

Miramonte Neighborhood Plan Amendment **PA-18-04**

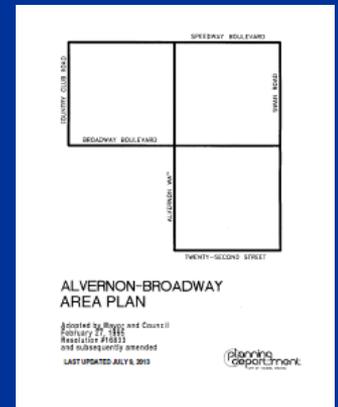
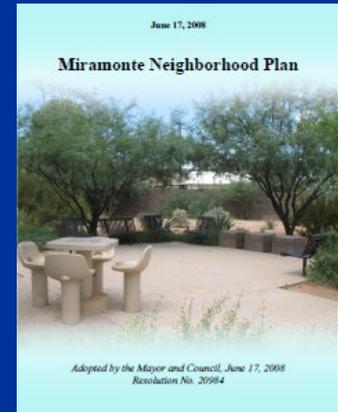
**Planning Commission
Public Hearing
Thursday, November 15, 2018**



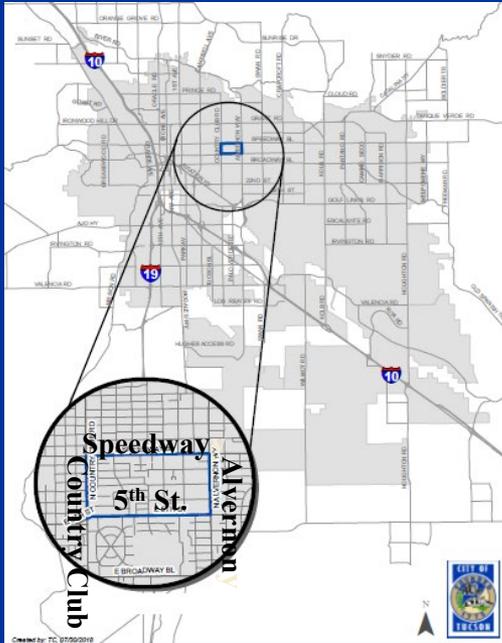
Planning and Development Services Department (PDSD)

OVERVIEW

- ❑ Tonight is Public Hearing on proposal to amend the *Miramonte Neighborhood Plan* and the *Alvernon-Broadway Area Plan* to allow adaptive re-use of the Benedictine Monastery site
- ❑ Neighborhoods and Developer worked together to come up with agreed upon language
- ❑ PDSD staff made edits to the language for clarity and consistency
- ❑ Planning Commission to hold public hearing on proposed plan amendment and make a recommendation to forward to Mayor and Council



SITE LOCATION & SIZE



Amendment Site

- ① 6.86-acre Benedictine site
- ② 0.72-acre property purchased and added to the site

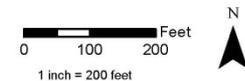
Total site acreage =
7.58 acres

PA-18-04



 Plan Amendment Site

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



Created by: TC, 9/10/2018

SITE EXISTING ZONING

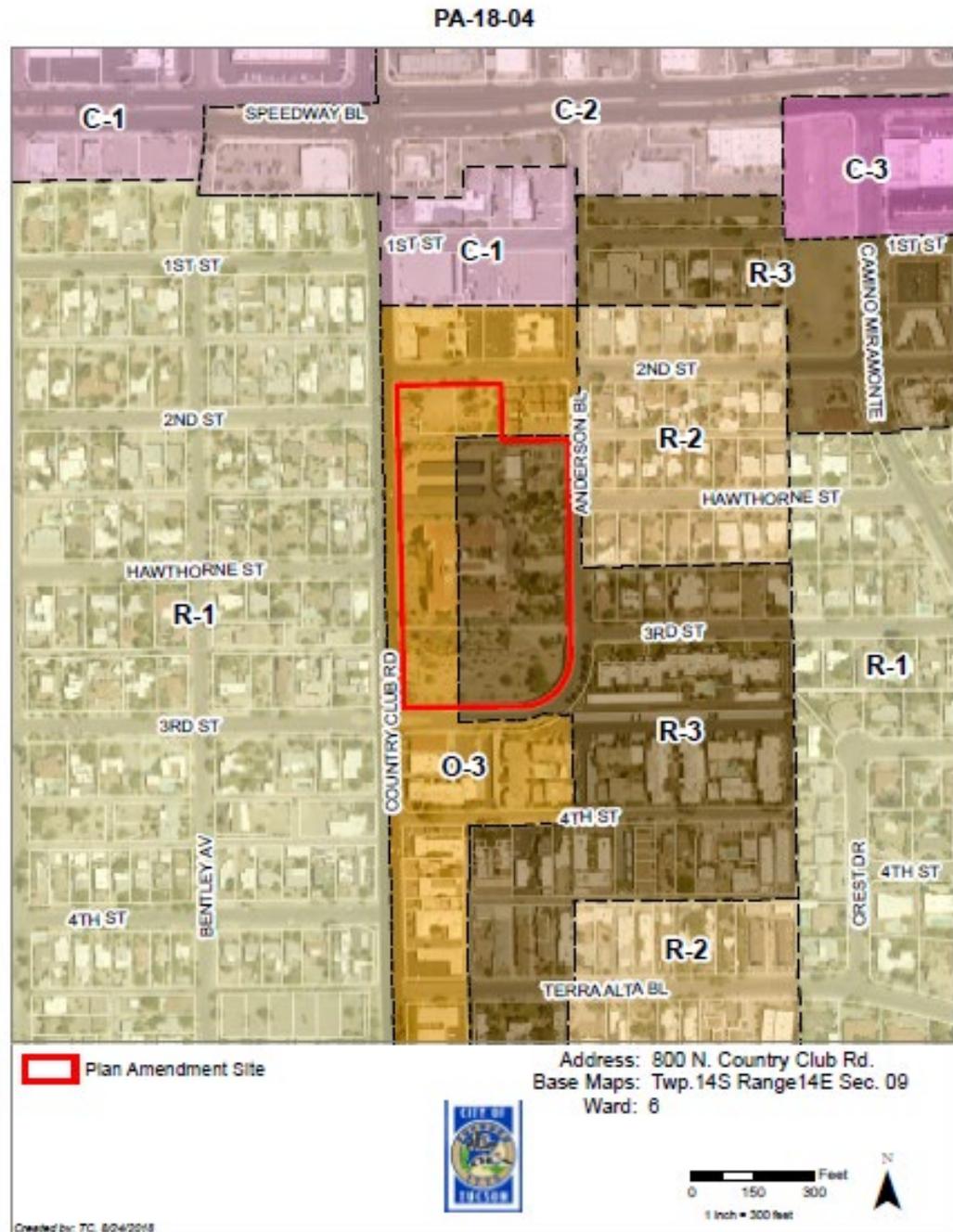
Amendment Site

O-3 = Office Zone

- Mid-rise office; medical; civic; high-density residential; select other uses
- 40 ft. max. height;
- 22 units per acre

R-3 = Residential Zone

- High density residential; civic; educational; recreation; religious uses; select other uses
- 40 ft. max. height
- 36 units per acre



MIX OF USES & MULTI-MODAL TRANSPORTATION IN VICINITY



Downtown / 3.5 mi.



3.2 mi. THE UNIVERSITY OF ARIZONA.



Grocery / 0.5 mi.



1.6 mi.



Banner / 1.8 mi.



TMC / 4 mi.



Pharmacy = 0.3 mi.



Restaurant / 0.2 mi.



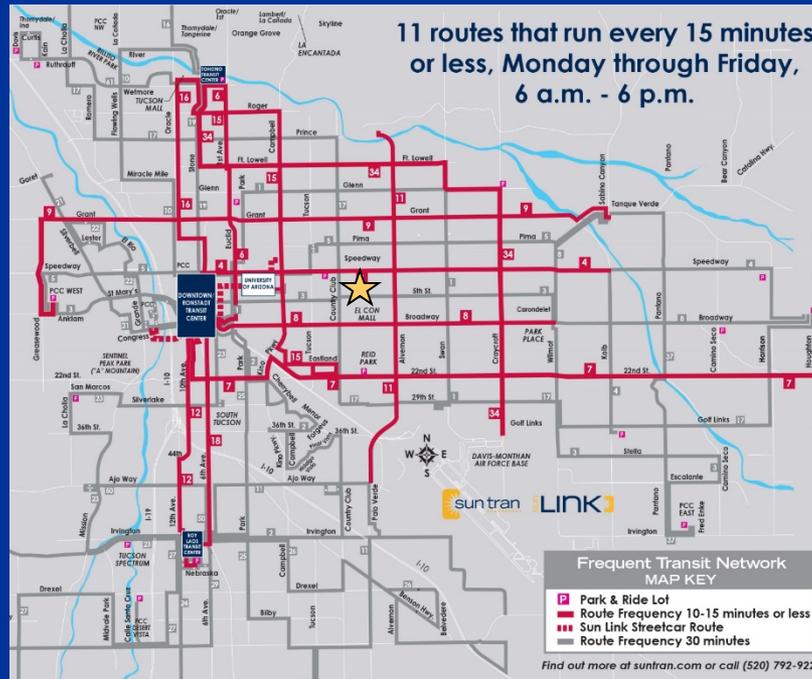
0.5 mi.



Broadway Village / 0.8 mi.



Himmel Library / 0.9 mi.



Reid Park / 2.6 mi.



Bus shelters on 4 corners of Speedway & Country Club & on NW corner of Country Club & 3rd St.



3rd Street Bike Crossing at Country Club / just south of Monastery

SUMMARY OF PLAN AMENDMENT ACTIVITIES TO DATE

- *June 28, 2018* - **Neighborhood meeting**; 92 people attended.
- *July 9, 2018* - **Plan Amendment application** to PDSD.
- *September 12, 2018* - **Planning Commission Study Session**; **suggested applicant and neighborhoods work together** on amendment language; voted to continue Study Session
- *September – October, 2018* – Representatives of Miramonte Neighborhood, Sam Hughes Neighborhood, and Developer **worked together** on plan amendment.
- *October 5, 2018* – **Letter documenting agreement** between neighborhood and developer representatives.
- *October 10, 2018* – **Planning Commission Study Session**. Neighborhoods and Developer presented their agreement. Planning Commission voted 8-0 to set public hearing date.
- *November 15, 2018* – **Planning Commission Public Hearing**

PLAN AMENDMENT LANGUAGE: *Agreed Upon Language, October 5, 2018, Letter*

- **Conceptual Land Use Maps:** Revise *Miramonte Neighborhood Plan* and *Alvernon-Broadway Area Plan* Conceptual Land Use Maps.

Following text agreed upon for Miramonte Neighborhood Plan amendment

- **Policy 2.4:** Preservation and Reuse of Benedictine Monastery Site
- **Strategy 2.4.1:** Encourage preservation of the Monastery buildings through an Historic Landmark designation or other preservation mechanism.
- **Strategy 2.4.2:** Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses.
- **Strategy 2.4.3:** Develop residential heights based on the careful design of the project, allowing heights to 55' (as defined by Section 6.4.4 of the Unified Development Code) but with step downs towards Country Club. 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).
- **Additional Agreement:** To add nine items documented in the letter “as binding conditions in the PAD document during the rezoning process.” These items included specific conditions regarding:
 - Height & Step-Downs
 - Buffers & Setbacks
 - Density
 - Location of Entrances
 - Prohibition on Student Housing
 - Preservation
 - Reuse of Monastery
 - Thoughtful Design & Planning
 - Working Together

PROPOSED PLAN AMENDMENT LANGUAGE: *With Staff Edits*

- Conceptual Land Use Maps: **SAME** as agreement

Following text proposed to be added to Miramonte Neighborhood Plan

- Policy 2.4: **SAME** as agreement
- Strategy 2.4.1: **SAME** as agreement
- Strategy 2.4.2: **SAME** as agreement

Strategy 2.4.3 divided into three strategies as follows:

- Strategy 2.4.3: Develop **residential heights** based on the careful design of the project, allowing heights to 55' (as defined by Section 6.4.4 of the Unified Development Code) but with step downs toward Country Club Road. Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhoods.
- Strategy 2.4.4: The **total number of new construction residential units** shall be limited to the allowable 250 new construction residential units. An increase in the total allowable units on the site to 255 new construction residential units is allowed only if it meets the terms of a agreement referenced in Strategy 2.4.6. This will not limit the potential for any additional residential units to be located inside the existing monastery. Additional residential units may be allowed in the monastery above that amount.
- Strategy 2.4.5: An **advisory committee** with neighborhood representation shall be formed during the PAD / Rezoning process, to insure neighborhood input and feedback throughout the design and PAD/Rezoning process. The specific membership structure, procedures and duties of the group will be detailed in the future Planned Area Development (PAD) document during the rezoning process.

New strategy as follows:

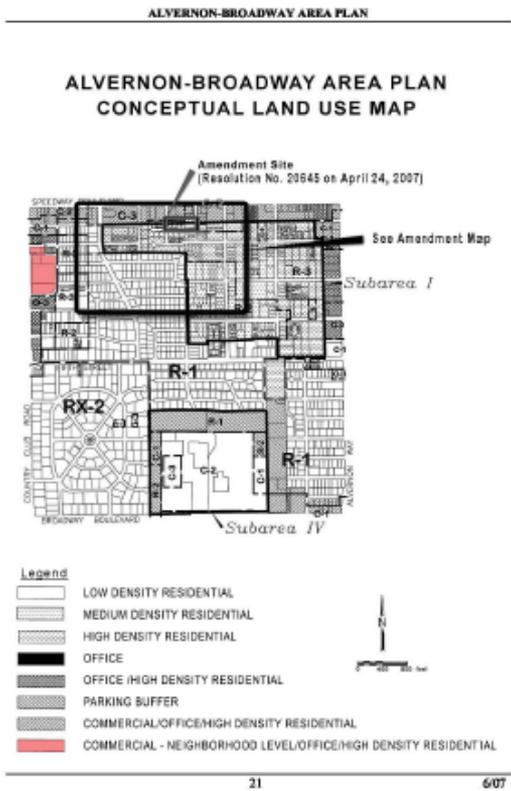
- Strategy 2.4.6: The advisory committee, the neighborhood, and the developer shall **incorporate as binding conditions within the PAD document specific items** outlined in an agreement reached between Neighbors for Reasonable Monastery Development and Tucson Monastery LLC, dated October 5, 2018.

MAP CHANGES: *Proposed Revised Conceptual Land Use Maps*

Amendment Site Commercial – Neighborhood Level/Office/High Density Residential

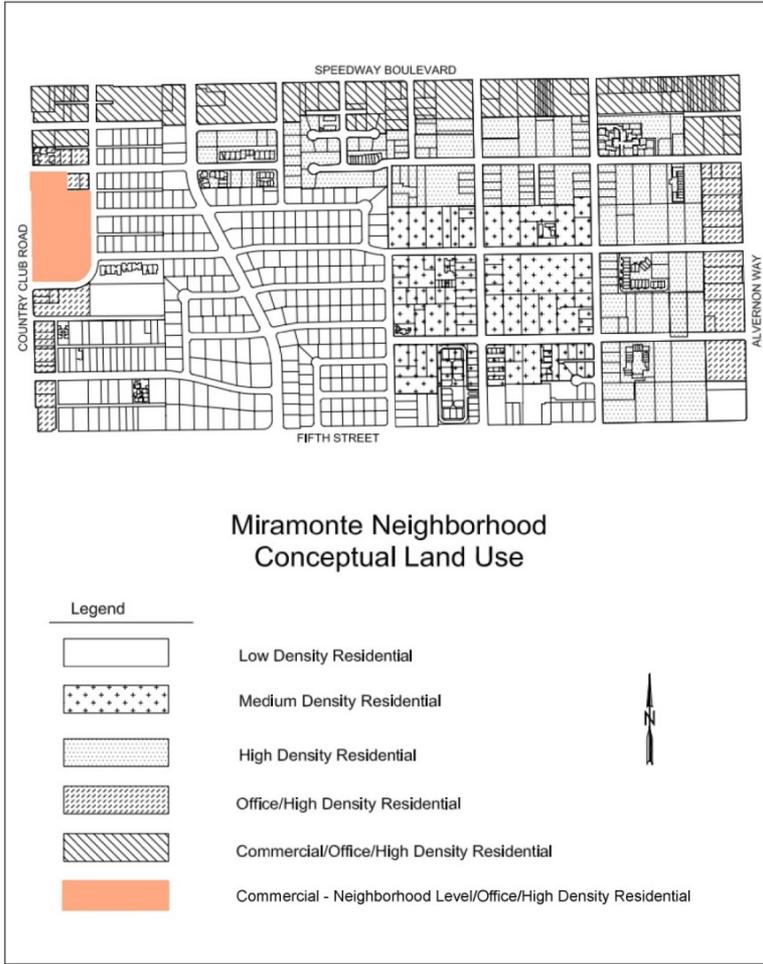
Alvernon-Broadway Area Plan

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



Miramonte Neighborhood Plan

PA-18-04
Miramonte Neighborhood Plan



STAFF FINDINGS

The plan amendment proposed...

- Is consistent with *Plan Tucson, Miramonte Neighborhood Plan, and Alvernon-Broadway Area Plan*
- Supports preservation and adaptive reuse of a historic landmark
- Directs higher density mixed-use infill development to an arterial corridor
- Fosters greater use of multi-modal transportation networks
- Supports adjacent businesses, services, and residential neighborhoods
- Allows for continued neighborhood input through the rezoning process



STAFF RECOMMENDATION

- Based on the findings, staff recommends that the Planning Commission forward the proposed plan amendment to Mayor and Council with a recommendation to amend:
 - *Miramonte Neighborhood Plan, Conceptual Land Use Map, to designate the amendment site for Commercial-Neighborhood Level/Office/High Density Residential*
 - *Miramonte Neighborhood Plan, Goal # 2 Neighborhood Preservation and Rehabilitation, add new policy titled “Policy 2.4 Preservation and Reuse of Benedictine Monastery Site” and related new strategies*
 - *Alvernon-Broadway Area Plan, Conceptual Land Use Map, to designate the amendment site for Commercial-Neighborhood Level/Office/High Density Residential*

