

## **Attachment C: Background**

### **BACKGROUND: Historic Status, Existing Zoning and Land Uses; and Applicable Plan Policy**

**Site History:** The Benedictine Convent and Perpetual Adoration Shrine of Christ the King was constructed in 1939 and 1940. The building was designed by architect Roy O. Place. It conforms to an “E” shaped plan with the chapel forming the top (north) leg of the “E” and residential portions of the convent contained in the remainder of the building. The building was constructed in a Spanish Revival style with a stone façade featuring Eucharistic symbolism on the form of the chapel.

The Benedictine property building is listed on the National Register in 1994, as a contributor to the Sam Hughes Historic District. The District is significant for its architecture. Although the Benedictine property is located outside of the District boundaries, which is very unusual for a contributor to a district, it was considered significant to the neighborhood. Per the City’s Historic Preservation Office, the National Register status of the building has been confirmed by the Arizona State Historic Preservation Office and memorialized in a framed certificate on display inside the Monastery building. The building’s landscaping generally contributed to its integrity, but no formal documentation has been prepared on landscape elements.

The heights of the building roof and cupola were not recorded when the property was listed on the National Register of Historic Places, nor have heights been confirmed through field inspection by the City of Tucson. There is a possibility that original drawings may have specified the height. The applicant has indicated in their application packet that the top of the turquoise cupola of the chapel tower is approximately 86-feet to the bottom of the cross, and to the top of the east-west roof ridge of the Chapel is approximately 46-feet.

**Existing Zoning and Land Uses:** The 7.58 acre amendment site has split zoning, O-3 and R-3. The O-3 zoning portion fronts Country Club Road at an approximate depth of 136 feet. The monastery building occupies approximately 1.78 acres leaving an approximate 5.8 acres as an opportunity for infill development.

To the west, across Country Club Road, is the Sam Hughes neighborhood, a National Register District, zoned R-1, consisting primarily of single-story family residences.

To the east is the Miramonte neighborhood, a City registered Neighborhood Association, with R-2 and R-3 zoning immediately adjacent and R-1 zoning further into the neighborhood, with a mix of apartments, one- and two-story single family residences.

To the north and south of the amendment site is O-3 and R-3 zoning. Existing land uses along Country Club Road include a mix of office and multi-family residential uses. Further north, approximately 450 feet from the amendment site, is C-1 zoning with commercial/retail uses along Speedway Boulevard.

## **Attachment C: Background**

The Major Streets and Route Plan map identifies Country Club Road as an arterial roadway with a proposed 100-foot right-of-way. The existing right-of-way adjacent to the amendment site and north of Third Street is 70-feet.

**Applicable Plan Policy:** Policy direction is provided by the *Plan Tucson, the City of Tucson' General & Sustainability Plan* (2013), the *Miramonte Neighborhood Plan* (2008), and, the *Alvernon-Broadway Area Plan* (1985). Key policies are summarized below; a complete policy listing is provided as *Attachment C4*.

*Plan Tucson (2013):* *Plan Tucson* supports maintaining the character of existing neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability. It supports adaptive reuse of historic landmarks and the preservation of Tucson's historic architecture. *Plan Tucson* supports high density residential and commercial development along arterials. It supports infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adheres to relevant site and architectural design guidelines.

*Miramonte Neighborhood Plan (2008):* The *Miramonte Neighborhood Plan (MNP)*, Conceptual Land Use map identifies the amendment site for office and high density residential uses in the western portion of the site, and low density residential uses in the eastern portion. The *MNP* calls for preserving the character of the neighborhood by ensuring that future land uses make a positive contribution to the neighborhood through such elements as an increase in home ownership in both low and high density development; a diverse mix of land uses that contribute to the traditional character of the neighborhood; carefully designed transitions between land uses; functional open space in all residential zones; green and sustainable development; and the use of native and/or drought tolerant plant materials.

The *MNP* supports the preservation and economic sustainability of the Benedictine Monastery as an important historic site, including preservation of the landscape buffering. The *MNP* calls for creating transitions between residential and commercial areas. It encourages that high density housing step down heights and densities to the property edge and extensive use of landscape plant materials and screening to buffer the edges of higher density residential development.

*Alvernon-Broadway Area Plan (1985):* The *Alvernon-Broadway Area Plan (ABAP)* general goals are to identify appropriate locations for new development, and to protect and preserve the integrity of established residential, low-density neighborhoods. The *ABAP* identifies allowable land uses for the amendment site as office/high density residential in the western portion of the site, and low density residential uses in the eastern portion of the site. It states that high density residential uses are generally appropriate along arterial streets, with residential development that is sensitively designed to enhance existing lands uses by compatibility of scale, density, and character with existing development. Nonresidential uses are intended to be at locations that are most suited to handle the intensity of such uses in terms of traffic generation and other potential impacts on adjacent residential uses. Nonresidential uses should be along arterials, with all parking met onsite. Screening and buffering for adjacent residential uses must be provided on-site. The *ABAP* suggests providing setbacks and a transition of heights and/or densities for proposed development which is adjacent to less intense uses, unless other mitigation measures

## **Attachment C: Background**

provide adequate buffering. It calls for a transition of building heights downward from the arterial street frontage along Country Club Road towards adjacent residential uses to be compatible with adjacent buildings. The *ABAP* calls for minimizing traffic impacts of Country Club Road on surrounding neighborhoods and encouraging the enhancement of the visual streetscape along Country Club Road.

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## **Attachment C: Background**

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## Attachment C: Land Use Policies

### LAND USE PLAN POLICIES

#### Miramonte Neighborhood Plan

*GOAL 1: Neighborhood Infill Compatibility – Promote compatible infill development within the Neighborhood.*

#### **Policy 1.1**

Preserve the character of the Neighborhood by ensuring that future land use makes a positive contribution to the Neighborhood through application of the following Neighborhood values:

- Increased homeownership in both low and higher density development;
- A diverse mix of land uses that contributes to the traditional character of the Neighborhood;
- Carefully designed transitions between land uses;
- Provision of functional open space in all residential zones;
- A safe, attractive, and functional pedestrian environment;
- Green and sustainable development (e.g., water harvesting, energy conservation, alternative energy sources, alternate modes of transportation, covered parking);
- The maximum use of native and/or drought tolerant plant materials;
- Full involvement of residents and stakeholders in Neighborhood decisions;

*GOAL 2: Neighborhood Preservation and Rehabilitation - Preserve the historic/traditional character of the Neighborhood, protect the existing low-density areas of the Neighborhood, and increase owner occupancy of residences.*

#### **Policy 2.2**

Protect historic sites and landscapes in the Neighborhood.

- Strategy 2.2.1 - Support a joint community-church planning process to assist in the development of a long-range plan for preservation and economic sustainability of the Benedictine Monastery as an important historic site, including preservation of the landscape buffering;

## **Attachment C: Land Use Policies**

### **Policy 2.3**

Protect the residential character.

*GOAL 3: Neighborhood Transitions - Create transitions between different density residential districts and between residential and commercial districts to preserve the residential character of the Neighborhood.*

### **Policy 3.1**

Encourage good design to help make successful transitions between commercial and residential uses.

### **Policy 3.2**

Encourage good design to help make successful transitions between low density and higher density residential development.

- Strategy 3.2.1 - Encourage developers of higher density housing to step down heights and densities to the property edges;

## **Alvernon-Broadway Area Plan**

### **Residential Policy 1**

Preserve and improve the design quality of residential areas.

### **Residential Policy 2.b**

Medium- and high-density residential uses are generally appropriate along arterial streets, except where low-density residential parcels side on an arterial street or are buffered by an existing frontage road. Generally, medium- and high-density residential development is not appropriate within the interior of established low-density neighborhoods unless identified on the Conceptual Land Use Map (see Residential Policy 4 and the adopted Neighborhood Plans).

### **Non-Residential Policy 2**

Limit new office and commercial uses and redevelopment of existing uses to the locations shown on the Conceptual Land Use Map when all of the following criteria are met.

### **Transportation Policy 9**

Minimize the traffic impacts of Country Club Road on surrounding neighborhoods.

### **Transportation Policy 9.b**

Encourage the enhancement of the visual streetscape along Country Club Road.

## **Attachment C: Land Use Policies**

### **Plan Tucson – 2013**

Purpose: Plan Tucson is a long-term policy document intended to guide decisions affecting elements that shape the city, such as housing, jobs, land use, transportation, water, and energy resources.

#### **Focus Area: Historic Preservation**

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

Policy HP4 - Identify historic streetscapes and preserve their most significant character defining features.

Policy HP7 - Evaluate the benefits of new development relative to historic preservation in land use decisions.

#### **Focus Area: Built Environment**

Policy LT1 - Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically-pleasing and active public spaces, and sensitivity to historic and natural resources and neighborhood character.

Policy LT4 - Ensure urban design that:

- a. is sensitive to the surrounding scale and intensities of existing development;
- b. integrates alternative transportation choices, creates safe gathering places, and fosters social interaction;
- c. provides multi-modal connections between and within building blocks;
- d. includes ample, usable public space and green infrastructure;
- e. takes into account prominent view sheds;

Policy LT28.1.4 - Require nonconforming signs to be removed or brought into conformance as a condition of rezoning, development plan approval, or change in land use.

Policy L28.1.16 - Preserve Tucson's historic architecture in keeping with applicable rehabilitation standards.

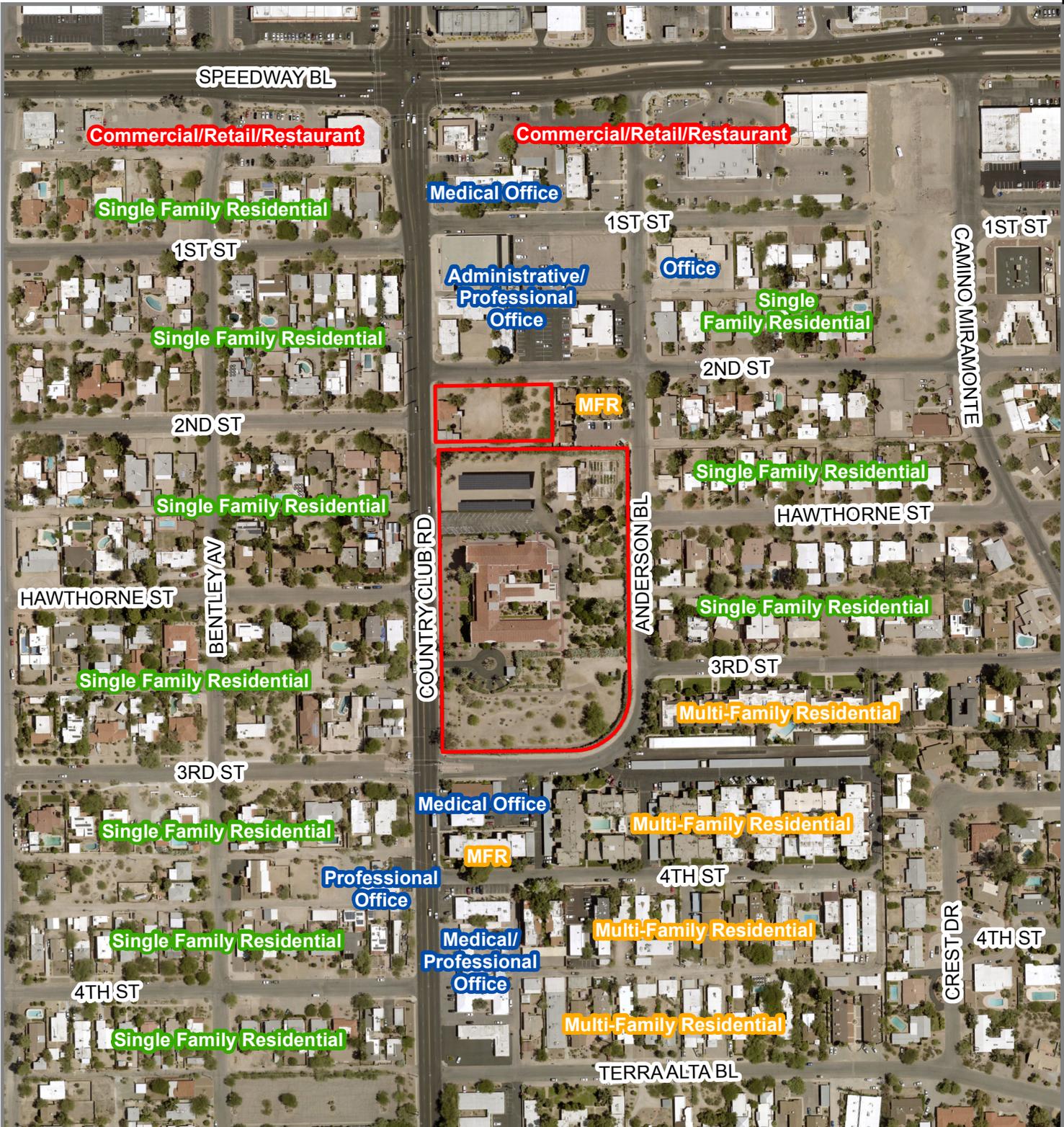
Policy L28.2.3 - High-density (greater than 14 units per acre) residential development is generally appropriate where primary vehicular access is provided to an arterial street and is directed away from the interior of low-density residential areas.

## **Attachment C: Land Use Policies**

Policy L28.2.5 - Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.

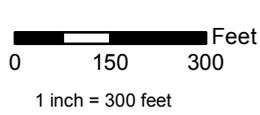
Policy LT28.2.13 - Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

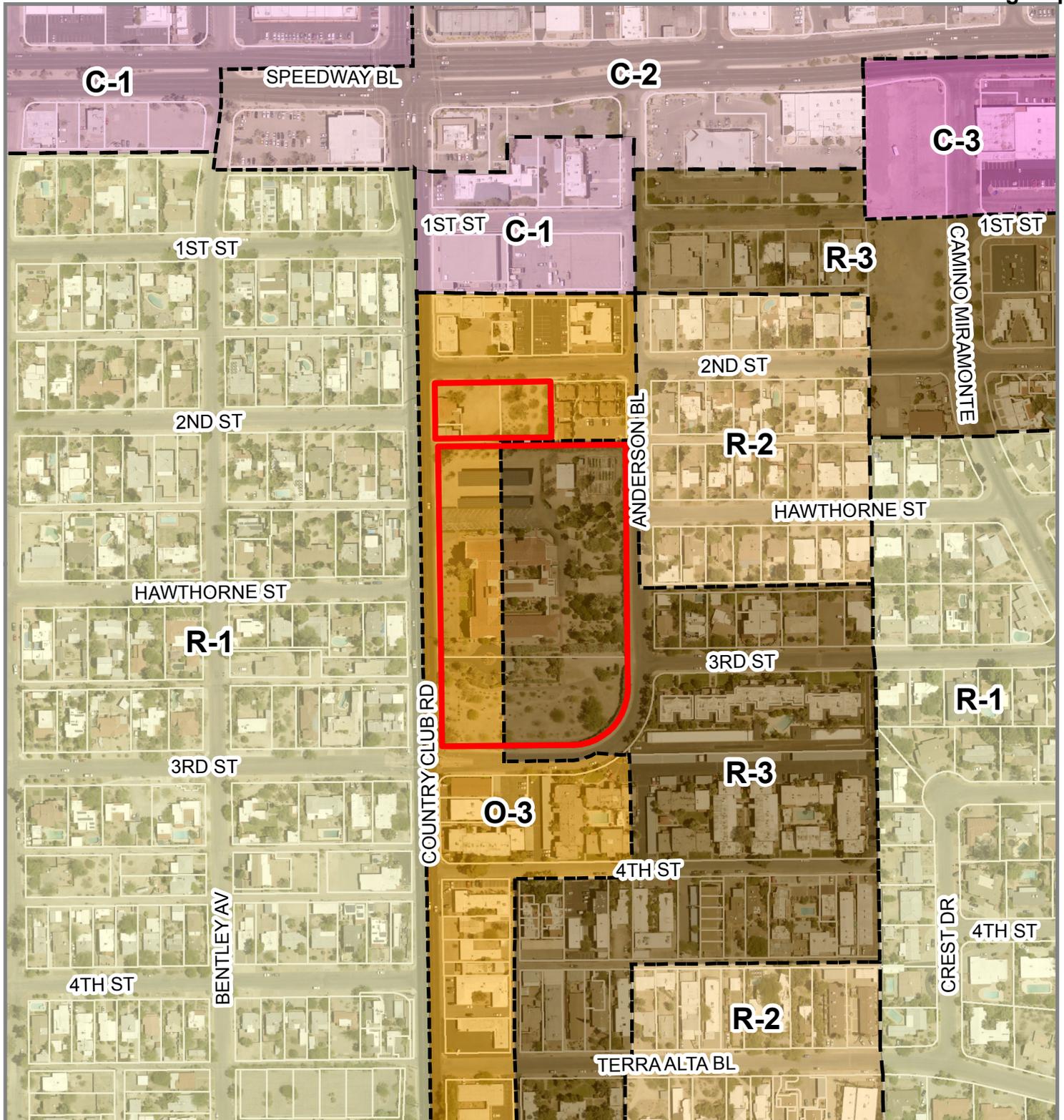
Policy LT28.2.15 - Consider residential development with densities that complement the size and intensity of the center or node, while providing transitions to lower density residential uses. For example, high-and medium-density development can support and reinvigorate regional activity centers, while appropriate medium- and low-density infill can complement the scale and character of neighborhood activity nodes.



 Plan Amendment Site

Address: 800 N. Country Club Rd.  
 Base Maps: Twp. 14S Range 14E Sec. 09  
 Ward: 6





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