building will abut residentially-zoned land or land used for residential purposes.

The structures will incorporate four-sided architecture to contain aesthetic appeal from all four directions.

Guideline 13: In nonresidential development, encourage the use of exterior building colors that are predominant in the natural desert landscape.

The proposed development will use building materials and color palettes consistent and complimentary to that of the Sonoran Desert.

Guideline 16: Encourage owners/developers of office or commercial developments to provide a setback, from principal buildings to property lines adjacent to parcels developed for residential use, a minimum of one and one half times the principle building height.

Per the development standards for the C-2 zone, each proposed structure will be required to have a minimum setback equivalent to one and one-half of the building height when adjacent to residential uses and zones.

Consistency with Overall Goals and Policies of Plan Tucson

According to the Plan Tucson Future Scenario Growth Map, the area in which the subject property lies is designated as a Mixed-Use Center. Mixed-Use centers combine a variety of housing options, retail, office and other amenities within close proximity to each other as a means of providing residents and occupants with access to a variety of goods and services. The proposed project is consistent with the following Land Use, Transportation, and Urban policies:

Policy LT3: Support development opportunities where: a) residential, commercial, employment and recreational uses are located or could be located and integrated b) there is close proximity to transit c) multi-modal transportation choices exist or can be accommodated d) there is a potential to develop moderate to higher density development e) existing or upgraded public facilities and infrastructure provide required levels of service; and f) parking management and pricing can encourage the use of transit, bicycling and walking.

The subject property is located approximately 880 feet east of the Fort Lowell Road and Alvernon Way intersection. Fort Lowell and Alvernon are both arterial roadways with multi-modal infrastructure, such as bike lanes, bus route and associated bus stops; all of which are within the vicinity of the project area and supported by Plan Tucson. Additionally, Plan Tucson encourages commercial business to locate within close proximity to residential uses as a means of providing access to employment opportunities, retail and services. This plan is offering a variety of commercial and employment opportunities for the local community and residents that are east and south

of the subject property. Moreover, the subject property is within close proximity to existing public facilities and intends to utilize existing sewer and water infrastructure just adjacent to the subject property if capacity is granted by the respective governing agencies, which is supported by Plan Tucson.

Policy LT9: Locate housing, employment, retail and services in proximity to each other to allow easy access between uses and reduce dependence on the car.

While this proposal does not include residential housing options, this plan is in conformance with this policy due to the access to retail and commercial uses, as well as potential employment opportunities this site provides for those residential uses that surround the property. Given the proximity to residential uses and access to alternative modes of transportation, transit stops and routes, this proposal intends to reduce car dependency.

Policy 28.2.12: 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.

This proposal allows for a cohesive design that complements and preserves the integrity of the surrounding neighborhood and the greater community by encouraging architectural features, building materials and color palettes to be reflective of the Desert Southwest. The offerings of this proposal in regards to the site layout and design are envisioned to be aesthetically appealing from the street front and will provide adequate and appropriate landscape buffering and screening for the adjacent residential, office and commercial uses. Moreover, this proposal will incorporate sustainable features such as, rainwater harvesting, appropriate retention/detention basins, low-reflective building materials and drought-tolerant vegetation as a means of preserving the integrity of the site and the surrounding area.

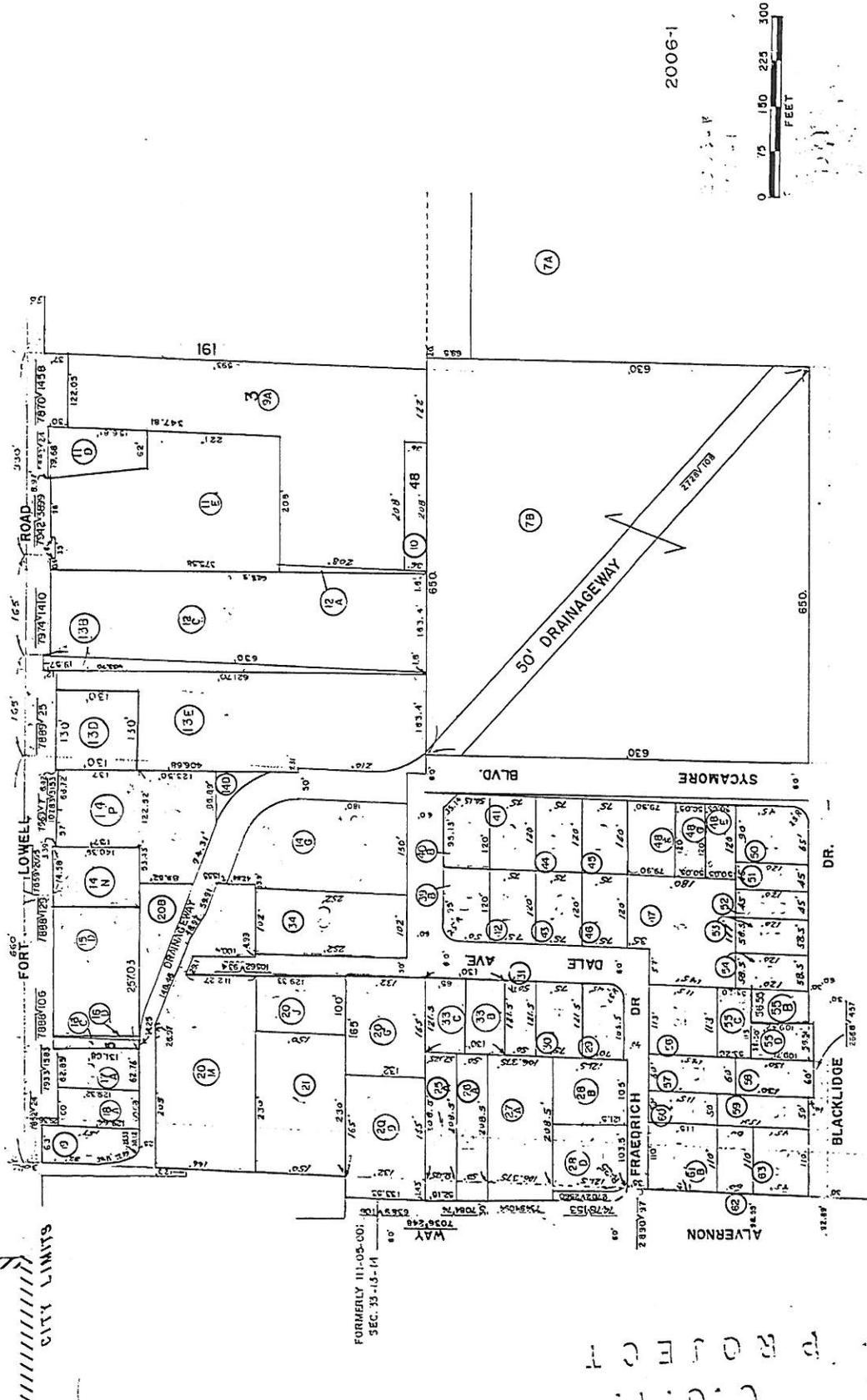


ASSESSOR'S RECORD MAP

SECTION 34, TOWNSHIP 13 SOUTH, RANGE 14 EAST

DETAIL No. 2 (NW1/4, NW 1/4) 37.78AC

110-06
2/7



FORMERLY 111-05-001
SEC. 33-13-14

TO RECORD

13434002
SCANNED
[Signature]

April 13, 2017

City of Tucson
Planning and Development Services Department
201 N. Stone Avenue, 3rd Floor
Tucson, AZ 85701-1207

Subject: **Plan Amendment / Rezoning for Fort Lowell Park**
On Tax Parcels: 110-06-013D, 110-06-013E, 110-06-013B, 110-06-012C,
110-06-012A, 110-06-009A, 110-06-0100 and 110-06-011D
TPC Job no.: FLP-06

City of Tucson Planning and Development Services:

As owners of the above referenced tax parcels, I hereby authorize The Planning Center to act as our agents throughout the plan amendment and rezoning application process..

Very Truly Yours,

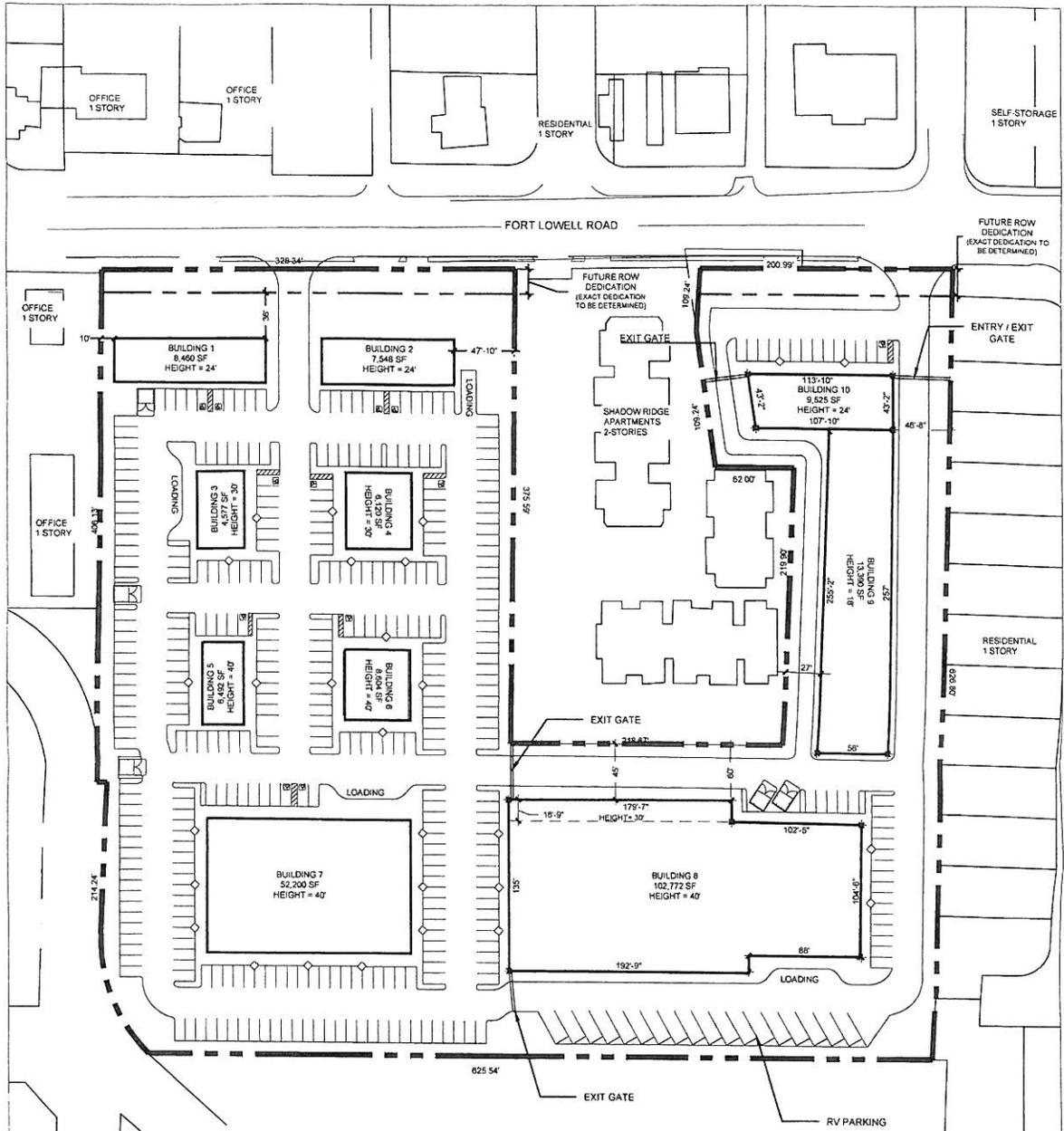
Fort Lowell Park, LLC

By:


Abraham Siliaty, *manager/member*

Fort Lowell Park, LLC
P.O Box 40333
Tucson, AZ 85717

CONCEPTUAL SITE PLAN



PROJECT DATA

SITE AREA	7.92 AC
EXISTING USE	VACANT
EXISTING ZONING	O-3, R-1 (MH-1)
PROPOSED ZONING	C-2
TOTAL RESTAURANT	4,230 SF
TOTAL COMMERCIAL	89,771 SF
TOTAL SELF-STORAGE	125,687 GFA (@ 25% = 94,265 SF NET)
BUILDING HEIGHT	40' (MAX)
USES	
BUILDING #1	RESTAURANT / GENERAL COMMERCIAL
BUILDING #2	GENERAL COMMERCIAL
BUILDING #3	GENERAL COMMERCIAL
BUILDING #4	GENERAL COMMERCIAL
BUILDING #5	GENERAL COMMERCIAL
BUILDING #6	GENERAL COMMERCIAL
BUILDING #7	GENERAL COMMERCIAL
BUILDING #8	SELF-STORAGE
BUILDING #9	SELF-STORAGE
BUILDING #10	SELF-STORAGE

PARKING DATA

RESTAURANT	1 PARKING SPACE PER 100 SF (43 SPACES)
GENERAL COMMERCIAL	1 PARKING SPACE PER 300 SF (298 SPACES)
SELF-STORAGE	1 PARKING SPACE PER 4,000 SF + 2 FOR OFFICE (34 SPACES)
TOTAL PARKING REQUIRED	377 PARKING SPACES
TOTAL PARKING PROVIDED	378 PARKING SPACES
RESTAURANT & COMMERCIAL	343 PARKING SPACES
SELF-STORAGE	35 PARKING SPACES
SURPLUS PARKING	1 PARKING SPACE
RV PARKING PROVIDED	18 PARKING STALLS (12' X 25')

PA-17-01 Fort Lowell Park

FORT LOWELL PARK

SCALE: 1"=80'-0"
 PROJECT: FLP-06 DATE: 05/15/17
 FILE NAME: FLP-06_STANDARD SITE PLAN_051517.DWG

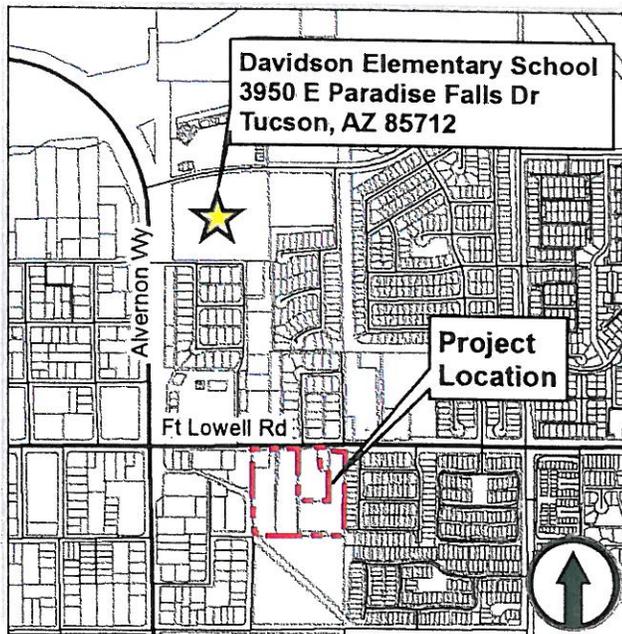


May 16, 2017

Dear Neighbor:

On behalf of the property owner, Fort Lowell Park LLC, The Planning Center invites you to attend a neighborhood meeting regarding a plan amendment proposal for a 7.92-acre property located along the south side of Fort Lowell Road, approximately 800 feet east of the Alvernon Way intersection (See property location map below).

The Grant-Alvernon Area Plan was developed in 1999 to guide land use and policy decisions for a 3.5 square mile area roughly bounded by Speedway Boulevard, Grant Road, Fort Lowell, Columbus Boulevard and Country Club Road. In 2007 and 2010, the property owner amended this site to the Office and High Density Residential designation, then rezoned the property to O-3 (Office Zone) to allow for medical offices. Since that time, the property has been on the market, but due to the poor economy and location of medical facilities on other properties in the vicinity, the owner has not been successful in attracting medical offices to this site. Therefore, the owner has been exploring other land uses that would be both feasible for the site as well as an asset to the neighborhood.



Market research has shown that there is demand for additional self-storage in the area, plus there is a lack of nearby neighborhood commercial uses, such as restaurants, retail shops and services in the immediate area.

This plan amendment proposal is to change the Grant-Alvernon Area Plan land use designation for the project site from the current "Office and High Density Residential" designation to the "Office, Commercial and High Density Residential" designation. This request is consistent with the designation of the adjacent properties to the west, which are currently designated as Office, Commercial and High Density Residential. The area plan amendment would allow a future rezoning request to permit retail, restaurant and self-storage uses in addition to the permitted office use.

The site is envisioned to provide a variety of retail/restaurant buildings and two self-storage offerings: a climate controlled facility and a traditional self-storage building. The self-storage complex

will be gated and managed by an on-site manager and will provide an attractive design on all four sides of each building. Special attention will be given to each building's style to provide a variety of rooflines, colors, materials and architectural features that are complimentary to the surrounding neighborhood and the Desert Southwest. Access will be provided at two locations along Fort Lowell Road and a six-foot sidewalk will be installed along the south side of Fort Lowell Road. The site has been designed to position the proposed self-storage adjacent to existing residences given that it is a quieter use and generates less traffic than retail or offices. The design for the site will also feature outdoor seating areas and shade trees throughout. It will be designed to provide attractive landscape plantings around the entire perimeter with special attention given to areas that abut existing homes with the goal of providing a visually appealing transition that ensures compatibility between the proposed and existing uses.

Please join us on:

**Thursday June 1, 2017 at 6:00 PM
at Davidson Elementary School (Classroom #165)
located at 3950 E Paradise Falls Drive
Tucson, AZ 85712.**

Representatives of the property owner will be present to discuss the plan amendment process, a conceptual plan for the proposed project and address any questions or comments that you may have.

Comments on the proposed plan amendment may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone 520.791.5550. Additionally, comments may be made verbally and/or in writing at an upcoming Planning Commission public hearing to be announced.

If you cannot attend the meeting or have questions prior to the meeting, please contact Brian Underwood or Linda Morales at The Planning Center at (520) 623-6146 or bunderwood@azplanningcenter.com or lmorales@azplanningcenter.com





**Fort Lowell Park – Plan Amendment
Neighborhood Meeting
June 1st, 2017
6:05 PM Start Time**

In attendance:

Linda Morales, CEO, The Planning Center
Brian Underwood, The Planning Center
Lexy Wellott, The Planning Center
Joe Gilligan, Neighbor
Nancy Strickler, Neighbor
Bryna Koch, Neighbor
Robert Olson, Neighbor
Jack Swiergol, Neighbor
Mary Swiergol, Neighbor

Not in attendance, but wishes to receive project information:

Kala Koch
Fred Koch

Meeting Notes:

This meeting was a requirement of the plan amendment process for the City of Tucson. All neighbors within 300 feet and all neighborhood associations within one-mile were invited to this meeting. Prior to the formal presentation starting, a small conversation occurred between several neighbors and the representatives from The Planning Center in which no opposition to the project was presented and the only concern brought forth pertained to the current condition of Fort Lowell Road and the unsafe maneuverability required to access the driveways adjacent to the subject property and on the north side of the roadway. Those in attendance recognize this is not something the developer or owner of the subject property would solely be responsible for, but rather wanted to make sure that this process sheds light on the current traffic situation and in turn brings attention for the need for traffic calming and/or widening of Fort Lowell Road.

A PowerPoint presentation was then presented and included the following slides:

- A regional location map
- An aerial display showing the site and surrounding properties
- An existing zoning display showing the existing property zoning and surrounding zoning
- Conformance with the Grant-Alvernon Area Plan
- Grant-Alvernon Area Plan Modifications
- Conceptual Site Plan
- Rezoning Process Slide

Brian Underwood gave the presentation. He began his presentation with a brief discussion about the history of the property and the surrounding area, the property owner's vision for the proposed development and the results of the recent market study that was performed.

He then described the regional context of the site and touched base on the new development that will be coming into the area, particularly at the intersection of Fort Lowell Road and Alvernon Way which is largely a result of the completion of the Alvernon Way Bridge. A discussion was provided in regards to the existing zoning, the background of the Grant-Alvernon Area Plan, and why an amendment to the Grant-Alvernon Area Plan was requested. Additionally, he provided several policies that demonstrate conformance to the area plan and then stated that the only amendment to the plan would be to modify the Conceptual Land Use Map designation for the subject property from "Office and High Density Residential" to "Office, Commercial, and High Density Residential."

The proposed conceptual land use plan was shown and the following elements of the plan were highlighted:

- The site will feature both traditional and climate controlled self-storage and will total approximately 125,000 SF total.*
- The site features approximately 93,000 SF of commercial/retail uses.*
- The self-storage portion of the site will be lit, gated and attended by an on-site manager.*
- The front self-storage building along Fort Lowell will be two-stories.*
- The 13,390 SF self-storage building on the eastern portion of the property will be single-story and will have direct access to storage units on both the east and west side of the building.*
- The parking along the southern boundary of the self-storage portion of the site is designated for RV parking.*
- Appropriate screening and landscaping will be incorporated throughout the site.*
- The buildings will have four-sided architecture and will be compatible with the surrounding area.*
- A traffic study will be required.*
- Height ranges from one- to three-stories.*

The following is a list of questions and comments from the neighbors in attendance and responses from The Planning Center team.

Neighbor Question: What is the right-of-way dedication on the western portion of the site?

- Response: We are not entirely clear on what will be given up exactly, but we estimate that it will be approximately 20 feet. We have asked TDOT staff for clarification.*

Neighbor Question: How does the right-of-way dedication effect the property immediately to the west because then at the point the setback is nonconforming?

- Response: Yes, they will be nonconforming but they will be okay until they try to do something new. At that point they would no longer have the grandfathered right to use the future right-of-way area and would then have to bring their site into conformance.*

Neighbor Question: Do you have any preliminary drawings for the buildout of Fort Lowell Road?

- *Response: We do not have those plans. We can get in touch with Zelin at TDOT to see if there are preliminary drawings for Fort Lowell Road. They may not have plans yet, but we can see what we can find.*

Neighbor Question: Will the entire property be fenced?

- *Response: Most of the property will have at least a 5-foot masonry wall with some decorative features on it. The northwestern portion of the property adjacent to O-2 zoning will likely be vegetative screening given that those uses are compatible with each other.*

Neighbor Question: You keep talking about a rezoning that may allow for high density residential, is that any different than the apartment complex that is already there?

- *Response: High density residential is already allowed on the property. We are asking to include commercial into the designation. The area plan unfortunately does not have a stand-alone commercial designation. If you want commercial, you must request Office, Commercial and High Density residential. We have no plans or intention for high density residential, but it's just the category that we have to go for. If a future property owner / developer wishes to build high density residential we would have to go back through this process as that would be considered a substantial change to the approved plan.*

Neighbor Question: Do you have a slide of the previously approved plan?

- *Response: Unfortunately, I do not have one with me. But if you give us your contact information, we can certainly send you the previous approved plans.*

Neighbor Question: So the only access to this development will be from Fort Lowell?

- *Response: That is correct.*

Neighbor Question: Will the self-storage be 24-hour access?

- *Response: We will have to get clarification, but it is our understanding that the hours of operation will be limited.*

Neighbor Question: Has anyone done any studies of crime relative to self-storage?

- *Response: I am sure there are some studies out there. But again, we envision this being a higher end self-storage facility so we suspect that the property will be monitored by security cameras and well lit.*

Question for Neighbors: Do those of you that live adjacent to the existing self-storage on the north side of Fort Lowell experience a lot of crime? (Three attendees live next to the existing self-storage facility across Fort Lowell Road).

- *Neighbor Responses: No, not at all. The reason for that is the property is well lit.*

Neighbor Question: What are the perspectives for the other businesses? Do you know what uses will go in on the commercial portion?

- *Response: We don't have end-users yet for the commercial portion. We are hoping that as we move forward through this process and the rezoning process we will be able to pinpoint who those end-users might be.*

Neighbor Question: Is the 5-foot wall surrounding the property a requirement or...?

- *The minimum requirement is 5 feet. The wall can go up to eight without going through additional processes if there is a desire for a taller wall.*

Neighbor Comment: It sounds like you all talked about the traffic concern on Fort Lowell Road?
Neighbor Comment: Yes, and hopefully they will perform a traffic study. (Note: Neighbor arrived during the informal conversation about traffic with attendees).

- *Response: As part of the rezoning process, we will be required to prepare a traffic study to determine what off-site improvements will be needed. .*

Neighbor Question: *So any time they do anything like this [a rezoning] they require traffic studies?*

- *Response: In most instances, yes, the city will require some level of traffic analysis.*

Neighbor comment: I live in the Barrio Centro and so do my parents. I'm here representing them. They are for the proposed development but have concerns related to the environment, traffic on Fort Lowell, the barrier between their home and the development, lighting and if the whole site is going to be self-storage. You all have said that you will be required to provide shade trees and incorporate water harvesting practices. You have all said that 5-foot minimum wall will be provided and you've discusses that the site will be lit in conformance with dark skies. You have also demonstrated that the site will not be all self-storage and that traffic will be considered. We will be in touch if any other concerns arise.

Neighbor Comment: I will be glad to see this development. It will reduce the dust and it will be a good thing for the neighborhood.

Meeting End Time: 7:02 PM

Author: Lexy Wellott, The Planning Center

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

CASE NUMBER: 04-26-17 FT LOWELL RD NEAR ALVERNON WY

APPLICANT NAME: BRIAN UNDERWOOD
ADDRESS: 2 E. CONGRESS RD SUITE 600 CITY: TUCSON STATE: AZ ZIP: 85701

EXISTING AND PROPOSED USE

EXISTING USE: VACANT/SFR
PROPOSED USE: MIXED-USE (RETAIL, COMMERCIAL, RESTAURANT, SELF-STORAGE)
PROPOSED BUILDING HEIGHT 40 FEET OF STORIES 1-3 FLOOR AREA OF NON-RES. DEV. 218,807 S.F.

PROJECT LOCATION

ADDRESS (IF ASSIGNED): 4002 – 4068 EAST FORT LOWELL RD

PARCEL NUMBER: 110-06-013D, 110-06-013E, 110-06-013B, 110-06-0100, 110-06-012C, 110-06-012A, 110-06-009A, 110-06-011D

EXISTING ZONE: R-3, MH-1

PROPOSED ZONE: C-2

PLAN DIRECTION

ADOPTED PLAN (S): Plan Tucson, Grant-Alvernon Area Plan

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

X YES NO TO BE CONFIRMED LATER

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

X YES NO WILL DEPEND ON DESIGN

X DESIGN COMPATIBILITY ENVIRONMENTAL RESOURCE REPORT
(abbreviated report)

REVIEWED BY: TC
DATE: 04/24/17

Background: This rezoning request is for a property located on the south side of Fort Lowell Road, approximately 750' east of Alvernon Way. The applicant, Brian Underwood of The Planning Center, is proposing to develop the site with retail, commercial, restaurant and self-storage uses composed of 10 buildings totaling 218,807 square feet, with building heights ranging from 14.5 feet to 40 feet. The 7.92-acre rezoning site is comprised of eight parcels; seven vacant parcels and one parcel currently occupied by two single-family residences. In 2007, the Grant-Alvernon Area Plan was amended to allow for office and high-density residential uses.

On June 3, 2008, Mayor and Council conditionally approved a rezoning (C9-08-01) for the western and southern portions of the property from R-3 and MH-1 to O-3, but the conditions have not been met, and the new zoning designation has not been effectuated. A subsequent rezoning time extension was granted by Mayor and Council on June 11, 2013 and will expire in June, 2018.

On January 26, 2010, Mayor and Council approved a rezoning (C9-09-11) for the eastern portion of the rezoning site to O-3, but the O-3 but the conditions have also not been met, and the new zoning designation has not been effectuated. A subsequent time extension was approved on September 9, 2014 by Mayor and Council and will expire in January, 2020.

The conceptual development plan submitted by the applicant shows seven buildings on the western portion of the rezoning site to be intended for commercial uses, and three buildings on the eastern portion of the site will be self-storage buildings. Vehicular ingress/egress to the property will be gained by two driveways located on Fort Lowell Road. The east and west portions of the site will be accessible by one drive each. The conceptual plan indicates two gated driveways for the self-storage site will provide exit only through the parking lot of the western portion of the site.

Fort Lowell Road is classified as an arterial street on the *Major Streets and Routes Plan (MS&R)* map, with a planned right-of way of 100 feet in width.

Surrounding Zoning and Land uses: Fort Lowell Road is directly adjacent to the north side of the project site, and the property north of Fort Lowell Road is zoned R-1, MH-1, and C-2, and occupied by commercial uses, single- and multi-family residential uses, and an existing self-storage site. Property east of the project site is zoned R-2, and is occupied by single-family residential use. The property west of the project site is zoned MH-1, O-2, and C-1, and is occupied by residential mobile homes, an Embassy Suites hotel, and commercial uses. The property south of the project site is zoned MH-1, and is occupied by Paradise Village Estate, a mobile home community.

Land Use Policies: Policy direction is provided by *Plan Tucson (PT)* and the *Grant-Alvernon Area Plan (GAAP)*.

Plan Tucson-(PT), The project site is located in an area identified on the *PT* Future Growth Scenario Map as a Mixed-use Center. Mixed-use Centers combine a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the surrounding neighborhoods with local access to goods and services. Public transit, bicycles, and walking will get priority in these areas although cars will still play an important role.

PT policy supports development opportunities where residential, commercial, employment, and recreational

uses are located or could be located and integrated, there is close proximity to transit, and multi-modal transportation choices exist. *PT* policy supports commercial development near the intersection of two arterial streets. *PT* policy also supports locating housing, employment, retail and services in proximity to each other to allow easy access between uses and reduce dependence on the car.

Grant-Alvernon Area Plan-(GAAP), As a result of the *GAAP* plan amendment in 2007, the current land use designation for the property is for office and high density residential. The proposed rezoning will require a plan amendment to the *GAAP* to allow the proposed uses. *GAAP* policy supports development in appropriate locations for residential, office, commercial and industrial development. Policy also supports the development of vacant property to complement the existing scale, character, and identity of the surrounding neighborhood. It is a policy of the *GAAP* to restrict primary access for commercial development to arterial and collector streets.

Assessment: The applicant proposes to develop a mixed-use center with commercial retail, restaurant, office and self-storage uses. Commercial uses currently exist at the Alvernon/Ft Lowell intersection, and also directly north of the project site. Support for C-2 zoning will be based on site design. A change of zone on this property is subject to Plan policy direction that will be addressed by the applicant through the required Design Compatibility Report at the time of rezoning submittal.

Items that should be addressed in the submittal of the development package:

- Plan amendment;
- Hours of operation/access to storage;
- Specific building uses;
- PAALs;
- Lighting;
- Vehicle circulation;
- Pedestrian circulation;
- Building setbacks;
- Screening & buffer yards;
- Buffering from RV storage;
- Loading zones/dumpster locations;
- Drainage;

**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: ALEXANDRA HINES Date: 04/24/2017 Phone: 520-6975

Applicant: DELAN UNDERWOOD

Address: E FORT LINCOLL RD

T: 126 R: 14E S: 24 Existing Zoning: R-2/R-3/MH-1 Proposed Zoning: C-2

Existing Use: VACANT LAND Proposed Use: retail, restaurant, self-storage

Annexation Date: MARCH 25, 1959 Ordinance No.: 1675 Parcel No: _____

Rezoning History: C9-08-01 AUTHORIZED → 0-3 6/2/08
C9-09-11 AUTHORIZED → 0-3 1/25/10

<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 type="checkbox"/> Final Plat Required	<input checked="" type="checkbox"/> Commercial	
<input checked="" type="checkbox"/> New Project / Change of Use; Full LUC	<input type="checkbox"/> Recommend CDRC Pre Submittal Meeting	

SITE AREA / LOT SIZE TOTAL: _____ Sq. Ft.; 7.92 Acres

Proposed Principal Use: FOOD SERVICE (RESTAURANT); D.D. " _____ "

Subject to Section: 4.9.4.M.1 & 4.9.13.P (LOUDSPEAKERS OR MUSIC 600' setback)

Min Lot / Site Size: ✓; F.A.R. Max: _____; Building Height Max: 40'

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

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

Existing Adjacent Zones: N: MS&R; W: C-1, 0-2, MH-1; S: MH-1; E: R-2

Required Setbacks per Adjacent Zones: N: see back; W: C-1&0-2 = 0; S: 1 1/2(H); E: 1 1/2(H)

Proposed Principal/Secondary Use: 4.9.9.B.1 (alcohol material 50' setback); D.D. " _____ "

Subject to Section: GENERAL MERCHANDISE SALES (General commercial)

Min Lot / Site Size: 0; F.A.R. Max: _____; Building Height Max: 40'

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

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

Existing Adjacent Zones: N: MS&R; W: C-1, 0-2, MH-1; S: MH-1; E: R-2

Required Setbacks per Adjacent Zones: N: see back; W: C-1&0-2 = 0; S: 1 1/2(H); E: 1 1/2(H)

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 type="checkbox"/> AEZ
<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"/> ADCDM	<input type="checkbox"/> FLD	<input type="checkbox"/> WASH			
Comments:											

Planning and Development Services Zoning Review
REZONING PRESUBMITTAL

MAJOR STREETS AND ROUTES (MS&R) Plan:

Street Name: E FORT LOWELL RD - ARTERIAL Future R/W Width: 100

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.
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 ^{PDP calcs add} _____ Sq. Ft. / _____ per UDC _____ = _____ Spaces required; _____ Spaces Proposed;
 Use Classification(s): _____

Bicycle Spaces required based on _____ % of _____ Parking Spaces = _____ Spaces required; _____ Spaces Proposed;
_____ % Class I = _____ Spaces; & _____ % Class II = _____ Spaces

Min 2 Spaces Required per UDC; All Class 2 if 50 or less motor vehicle parking spaces are provided per UDC

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
** PERSONAL STORAGE W/O DIRECT ACCESS TYPE A * RESTAURANT TYPE A * RETAIL 2 TYPE A*

LANDSCAPE PLAN REQUIRED: UDC 7.6 & Technical Standard 5.

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 _____

Trails or Protected Riparian Areas; _____; Comments: _____

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

-lot combo?

**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: _____ Date: _____ Phone: _____
 Applicant: _____
 Address: _____
 T: _____ R: _____ S: _____ Existing Zoning: _____ Proposed Zoning: _____
 Existing Use: _____ Proposed Use: _____
 Annexation Date: _____ Ordinance No.: _____ Parcel No: _____
 Rezoning History: _____

<input 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 type="checkbox"/> Final Plat Required	<input type="checkbox"/> Commercial	
<input type="checkbox"/> New Project / Change of Use; Full LUC	<input type="checkbox"/> Recommend CDRC Pre Submittal Meeting	

SITE AREA / LOT SIZE TOTAL: _____ Sq. Ft.; _____ Acres
 Proposed Principal Use: PERSONAL STORAGE (self-storage); D.D. "_____"
 Subject to Section: 4.4.1(C).3 & 6 (non-reflective material & earth tone color)
 Min Lot / Site Size: R; F.A.R. Max: _____; Building Height Max: 40'
 Lot Coverage Max: N/A; Site Coverage allowed for Subdivision: _____; Density: _____
 PERIMETER YARD BUILDING SETBACKS: (ST= Street) (HGT= Height of Structures) Perimeter Yard Indicator: _____
 Existing Adjacent Zones: N: MS&R; W: S-1, S-2, MH-1; S: MH-1; E: R-2
 Required Setbacks per Adjacent Zones: N: see block; W: 2-30-08; S: 1/2(H); E: 1/2(H)

Proposed Principal/Secondary Use: _____; 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 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: _____										

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.
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; _____ Spaces Proposed;

Use Classification(s): _____

Bicycle Spaces required based on _____% of _____ Parking Spaces = _____ Spaces required; _____ Spaces Proposed;
_____ % Class I = _____ Spaces; & _____ % Class II = _____ Spaces

Min 2 Spaces Required per UDC; All Class 2 if 50 or less motor vehicle parking spaces are provided per UDC

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.

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 _____

Trails or Protected Riparian Areas; _____; Comments: _____

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



CITY OF TUCSON

April 25, 2017

ACTIVITY NUMBER: Rezoning Presub
PROJECT NAME: Fort Lowell Park
PROJECT ADDRESS: 4002 E Fort Lowell
PROJECT REVIEWER: Zelin Canchola TDOT

TDOT offers the following comments for the proposed rezoning project. Presub of April 26, 2017

Comments:

1. A traffic impact analysis will be required.
2. A continuous left turn lane will be required to access all driveways.
3. A right turn deceleration lane will be required onto main entrance.
4. Dedication of major streets and routes right of way will be required.
5. 6 foot sidewalk along frontage of property is required.

If you have any questions, I can be reached at 837-6659 or zelin.canchola@tucsonaz.gov



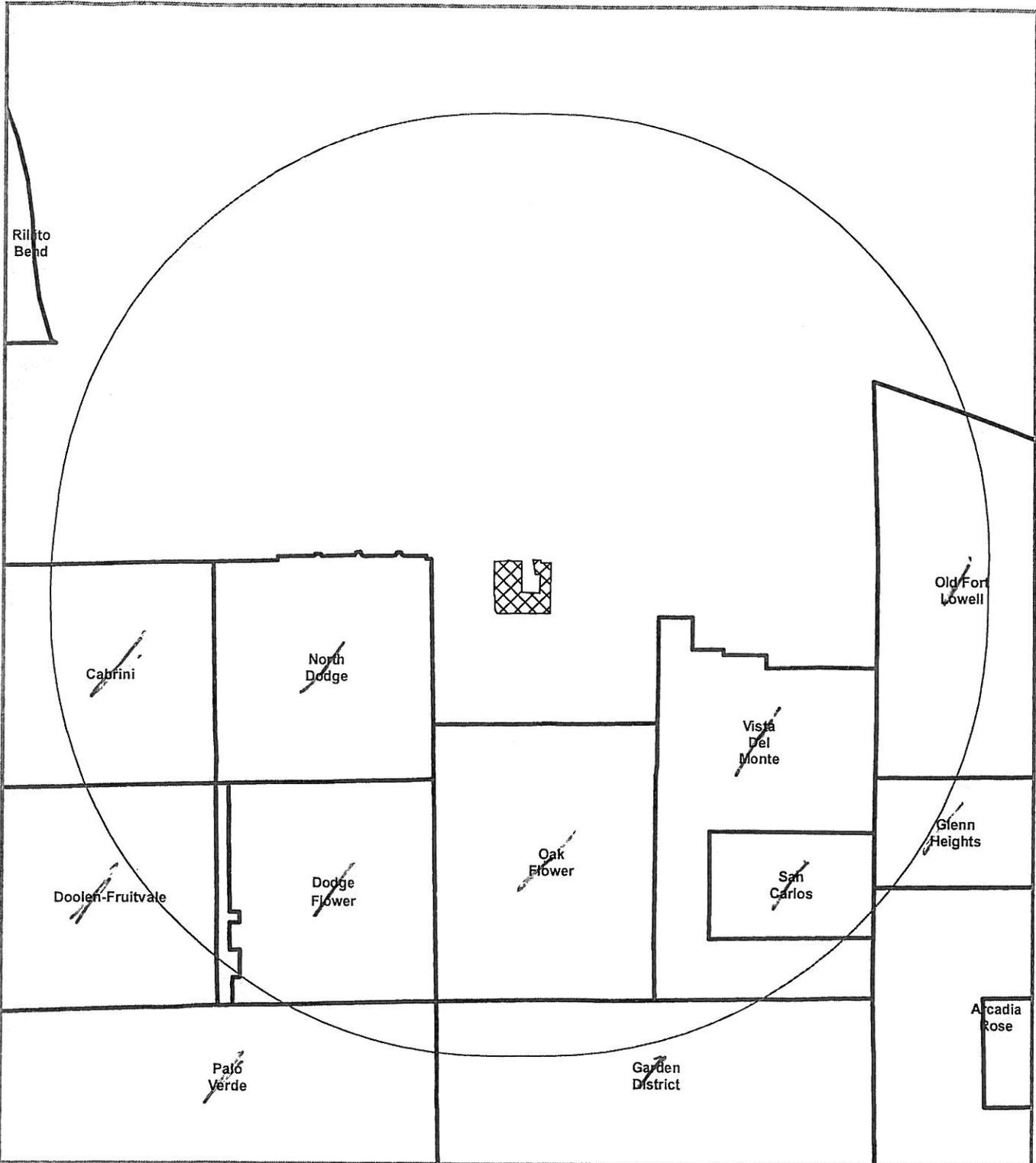
DATE: April 24, 2017
DUE DATE: April 25, 2017
SUBJECT: Pre application meeting Parcels 11006013E, 11006012C, 11006009A and 11006013B
TO: Brian Underwood
REVIEWERS: Paul Baughman, PE, CFM
ACTIVITY: Rezone from MH-1 and R-3 to C-2

SUMMARY: Engineering Division of Planning and Development Services Department has received and reviewed the proposed conceptual rezone package. The following rezone conditions (in quotes) are required.

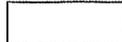
- 1) Per UDC 7.14.3, Section 1.4 the additional retention requirement as a condition of this rezone will be the site is required to retain the total 5 year storm in water harvesting areas. Please note that most of the site is located in a balanced basin.
- 2) "The developed areas of the site are required to drain towards depressed water harvesting basin(s)." See UDC 7.6.2A and UDC 7.6.6C2
- 3) The sidewalk between the west and east property boundaries along Fort Lowell will require a new 6 foot wide concrete sidewalk installed.

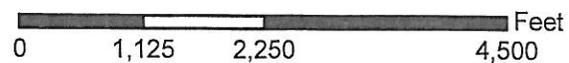
If you have any comments questions or wish to discuss new information, please call or email me at 520-837-5007 or paul.baughman@tucsonaz.gov.

T17PRECJ038: Fort Lowell Road & Alvernon Way



Address: Ft. Lowell & Alvernon
Base Maps: Sec.13 T.14 R.34
Ward: 3

-  1_mile_buffer
-  Area of Rezoning Request



DATE: 5/15/17

City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

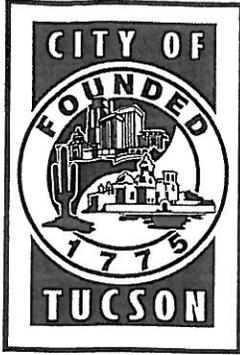
ACTIVITY NUMBER: T17PRE0038

PROJECT LOCATION: 4002 E. Ft Jowell Rd.

This serves to place on record the fact that on 5/15/17, Stacy Jandran,
(date) (name)
mailed notice of the 6/1/2017 neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature:  Date: 5/15/17

Attachment: copy of mailing labels



REZONING MAILING LABELS

ACTIVITY #: T17PRE00038

PREPARED FOR: Brian Underwood (The Planning Center)

PROJECT LOCATION: 4002 E. Fort Lowell Rd.

EXPIRATION DATE: July 3, 2017

****IMPORTANT: PLEASE READ THE FOLLOWING INSTRUCTIONS.****

*** Display the words "IMPORTANT ZONING NOTICE" on the envelope***

- Mailing labels must be used by the expiration date.
- If mailing labels expire, an additional \$220 must be paid for a second set of labels - be sure to include the T#
- Neighborhood meetings must be held no sooner than 10 days after the notice is mailed.
- The rezoning application must be submitted within 60 days of the date of the neighborhood meeting.
- If the neighborhood meeting is more than 60 days old at the time of application submittal, an additional \$220 will be charged and a new neighborhood meeting may be required prior to resubmitting the application.
- Complete the attached "Neighborhood Mailing Certification", include a copy of the mailing labels and submit with the rezoning application.

11003092A
ADULT LOSS OF HEARING ASSN INC
4001 E FORT LOWELL RD
TUCSON AZ 85712-1011

110065530
PELLEGRINO MARY
3157 N AVENIDA LAUREL REAL
TUCSON AZ 85712-0000

110065940
EDMONDSON WILLIAM H & ARMIDA
& MUNGUJA RUBEN & PRIETO ANALY
2001 W SADDLE HILLS DR
TUCSON AZ 85745-1824

110030400
JIHA ALI
PO BOX 32681
TUCSON AZ 85751-2681

110065540
MASON LAURA KAY LIVING TR
6260 E PLACITA ASPECTO
TUCSON AZ 85750-1286

110030620
BRUMITT ROXANNE LEE
3214 N SYCAMORE AVE
TUCSON AZ 85712-1033

11006011D
FORT LOWELL PARK II LLC
PO BOX 40333
TUCSON AZ 85717-0333

110065550
RUHE ERIC & AURORA JT/RS
3145 N AVENIDA LAUREL REAL
TUCSON AZ 85712-6402

110030580
STOUT THOMAS A
PO BOX 12163
TUCSON AZ 85732-2163

11006013E
FORT LOWELL PARK LLC
PO BOX 40333
TUCSON AZ 85717-0000

110066130
LORD GEORGE EDWARD
2954 N CAMPBELL AVE PMB 224
TUCSON AZ 85719-2813

11006007B
PARADISE VILLAGE MHP LLC
827 N COUNTRY CLUB DR STE 3
MESA AZ 85201-4179

11006014P
SWIERGOL JOHN J & MARY A CP/RS
2340 E CAMINO LA ZORRELA
TUCSON AZ 85718-0000

110066030
SPENCER MARGARET
4125 E CALLE MARFIL
TUCSON AZ 85712-6408

11006040B
DAVIS JAMES R & LAURA E JT/RS
3968 E PRESIDIO RD
TUCSON AZ 85712-0000

11006009A
SLILATY ABRAHAM
PO BOX 40333
TUCSON AZ 85717-0333

110066040
ZORN LLOYD SCOTT & JULIE L CP
/RS
6829 N GREEN MOUNTAIN PL
TUCSON AZ 85718-1312

110030410
STRICKLER NANCY A & GILLIGAN
JOSEPH V JT/RS
3213 N SYCAMORE AVE
TUCSON AZ 85712-1032

110065910
GARZA DAVID & BARBARA A JT/RS
2452 WOODCREEK RD
CAMARILLO CA 93012-2536

110066050
HOBBS JAMES J
PO BOX 43007
TUCSON AZ 85733-3007

11006405A
MC CORMICK PLACE TOWNHOMES BL
K II ASSOC
4170B E LA CIENEGA DR
TUCSON AZ 85712-1424

110065920
STYRMOE ERIC R
4135 E CALLE HENEQUEN
TUCSON AZ 85712-6406

110065570
AGUIRRE VENERANDA REVOC TR
3133 N AVENIDA LAUREL REAL
TUCSON AZ 85712-6402

110062920
PELLA KATHERINE
4105 E LA CIENEGA DR
TUCSON AZ 85712-0000

110030650
CITY OF TUCSON REAL ESTATE D
IVISION ATTN: PROPERTY MANAGME
PO BOX 27210
TUCSON AZ 85726-7210

11006012A
SLILATY ABE
PO BOX 40333
TUCSON AZ 85717-0333

110062930
BOGEN TR ATTN: HENRY BOGEN &
BETSY C HEARL-BOGEN TR
4723 N LA LOMITA
TUCSON AZ 85718-5941

110065490
LEVIT EFREM
3181 N AVENIDA LAUREL REAL
TUCSON AZ 85712-6402

110066330
BARRIO CENTRO AT FT LOWELL HO
A ATTN: COPPER ROSE COMMUNITY
6601 E 22ND ST STE 101
TUCSON AZ 85710-5118

110030570
HUTTER LOUIS KARL
3221 N WALNUT AVE
TUCSON AZ 85712-1034

110030420
OLSON ROBERT T REVOC TR
3221 N SYCAMORE AVE
TUCSON AZ 85712-1032

110065620
ARMBRUSTER ROBERT J & KATHLEE
N L CP/RS
3545 E PLACITA DE PIPO
TUCSON AZ 85718-7423

11006011E
SHADOW RIDGE APARTMENTS LLC
4040 E FORT LOWELL RD -OFFICE
TUCSON AZ 85712-1066

110030430
MC CARTY INGRID & BRISNEHAN A
NDREW CP/RS
1617 S NORFOLK ST
SAN MATEO CA 94401-3607

11006014D
CITY OF TUCSON\nREAL ESTATE D
IVISION\nATTN: PROPERTY MANAGME
PO BOX 27210
TUCSON AZ 85726-7210

11006014N
THOMAS ANDREW EVAN
5035 E GLENN ST
TUCSON AZ 85712-1214

110030860
CANALLI JOANNE & CLINE RUSSEL
L CP/RS
3242 N LONGFELLOW AVE
TUCSON AZ 85712-1023

110060100
SLILATY ABRAHAM
PO BOX 40333
TUCSON AZ 85717-0333

110065480
BOUWENS JERRY & SUZANNE CP/RS
5183 N SONORAN CANYON PL
TUCSON AZ 85749-7253

110066140
MAHADEVAN DARUKA & AMY JT/RS
5747 N PLACITA PAISAJE
TUCSON AZ 85750-6079

110062960
HECK JONATHAN PETER & SUSAN A
NNETTE JSH TR 1
19215 N 70TH AVE
GLENDALE AZ 85308-5773

110065500
KLAHR ELLIOTT M & BONNIE MC N
EIL JT/RS
1073 E BALDY SPRING PL
GREEN VALLEY AZ 85614-6060

110066260
MADERE GWEN M
4145 E CALLE CAMBUJO
TUCSON AZ 85712-6404

110062970
MC CLURE ALTHEA E TR
4127 E LA CIENEGA DR
TUCSON AZ 85712-0000

11006405A
MC CORMICK PLACE TOWNHOMES BL
K II ASSOC
4170B E LA CIENEGA DR
TUCSON AZ 85712-1424

110066250
KOCH FREDERICK E & KALA WALTY
CP/RS
19540 129TH CT NE
BOTHELL WA 98011-2538

110060410
JOHNSTON GREGORY R
5830 E 19TH ST
TUCSON AZ 85711-5127

110063890
3044 DESERT DRIVE LLC
672 CHAPMAN ST
SAN JOSE CA 95126-2105

110030600
NUNEZ IGNACIO C & BARBARA J C
P/RS
4029 E FORT LOWELL RD
TUCSON AZ 85712-6400

11003102D
KOLB ROBERT A & STYER JESSICA
L JT/RS
4111 E FORT LOWELL RD
TUCSON AZ 85712-1013

110065510
BOSSE AVICE
3169 N AVENIDA LAUREL REAL
TUCSON AZ 85712-6402

110030390
TERRY OFELIA
3201 N SYCAMORE AVE
TUCSON AZ 85712-1032

110063880
STARBUCK BETTY J
3043 N DESERT DR
TUCSON AZ 85712-0000

110065520
TRIMMER ALBERT T & PAULA S LI
VING TR
10341 E SUNNYWOOD DR
TUCSON AZ 85749-9122

110065590
YLIMAKI ROSE M
3121 N AVENIDA LAUREL REAL
TUCSON AZ 85712-6402

110035990
SIEMPRE JUNTOS LLC
PO BOX 32491
TUCSON AZ 85751-2491

11006014G
VELMA MOBILE HOME PARK LLC
PO BOX 35963
TUCSON AZ 85740-5963

110065660
KILLEBREW MICHAEL J LIVING TR
8753 E HONEYBEAR PL
TUCSON AZ 85749-8202

110036000
SIEMPRE JUNTOS LLC
PO BOX 32491
TUCSON AZ 85751-2491

110065560
HW ASHTON INVESTORS LLC
3237 E FORT LOWELL RD
TUCSON AZ 85716-1636

110066120
KELLEY KATHRYN ANNE TR
4120 E CALLE MARFIL
TUCSON AZ 85712-6409

110060430
RYFF LEO F
1701 10TH AVE SE
MANDAN ND 58554-4834

110036110
LANDMARK TITLE TR 18190-TnAT
TN: PUENTE NUEVO DEVELOPMENT LL
3945 E FORT LOWELL RD STE 212
TUCSON AZ 85712-1037

110066230
CURTIS LINDA K
4127 E CALLE CAMBUJO
TUCSON AZ 85712-6404

110060440
SYCAMORE RENTAL PROPERTY LLC
4932 W PLACITA DE LOS VIENTOS
TUCSON AZ 85745-9259

110062980
HAWKIE LINDA
4131 E LA CIENEGA DR
TUCSON AZ 85712-1423

110065580
ABRIL RONALD C
3127 N AVENIDA LAUREL REAL
TUCSON AZ 85712-0000

11006020M
SCHULTE JOSEPH E
3074 N ALVERNON WAY
TUCSON AZ 85712-1431

11003095A
CAMMIE'S FOOTHILLS VISTA LLC
118 WAVERLY PL
SAN FRANCISCO CA 94108-1609

11006013B
SLILATY ABRAHAM
PO BOX 40333
TUCSON AZ 85717-0333

110030630
VILLANUEVA GEORGE RAY & CAROL
YN VIRGINIA\nJT/RS
3220 N SYCAMORE AVE
TUCSON AZ 85712-0000

11003093A
SOULVIE JOHN DOUGLAS & JUDY A
NN CP/RS
345 S IRVING AVE
TUCSON AZ 85711-4139

110066240
KAYE JONATHAN H
25490 LETCHWORTH RD
BEACHWOOD OH 44122-4188

110066220
TARQUINIO STACEY E
4121 E CALLE CAMBUJO
TUCSON AZ 85712-6404

110030610
DEVOE PATRICIA D & RARICK JAN
D JT/RS
PO BOX 30883
TUCSON AZ 85751-0883

110065600
ARMBRUSTER ROBERT J & KATHLEE
N L CP/RS
3545 E PLACITA DE PIPO
TUCSON AZ 85718-7423

11006020B
FT LOWELL REAL ESTATE LLC
3936 E FORT LOWELL RD STE 100
TUCSON AZ 85712-1083

110030590
SULLIVAN JIM E & ARLENE TR
4075 E FORT LOWELL RD
TUCSON AZ 85712-1047

11003098C
SMITH ARNOLD P & PATRICIA V C
P/RS
4119 E FORT LOWELL RD #1
TUCSON AZ 85712-1061

110060420
2008 CHAMBERLAIN FAMILY TR\nA
TTN: JEFFREY & JANET CHAMBERLAI
2908 FIELD STONE CT
SANTA ROSA CA 95405-7933

11003088A
CABALLERO AC & JOSEPHINE & RY
AN MARTY ALL JT/RS
4940 E FAIRMOUNT ST
TUCSON AZ 85712-4018

11006039B
SACKETT THEODORE T TR\nATTN:
GRAYSON SACKETT TR
7740 ESTRELLA RD
SAN MIGUEL CA 93451-9543

110063860
SETHI G M S & YOLANDA JT/RS
2837 E 10TH ST
TUCSON AZ 85716-5208

11006012C
SLILATY ABRAHAM
PO BOX 40333
TUCSON AZ 85717-0333

110030870
STEWART DAWN
8424 E 25TH ST
TUCSON AZ 85710-7210

110062940
NIXON DIXIE L
4115 E LA CIENEGA DR
TUCSON AZ 85712-0000

110063870
PARSONS MARIA CRISTINA LEME
3039 N DESERT DR
TUCSON AZ 85712-1417

110030640
RADTKE ARTHUR G & LOIS B JT/RS
3226 N SYCAMORE AVE.
TUCSON AZ 85712-0000

110062950
MIKE MIKE B JR & PATRICIA L R
EVOC LIVING TR
4119 E LA CIENEGA DR
TUCSON AZ 85712-1423

110060460
KING TERRY FRANKLIN
3044 N DALE AVE
TUCSON AZ 85712-1410

110060450
GAY MARGARET & HEWITT JOHN D
JT/RS
8250 E CLOUD RD
TUCSON AZ 85750-2910

110066330
BARRIO CENTRO AT FT LOWELL HO
Attn: COPPER ROSE COMMUNITY
6601 E 22ND ST STE 101
TUCSON AZ 85710-5118

110065630
RICHARDSON WILKEY
4126 E CALLE CAMBUJO
TUCSON AZ 85712-0000

11003100A
FORT LOWELL-NSS LTD PARTNERSH
IP Attn: FRANK PERRY JR
4328 PESCADERO AVE
SAN DIEGO CA 92107-3627

110065970
JENSEN LARS
4141 E CALLE HENEQUEN
TUCSON AZ 85712-6406

110065610
BAKER C VINCENT & LEHMAN KAY
JT/RS
4114 E CALLE CAMBUJO
TUCSON AZ 85712-6403

110030560
ANYON ROGER
5702 E 3RD ST
TUCSON AZ 85711-1518

11006013D
FORT LOWELL PARK LLC
PO BOX 40333
TUCSON AZ 85717-0000

11006015D
FORT LOWELL REAL ESTATE LLC
3936 E FORT LOWELL RD STE 100
TUCSON AZ 85712-1083

11006007B
PARADISE VILLAGE MHP LLC
827 N COUNTRY CLUB DR STE 3
MESA AZ 85201-4179

110066160
VALENZUELA DIANA
4144 E CALLE MARFIL
TUCSON AZ 85712-2038

110030910
CAMMIE'S FOOTHILLS VISTA LLC
118 WAVERLY PL
SAN FRANCISCO CA 94108-1609

110060340
OLD PUEBLO LAPIDARY CLUB INC
3118 N DALE AVE
TUCSON AZ 85712-0000

110064060
MC CORMICK PLACE TOWNHOMES BL
K II ASSOC
4170B E LA CIENEGA DR
TUCSON AZ 85712-1424

110066150
BEAHAN PETER F & MARJORIE A R
EVOC TR
6881 N OZONA DR
TUCSON AZ 85718-1228

11003104A
FORT LOWELL-NSS LTD PARTNERSH
IP Attn: FRANK PERRY JR
4328 PESCADERO AVE
SAN DIEGO CA 92107-3627

110031060
FT LOWELL-NSS LTD PARTNERSHIP
Attn: FRANK PERRY JR
4328 PESCADERO AVE
SAN DIEGO CA 92107-3627

110065950
GILBERTSON SUSAN M & HERMAN T
HEODORE J JT/RS
4130 E CALLE HENEQUEN
TUCSON AZ 85712-0000

110066060
HOBBS JAMES J JR
PO BOX 43007
TUCSON AZ 85733-3007

110065960
DAWSON CHARLENE R
9245 REGENTS RD UNIT M103
LA JOLLA CA 92037-9201

110065650
MARTIN BRUCE W & LINDA S CP/RS
4138 E CALLE CAMBUJO
TUCSON AZ 85712-6403

110065930
AXTELL AMY & HOLLIS DUANE CP/
RS
4129 E CALLE HENEQUEN
TUCSON AZ 85712-6406

110065640
MILLER GEORGE & ROSLYN GIRARD
FAMILY TR
4132 E CALLE CAMBUJO
TUCSON AZ 85712-6403

Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701

Fred Hirsh (Steering Comm)
N.A.-Cabrini
3027 N Palo Verde
Tucson, AZ 85716

Donna M. King (Steering Comm)
N.A.-Cabrini
3132 E Monte Vista
Tucson, AZ 85716

Elly Hirsh (SComm)
N.A.-Cabrini
3027 N Palo Verde
Tucson, AZ 85716

Rodrigo Morales
N.A.-Dodge Flower
Tucson, AZ 85716

Deirdre Brosnihan (Co-Chair)
N.A.-Dodge Flower
Tucson, AZ 85716

Beverly Van Den Borre (Co-Chair)
N.A.-Dodge Flower
Tucson, AZ 85716

Catherine Harris
N.A.-Doolen-Fruitvale
3400 E. Bermuda St.
Tucson, AZ 85716

Kevin D. Polite (Co-Chair)
N.A.-Doolen-Fruitvale
3413 E. Bermuda St. #2
Tucson, AZ 85716

Erik Husa (Co-Chair)
N.A.-Doolen-Fruitvale
3401 E Bermuda #C
Tucson, AZ 85716

Lois Pawlak
N.A.-Garden District
PO Box 32384
Tucson, AZ 85751

Kris Yarter
N.A.-Garden District
4044 E Bellevue St.
Tucson, AZ 85712

Meg Johnson
N.A.-Garden District
PO Box 32384
Tucson, AZ 85751

Stephen Hopkins
N.A.-Glenn Heights
2650 N Avenida Carolina
Tucson, AZ 85712

Susan McMahon
N.A.-Glenn Heights
4833 E Bermuda St
Tucson, AZ 85712

Sarah Norris
N.A.-Glenn Heights
4918 E Towner St
Tucson, AZ 85712

Dave Burnham
N.A.-North Dodge
3014 N. Dickson Dr.
Tucson, AZ 85716

Christine Burnham
N.A.-North Dodge
3014 N. Dickson Dr.
Tucson, AZ 85716

George Wheeler
N.A.-Oak Flower
4131 E Glenn St
Tucson, AZ 85712

Blanche White
N.A.-Oak Flower
2520 N Walnut Ave
Tucson, AZ 85712

William D. Anderson
N.A.-Old Fort Lowell
3201 N Hill Farm Dr
Tucson, AZ 85712

John Hermes
N.A.-Old Fort Lowell
5801 E Fort Lowell Rd
Tucson, AZ 85712

Jeanne Anderson
N.A.-Old Fort Lowell
3257 N Hill Farm Dr
Tucson, AZ 85712

Ronni Kotwica
N.A.-Palo Verde
3230 E Seneca
Tucson, AZ 85716

Candice Filipek
N.A.-Palo Verde
3113 E Lester
Tucson, AZ 85716

Mary Valentine Schaffer
N.A.-Palo Verde
Tucson, AZ 85716

Joyceen Boyle
N.A.-San Carlos
4408 E. Flower St
Tucson, AZ 85712

Donna Lerma
N.A.-San Carlos
4540 E. San Carlos Place
Tucson, AZ 85712

Roy A Garcia
N.A.-San Carlos
2532 N Venice Ave
Tucson, AZ 85712

Ed Doran
N.A.-Vista Del Monte
2638 N Goyette
Tucson, AZ 85712

Stephen Allen
N.A.-Vista Del Monte
4313 E Grant Rd
Tucson, AZ 85712

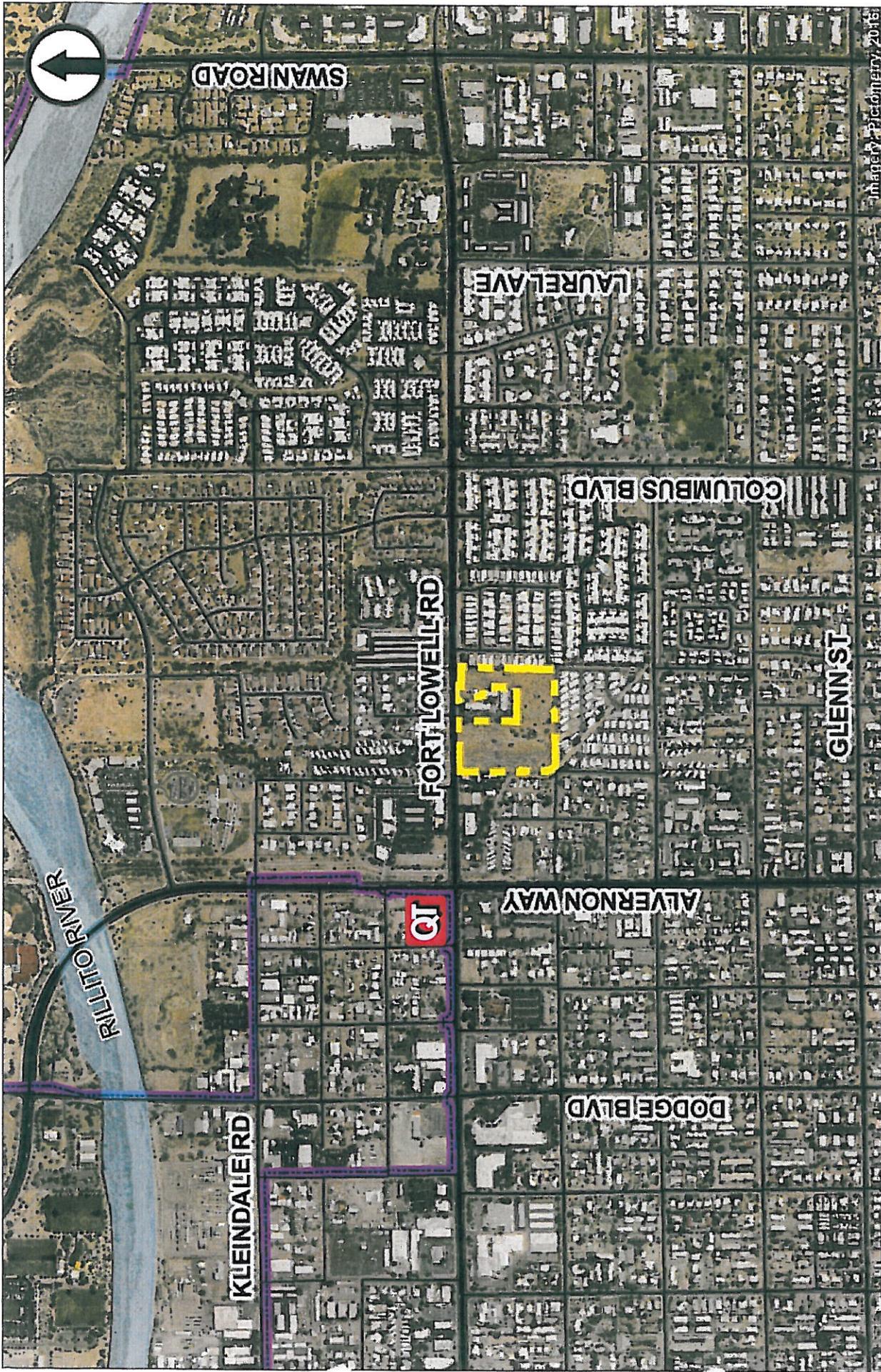
Margaret Hill-Kipling
N.A.-Vista Del Monte
4618 E Glenn St
Tucson, AZ 85712

Paul Cunningham
Ward 2
7575 E. Speedway Bl
Tucson, AZ 85710

Karin Uhlich
Ward 3
1510 East Grant Rd
Tucson, AZ 85719

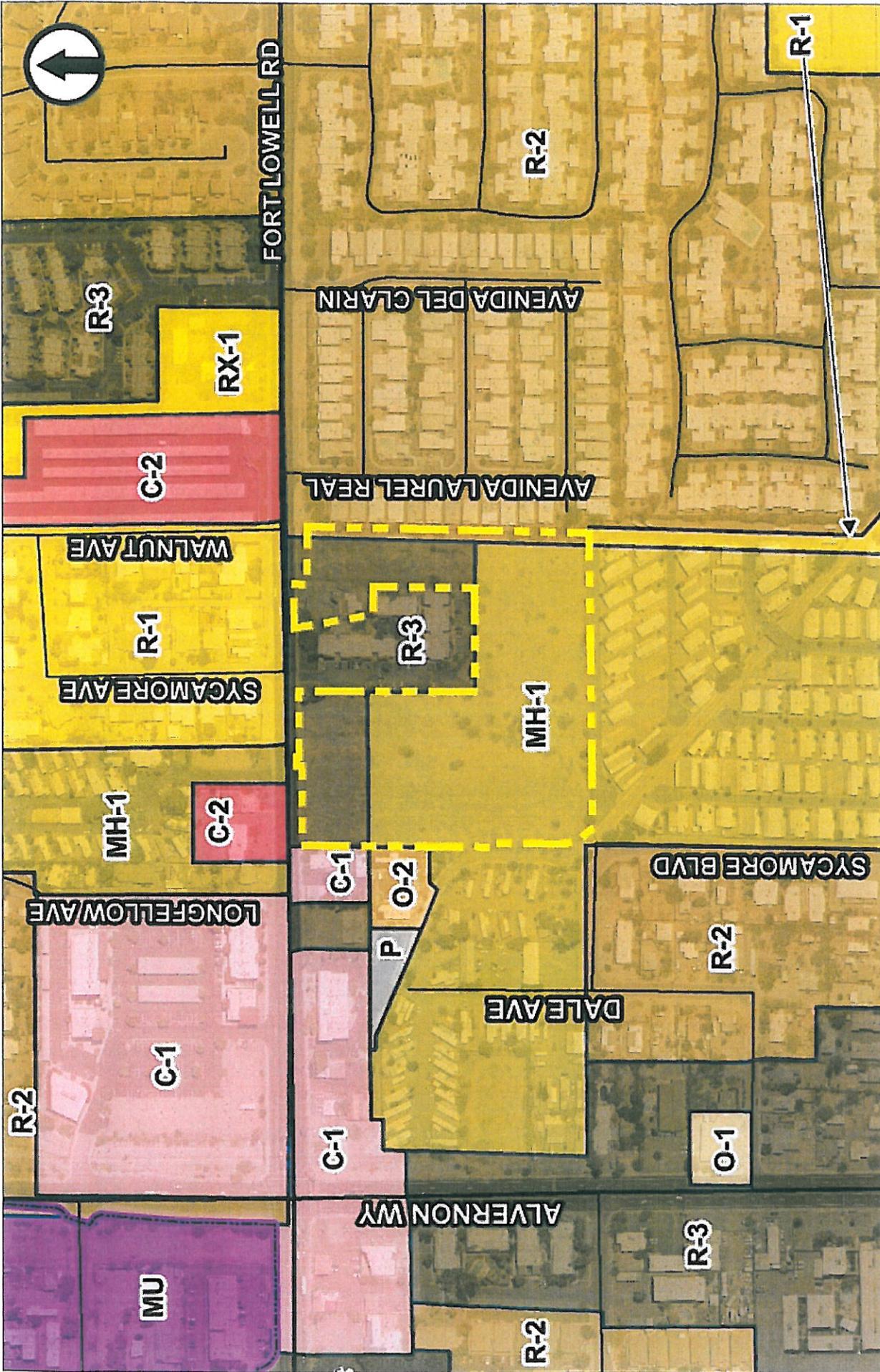
Steve Kozachik
Ward 6
3202 E. 1st St
Tucson, AZ 85716

FORT LOWELL PARK PLAN AMENDMENT



REGIONAL LOCATION





ZONING MAP

CONFORMANCE WITH THE GRANT-ALVERNON AREA PLAN

The proposed development conforms to the Grant-Alvernon Area Plan by:

1. Locating commercial and office uses adjacent to existing commercially and office zoned properties
2. Locating commercial along a major arterial road (Fort Lowell Road)
3. Providing economic development opportunities
4. Developing vacant parcels
5. Limiting primary access to Fort Lowell Road

GRANT-ALVERNON AREA PLAN

GRANT-ALVERNON AREA PLAN AMENDMENT

SECTION TO BE AMENDED:

Grant-Alvernon Area Plan Conceptual Land Use Map

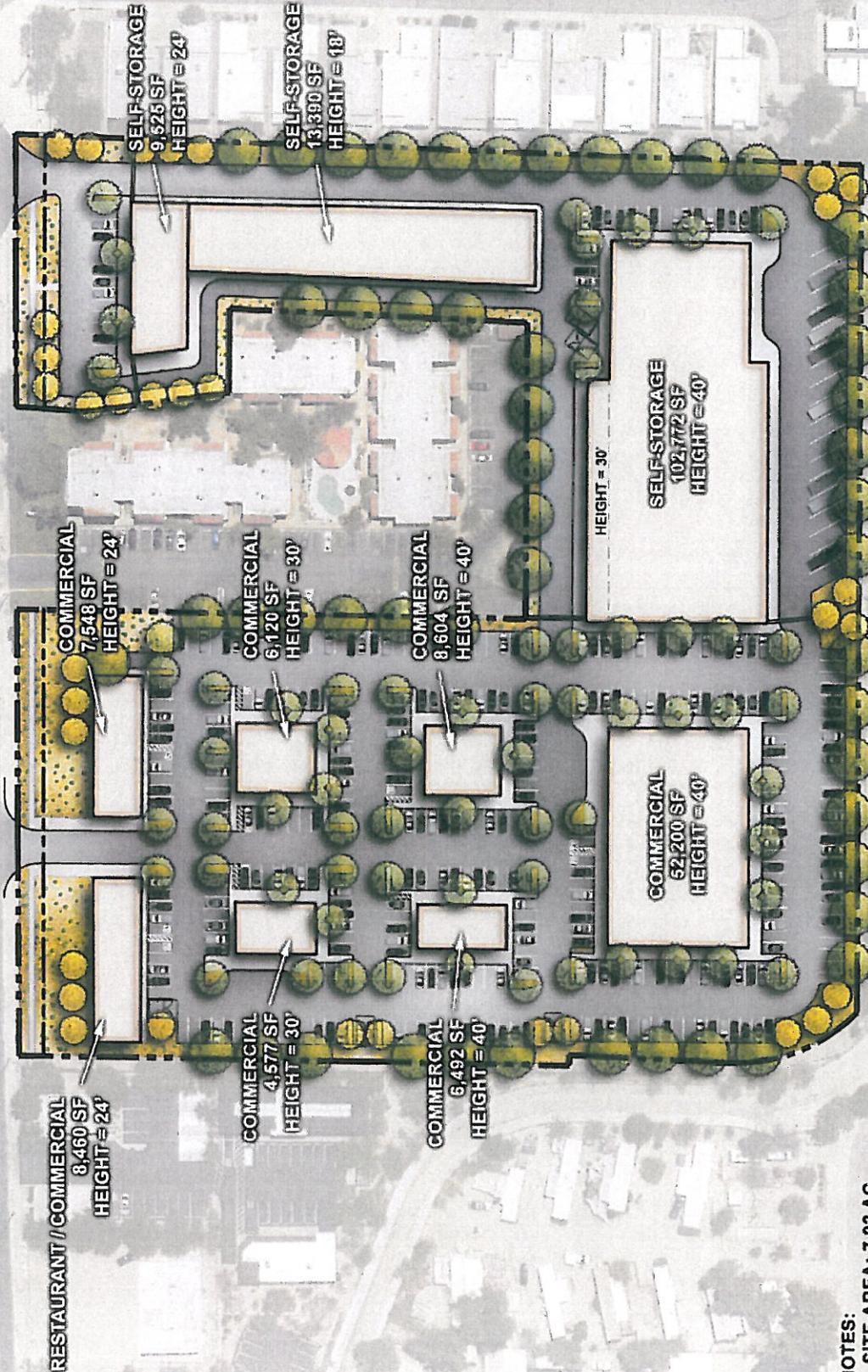
AMENDMENT REQUEST:

Change the land use designation for the property from Office and High Density Residential to *Office, Commercial and High Density Residential*

GRANT-ALVERNON AREA PLAN MODIFICATIONS



FORT LOWELL ROAD



RESTAURANT / COMMERCIAL
8,460 SF
HEIGHT = 24'

COMMERCIAL
4,577 SF
HEIGHT = 30'

COMMERCIAL
6,492 SF
HEIGHT = 40'

COMMERCIAL
7,548 SF
HEIGHT = 24'

COMMERCIAL
6,120 SF
HEIGHT = 30'

COMMERCIAL
8,604 SF
HEIGHT = 40'

SELF-STORAGE
9,529 SF
HEIGHT = 24'

SELF-STORAGE
13,380 SF
HEIGHT = 18'

SELF-STORAGE
102,772 SF
HEIGHT = 40'

COMMERCIAL
62,200 SF
HEIGHT = 40'

NOTES:
SITE AREA: 7.92 AC
EXISTING AREA PLAN DESIGNATION: OFFICE, HIGH DENSITY RESIDENTIAL
PROPOSED AREA PLAN DESIGNATION: OFFICE, COMMERCIAL & HIGH DENSITY RESIDENTIAL
PROPOSED USES:(MAX. HEIGHT = 40')
TOTAL RESTAURANT = 4,230 SF
TOTAL COMMERCIAL = 89,771 SF
TOTAL SELF-STORAGE = 125,687 SF



PLAN AMENDMENT SCHEDULE

QUESTIONS???

