



# Application for Plan Amendment

February 2010 Form

**SECTION 1 - Case Filing Information**

To be filled out by Staff

Date Filed: 7-9-18 Received by: John Beall

Area/Neighborhood Plan to Be Amended:

Alvernon-Broadway AP + Miramonte NP

Date Plan Was Adopted by Mayor and Council: 2/27/1995 + 6/17/2008

Plan Amendment Name: Miramonte Neighborhood Plan - Benedictine Monastery

Plan Amendment Number: PA-18-04 Processing Fee: \$10,635.<sup>80</sup>

**SECTION 2 - Site Identification**

Street Address: See attached.

Township/Range/Section: 14S/14E/09 Tax Code No: See attached.

Nearest Major Cross Street: Speedway Boulevard & Country Club Road

Amendment Site Size: 6.85 Acres

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.

**SECTION 3 - Applicant Information**

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

Owner: Tucson Monastery LLC (Attn: Ross Rulney)  
Address: 5669 E Fort Lowell Road  
Tucson, AZ 85712-5212  
Phone: 520-850-9300  
E-mail: rossrulney@gmail.com



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Plan Amendment Name: \_\_\_\_\_

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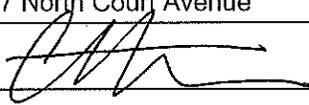
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Address: 5669 E Fort Lowell Road  
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Phone: 520-850-9300  
E-mail: rossrulney@gmail.com

**SECTION 3 - Applicant Information Cont'd.**

Applicant or Agent's Name: Corky Poster

Firm's Name: Poster Frost Mirto Phone No: 520-882-6310

Address: 317 North Court Avenue Fax No: \_\_\_\_\_

 7/9/18  
Signature Date

**SECTION 4 - Site and Surrounding Conditions**

**SITE**

Existing Site Zoning: O-3 & R-3 Current Use of Site: Former Religious Facility

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

The subject property is currently developed and contains the former Benedictine Monastery, associated parking areas,  
landscape buffers and vegetative screening located along the northern, eastern and southern property boundaries. Access is  
currently provided at two locations on Country Club Road and emergency access is provided at one location along North  
Anderson Boulevard.

**SURROUNDING AREAS**

Existing Zoning: North O-3 South O-3 East R-2 & R-3 West O-3 & R-1

Describe Land Uses and Development on Surrounding Properties:

The surrounding land uses predominantly consist of one- and two-story single-family residences and multi-family apartments.  
There are a variety of offices and commercial uses located north of the subject property along Country Club Road and  
Speedway Boulevard.

Neighborhood Context: \_\_\_\_\_

The subject property is located within the planning boundaries of the Miramonte Neighborhood Plan and the Alvernon-  
Broadway Area Plan. The neighborhood predominately consists of single-family residences, multi-family apartments and office  
uses along Country Club Road. There are a variety of commercial uses along Speedway Boulevard, just north of the subject  
property.

Proposed Site Development

Proposed Use: \_\_\_\_\_ Proposed Zoning:      PAD \_\_\_\_\_

The proposed project envisions a cohesive mixed-use development that provides opportunities for adaptive re-use of the existing Benedictine Monastery, commercial - neighborhood level services and high-density residential. Additionally, this proposal incorporates an appropriate number of parking spaces and adequate landscape buffering and screening.

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

The site will be improved with the following: multi-family residential units, neighborhood-level commercial uses, associated vehicle and bicycle parking spaces, additional PAALs for on-site circulation, shade trees, landscape and screening, and refuse areas. The site will also feature appropriate retention/detention basins to mitigate any additional discharge associated with the proposed uses.

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 Conceptual Land Use Plans, in both the Miramonte Neighborhood Plan and Alvernon-Broadway Area Plan, will be amended to depict the proposed "Commercial-Neighborhood Level, Office and High Density Residential land use designation.

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

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.

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

See attached.

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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

July 3, 2018

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

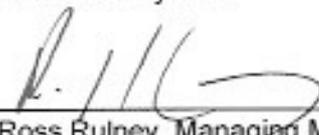
Subject: **Benedictine Monastery Plan Amendment / PAD  
On Tax Parcels: 125-13-068A and 125-10-0660**

City of Tucson Planning and Development Services:

As owners of the above referenced tax parcels, I hereby authorize Poster Frost Mirto to act as our agent throughout the plan amendment and planned area development application processes.

Very Truly Yours,

Tucson Monastery LLC

By:  \_\_\_\_\_

Ross Ruiney, Managing Member

TUCSON MONASTERY LLC  
5669 E FORT LOWELL RD  
TUCSON AZ 85712-5212

If the applicant is not shown as the owner of the subject parcel a letter of authorization with a **signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a **signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a **signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.

July 3, 2018

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

Subject: **Benedictine Monastery Plan Amendment / PAD**  
**On Tax Parcels: 125-13-0710, 125-13-0700, and 125-13-0690**

City of Tucson Planning and Development Services:

As owner of the above referenced tax parcels, I hereby authorize Poster Frost Mirto to act as our agent throughout the plan amendment and planned area development application processes.

The officers of Homesites, Inc., an Arizona corporation, are: (i) Mary R. Benge, President; (ii) Kathryn L. Riley, Secretary; and (iii) John Barkley, Vice-President.

Very Truly Yours,

Homesites Inc.

By:

  
Mary R. Benge, President

HOMESITES INC  
PO BOX 373  
TUCSON AZ 85702

If the applicant is not shown as the owner of the subject parcel a letter of authorization with a **signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a **signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a **signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.

## Section 2 – Site Information

Parcel Identification Number	Legal Description	Address (Assigned by Pima County)	Acreage
125-13-068A	SPEEDWAY PLACE S122.5' LOTS 1 2 & 4 BLK 6 & BLK 7 & ABAND HAWTHORNE ST & ABAND 3RD ST EXC W10' THEREOF	800 N Country Club Road 930 N Country Club Road	4.38 AC
125-10-0660	N211.5' E420' W450' SW4 NW4 EXC RDS 2.18 AC SEC 9-14-14	N/A	1.75 AC
125-13-0710	SPEEDWAY PLACE S28' N122.5' W64' LOT 3 BLK 6	N/A	0.04 AC
125-13-0700	SPEEDWAY PLACE N122.5' LOT 3 EXC S28' W64' BLK 6	3102 E 2nd Street 3118 E 2nd Street	0.36 AC
125-13-0690	SPEEDWAY PLACE W80' N122.5' LOT 2 BLK 6	3120 E 2nd Street	0.32 AC
		Total Acreage	6.85 AC

## Section 5 – Plan Amendment Information

The following provides the proposed policy language to be included in the Miramonte Neighborhood Plan.

### Policy 2.4:

*Preservation and Reuse of Benedictine Monastery Site*

### Strategies:

**2.4.1** – Encourage preservation of the Monastery buildings through an Historic Landmark designation or other preservation mechanism.

**2.4.2** – Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses.

**2.4.3\*** – Limit new construction residential development to no more than six stories north and south of the Monastery, and no more than four stories east of the Monastery. Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhood. The site should be limited to no more than 222 new construction residential units.

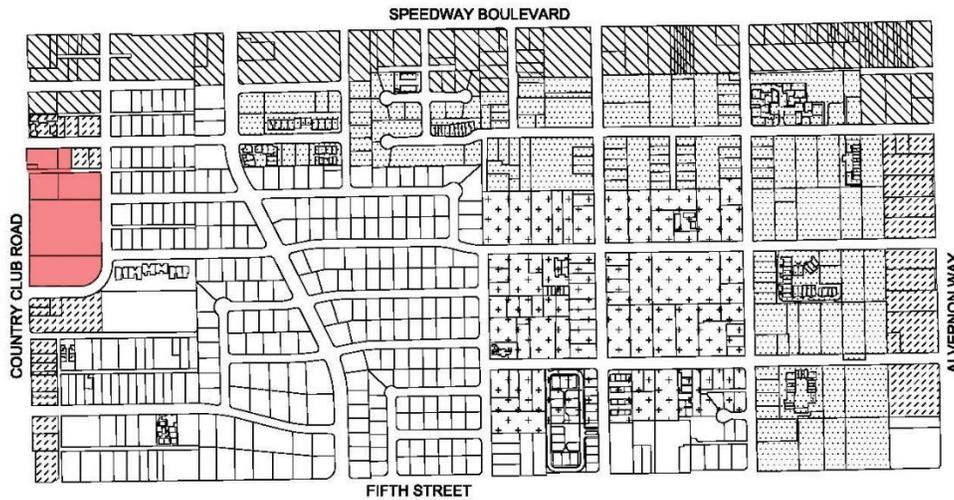
\* Based on written comment received subsequent to the neighborhood meeting (see Beeker letter attached as comments) held on June 28, 2018, and the very recent purchase agreement on a new parcel north at the corner of 2<sup>nd</sup> Street and Country Club, the following revised policy is proposed: 2.4.3 - “Develop residential heights based on the careful design of the project, allowing heights to reasonably exceed 40’ but with step downs to the east and west and only in the context of an approved Planned Area Development (PAD). Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhoods. The total number of new construction residential units shall be limited to the allowable R-3 calculated unit count for the gross area of the site.”

The following provides the proposed map amendment to be included in the Miramonte Neighborhood Plan.

**June 17, 2008**

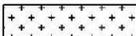
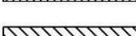
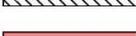
**Exhibit 2: Miramonte Neighborhood Conceptual Land Use Map**

**Note:** This map is based on, and consistent with, the Alvernon-Broadway Area Plan Conceptual Land Use Map on page 21 of the City of Tucson, Alvernon-Broadway Area Plan (Adopted 1995, Amendments Aug. 1998, Oct. 1998, and Sept. 2000).



**Miramonte Neighborhood  
Conceptual Land Use**

**Legend**

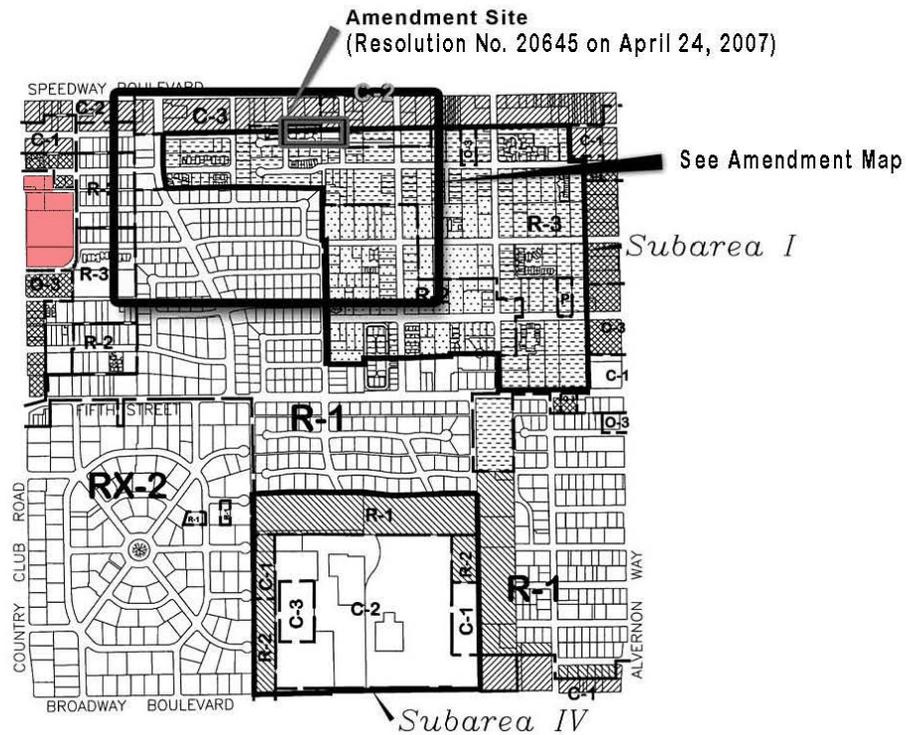
-  Low Density Residential
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-  Office/High Density Residential
-  Commercial/.Office/High Density Residential
-  Commercial - Neighborhood Level/Office/High Density Residential



The following provides the proposed map amendment to be included in the Alvernon-Broadway Area Plan.

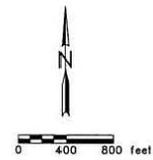
**ALVERNON-BROADWAY AREA PLAN**

**ALVERNON-BROADWAY AREA PLAN  
CONCEPTUAL LAND USE MAP**



**Legend**

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-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OFFICE
-  OFFICE /HIGH DENSITY RESIDENTIAL
-  PARKING BUFFER
-  COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL
-  COMMERCIAL - NEIGHBORHOOD LEVEL/OFFICE/HIGH DENSITY RESIDENTIAL



## **Applicable Miramonte Neighborhood Plan Goals, Policies and Strategies**

### **Goal #1 – Neighborhood Infill Compatibility**

**Policy 1.1** – Preserve the character of the Neighborhood by ensuring that future land uses makes a positive contribution to the Neighborhood through application of the following Neighborhood values.

- A diverse mix of land uses that contributes to the traditional character of the neighborhood
- Carefully designed transitions of land uses.
- Green and sustainable development (water harvesting, energy conservation, alternative energy sources, alternative modes of transportation, covered parking)
- Full involvement of residents and stakeholders in Neighborhood Decisions.

**Strategy 1.1.1** – ...the Neighborhood should work constructively with developers to ensure that higher density development is of high quality and that Neighborhood values are incorporated into projects.

**Strategy 1.1.2** – ... for-profit developers to explore alternatives for the development of housing that is affordable for entry level workers, such as teachers, firefighters, police, healthcare and childcare workers.

**Policy 1.2** – Work with the existing development procedures to be sure that neighbors have an opportunity to be active participants in decisions that affect land use in the Neighborhood.

### **Goal #2 – Neighborhood Preservation and Rehabilitation**

**Policy 2.1** – Protect historic architecture of the Neighborhood.

**Strategy 2.1.2** – Encourage the maintenance and preservation of potentially eligible structures in the Neighborhood.

**Policy 2.2** – Protect historic sites and landscapes in the Neighborhood.

**Strategy 2.2.1** – ...assist in the development of a long-range plan for preservation and economic stability of the Benedictine Monastery as an important historic site, including the preservation of the landscape buffering.

## **Applicable Plan Tucson Goals and Policies**

### **Plan Tucson Focus Area: The Social Environment**

**Goal #1** – A mix of well-maintained, energy-energy efficient housing options with multi-modal access to basic goods and services, recognizing the important role of homeownership to neighborhood stability.

#### **Housing Policies**

**Policy H11** – Encourage residential development including both market rate and affordable housing projects in Tucson.

## **Plan Tucson Focus Area: The Built Environment**

**Goal #23** – A community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals.

**Goal #25** – An urban form that conserves natural resources, improves and builds on existing public infrastructures and facilities, and provides an interconnected multi-modal transportation system to enhance the mobility of people and goods.

### Historic Preservation Policies

**Policy HP1** – Implement incentives for private property owners to maintain, retrofit, rehabilitate, and adaptively reuse historic buildings.

### Redevelopment and Revitalization Policies

**Policy RR7** – Undertake an inclusive community participation process in redevelopment and revitalization efforts.

### Land Use, Transportation, and Urban Design 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.

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

**Guideline LT 28.1.14** – Support the continuation of original use or adaptive reuse of historic landmarks.

**Guideline LT 28.1.16** – Preserve Tucson’s historic architecture in keeping with applicable rehabilitation standards.

**Guideline LT 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.

**Guideline LT 28.2.13** – Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural guidelines.

**Guideline LT 28.2.14** – Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

**Application Attachment Section 2 Revision 08/15/18:**

## Section 2 – Site Information

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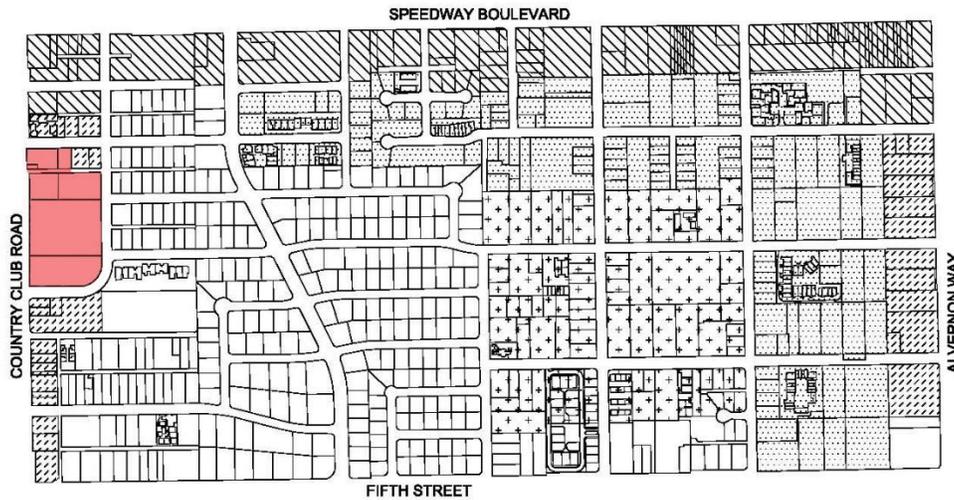
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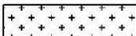
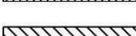
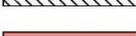
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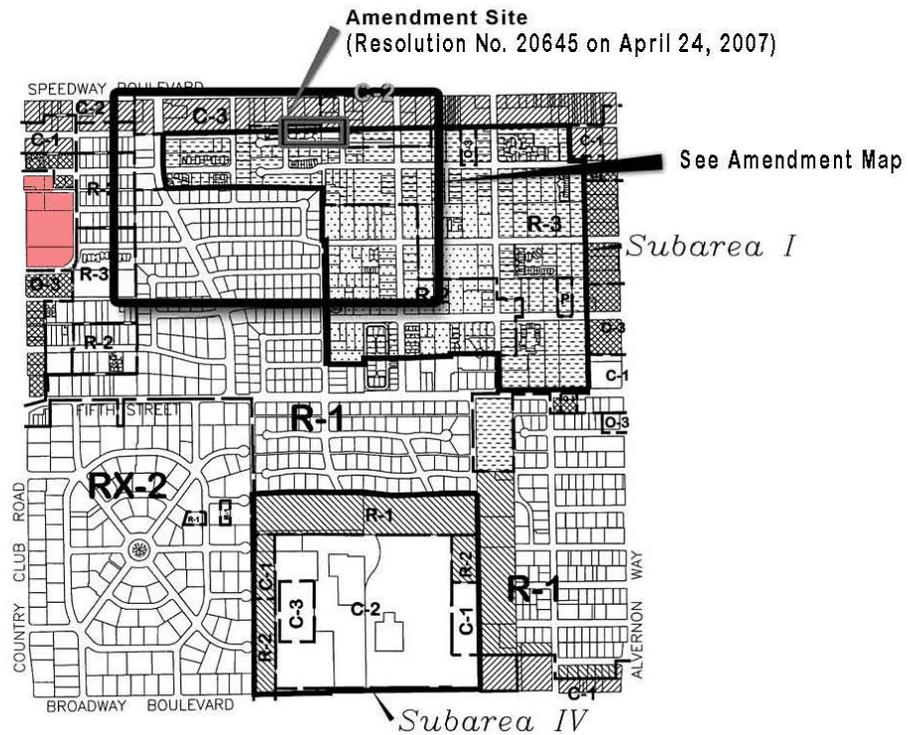
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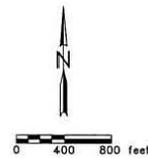
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## **Applicable Miramonte Neighborhood Plan Goals, Policies and Strategies**

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### **Goal #2 – Neighborhood Preservation and Rehabilitation**

**Policy 2.1** – Protect historic architecture of the Neighborhood.

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## **Applicable Plan Tucson Goals and Policies**

### **Plan Tucson Focus Area: The Social Environment**

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**Application Attachment Section 2 Revision 08/07/18:**

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**2.4.1** – Encourage preservation of the Monastery buildings through an Historic Landmark designation or other preservation mechanism.

**2.4.2** – Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses.

**2.4.3** – Develop residential heights based on the careful design of the project, allowing heights to exceed 40' but with step downs towards Country Club Road and only in the context of an approved Planned Area Development (PAD). Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhoods. An advisory committee with neighborhood representation shall be formed through the PAD process. The total number of new construction residential units shall be limited to the allowable R-3 calculated unit count for the gross area of the site (250 new construction units).

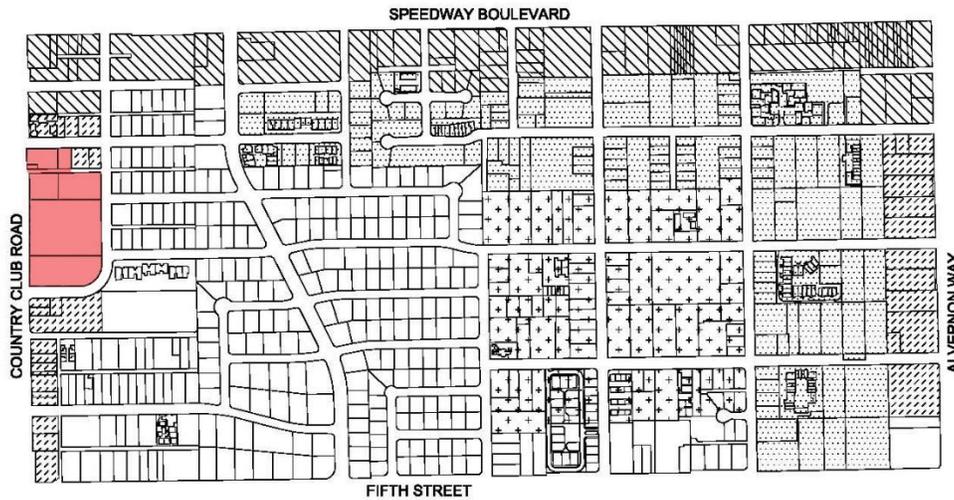
2.4.4

The following provides the proposed map amendment to be included in the Miramonte Neighborhood Plan.

**June 17, 2008**

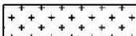
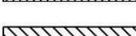
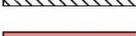
**Exhibit 2: Miramonte Neighborhood Conceptual Land Use Map**

**Note:** This map is based on, and consistent with, the Alvernon-Broadway Area Plan Conceptual Land Use Map on page 21 of the City of Tucson, Alvernon-Broadway Area Plan (Adopted 1995, Amendments Aug. 1998, Oct. 1998, and Sept. 2000).



**Miramonte Neighborhood  
Conceptual Land Use**

**Legend**

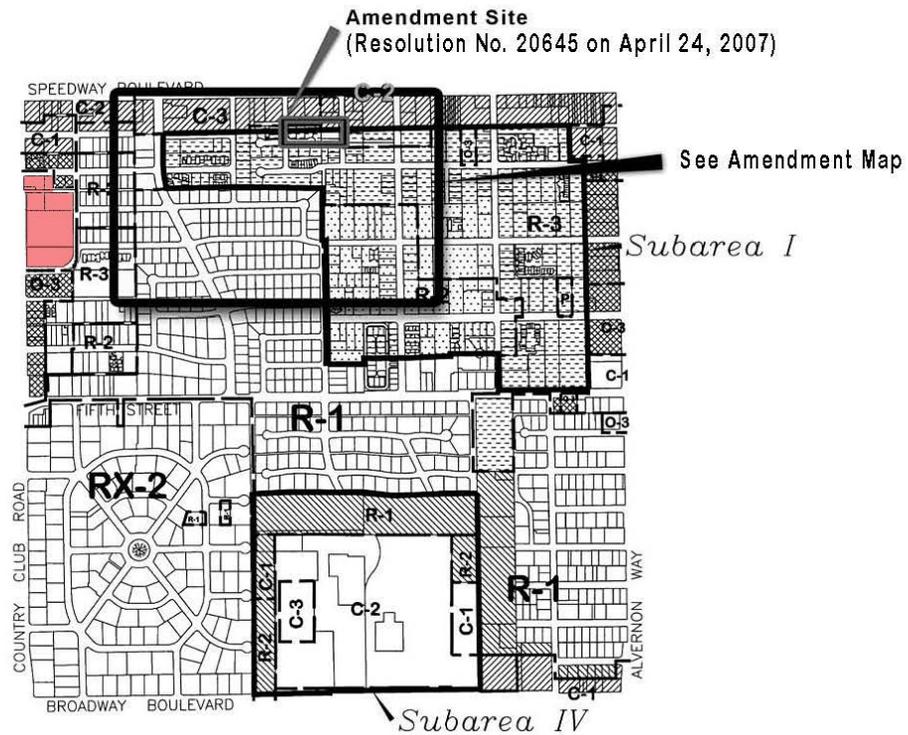
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Office/High Density Residential
-  Commercial/.Office/High Density Residential
-  Commercial - Neighborhood Level/Office/High Density Residential



The following provides the proposed map amendment to be included in the Alvernon-Broadway Area Plan.

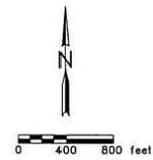
**ALVERNON-BROADWAY AREA PLAN**

**ALVERNON-BROADWAY AREA PLAN  
CONCEPTUAL LAND USE MAP**



**Legend**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OFFICE
-  OFFICE /HIGH DENSITY RESIDENTIAL
-  PARKING BUFFER
-  COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL
-  COMMERCIAL - NEIGHBORHOOD LEVEL/OFFICE/HIGH DENSITY RESIDENTIAL



## **Applicable Miramonte Neighborhood Plan Goals, Policies and Strategies**

### **Goal #1 – Neighborhood Infill Compatibility**

**Policy 1.1** – Preserve the character of the Neighborhood by ensuring that future land uses makes a positive contribution to the Neighborhood through application of the following Neighborhood values.

- A diverse mix of land uses that contributes to the traditional character of the neighborhood
- Carefully designed transitions of land uses.
- Green and sustainable development (water harvesting, energy conservation, alternative energy sources, alternative modes of transportation, covered parking)
- Full involvement of residents and stakeholders in Neighborhood Decisions.

**Strategy 1.1.1** – ...the Neighborhood should work constructively with developers to ensure that higher density development is of high quality and that Neighborhood values are incorporated into projects.

**Strategy 1.1.2** – ... for-profit developers to explore alternatives for the development of housing that is affordable for entry level workers, such as teachers, firefighters, police, healthcare and childcare workers.

**Policy 1.2** – Work with the existing development procedures to be sure that neighbors have an opportunity to be active participants in decisions that affect land use in the Neighborhood.

### **Goal #2 – Neighborhood Preservation and Rehabilitation**

**Policy 2.1** – Protect historic architecture of the Neighborhood.

**Strategy 2.1.2** – Encourage the maintenance and preservation of potentially eligible structures in the Neighborhood.

**Policy 2.2** – Protect historic sites and landscapes in the Neighborhood.

**Strategy 2.2.1** – ...assist in the development of a long-range plan for preservation and economic stability of the Benedictine Monastery as an important historic site, including the preservation of the landscape buffering.

## **Applicable Plan Tucson Goals and Policies**

### **Plan Tucson Focus Area: The Social Environment**

**Goal #1** – A mix of well-maintained, energy-energy efficient housing options with multi-modal access to basic goods and services, recognizing the important role of homeownership to neighborhood stability.

#### **Housing Policies**

**Policy H11** – Encourage residential development including both market rate and affordable housing projects in Tucson.

## **Plan Tucson Focus Area: The Built Environment**

**Goal #23** – A community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals.

**Goal #25** – An urban form that conserves natural resources, improves and builds on existing public infrastructures and facilities, and provides an interconnected multi-modal transportation system to enhance the mobility of people and goods.

### Historic Preservation Policies

**Policy HP1** – Implement incentives for private property owners to maintain, retrofit, rehabilitate, and adaptively reuse historic buildings.

### Redevelopment and Revitalization Policies

**Policy RR7** – Undertake an inclusive community participation process in redevelopment and revitalization efforts.

### Land Use, Transportation, and Urban Design 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.

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

**Guideline LT 28.1.14** – Support the continuation of original use or adaptive reuse of historic landmarks.

**Guideline LT 28.1.16** – Preserve Tucson’s historic architecture in keeping with applicable rehabilitation standards.

**Guideline LT 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.

**Guideline LT 28.2.13** – Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural guidelines.

**Guideline LT 28.2.14** – Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.



E 2ND ST

E 2ND ST

E HAWTHORNE ST

E HAWTHORNE ST

N ANDERSON BL

N COUNTRY CLUB RD

E 3RD ST

E 3RD ST

June 13, 2018

Dear Neighbor:

You are invited to attend a neighborhood meeting regarding two proposed plan amendments for the Benedictine Monastery property on the east side of North Country Club Road between 2<sup>nd</sup> and 3<sup>rd</sup> Streets. The property is subject to both the Alvernon-Broadway Area Plan and the Miramonte Neighborhood Plan. Both plans require amendments. Specific requests are:

- 1) Amend the Alvernon-Broadway Area Plan Conceptual Land Use Map (p. 21 of the Alvernon-Broadway Area Plan) and the Miramonte Neighborhood Conceptual Land Use Map (p. 16, Exhibit 2 of the Miramonte Neighborhood Plan) from the current designations of **Office/High Density Residential** and **Low Density Residential** to a single designation of **Commercial/Office/High Density Residential**. This amendment will better reflect the current R-3 and O-3 zoning which already allow high density residential and office uses. It will also add the ability for a future rezoning request that would allow for commercial adaptive reuse opportunities for the existing Monastery buildings.
- 2) Add a section to the Miramonte Neighborhood Plan that describes the current land use proposal for the redevelopment of the property, which will include potential reuse, preservation and protection of the Monastery.

Poster Frost Mirto will host a meeting to discuss the proposed plan amendments, give an overview of the process, and address any questions or comments you may have. Please join us:

**Thursday, June 28, 2018 at 6:30 pm**  
**Benedictine Monastery Chapel**  
**800 North Country Club Road.**

Comments on the proposed plan amendments 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 Corky Poster ([cposter@posterfrostmirto.com](mailto:cposter@posterfrostmirto.com)) or Liz Farkas ([Efarkas@posterfrostmirto.com](mailto:Efarkas@posterfrostmirto.com)) or call 520 822-6310.



12502015A  
APOSTLE MATTHEW LLC  
3161 E TERRA ALTA BLVD  
TUCSON AZ 85716-4515

125020720  
GOORDMAN JOHN MICHAEL  
3014 E 1ST ST  
TUCSON AZ 85716-4107

125130480  
ALCALDE PROPERTIES LLC  
3150 E CERRADA LOS PALITOS  
TUCSON AZ 85718-4244

12502014A  
KNIGHT AMY P  
3045 E 1ST ST  
TUCSON AZ 85716-4106

12513027B  
QWEST CORP  
ATTN: AMY BRILEY  
- PROP TAX DEPT  
PO BOX 2599  
OLATHE KS 66063-2599

125130250  
AGARE LLC 3/7 INT & TACC INC  
1/7TH & BRICKMAN FRED E & ROCH  
PO BOX 30512  
TUCSON AZ 85751-0512

125130470  
CITY OF TUCSON .

125130290  
BRICKMAN FRED E & ROCHELLE H  
TR  
3720 N ALLWOOD PL  
TUCSON AZ 85750-2303

125130320  
TACC INC  
1002 N COUNTRY CLUB RD  
TUCSON AZ 85716-4239

125130240  
QWEST CORP  
ATTN: AMY BRILEY  
- PROP TAX DEPT  
PO BOX 2599  
OLATHE KS 66063-2599

125130420  
CHAI RICHARD & CHAI GABRIELA  
JT/RS  
3219 E 2ND ST  
TUCSON AZ 85716-4211

125130330  
TACC INC  
8414 E CAMBRIA DR  
TUCSON AZ 85730-2614

125130280  
QWEST CORP  
ATTN: AMY BRILEY  
- PROP TAX DEPT  
PO BOX 2599  
OLATHE KS 66063-2599

125130300  
GAILLEE INVESTMENT CO INC  
ATTN: MARTIN SCHULTZ  
1010 N COUNTRY CLUB RD  
TUCSON AZ 85716-4239

125020800  
DELAIR JOHN R & O REILLY-DELA  
IR MAUREEN REVOC TR  
1225 E SUNSET DR STE 145 PMB  
538  
BELLINGHAM WA 98226-3554

125020670  
SUMMIT RENTALS LLC  
243 S CALLE DE MADRID  
TUCSON AZ 85711-4132

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RRN INC  
746 N COUNTRY CLUB RD  
TUCSON AZ 85716-4506

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GOODHART DONNA BETH  
3029 E 2ND ST  
TUCSON AZ 85716-4112

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MORGAN MICHAEL D  
2509 N CAMPBELL AVE PMB 118  
TUCSON AZ 85719-3304

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HARD PROPERTY MANAGEMENT LLC  
2231 E CALLE LUSTRE  
TUCSON AZ 85718-4926

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BLACKWELL JOHN L & BLAKE DENI  
CE A TR  
3025 E 2ND ST  
TUCSON AZ 85716-4112

125020690  
CARO ERIC  
3034 E 1ST ST  
TUCSON AZ 85716-4107

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KBS LLC  
ATTN: MARTIN LEE SHU  
LTZ MD  
1010 N COUNTRY CLUB RD  
TUCSON AZ 85716-4239

125020770  
GOULDEN EDWARD J & MARILYN J  
TR  
ATTN: GMAC MTG CORP OF PA T  
PO BOX 963  
HORSHAM PA 19044-2251

125020700  
MUELLER FAMILY TR  
ATTN: PHIL  
IP G & CYNTHIA R MUELLER TR  
3028 E 1ST ST  
TUCSON AZ 85716-4107

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3207 EAST SECOND STREET LLC  
1861 N KOLB RD  
TUCSON AZ 85715-4900

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5414 S SAYBROOK LN  
SPOKANE WA 99223-9123

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FIRST STREET PROPERTY LLC  
20 CARMEL HTS  
WAPPINGERS FALLS NY 12590-3415

125130230  
AGARE LLC  
PO BOX 30512  
TUCSON AZ 85751-0512

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ZAWADA SEBASTIAN LIVING TR  
3334 E POPINAC LOOP  
TUCSON AZ 85716-0000

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SANDNER RICHARD  
3220 E 2ND ST  
TUCSON AZ 85716-4212

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BECHERER MICHAEL E & ELAINE W  
CP/RS  
3028 E 2ND ST  
TUCSON AZ 85716-4113

125130640  
SHELTON W DANIEL & TANA CP/RS  
5420 N CALLE LA CIMA  
TUCSON AZ 85718-4922

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TR  
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HERZOG STEVEN P  
3024 E 2ND ST  
TUCSON AZ 85716-4113

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TUCSON AZ 85712-5212

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CHAPEL HOLDINGS LLC  
PO BOX 40070  
TUCSON AZ 85717-0070

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GORDON JENNIFER ROTH & DEREK  
ROTH CP/RS  
3020 E 2ND ST  
TUCSON AZ 85716-4113

125020910  
RICKEL CATHY R & DEL CP/RS  
3051 E HAWTHORNE ST  
TUCSON AZ 85716-4135

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WHEELER DANIEL G & CARMEN H C  
P/RS  
3212 E 2ND ST  
TUCSON AZ 85716-4212

12502085A  
ALBRECHT HELMUT HEINRICH & W  
OOD-ALBRECHT GAY A  
3008 E 2ND ST  
TUCSON AZ 85716-4113

125020900  
ROMEO ANGELO M & KEWITZ VERON  
ICA R CP/RS  
3039 E HAWTHORNE ST  
TUCSON AZ 85716-4135

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AREVALO CLAUDIA  
3210 E 2ND ST  
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CHAPEL HOLDINGS LLC  
PO BOX 40070  
TUCSON AZ 85717-0070

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STEPHENS JACOB H  
3033 E HAWTHORNE ST  
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KOSKY VITOTAUS J & DOLORES K  
TR  
3202 E 2ND ST  
TUCSON AZ 85716-4212

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DE LUCA VINCENT J & DANESE C  
REVOC TR  
3231 E HAWTHORNE ST  
TUCSON AZ 85716-4222

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SCHELBLE JAMES M & MARION S J  
T/RS  
3025 E HAWTHORNE ST  
TUCSON AZ 85716-4135

125130690  
HOMESITES INC RILEY JOSEPH  
H  
PO BOX 1642  
TUCSON AZ 85702-0000

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VAUGHN CHRISTIE & VAUGHN ARLE  
NE F JT/RS  
2601A DOVE CREEK LN  
PASADENA CA 91107-1454

12502087C  
COOK FAMILY TR ATTN: CHARLES  
R & ELIZABETH G COOK TR  
1305 S GERTRUDA AVE  
REDONDO BEACH CA 90277-5127

125130700  
HOMESITES INC RILEY JOSEPH  
H  
PO BOX 1642  
TUCSON AZ 85702-0000

12513057B  
FRANKS ROSS L & KROHN BETTINA  
A CP/RS  
PO BOX 3893  
RANCHO SANTA FE CA 92067-3893

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HORGAN TR ATTN: DIANNE D & T  
ERENCE E HORGAN TR  
940 N BENTLEY AVE  
TUCSON AZ 85716-4199

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HOMESITES INC RILEY JOSEPH  
H  
PO BOX 1642  
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CORNEY LOREN D & ANN BROOKS C  
P/RS  
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H E ASSET MANAGEMENT LLC  
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Y STORE  
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BERGMAN ERIC J & FOX CATHERIN  
E L JT/RS  
814 S 3RD AVE  
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LA PORTE GAYLE R  
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DANIELS TIMOTHY J  
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TUCSON AZ 85716-4223

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EVANS GALEN C  
3050 E HAWTHORNE ST  
TUCSON AZ 85716-4136

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5669 E FORT LOWELL RD  
TUCSON AZ 85712-5212

125130820  
MONKS TERRENCE J & LAU SERRIN  
E S & MONKS SARAH L ALL JT/RS  
4951 N AVENIDA DE VIZCAYA  
TUCSON AZ 85718-6083

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RILEY JOSEPH H JR & KATHLEEN  
A JT/RS  
3042 E HAWTHORNE ST  
TUCSON AZ 85716-4136

125101340  
CASA LA PAZ CONDOMINIUMS (FOR  
GIS PURPOSES ONLY)

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WEBSTER RICHARD C JR & THERES  
A M CP/RS  
3208 E HAWTHORNE ST  
TUCSON AZ 85716-4223

125021260  
THOMPSON MARY K  
3034 E HAWTHORNE ST  
TUCSON AZ 85716-4136

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LEONARD DANIEL MATTHEW & HOLL  
Y JENNIFER CP/RS  
7942 N BLAKEY LN  
TUCSON AZ 85743-7322

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GIBSON CARA M & BISSELL JACK  
S CP/RS  
3202 E HAWTHORNE ST  
TUCSON AZ 85716-4223

125021270  
GROVER JANE MASON TR  
3026 E HAWTHORNE ST  
TUCSON AZ 85716-4136

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HILLIARD JOSEPHINE 5% & GENDA  
NEAL 95%  
3033 E 3RD ST  
TUCSON AZ 85716-4124

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BARTZ ERIKA J  
5131 N SOLEDAD PRIMERA  
TUCSON AZ 85718-4822

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JOHNSON NANCY J  
3255 N STEWART AVE  
TUCSON AZ 85716-1221

125031140  
RITCHIE DENNIS C & AMANDA ROS  
S REVOC LIVING TR  
3015 E 3RD ST  
TUCSON AZ 85716-4124

125130770  
CUMMINGS SCOTT J  
323 E 8TH ST # 230  
TUCSON AZ 85705-8512

125130880  
THIRD STREET INVESTORS LLC  
ATTN: ROBERT DAVIS  
3211 E 3RD ST  
TUCSON AZ 85716-4215

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BRODERICK TRUST  
ATTN: JAMES  
WILLIAM & CYNTHIA SCHMALZ  
BROD  
3003 E 3RD ST  
TUCSON AZ 85716-4124

125130890  
THIRD STREET INVESTORS LLC  
ATTN: ROBERT DAVIS  
3211 E 3RD ST  
TUCSON AZ 85716-4215

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THIRD STREET INVESTORS LLC  
ATTN: ROBERT DAVIS  
3211 E 3RD ST  
TUCSON AZ 85716-4215

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BRODERICK TR  
ATTN: JAMES W &  
CYNTHIA S BRODERICK TR  
3003 E 3RD ST  
TUCSON AZ 85716-4124

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HUBMAN DONALD G  
3217 E 3RD ST  
TUCSON AZ 85716-4215

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3228 E 3RD ST  
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DAVIS ROBERT  
3211 E 3RD ST  
TUCSON AZ 85716-4215

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CITY OF TUCSON .

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FINK BETTY M & WILLIAM CP/RS  
3224 E 3RD ST  
TUCSON AZ 85716-4234

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BEHREND SAMUEL H & O NEIL MAR  
Y ANN JT/RS  
3205 E 3RD ST  
TUCSON AZ 85716-4215

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RILEY JOSEPH JR & KATHLEEN A  
JT/RS  
3042 E HAWTHORNE ST  
TUCSON AZ 85716-4136

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COSTELLO HEIDI BETH & WILSON  
STEVEN BENNETT  
3220 E 3RD ST  
TUCSON AZ 85716-4233

125100980  
GIFFORD CAROL A TR  
3216 E 3RD ST  
TUCSON AZ 85716-4233

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DEHART ROBERT A & GEORGIA L T  
RUSTEES  
3210 E 3RD ST  
TUCSON AZ 85716-4232

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PALMOUR ROBERT E & KELLY E CP  
/RS  
9005 E BEAR CREEK DR  
TUCSON AZ 85749-9642

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SURVIVORS TR UNDER JELKS J R  
UKIN JR & CAROLYN G FAMILY TR  
131 LYLE CANYON RD  
ELGIN AZ 85611-8704

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GUADALUPE LAND & INVESTMENT C  
O  
ATTN: SAGEWOOD PROPERTIES LL  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-3452

125140850  
HILL MICHAEL D  
300 W CHIHUAHUA ST  
SILVER CITY NM 88061-4819

125101010  
LEEDY SHERRY L  
2004 BALTIMORE AVE  
KANSAS CITY MO 64108-1914

125100600  
762 COUNTRY CLUB LLC  
6510 E MIRAMAR DR  
TUCSON AZ 85715-3119

12514013A  
3160 FOURTH STREET LLC  
412 N 6TH AVE  
TUCSON AZ 85705-8327

125100990  
JELINEK FAMILY TRUST  
ATTN: A  
RTHUR J JELINEK TR  
3218 E 3RD ST  
TUCSON AZ 85716-4233

125100650  
PATCH FAMILY TR  
ATTN: JEFFRE  
Y C & ROBIN R PATCH TR  
6571 E PLACITA ELEVADA  
TUCSON AZ 85750-1200

125140120  
PUEBLO CAPITAL LLC  
2011 S HOWARD STRA  
TUCSON AZ 85713-1442

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FOGELSONG JEAN M SURVIVORS TR  
3214 E 3RD ST  
TUCSON AZ 85716-4233

12503119A  
NUNEZ KIMBERLY A  
799 N COUNTRY CLUB RD  
TUCSON AZ 85716-4505

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BEAU SOLEIL PROPERTIES LLC  
3360 W MONTGOMERY ST  
TUCSON AZ 85742-9751

125100910  
WHITE HARRISON C & COOPER LYN  
N A JT/RS  
3202 E 3RD ST  
TUCSON AZ 85716-4232

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WEHLE BONNIE  
3030 E 3RD ST  
TUCSON AZ 85716-4125

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LA QUERENCIA HOMEOWNERS ASSN

125100920  
KEAN FAMILY LIVING TR  
ATTN:  
LARRY K & KIMBERLY D KEAN TR  
3204 E 3RD ST  
TUCSON AZ 85716-4232

125031220  
KREAG JASON & BUCH VANESSA CP  
/RS  
3020 E 3RD ST  
TUCSON AZ 85716-4125

125140010  
RODGERS INVESTMENT FUND I LTD  
PARTNERSHIP  
ATTN: RICHARD RO  
746 N COUNTRY CLUB RD  
TUCSON AZ 85716-4506

125100960  
THOMAS BONNIE L  
51 ARGUELLO BLVD APT 5  
SAN FRANCISCO CA 94118-1445

12503126A  
JOHNSON DEBRA ANN 1/3 & BRADL  
EY DAVID K & PATRICIA L TR 1/3  
3008 E 3RD ST  
TUCSON AZ 85716-4125

125140640  
A JUICY TR  
ATTN: C J VOHS TR  
3114 E 4TH ST  
TUCSON AZ 85716-4508

125100940  
VAN OSTRAND TIMOTHY  
3208 E 3RD ST  
TUCSON AZ 85716-4232

125100640  
762 COUNTRY CLUB LLC  
6510 E MIRAMAR DR  
TUCSON AZ 85715-3119

125140600  
MARTIN CHRISTEN H & PERONA BR  
IAN JOHN JT/RS  
401 CHAPALA ST APT 111  
SANTA BARBARA CA 93101-3496

125100930  
BEATRICE MASON  
1665 E 18TH ST STE 122  
TUCSON AZ 85719-6800

125031300  
D ANTONIO JAMES  
751 N COUNTRY CLUB RD  
TUCSON AZ 85716-4505

125031310  
FUENTEVILLA MIGUEL & SOTINSKY  
SONYA CP/RS  
2810 E 4TH ST  
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Suzanne Oviedo  
N.A.-Peter Howell  
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125031320  
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3039 E 4TH ST  
TUCSON AZ 85716-4425

125031330  
NORTH WILLIAM E & JOYCE C  
3031 E 4TH ST  
TUCSON AZ 85716-4425

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J & G INVESTMENT LIMITED PART  
NERSHIPnATTN: JOSEPH W & GWYNN  
2872 PALMER DR  
SIERRA VISTA AZ 85650-5264

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FOSTYK MICHAEL J  
204 WOODRIDGE CT  
CANONSBURG PA 15317-9500

Expires 7/22/18

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Rick Bell  
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John S O'Dowd  
N.A.-Sam Hughes  
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Richard Fimbres  
Ward 5  
4300 S. Park Av  
Tucson, AZ 85714

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

Expires 7/22/18

DATE: 6/15/18

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: T18PR20059

PROJECT LOCATION: 800 N. COUNTRY CLUB RD

This serves to place on record the fact that on 6/15/18, Emily Cathey,  
(date) (name)  
mailed notice of the 6/28/18 neighborhood meeting such that the notice was  
(date of meeting)  
received at least ten (10) days prior to the date of the meeting.

Signature: Emily Cathey Date: 6/15/18

Attachment: copy of mailing labels

**To:** benapresident@gmail.com; phnaemail@gmail.com; waynesunni@netscape.net;  
paloverdena@gmail.com  
**Cc:** Ross Rulney; John Beall  
**Subject:** Benedictine Monastery Neighborhood Meeting.  
**Attachments:** plan amend invite ltr.pdf

Friends:

As you may know, there is a meeting on the Benedictine Monastery tomorrow night June 28 at 6:30 PM at the Monastery Chapel. Letters mailed to you using the City of Tucson mailing labels bounced back to me, so I am being diligent in making sure that you have been notified about the meeting. See attached invitation.

**Corky Poster**

Architect / Planner/ Principal

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C 520.861.6320  
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Good Afternoon,

Here is all the contact information that I was able to find for you.

Blenman-Elm- Steve Morrison

Contact: Alice Roe (President), [benapresident@gmail.com](mailto:benapresident@gmail.com)

Peter Howell- Suzanne Oviedo

Contact: [phnaemail@gmail.com](mailto:phnaemail@gmail.com)

El Montevideo- Cyndi Amundson, Celeste Blackwell

Contact: Wayne Sunne (President), [waynesunni@netscape.net](mailto:waynesunni@netscape.net)

Palo Verde- Candice Filipek, Steve Poe

Contact: [paloverdena@gmail.com](mailto:paloverdena@gmail.com)

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zona 85701

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AZ 852  
15 JUN '18  
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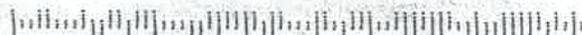
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HORSHAM PA 19044-2251

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MONKS TERRENCE J & LAU SERRIN  
E S & MONKS SARAH L ALL JT/RS  
4951 N AVENIDA DE VIZCAYA  
TUCSON AZ 85718-6083

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Y JENNIFER CP/RS  
7942 N BLAKEY LN  
TUCSON AZ 85743-7322

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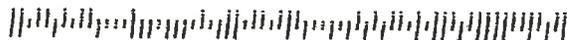
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Steve Morrison  
N.A.-Blenman-Elm  
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N.A.-El Montevideo  
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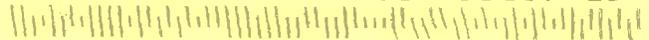
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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

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& Leon Du Plessis		
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**Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel**

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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

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Shari Murphy	1411 N. Conilla 85216	326-5915
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Dr H.K. Devich	11030 N 96 ST Sct. 85240	214-934-8893
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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

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Susan Silverman	2833 E Arroyo Chico 85716	



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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

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Margaret Wildt 1929 N Forgers

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FRANK FRISWA		327-3252 / 365-0454
Martha Ortiz	2302 E. 9th ST.	augustomartha@q.com 623-9351
Quintin Ortiz	"	
Ken Plattner	3149 E Linden St 85716	268-0120 520 <del>608</del> <del>6120</del>
Mary Sheridan	3322 E. 2 <sup>nd</sup> 85716	520-389-4508
Marianne Bernsen	2941 E. Toledo Pl. 85716	520.881.6460
Hugh Wilson	15 E. Calle Bella	
Art Cash	3002 E. Bellevue	85716
MARTIN L. DRESNER MD, FACS	2902 E. MABEL ST. TUCSON, 85716-3848	martin@dresner.name



MEETING NOTES  
BENEDICTINE MONASTERY  
PLANS AMENDMENTS NEIGHBORHOOD MEETING

JUNE 28, 2018  
6:30 PM  
BENEDICTINE CHAPEL

---

**Attendees:**

Refer to attached sign-in sheets for attending members of the public.

**Purpose of meeting:**

The owner of the site is seeking a Plan Amendment to the Miramonte Neighborhood Plan and the Alvernon-Broadway Area Plan. This meeting is a preliminary step to a Plan Amendment application.

**Description of Plan Amendment request:**

The Amendment would include map revisions and policy changes. Map revisions would change the maps to list the conceptual land uses for the site as "Commercial – Neighborhood Level/Office/High Density Residential." Policy changes would include: a policy to preserve and reuse the Benedictine Monastery site as a Historic Landmark and promote appropriate adaptive reuse opportunities for it; set new height limits within defined zones around the Monastery, new limits on number of new residential units, and language about compatible architecture.

The requested map and policy changes reflect feedback incorporated from an informal public meeting held in March as represented by lowering the proposed new construction heights and unit counts. It was noted that the property immediately north of the site (currently housing a dilapidated structure) could potentially become part of the site, although this very recent possibility has not yet been incorporated into any plans.

If the Plan Amendment is approved by Mayor and Council, the development team will proceed with a Planned Area Development (PAD) process that involves additional community and neighborhood participation to further define the characteristics of new development on the site.

**Presentation by Corky Poster (attached).**

**Questions, concerns, and comments by members of the audience:**

**Traffic**

Several area residents expressed concern about increased traffic on Country Club, referencing the congestion on Tucson Blvd. and traffic accidents on Country Club, particularly those involving bicyclists.

Requests were made for comprehensive traffic studies.

One resident mentioned considering additional entrances other than Country Club.

**Parking**

Several participants expressed concern about ensuring that enough parking is provided on site (for residents, their guests, and any commercial users) both to conform to current per-unit parking requirements and to prevent spill-over parking within the neighborhoods.

One resident asked if the proposed 222 new units would fit within the current zoning restrictions relative to setbacks, parking, and height limits.

Another resident noted that Group Dwelling (allowed use in current zoning) potentially has a lower parking requirement than what is proposed.

One resident encouraged considering additional structured parking, perhaps on the new corner parcel.

**Sustainability**

One resident urged the crowd to “think beyond the car” and encourage other modes of transit, noting the site’s proximity to bike and public transit routes.

One resident questioned the proximity of solar-panel covered parking to trees/landscaping.

One resident inquired about the capacity of existing public utilities (water, sewer) to accommodate the new development.

**Preservation**

One resident applauded efforts to preserve the monastery and would like to see significant landscape elements (avocado tree, pomegranate, orchards) preserved to create a visitor attraction.

One resident urged confining all development to within the existing building itself, leaving the rest of the site vacant.

Another resident encouraged using the Monastery for housing in lieu of additional new construction height.

A question was asked about setbacks and whether the new building would extend west of the face of the existing Monastery building.

One resident expressed belief that developer does wish to preserve the building, but noted the City Council initiated the Historic Landmark designation. It was asked why the Owner did not initiate the HL.

A suggestion was made that a future meeting include discussion of the Secretary of the Interior’s Standards for Historic Preservation to increase awareness about appropriate preservation approaches.

**Tenants**

One resident noted that one goal of the Miramonte neighborhood plan is to encourage 2-story owner-occupied development. That same resident asked why the content of the Miramonte Neighborhood Plan was OK when it was written, but not OK now?

There are concerns about students renting these units.

**Height and Density**

One resident objected to the scale of the proposal as inappropriate for the location and cautioned about it setting a new height precedent for the area that would affect view corridors.

One resident suggested using wood construction to lower construction costs and require fewer units/less height.

**Amenities**

One resident noted they were not interested in any amenities and reminded the attendees that those would not likely be free.

Another resident noted that a free, open property would not be viable to maintain.

**Next steps**

One resident noted that if the Plan Amendment is approved, the zoning changes would be permanent but the architecture is not guaranteed.

Another resident noted that they trust the development team’s intent and credentials. This resident and others expressed desire to continue a collaborative effort that allows public input.

To: Corky Poster

From: Ruth Beeker

Re: Request for Simplification of Plan Amendment: Benedictine Monastery

Thank you for sending me the pdf of your Pre-Application Neighborhood Meeting presentation made June 28, 2018. As president of the Miramonte Neighborhood Association Board when the Miramonte Neighborhood Plan (MNP) was written a decade ago, I am aware that our plan is primarily a values and vision document.

An exception is the Conceptual Land Use Map which was imported by staff from the earlier Alvernon-Broadway Area Plan. Its specificity must be amended for you to proceed in the development of your parcel. I find the designation you propose to be appropriate.

I most definitely believe that there should be NO height limitations put into the MNP. Currently there are none; ergo, there are no numbers to amend. Even the zoning category parameters are irrelevant since you make clear that you wish to use a Planned Area Development (PAD). During that process will be the time for height to be determined. To place any restrictions in the MNP would reduce the options I would hope will be considered during the "interactive design process." Finding the building design and site utilization which will best serve the interests of those of us who live in the immediate area requires we keep that flexibility.

I also do not see any reason that you need address the designation of the Benedictine building as Historic Landmark (HL) during this plan amendment process. There is no text in the MNP which would preclude that action; I know of no requirement that HL's be added to neighborhood plans.

Please confine your amendment request to that which is necessary to progress to the next step of the process. There is a long way to go!!



**BENEDICTINE SISTERS OF PERPETUAL ADORATION**  
31970 STATE HIGHWAY P • CLYDE MO 64432-8100 • PH: 660 - 944 - 2221

July 6, 2018

Mr. Corky Poster  
Poster Frost Mirto, Architects

This is a letter of support for the Plan Amendments to the Tucson Monastery, 800 N County Club Rd. submitted by Ross Rulney of Tucson Monastery, LLC and your firm. I was the final Superior of the Monastery and handled details of the search for a buyer 2016-2018. From 2008 on, I was supervisor for maintenance and operation of the building, quite familiar with its gifts and limitations. In the last few days, I reviewed the 58-slide presentation shown June 28, 2018 at a public meeting.

In deciding to sell to Mr. Rulney, we did so understanding that he has a basic love for and commitment to preserving the large Monastery structure that was placed on the National Register of Historic Places in 1994. Our understanding was that, given that designation, any future owners would be required to preserve the look of the exterior and that they would not be granted permission by the City permit department to take down part or all of the building.

Once we exhausted all avenues then available to us to sell it to a religious user, we entertained several offers for purchase and selected Mr. Rulney in the Fall of 2017, signing an Agreement to Sell, effective February 2018. We did not have any illusions that the extensive open spaces would be preserved in a 'park-like' atmosphere under his use. We understood that anyone who paid market cost for the 6+ acre property plus the cost for planning renovations, basic modernization [sorely needed], and required Code upgrades to the interior [not required of us; our occupancy pre-dated modern Codes], would need to generate significant income using the vacant three acres. What the details of those costs and economic feasibility numbers are we do not know, but we:

- Favor high quality housing that will benefit a center city area; we prefer that instead of large-scale student housing.
- Appreciate that Mr. Rulney, despite having another architect from prior projects, decided to hire and rely on the good advice of Mr. Corky Poster, well respected by our neighbors and throughout the City as the architect who upgraded more buildings designed by Roy Place than anyone else.
- Appreciate that Mr. Rulney has lowered proposed heights of the buildings, though they are still above current height limitations.
- Expect that the design of housing will complement the existing monastery and believe that Mr. Poster and his firm can best accomplish that, given his experience.
- Our sisters collectively have seen lots of change to the surrounding neighborhood since 1940. Country Club Road is no longer a dirt road; it is a major and noisy thoroughfare. Change is not always easy; what is initially opposed needs to sometimes be accepted over time.
- Have been most happy to be a part of a growing, vibrant Tucson from 1935-2018, rendering service to the people of southern Arizona by our life of prayer and hospitality.

Sincerely,

*Sr Joan Ridley, OSB*

**From:** Margot W Garcia <mgarcia@vcu.edu>  
**Sent:** Friday, June 29, 2018 9:46 AM  
**To:** Corky Poster  
**Subject:** Benedictine Monastery

Corky,

You did a masterful job at the meeting last night. I thought you starting out with the 5 points you wanted to correct was very powerful and encouraged trust in what you had to say. You weren't afraid to answer the tough questions and you did it with a level voice and even emotion.

I thought the statement that the O3 would end right about here, in the middle of the Chapel was very telling. It showed how crazy the current zoning is.

I wish you could teach/coach department heads at the city on how you design/handle this type of potentially contentious public meeting. If they would adopt your style we might be able to collaborate on issues of road design and land use.

Thanks again and congratulations on a job well done.  
Margot

Sent from my iPhone

Begin forwarded message:

**From:** "Nix, David H - (nix)" <[nix@email.arizona.edu](mailto:nix@email.arizona.edu)>  
**Date:** July 9, 2018 at 2:56:21 PM MST  
**To:** "[cposter@posterfrostmirto.com](mailto:cposter@posterfrostmirto.com)" <[cposter@posterfrostmirto.com](mailto:cposter@posterfrostmirto.com)>  
**Cc:** Ross Rulney <[rossrulney@gmail.com](mailto:rossrulney@gmail.com)>  
**Subject:** **Benedictine Convent project**

Hi, Corky -- I had to leave the recent public presentation and am overdue in communicating, but I want to tell you how impressed I was with your presentation -- particularly the preface about the false narrative. I strongly support the plan with the revised heights. Please let me know when and where to send supporting letters, etc.

If you don't mind unsolicited ideas from a minimally-experienced outsider, I thought the presentation might be strengthened by (1) examples of comparable massing in or adjoining residential areas (Doubletree comes to mind -- also Redondo Tower, though that's a less residential district) and (2) a clearer explanation of what "unbundling" of parking is, and if there is any research quantifying its effect on space demand and trip generation.

(Feel free to ignore the foregoing -- you know your business way better than I do.)

Best regards --

DHN  
[nix@email.arizona.edu](mailto:nix@email.arizona.edu)



Dianne Moore Bret Harte

You're friends on Facebook

Former Executive Director at Southwestern Foundation for Education and Historical Preservation  
Lives in Tucson, Arizona

---

THU 7:47PM

Corky, had the initial meeting been as well planned as tonight's there would not have been as negative reaction. I think Ross's defensiveness drew a line in the sand. Adelante.



THU 8:53PM

Thank you. Your opinion means lot to me.



**From:** Janasegal <janasegal@aol.com>  
**Sent:** Wednesday, June 27, 2018 2:39 PM  
**To:** cposter@posterfrostmirto.com  
**Subject:** positive solution for the Benedictine Sanctuary development

June 27, 2018

Hi, Corky

I have been wanting to meet with you to discuss a positive solution for Benedictine Sanctuary development that would benefit you, the developer, the neighbors, and the entire Tucson community.

As a member of Sustainable Tucson's core team, I am excited about the possibilities that the Benedictine Sanctuary development offers. What a great opportunity to build green apartments that include livable streets and sustainable infrastructure like water harvesting! These high-end apartments would attract tenants committed to living a healthy, sustainable life-style. That lifestyle includes less driving and more bike riding. And there just happens to be a major bike route that goes right by the sanctuary! As members of this sustainable community, the tenants would agree to get by with one parking space instead of the 1 1/2 required by the city and use the bike route or nearby public transportation. The developer would save money on parking spaces and the buildings wouldn't need to be so tall. That would offset some of the parking and traffic concerns of the neighbors. That's a win-win for everyone!

Having a lovely view of the orchard out of arched Spanish style windows would attract the high-end tenants you seek. Which brings me to the orchard...

Sustainable Tucson would like to see the orchard included as part of the historic designation. A portion of the sanctuary could be renovated into a museum that would include the orchard and a botanical garden. Including the historic orchard would help develop Tucson as a tourist destination for visitors drawn here by our City of Gastronomy designation. Plaques could highlight the diverse produce grown in our desert and stories of how the sisters used the orchard bounty to feed the Tucson community. This new attraction would be a great addition to City of Gastronomy and "foodie" tours along with other sites like Mission Garden. That would bring more visitors to Tucson. The sanctuary building could still be used as a boutique hotel (as you suggested) with restaurants, gift shops and art galleries for the tenants, tourists and hotel guests.

The orchard could also be used as community gathering place with a much needed centrally located farmers market and neighborhood garden. All of that would be attractive to those interested in a sustainable lifestyle. And it would benefit the neighborhood as well.

Michael Peel from Local First is gathering data that shows how the place-making Benedictine Sanctuary Museum and Orchard, along with a high-end green apartment complex, could make the

developer money.

Please, let me know how I can help you make this vision a reality. Members of our team from Sustainable Tucson and a representative from Local First would be happy to present this plan to the neighborhood associations.

Best,  
Jana Segal  
Core Group, Sustainable Tucson

**efarkas@posterfrostmirto.com**

---

**From:** T K <tk.stuff@yahoo.com>  
**Sent:** Thursday, June 28, 2018 9:47 AM  
**To:** Efarkas@posterfrostmirto.com  
**Subject:** Opposed to Rezoning Density Designation of the Monastery Property

Dear Ms. Farkas,

I am opposed to increasing the density and, for that matter, any request to increase the allowable height limit for this property. It is disappointing that the owner is not more civically minded and has chosen to hold the Monastery hostage in an effort to overbuild the property thus diminishing both the neighborhood and iconic status (and stature) of this beautiful building.

Sincerely,

Tina Krohn

Miramonte neighbor

**From:** Christine W. Dawdy <azartist@cox.net>  
**Sent:** Friday, June 22, 2018 10:27 AM  
**To:** Corky Poster  
**Subject:** Re: Benedictine Monastary meeting

OOP! sorry. Obviously I'm distracted. I'll put it on the calendar.  
Chris

On Jun 22, 2018, at 10:24 AM, Corky Poster <[cposter@posterfrostmirto.com](mailto:cposter@posterfrostmirto.com)> wrote:

Thank you. The meeting is actually next Thursday June 28, not last night. So if your husband's illness improves, you would be very welcome to attend.

On Fri, Jun 22, 2018, 1:00 PM Christine W. Dawdy <[azartist@cox.net](mailto:azartist@cox.net)> wrote:

If your have minutes of last night's meeting will you please email them to me? My husband is ill so we did not attend.

I think it would be an ideal facility to house immigrant refugees. Apparently these facilities are making money per a NYT article. Maybe the article was in The Washington Post.

Thank you,  
Christine Dawdy

**cposter@posterfrostmirto.com**

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**From:** Clotilde Rickelman <crickelman1717@gmail.com>  
**Sent:** Monday, June 18, 2018 6:12 PM  
**To:** cposter@posterfrostmirto.com  
**Subject:** benedictine monastery

I am very interested in this development since I live in the neighborhood. A high rise residential would be totally devastating and County Club cannot handle such traffic in the first place. Unfortunately, I cannot make the meeting as I will be in San Diego but do count my voice.

thank you,  
clotilde rickelman  
5 E. Calle De Felicidad Tucson, AZ 85716=



Corky Poster  
 c/o Poster Frost Mirto  
 317 N Court Ave,  
 Tucson, Az. 85701

Dear Corky,

June 29, 2018

*Great job on your presentation of the Benedictine Monastery last night. As I'd expressed to you personally, before the whole shebang got going, I truly do believe there is no one more capable and committed to getting this entire project done correctly and maintaining the essence of this historic structure than you. Keep up your dedication!*

*I do realize that it's going to be a while before final plans are all drawn up, presented, and then to see ground broken there. I may have previously contacted your office via phone and/or with a note following the very first contentious community meeting that took place with this suggestion, but let me make it*

*again ~~~~> I truly do feel that, in addition to the fewer stories and the step-backs from Country Club that you've amended to your initial design, I have to believe that you would appease a great many more of your contestants if you capped each of the pitched roofs off with Spanish-mission tiles that would be seen as keeping the entire decor "more uniform and "less jarring to the eye". I appreciate this might not be the most up-to-date structural implement to utilize in a new building, but if folks are going to kvetch about the historic nature of the structure, you could take it back to something of what Place did, without having*

*to go all the way back to the Hohokam. 😊 Just a thought..... And I'm not seeking credit for this recommendation. 😊 Thank you for all you're doing!*

*True, I don't live in the Miramonte nor the Sam Hughes neighborhoods, but I'm also **not** really upset (*very much*) that "you didn't mention the Sam Hughes*

*Neighborhood until..." much later in your presentation either.*



Take care!  
 Naturally,

*J*

Jefferson J. Stensrud      jeffstensrud@gmail.com  
 1621 W. Montenegro Drive (the hamlet of Montenegro)  
 Pima County, Arizona 85704  
 Too-Sun, Arid-zone-aaaaaahhh  
 Sonoran Desert



**Benedictine Monastery:**  
**Plan Amendments, Pre-Application Neighborhood Meeting**

*June 28, 2018*





Before we  
get started  
on tonight's  
meeting, let's  
talk about  
Preservation

What I have learned after 45 years of work as a preservation architect is that saving buildings is the easier part of preservation.

Finding contemporary sustainable economic uses is the hard part.

# MOUNTAIN VIEW OFFICERS CLUB

**LET'S MAKE THE HISTORIC MOUNTAIN VIEW OFFICERS CLUB ONCE AGAIN A MEANINGFUL AND USEFUL PART OF THE LIFE OF FORT HUACHUCA**

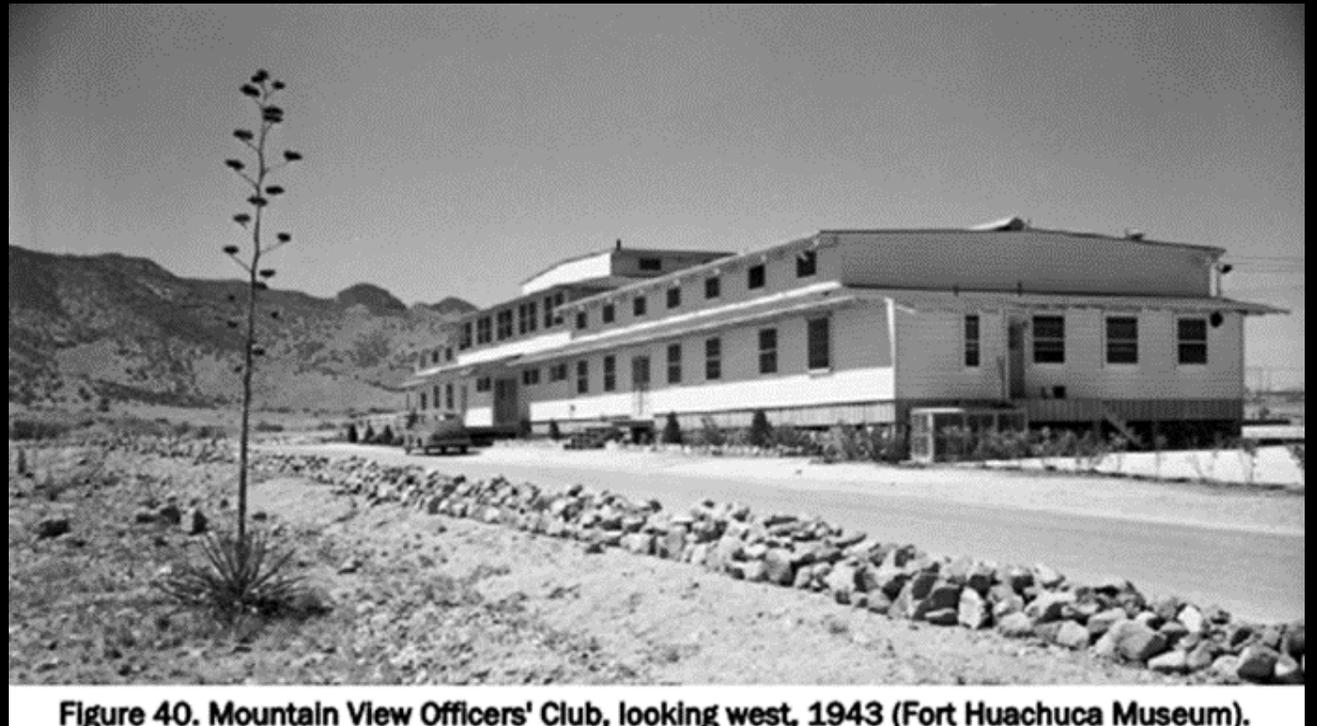


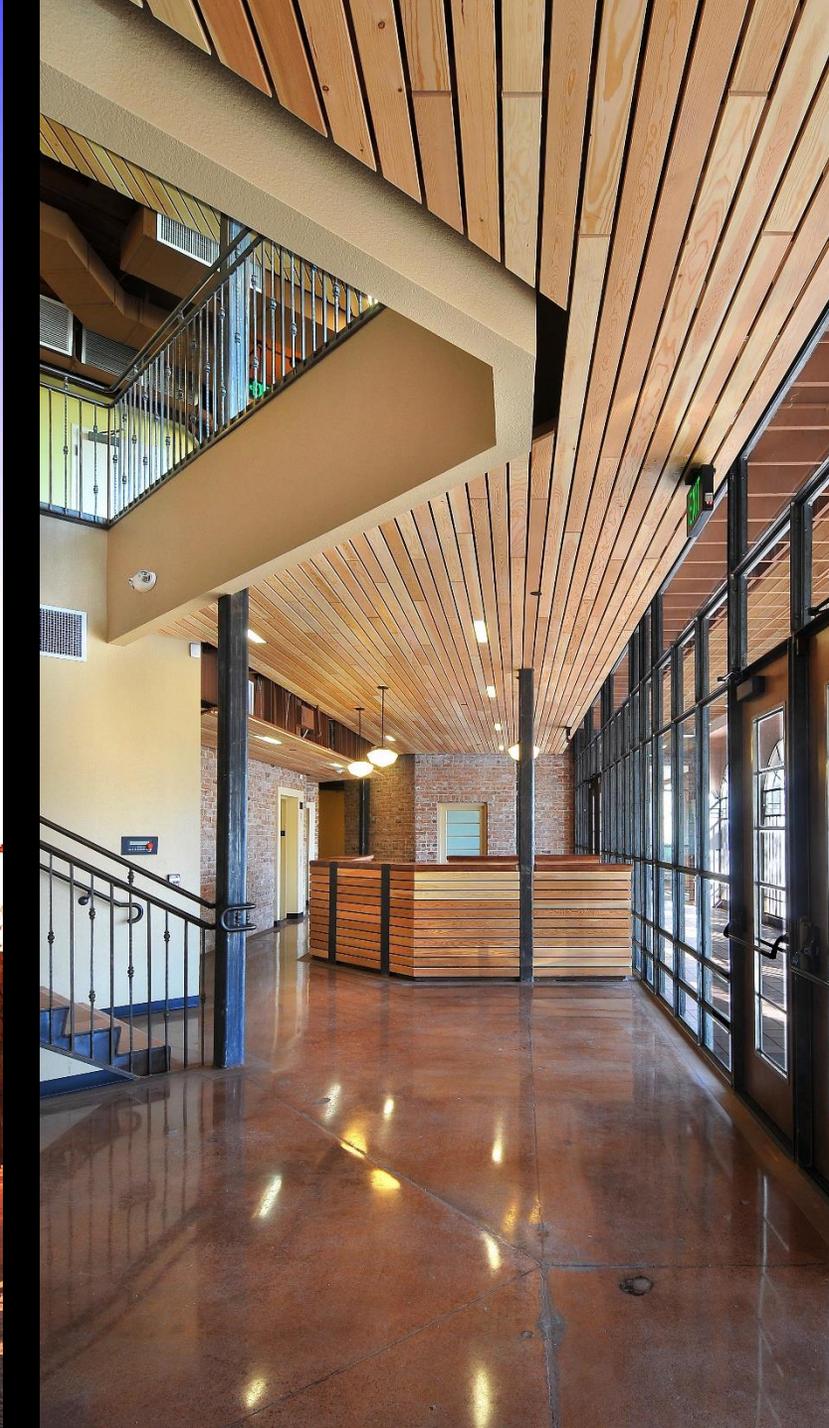
Figure 40. Mountain View Officers' Club, looking west, 1943 (Fort Huachuca Museum).



*Historic Train Depot*



*MacArthur/Madden Media*



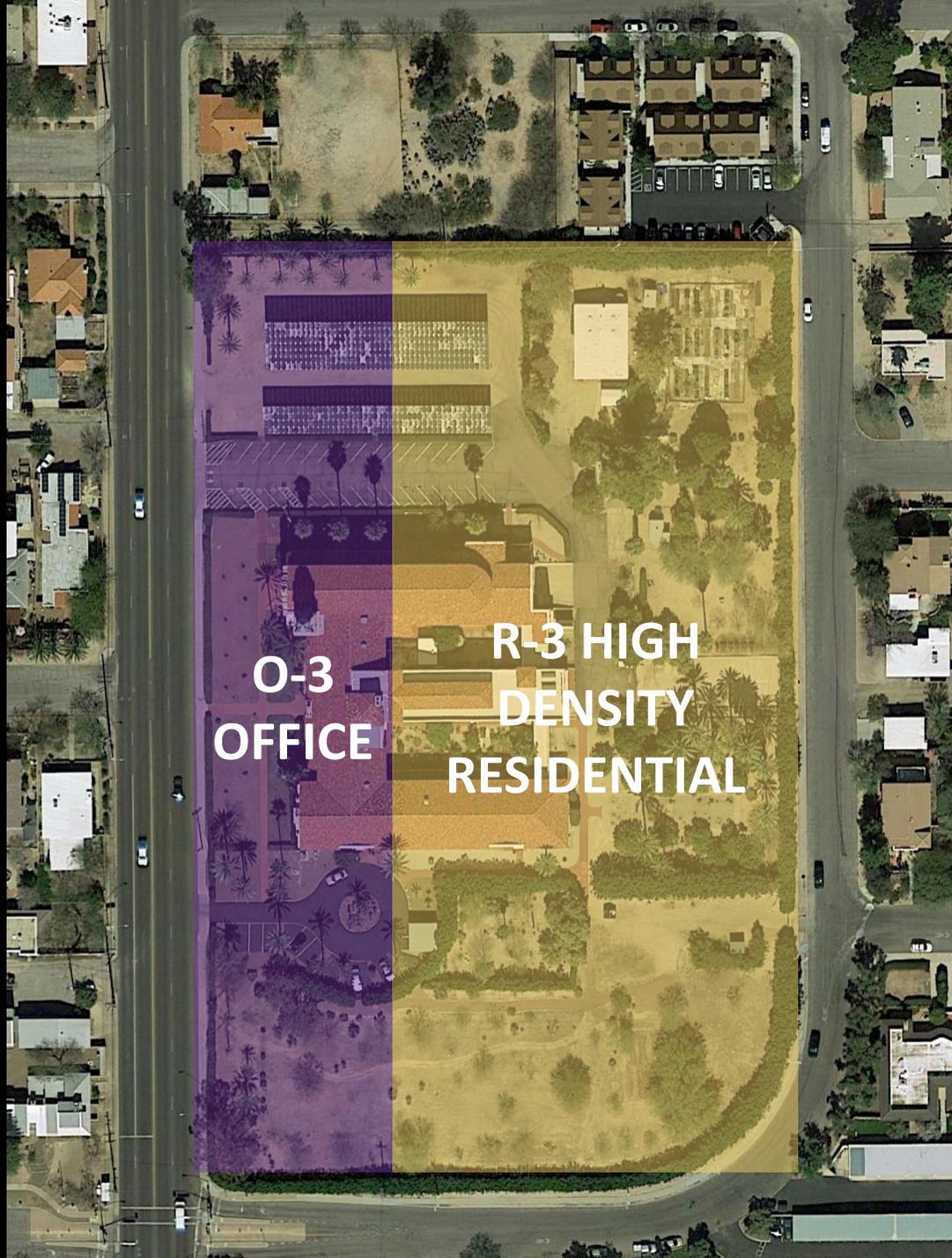


*Performing Arts Center*



*Marist College and new housing (in construction)*

With that in mind, we are here to meet to begin a complex process of Plan Amendments to the *Miramonte Neighborhood Plan* and the *Alvernon-Broadway Area Plan* as a required preliminary step in a PAD rezoning.



O-3  
OFFICE

R-3 HIGH  
DENSITY  
RESIDENTIAL

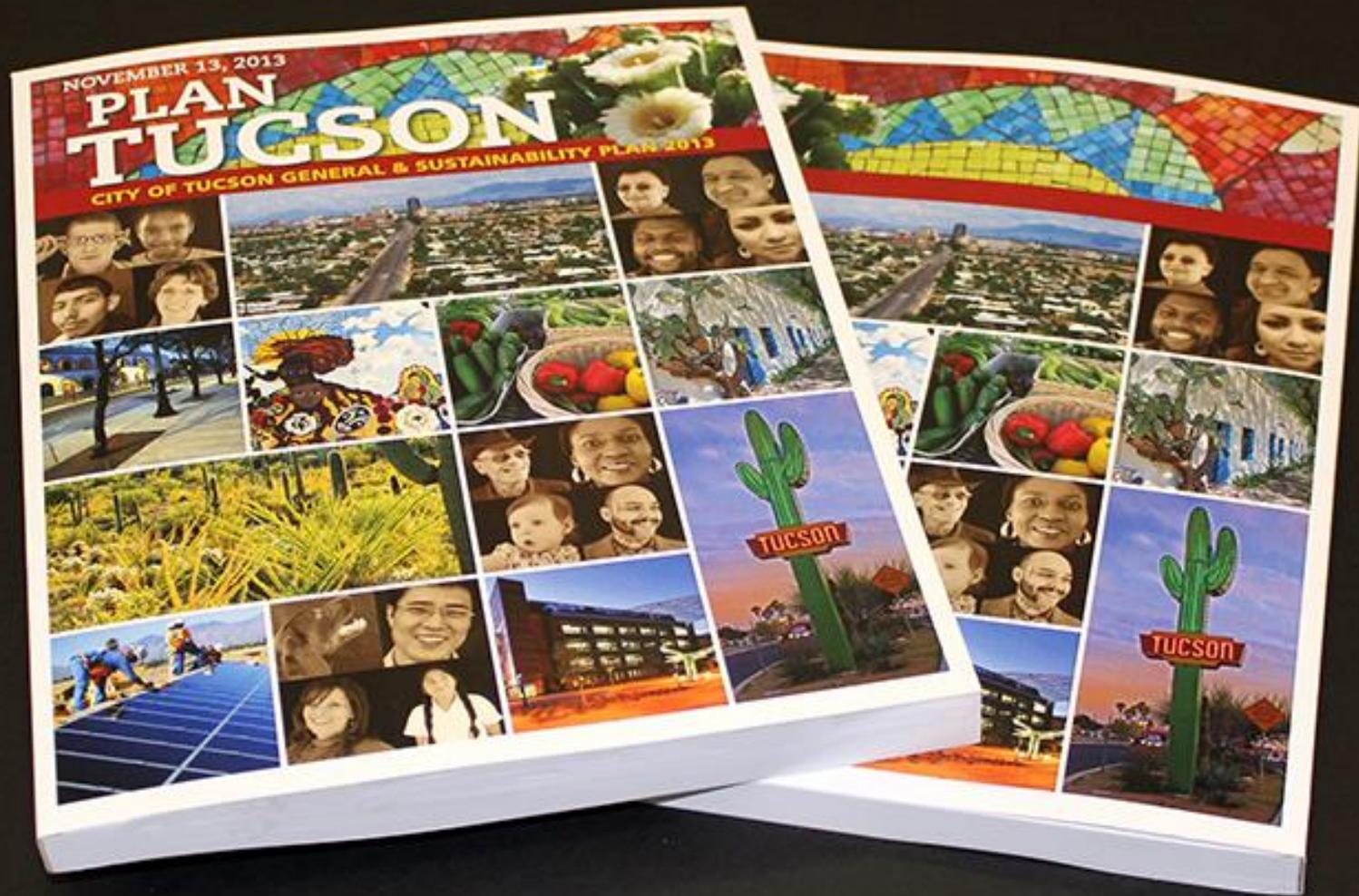
EXISTING  
COT  
ZONING

To do the quality project we envision,  
we have chosen to prepare a PAD to  
make modest changes to the existing  
zoning.

To evaluate proposed PAD rezonings, COT staff consults the Area and Neighborhood Plans, especially the maps. They also refer to *Plan Tucson*, Tucson's General Plan.

We formally proposed our project to COT staff and they have determined that we are required to make changes to the Neighborhood and Area Plans before we can move forward to a PAD.

That is why we are here tonight; to take the Plan Amendment first step. If that is approved by Mayor and Council in the next 4-5 months, then we can proceed to a PAD, which also requires Mayor & Council approval.



**23** A community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals.

**25** An urban form that conserves natural resources, improves and builds on existing public infrastructure and facilities, and provides an interconnected multi-modal transportation system to enhance the mobility of people and goods.

**HP1** Implement incentives for private property owners to maintain, retrofit, rehabilitate, and adaptively reuse historic buildings.

**RR7** Undertake an inclusive community participation process in redevelopment and revitalization efforts.

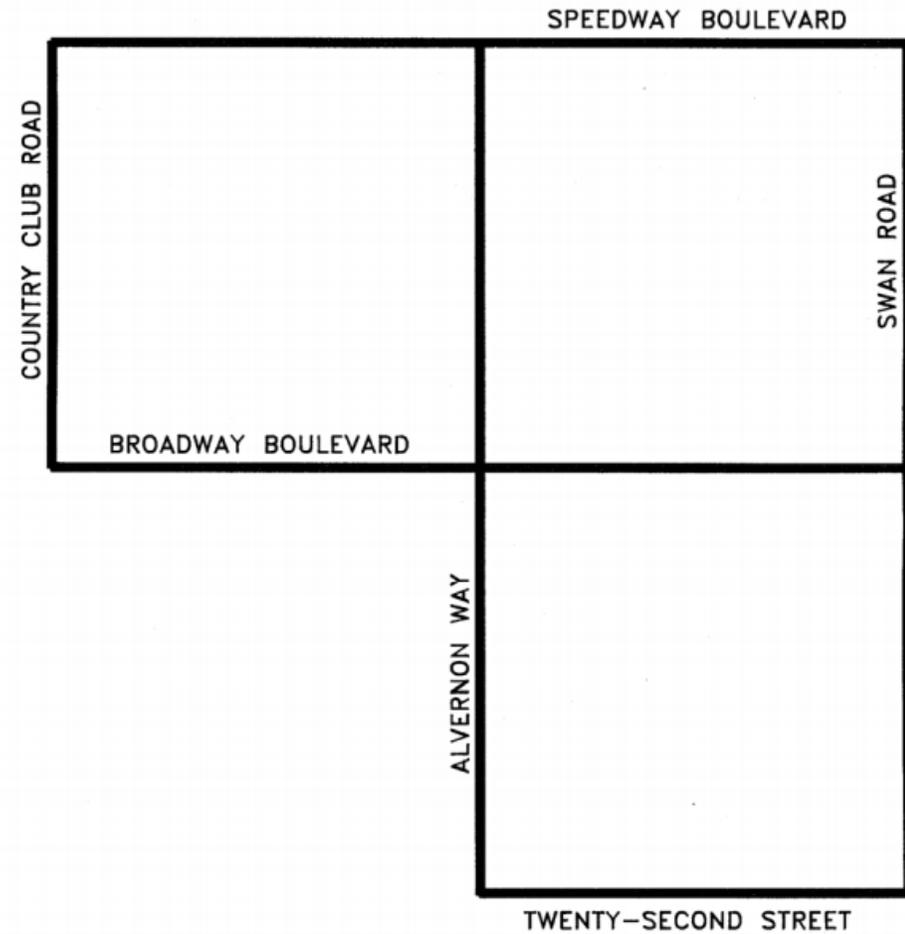
**1** A mix of well-maintained, energy-efficient housing options with multi-modal access to basic goods and services, recognizing the important role of homeownership to neighborhood stability.

June 17, 2008

# Miramonte Neighborhood Plan



*Adopted by the Mayor and Council, June 17, 2008  
Resolution No. 20984*



## ALVERNON-BROADWAY AREA PLAN

Adopted by Mayor and Council  
February 27, 1995  
Resolution #16833  
and subsequently amended

last updated June 2007

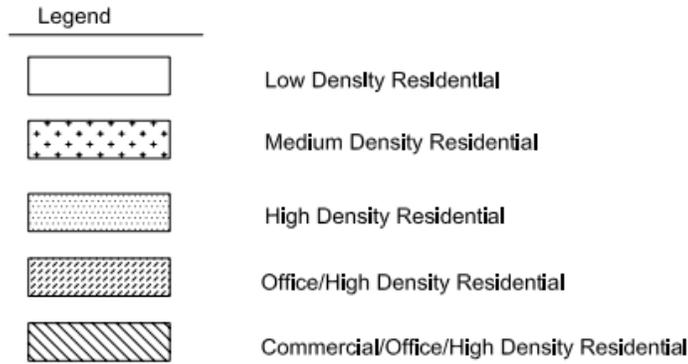


**Exhibit 2: Miramonte Neighborhood Conceptual Land Use Map**

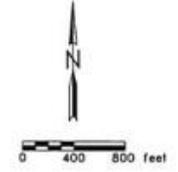
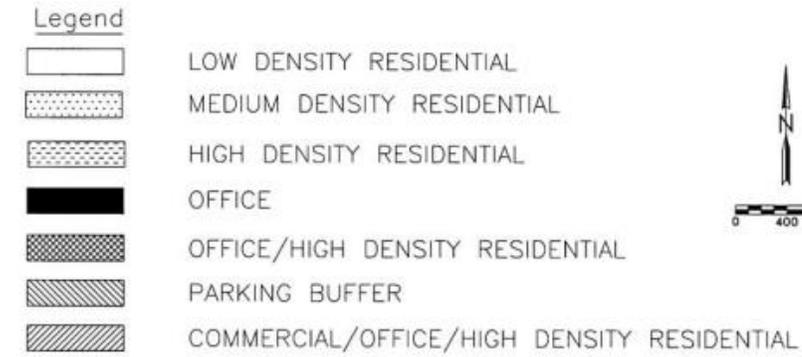
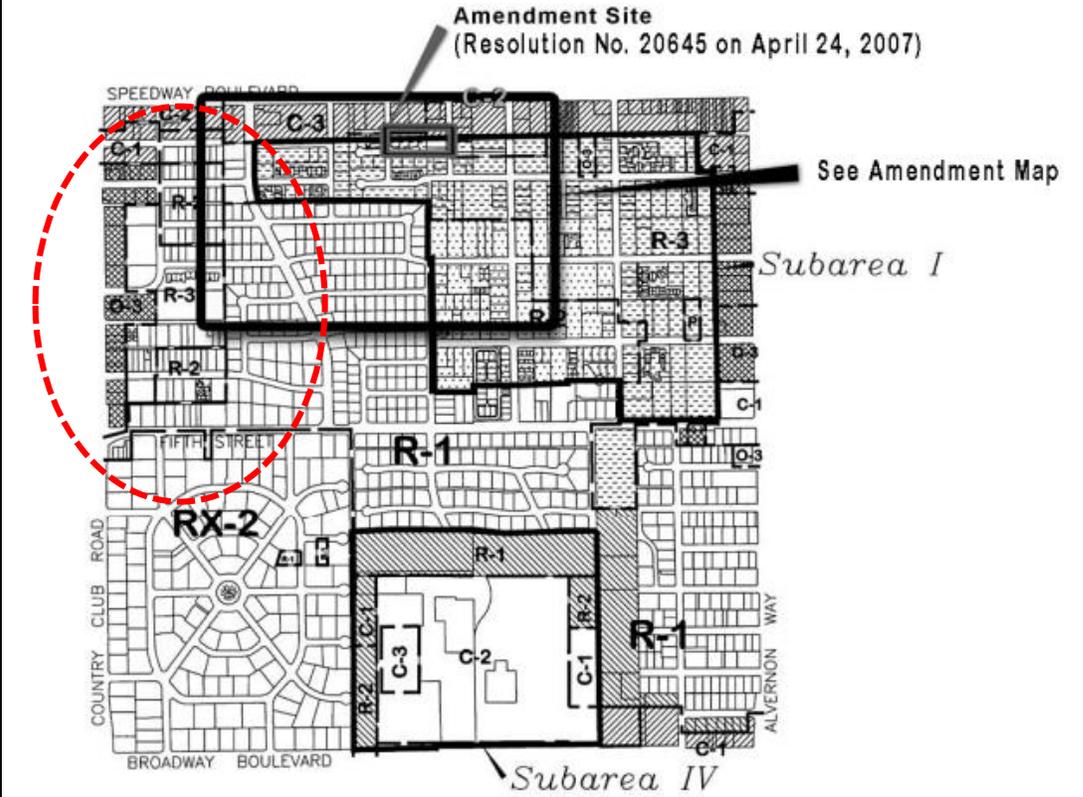
**Note:** This map is based on, and consistent with, the Alvernon-Broadway Area Plan Conceptual Land Use Map on page 21 of the City of Tucson, Alvernon-Broadway Area Plan (Adopted 1995, Amendments Aug. 1998, Oct. 1998, and Sept. 2000).



Miramonte Neighborhood  
Conceptual Land Use



**ALVERNON-BROADWAY AREA PLAN  
CONCEPTUAL LAND USE MAP**



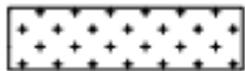


Miramonte Neighborhood  
Conceptual Land Use

Legend



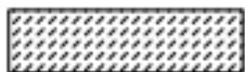
Low Density Residential



Medium Density Residential



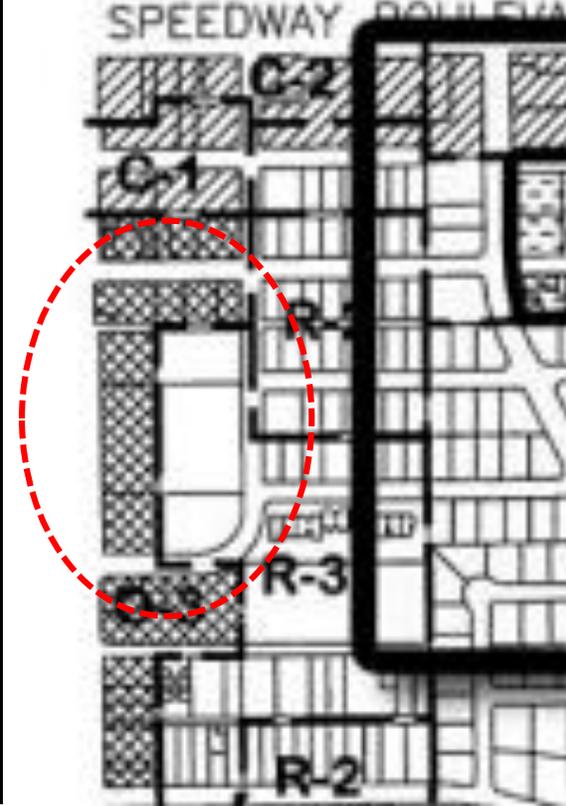
High Density Residential



Office/High Density Residential

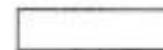


Commercial/Office/High Density Residential



ALVERNON-BROADWAY AREA PLAN  
CONCEPTUAL LAND USE MAP

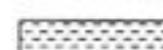
Legend



LOW DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



OFFICE



OFFICE/HIGH DENSITY RESIDENTIAL



PARKING BUFFER

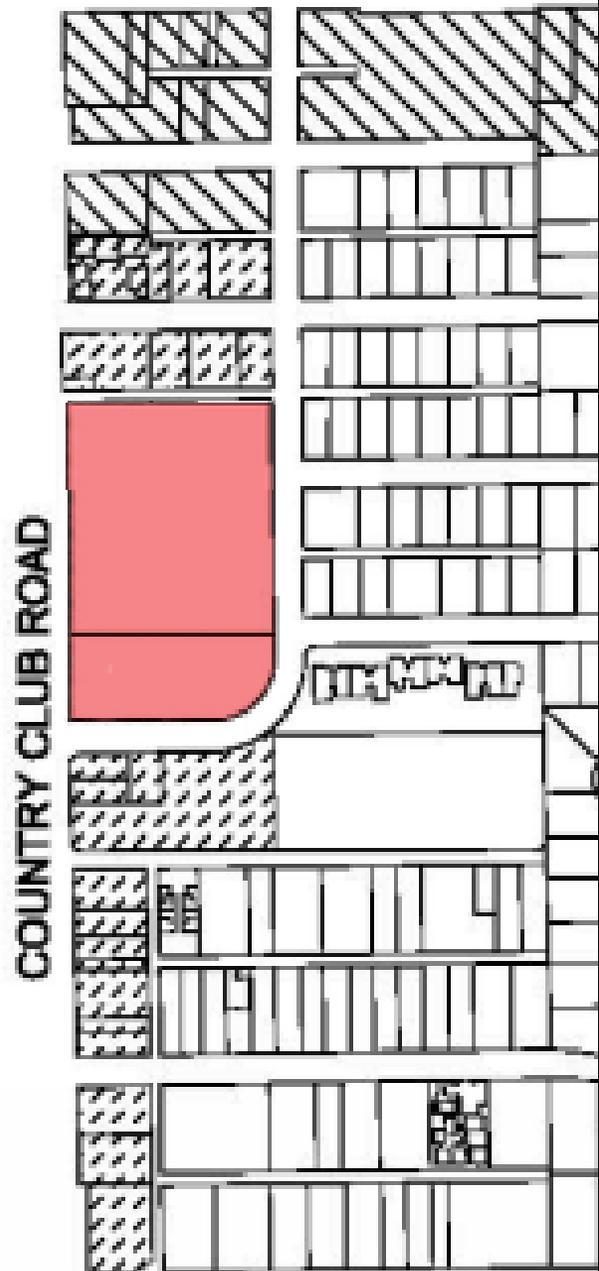


COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL



Proposed map revisions.

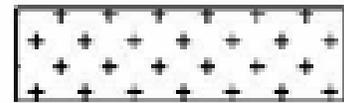
# Miramonte Neighborhood Conceptual Land Use



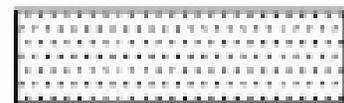
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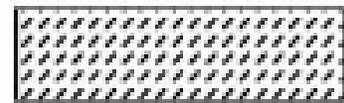
**Low Density Residential**



**Medium Density Residential**



**High Density Residential**



**Office/High Density Residential**



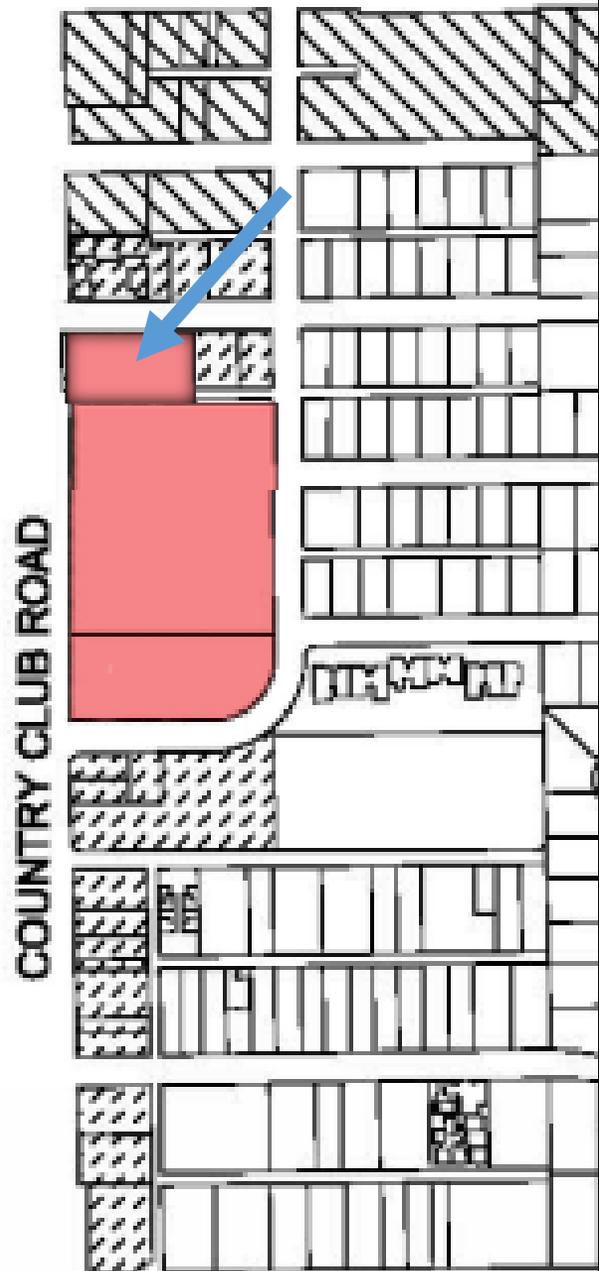
**Commercial/Office/High Density Residential**



**Commercial - Neighborhood Level/Office/High Density Residential**



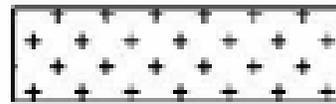
# Miramonte Neighborhood Conceptual Land Use



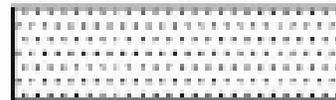
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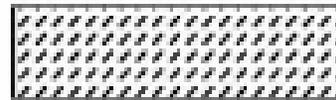
**Low Density Residential**



**Medium Density Residential**



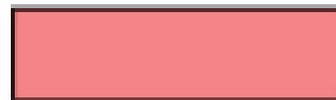
**High Density Residential**



**Office/High Density Residential**



**Commercial/Office/High Density Residential**



**Commercial - Neighborhood Level/Office/High Density Residential**

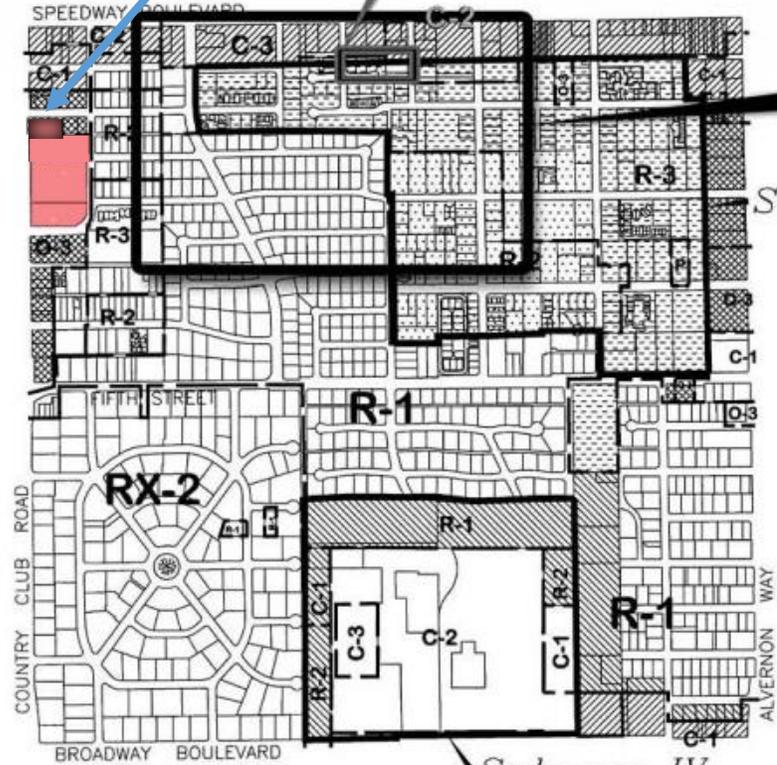


**Amendment Site**  
(Resolution No. 20645 on April 24, 2007)

See Amendment Map

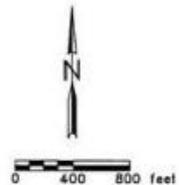
*Subarea I*

*Subarea IV*



**Legend**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OFFICE
-  OFFICE /HIGH DENSITY RESIDENTIAL
-  PARKING BUFFER
-  COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL
-  COMMERCIAL - NEIGHBORHOOD LEVEL/OFFICE/HIGH DENSITY RESIDENTIAL



**ALVERNON-BROADWAY AREA PLAN  
CONCEPTUAL LAND USE MAP**

Proposed policy changes.

## **Policy 2.4:**

*Preservation and Reuse of Benedictine  
Monastery Site*

**Strategies: 2.4.1 – Encourage  
preservation of the Monastery building  
as an Historic Landmark.**

## **Policy 2.4:**

### *Preservation and Reuse of Benedictine Monastery Site*

#### **Strategies:**

**2.4.3** – Limit new construction residential development to no more than six stories north and south of the Monastery, and no more than four stories east of the Monastery. Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhood. The site should be limited to no more than 222 new construction residential units.



**O-3  
OFFICE**

**R-3 HIGH  
DENSITY  
RESIDENTIAL**

**EXISTING  
COT ZONING  
222 UNITS ALLOWED**



40' height limit

40'  
height  
limit

40' height limit

**EXISTING  
COT ZONING  
ALLOWABLE HEIGHT**



45' 66' height limit

45

45' 66' height limit

**PROPOSED PLAN  
LANGUAGE  
ALLOWABLE HEIGHT**



**PROPOSED PLAN  
LANGUAGE  
MONASTERY USES**

## **Policy 2.4:**

### *Preservation and Reuse of Benedictine Monastery Site*

**Strategies: 2.4.2** – Promote appropriate adaptive reuse opportunities for the Monastery building, including neighborhood level commercial, office or high density residential uses.



# POSSIBLE ADAPTIVE RE-USE USES:

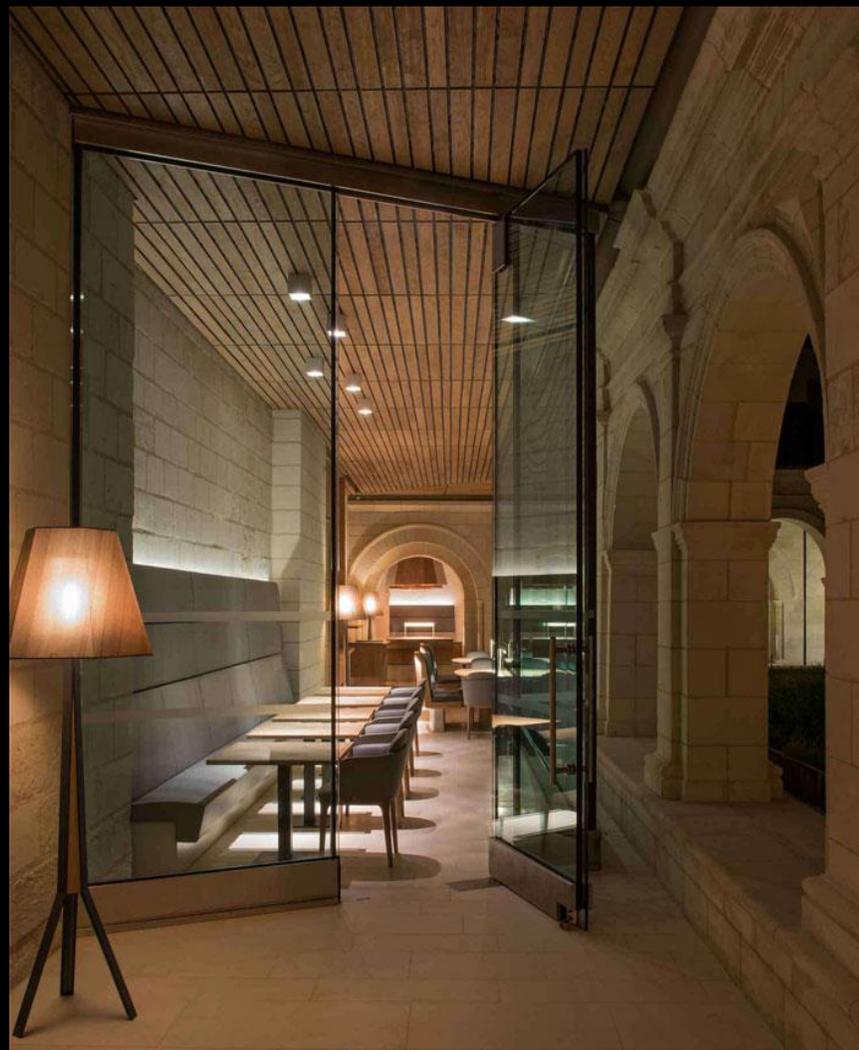
- **Residential** (allowed now)
- **Office use** (allowed now at west side)
- **Restaurant/Café**
- **Boutique Hotel**
- **Community Wellness Spa/Fitness Center**
- **Community Health Clinic**
- **Ensemble/Choral Music Venue**
- **Others?**













**These will be issues that will be the  
topic of conversation during the PAD.**

**No commercial tenants are likely to make a serious commitment until the Plan Amendments are approved.**



**During the PAD we will want you to  
tell us what uses you do not want in  
the Monastery.**

**So, what are we proposing for  
the Benedictine Monastery site?**

**This is very preliminary. We cannot proceed to design until we have approval of the Plan Amendments. At that point, we want an interactive design process as we work on the PAD, but here is where we are now.**

Height = 47'  
Elevation = 149 '  
FFE = 106  
Ground = 102

Height = 86'  
Elevation = 188 +  
FFE = 106  
Ground = 102

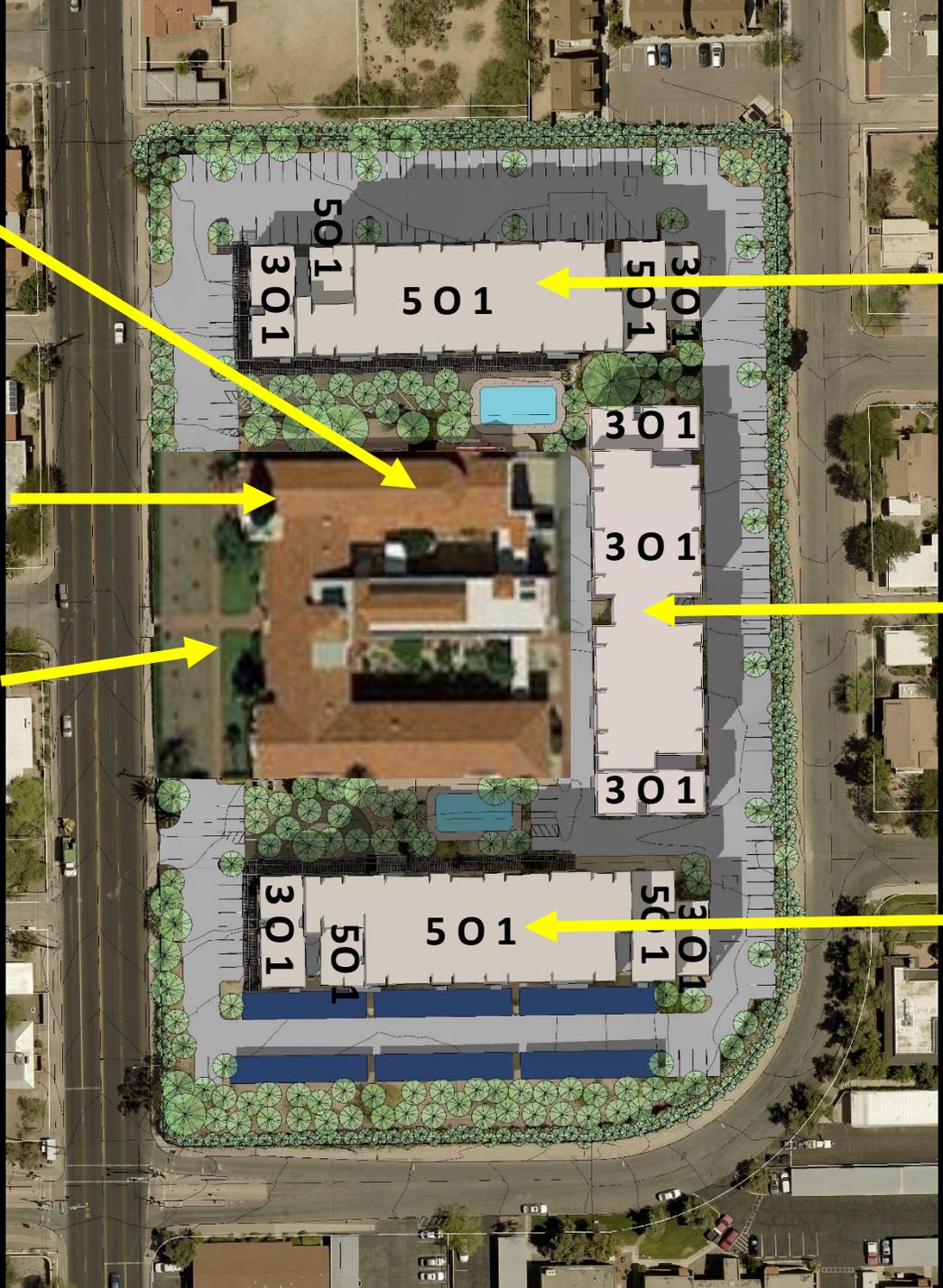
Ground = 104

Height = 66'  
Elevation = 160  
Ground = 94

Height = 45'  
Elevation = 149  
Ground = 104

Height = 66'  
Elevation = 172  
Ground = 106

**222** 1 & 2 BR units  
**331** parking spaces  
A mix of **4** and **6**  
stories stepping  
down east & west





**March 2018**



**June 2018**



**March 2018**



June 2018



**March 2018**



June 2018

# Characteristics of the existing zoning:

- No current historic guidelines for Monastery (*COT has initiated HL designation*)
- “Group dwelling” (student housing) is an allowable use on the whole site.
- Only residential uses allowed in Monastery
- No neighborhood participation or design review. Only Building Code/UDC required.
- 40’ maximum height.
- 222 units allowed regardless of unit size & BR

# Characteristics of Future PAD:

- Partners with COT on historic protection
- Prohibits “Group dwelling” (student housing)
- Has full public design review and conditions, 5 formal public reviews after today. More informal reviews, working together.
- Asks for heights greater than 40’ (45’ & 66’)
- Asks for 222\* units, same as current zoning.
- Asks for local commercial Monastery uses.

So our goal is to go forward **together**, first through the Plan Amendment and later through a PAD, **working collaboratively** and making this project and site something **we will all be proud of.**

*Notes from today's meeting will be compiled and become part of our official Plan Amendment Application.*

*The next (tentative) dates are:*

*August 15: Planning Commission Study Session*  
*September 12: Planning Commission Public Hearing*

**We are open for questions and comments.**



Time Stamp JUL 22 2018 AM 9:53

Activity Number T18 PRE0077

PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
REZONING/SPECIAL EXCEPTION PRE-SUBMITTAL CONFERENCE REQUEST

APPLICANT

Name Ross Rulney

Address P.O. Box 43426

City Tucson State AZ Zip 85733

Daytime/Message Phone 520-850-9300 Fax \_\_\_\_\_ E-mail rossrulney@gmail.com

PROJECT LOCATION

Address (if assigned) 800 / 930 North Country Club Road

Location (major cross streets) Speedway Boulevard and Country Club Road

Parcel Number 125-13-068A & 125-10-0660 Township 14S Range 14E Section 09

Ward: 6

PROJECT DESCRIPTION

Request is for (check only one): Rezoning \_\_\_\_\_ Special Exception \_\_\_\_\_ Plan Amendment x

Existing Zoning: O-3 & R-3 Proposed Zoning (for rezoning request): PAD Property Size in acres: 6.13 AC

Existing Use (Required) Former Religious Facility

Surrounding Zoning: East R-2, R-3 West O-3, R-1 North O-3 South O-3

Surrounding Uses: East Single-Family Residential, Multi-Family Apartments West Single-Family Residential North Multi-Family Residential, Office South Multi-Family Residential, Office

Proposed Use (Required)

This request entails amending the Conceptual Land Use Maps in the Alvernon-Broadway Area Plan and Miramonte Neighborhood Plan to designate the subject property in each plan as Commercial, Office and High Density Residential. Additionally, this request entails including a section to the Miramonte Neighborhood Plan that describes the current land use proposal for the redevelopment of the property, which will include potential reuse, preservation and protection of the Monastery.

Building Height TBD # of Stories TBD Floor Area of Non-residential Development TBD

ATTACHMENTS

- One, 11" x 17" copy of the Preliminary Development Plan – must be legible (Admin Man. 2-03.4.2.A and .B).
- Check made to the City of Tucson for \$100. The fee will be credited toward the total rezoning or special exception (ZESE & MCSE applications only) fees if the request is filed **within six months** of pre-submittal conference date.
- For wireless communication facilities only** - One, 11" x 17" copy of the last City approved Development Plan for the site – must be legible.

SIGNATURE

Applicant's signature

date

6/21/18



**PLANNING & DEVELOPMENT SERVICES**  
**201 N. Stone Avenue, 1<sup>st</sup> Floor Tucson, AZ 85701**  
**Phone: 791-5550 Fax: 791-4340**

# RECEIPT

**ACTIVITY #: T18PRE0077**

**FEES RECEIPT #: R1808327**

Title: Plan amendment to Alvernon-Broadway Area Plan and Miramonte Neighborhood Plan for  
 Monastery PAD Online Trans #:

Date: 06/22/2018

Time: 09:21 AM

Address:

930 N COUNTRY CLUB RD TUC

Legal:

SPEEDWAY PLACE S122.5' LOTS 1 2 & 4 BLK 6 & BLK 7 & ABAND  
 HAWTHORNE ST & - 04047

Square Footage: 0

Valuation: \$0.00

Composition Type: PREAPPLY

Construction Type:

Activity Description:

Applicant: ROSS RULNEY  
 PO BOX 43426  
 TUCSON, AZ 85733  
 520-850-9300

\*\*\*\*\*

PAID BY:

Type	Method	Description	Amount
Payment	Check	3454	100.00

Notation:

FEES PAID:

ACCOUNT CODE	DESCRIPTION	CURRENT PMTS
001-174-8602-40	PLAN - REZONING	100.00

Issued by: PMCLAUG1

**TOTAL: 100.00**

APA BALANCE:

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

---

CASE NUMBER: 06-21-18 Benedictine Monastery  
(MO-DAY-YEAR - Address)

APPLICANT NAME: ROSS RULNEY

ADDRESS: P.O. BOX 43426

CITY: TUCSON

STATE: AZ

ZIP: 85733

DAYTIME/MESSAGE PHONE: (520) 850-9300 FAX: E-MAIL: ROSSRULNEY@GMAIL.COM

**EXISTING AND PROPOSED USE**

EXISTING USE: FORMER MONASTERY

PROPOSED USE (REQUIRED): ADAPTIVE MIXED-USE / REUSE OF MONASTERY SITE WITH POTENTIAL C-1 LAND USES SUCH AS MULTI-FAMILY RESIDENTIAL, OFFICE, HOSPITALITY, RETAIL/COMMERCIAL

HEIGHT 45'-66' # OF STORIES 3-4 FLOOR AREA OF NON-RES. DEV. N/A

**PROJECT LOCATION**

ADDRESS (IF ASSIGNED): 800 / 930 NORTH COUNTRY CLUB

LOCATION (MAJOR CROSS STREETS): SPEEDWAY AND COUNTRY CLUB

PARCEL NUMBERS: 125-13-068A & 125-10-0660

TOWNSHIP 14S \_ RANGE 14E \_ SECTION 09 \_

EXISTING ZONE: O-3 AND R-3

PROPOSED ZONE PAD

PROPERTY SIZE 6.13AC

**PLAN DIRECTION**

ADOPTED PLAN (S): PLAN TUCSON, ALVERNON-BROADWAY AP AND MIRAMONTE NP

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     DEPENDS ON DESIGN

DESIGN COMPATIBILITY     ENVIRONMENTAL RESOURCE REPORT  
 ABBREVIATED

REVIEWED BY: JB  
DATE: 06/21/2018

**Background:** The proposed project is for an adaptive re-use of the former Benedictine Monastery site. The applicant proposes an adaptive reuse of the Benedictine Monastery structure - with potential retail/commercial, residential, office uses; and new construction of a multi-family residential three story complex over parking along Anderson and along Country Club (approximately 45'); with five stories on the north and south sides (approximately 66'). The proposed new residential development will have approximately 222 units (1 bedroom and 2 bedroom units). Proposed land uses for the site would be those permitted in C-1 Zone, although the applicant is proposing to rezone to PAD zone. The applicant is also proposing HL designation for the Benedictine Monastery.

**Land Use Plan Policies:** Policy direction is provided by *Plan Tucson*, *Alvernon-Broadway Area Plan* and the *Miramonte Neighborhood Plan*.

*Plan Tucson (PT)* - Plan policy supports infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. Plan policy protects established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses. Commercial and high-density residential development is appropriate along arterials and collectors.

*Alvernon-Broadway Area Plan* - The Alvernon-Broadway Area Plan Conceptual Land Use map identifies the Benedictine Monastery site for office/high density residential along Country Club, and low density residential development along the eastern half of the site.

*Miramonte Neighborhood Plan* - The Miramonte Neighborhood Plan Conceptual Land Use Map is based on the Alvernon-Broadway Area Plan Conceptual Land Use Map, which again calls out for office/high density residential along Country Club, and low density residential development along the eastern half of the site.

**Assessment:** The project site has O-3 and R-3 zoning, and if developed under the existing zoning with permitted uses and development standards allowed by the existing zoning, then a plan amendment is not required. However, the applicant is proposing to rezone to a PAD in order to allow for greater building heights and additional commercial/retail uses. A plan amendment is required as the proposed project is not in compliance with the Conceptual Land Use Maps of both Alvernon-Broadway AP and Miramonte NP.

The applicant is proposing to amend the following:

- 1) Alvernon-Broadway Area Plan, Conceptual Land Use Map: change land use designation to Commercial-Neighborhood Level/Office/High Density Residential Uses;
- 2) Miramonte Neighborhood Plan, Conceptual Land Use Map: change land use designation to Commercial-Neighborhood Level/Office/High Density Residential Uses; add a new policy - Goal #2, Policy 2.4, Preserve and Adaptive Reuse of the Benedictine Monastery site Strategies 2.4.1 - a) allow only Commercial-Neighborhood Level (C-1 type uses), Office, and High Density Residential uses on the site, such as multi-family residential, retail uses, hospitality, office, etc.; b) Development of the site limited to a maximum of four stories along Anderson and Country Club and five stories along the north and south property sides; c) require Historic Landmark designation for Benedictine Monastery structure with any future change of zoning for the site.

Note that these proposed amendments are subject to refinement based on review and input during the plan amendment process.

**From:** Ross Rulney <rossrulney@icloud.com>  
**To:** John Beall <john.beall@tucsonaz.gov>  
**CC:** Linda Morales <lmorales@azplanningcenter.com>  
**Date:** 06/21/2018 10:00 AM  
**Subject:** Benedictine Monastery

The plan for our rezoning is to build three stories over parking along Anderson and along Country Club.(=45'). And five stories on the north and south sides. (=66'). We will build 222 - 1 and 2 BR units We also want to rezone the Monastery for land uses equal to C-1, minus any uses the neighborhood (and or City Council) might find objectionable. We will partner on HL and prohibit "Group Dwelling".

Sent from my iPhone

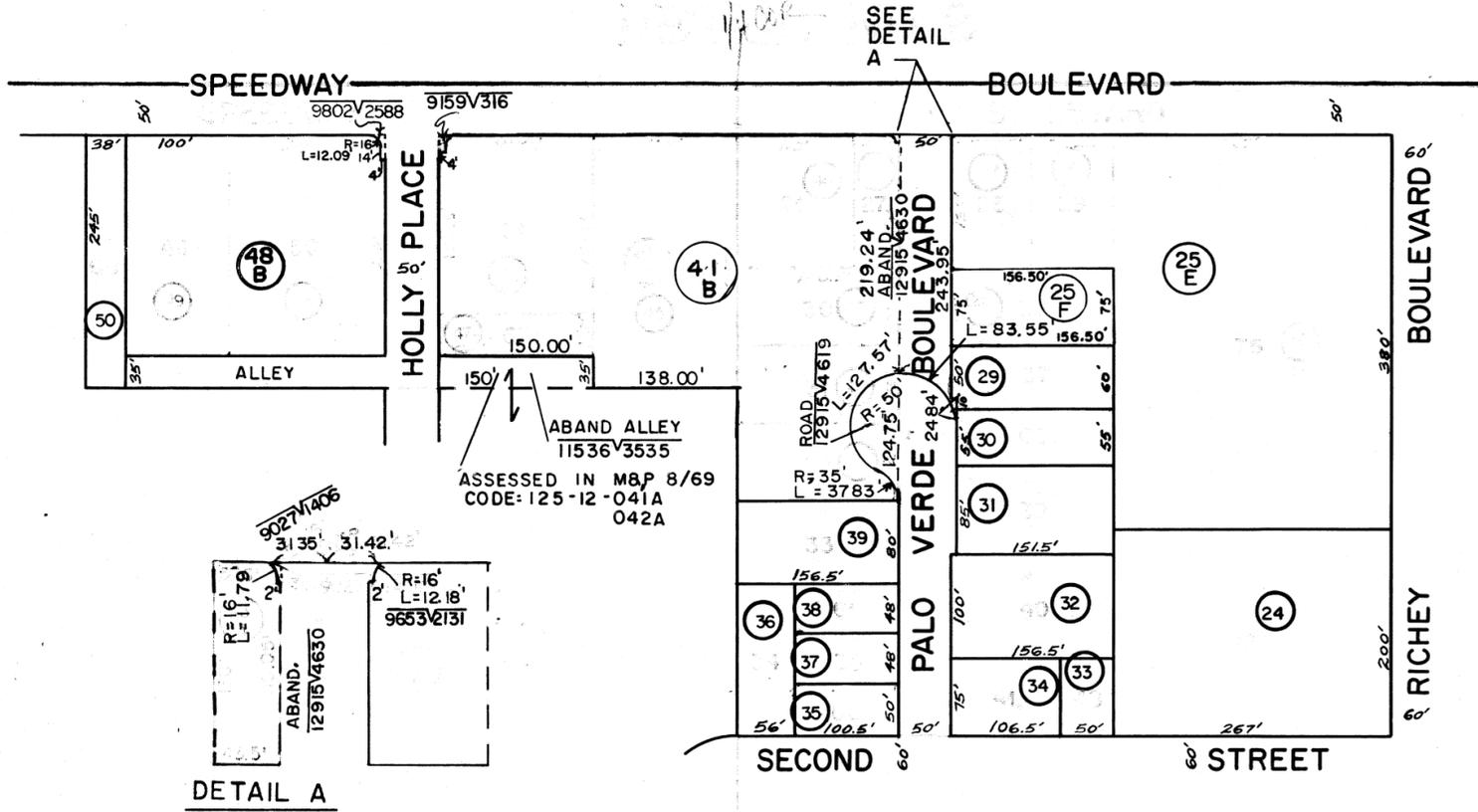
# ASSESSOR'S RECORD MAP

IN PROGRESS

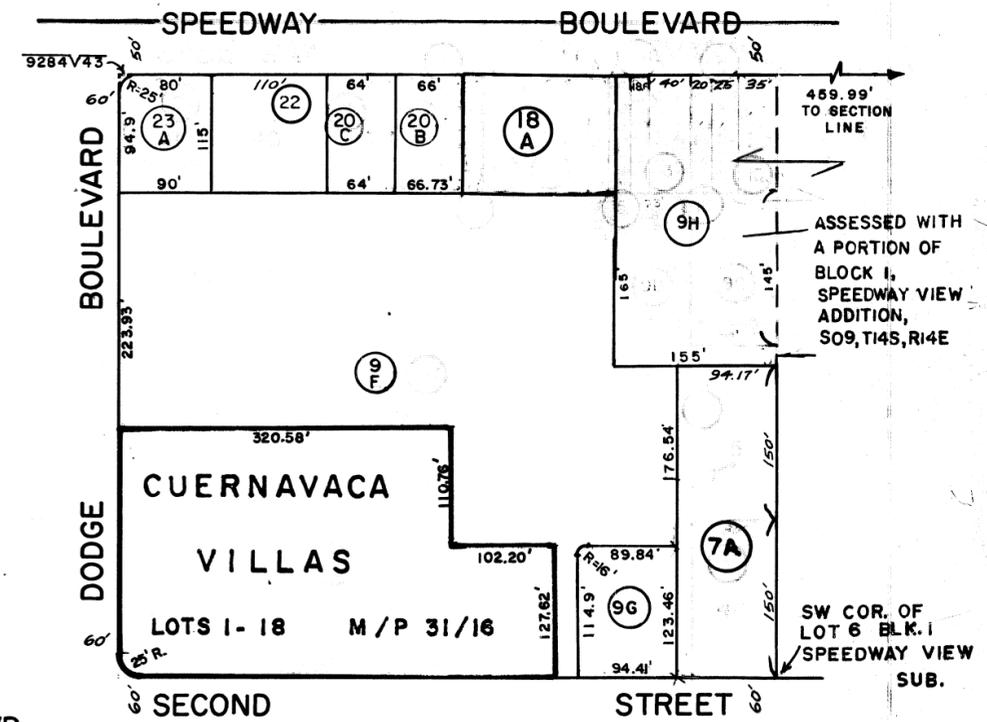
125-10  
2/5

## SECTION 9, TOWNSHIP 14 SOUTH, RANGE 14 EAST

### DETAILS 1, 2, 3, & 4



DETAIL NO. 2



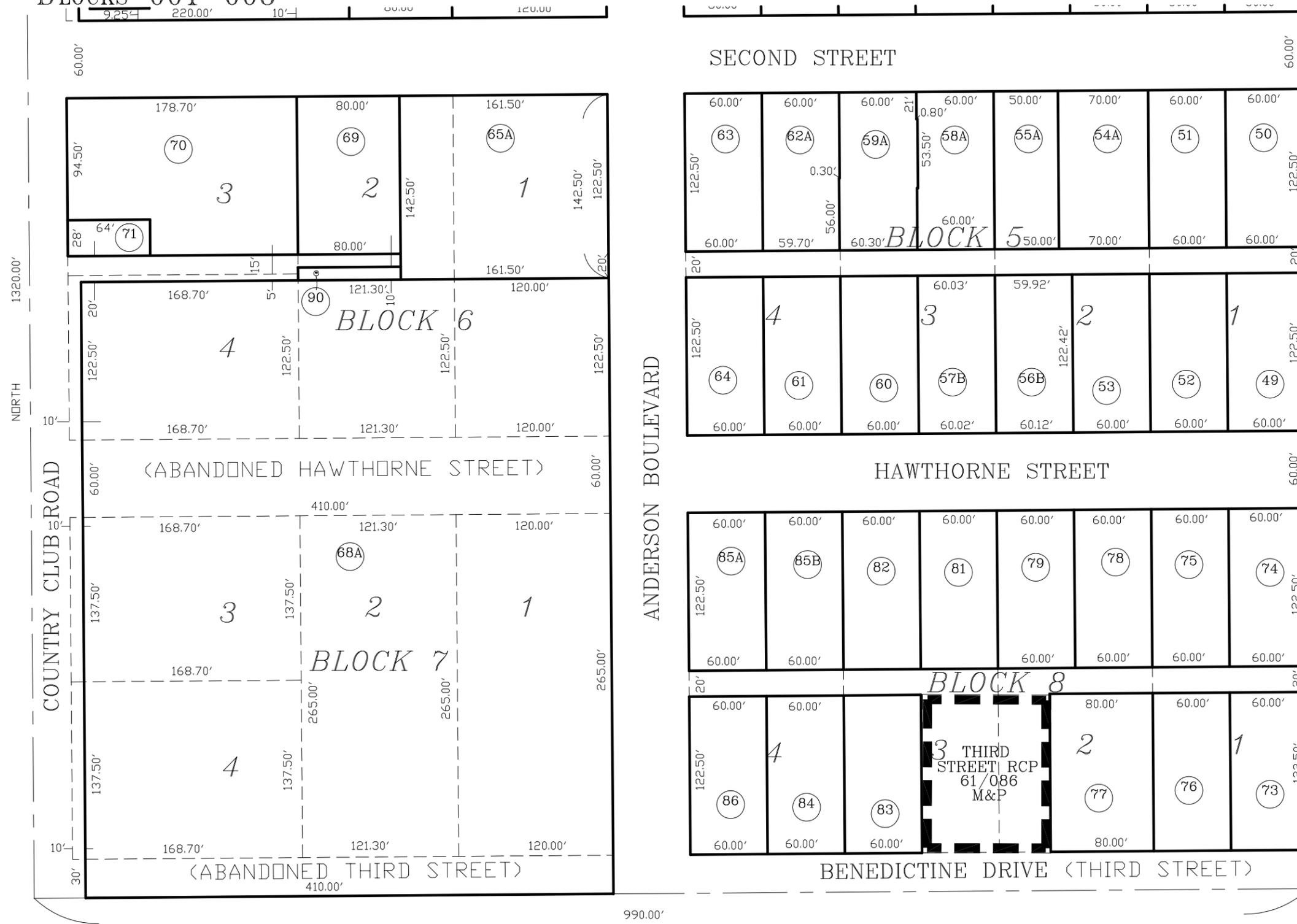
ASSESSOR'S RECORD MAP  
 125-13  
 SPEEDWAY PLACE  
 BLOCKS 001-008

DETAIL 2

SEE DETAIL 1

MUNDO VISTA  
 BOOK 05 PAGE 039 M&P

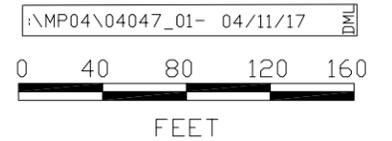
ENCANTO PARK  
 BOOK 08 PAGE 027 M&P



UNSUBDIVIDED

CASA LA PAZ  
 SEC 09-14-14E

SEE BOOK 04 PAGE 047 M&P  
 2009-1  
 FOR ALLEYS SEE MSCL  
 RECORDS BOOK 61 PAGE 001  
 SEE MSCL RECORDS BOOK 61 PAGE 001  
 S09,T14S,R14E



pima  
 county  
 assessor



# So, what are we proposing for the Benedictine Monastery site?

This is very preliminary. We cannot proceed to design until we have approval of the Plan Amendments. At that point, we want an interactive design process as we work on the PAD, **but here is where we are now.**

