



ALVERNON BROADWAY AREA PLAN (ABAP) PROPOSED PLAN AMENDMENT

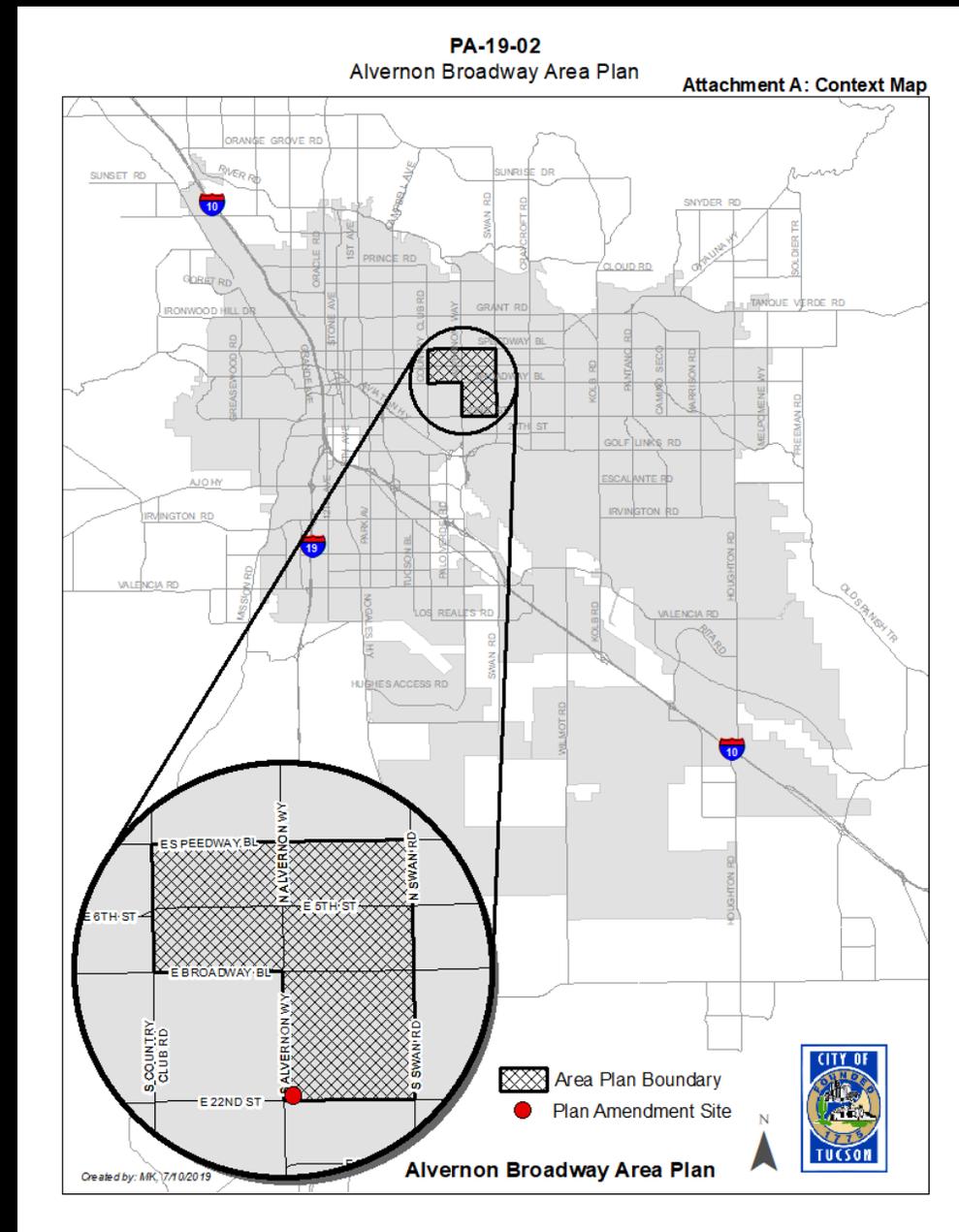
Planning Commission

Public Hearing

Wednesday, September 25, 2019

Site Location within City

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



Location within Area Plan

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



Existing Zoning & Uses

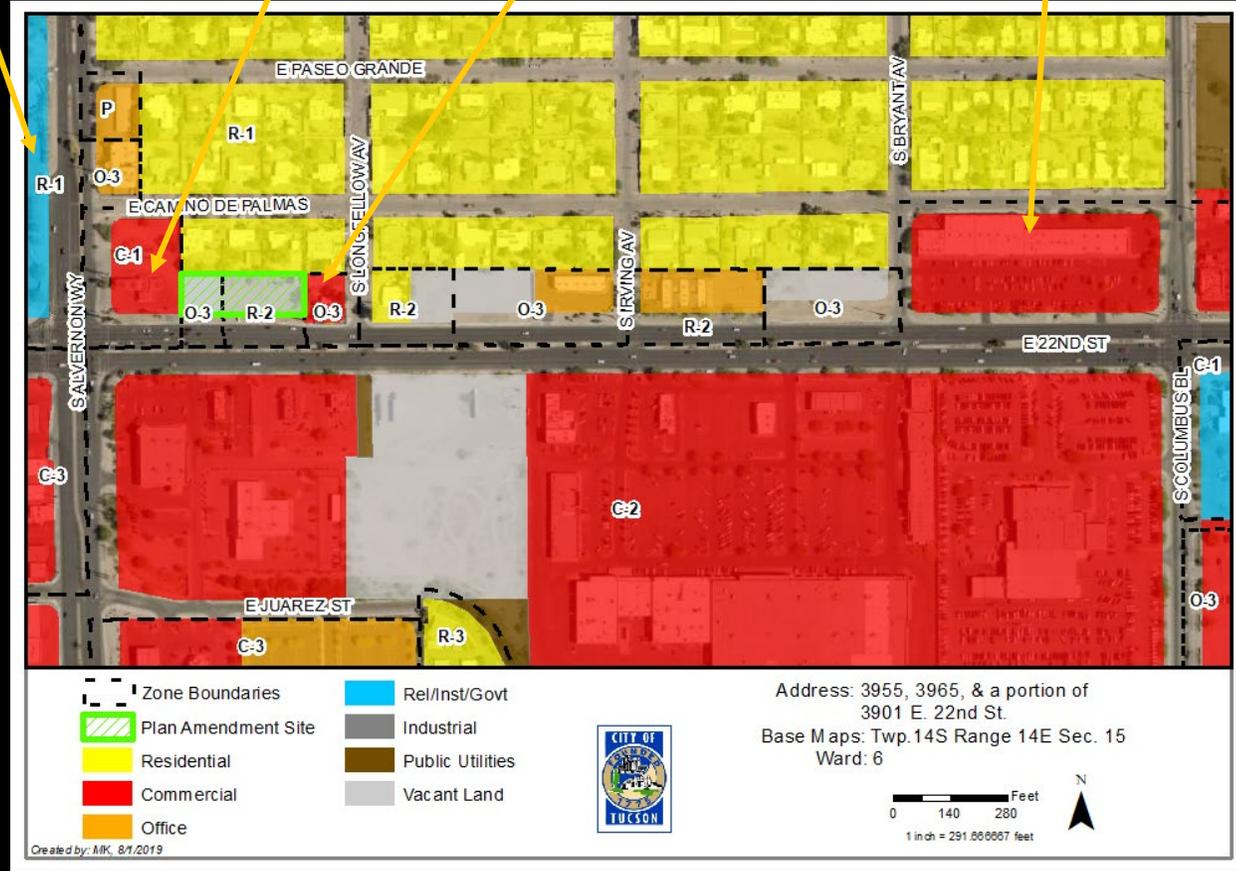
- ▶ Existing zoning for site is Office (O-3) and Residential (R-2)
- ▶ Existing uses in site vicinity are commercial and residential.

Patrick K. Hardesty
Midtown Multi-Service Center

Dutch Bros. Coffee

Learning Bee Preschool & Daycare

El Grande Shopping Center

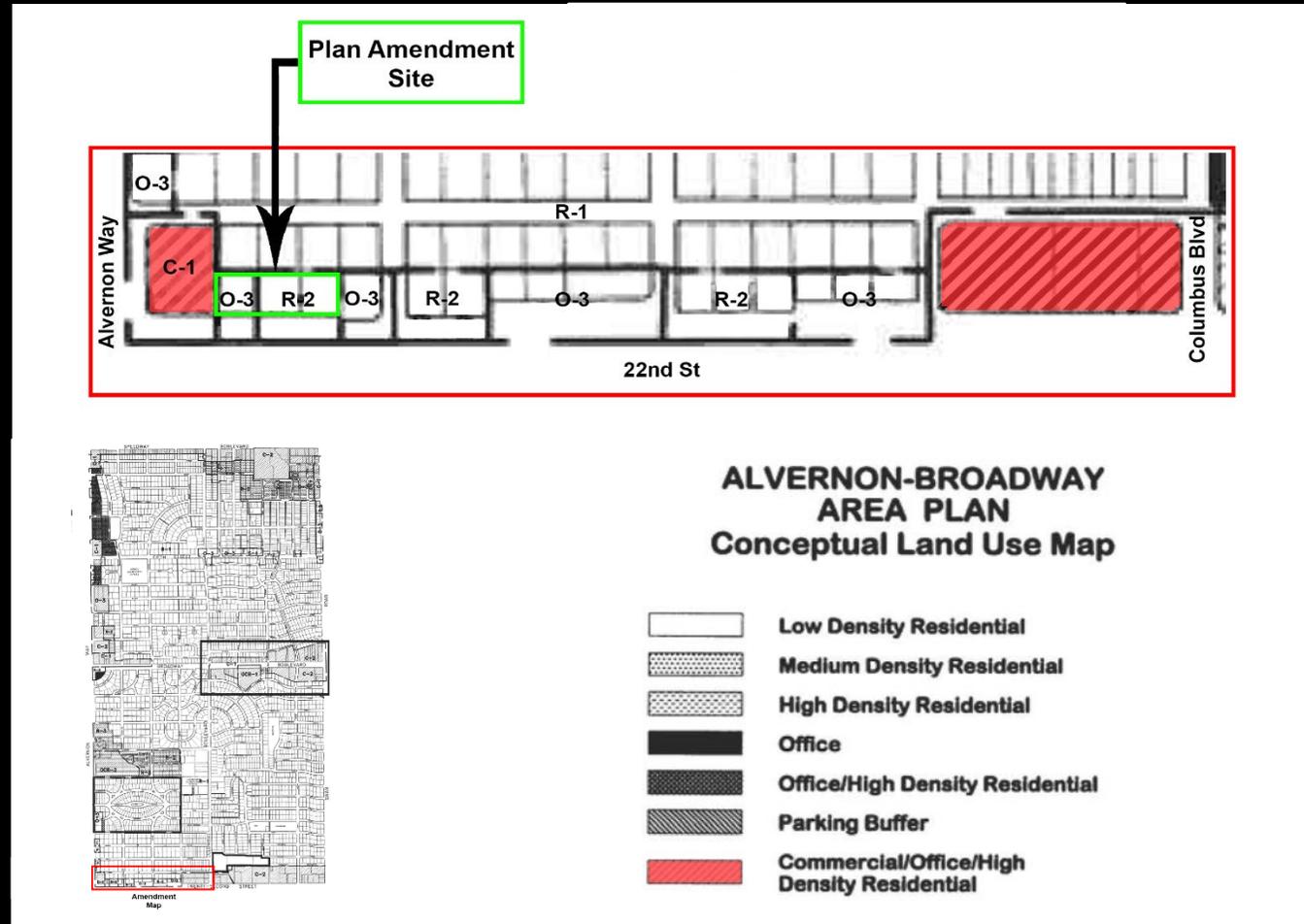


Proposed Project

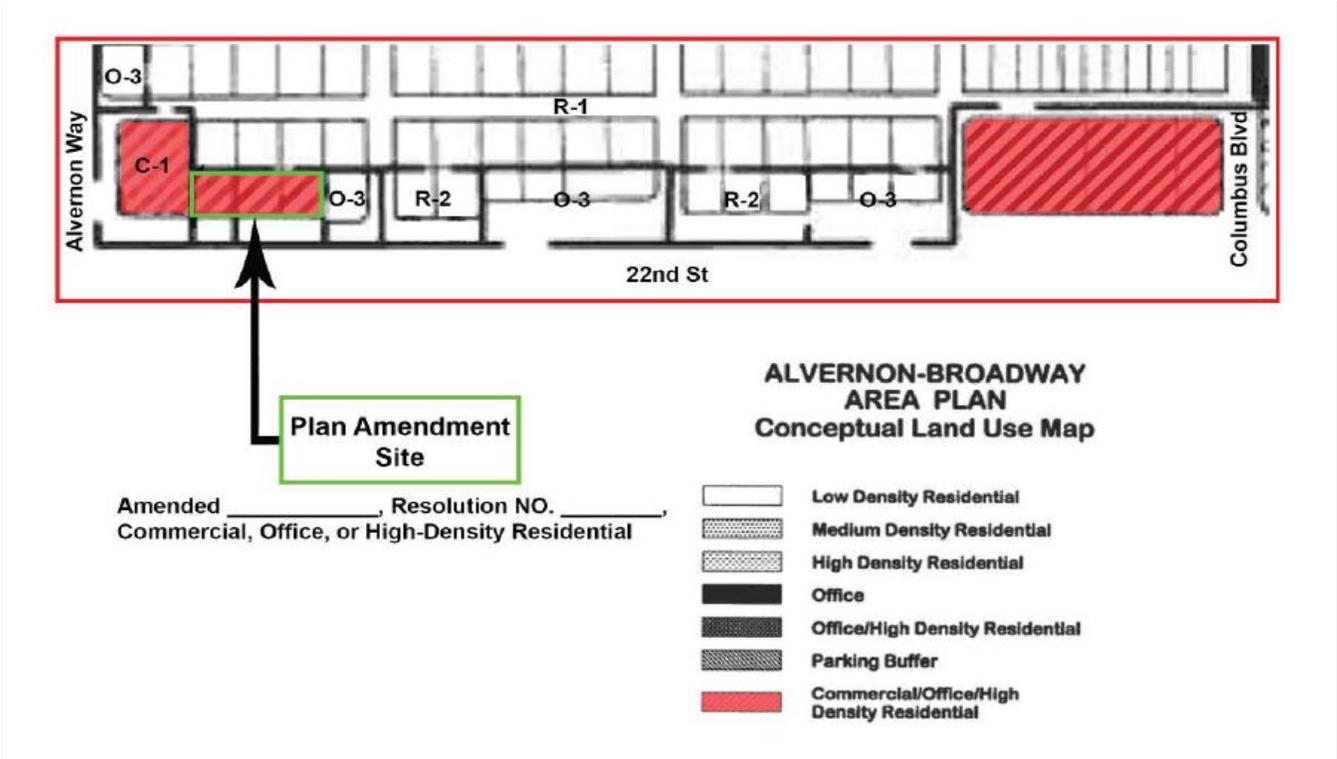
- ▶ 1-2 story medical/professional offices and/or a small-scale commercial building
- ▶ Primary access from 22nd Street

Issues

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



Proposed Plan Amendment



- ▶ Change the area of the plan amendment site from low-density residential to commercial/office/high-density residential

Findings

- ▶ Is consistent with *Plan Tucson* and *ABAP* land use policy direction by allowing commercial and high-density residential uses along 22nd Street.
- ▶ Facilitates the development of commercial uses on 22nd Street, which is identified as a Mixed Use Corridor on the *Plan Tucson* Future Growth Scenario Map. This designation supports a higher-intensity mix of housing and services.
- ▶ Promote use of high-frequency transit, which runs along 22nd Street.

Findings cont.

- ▶ Strengthens the commercial context generally found along this stretch of 22nd Street.
- ▶ Directs commercial uses to an arterial street adjacent to a major arterial intersection (22nd and Alvernon), a more appropriate use for such a location than low-density residential.
- ▶ Is in alignment with *ABAP* Non-Residential Policy #2 by having primary access from an arterial street, meeting all parking requirements on-site, providing screening and buffering for adjacent residential uses, and complying with the General Design Guidelines

Staff Recommendations

Staff recommends that the Planning Commission forward the proposed plan amendment to the Mayor and Council with a recommendation to approve the applicant's request to revise the Conceptual Land Use Map to allow Commercial/Office/High-Density Residential uses on the amendment site.

QUESTIONS ?