

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

Planning Commission  
Study Session  
September 12, 2018



**Planning and Development Services Department**

---

# Site Under Consideration: *Benedictine Monastery*

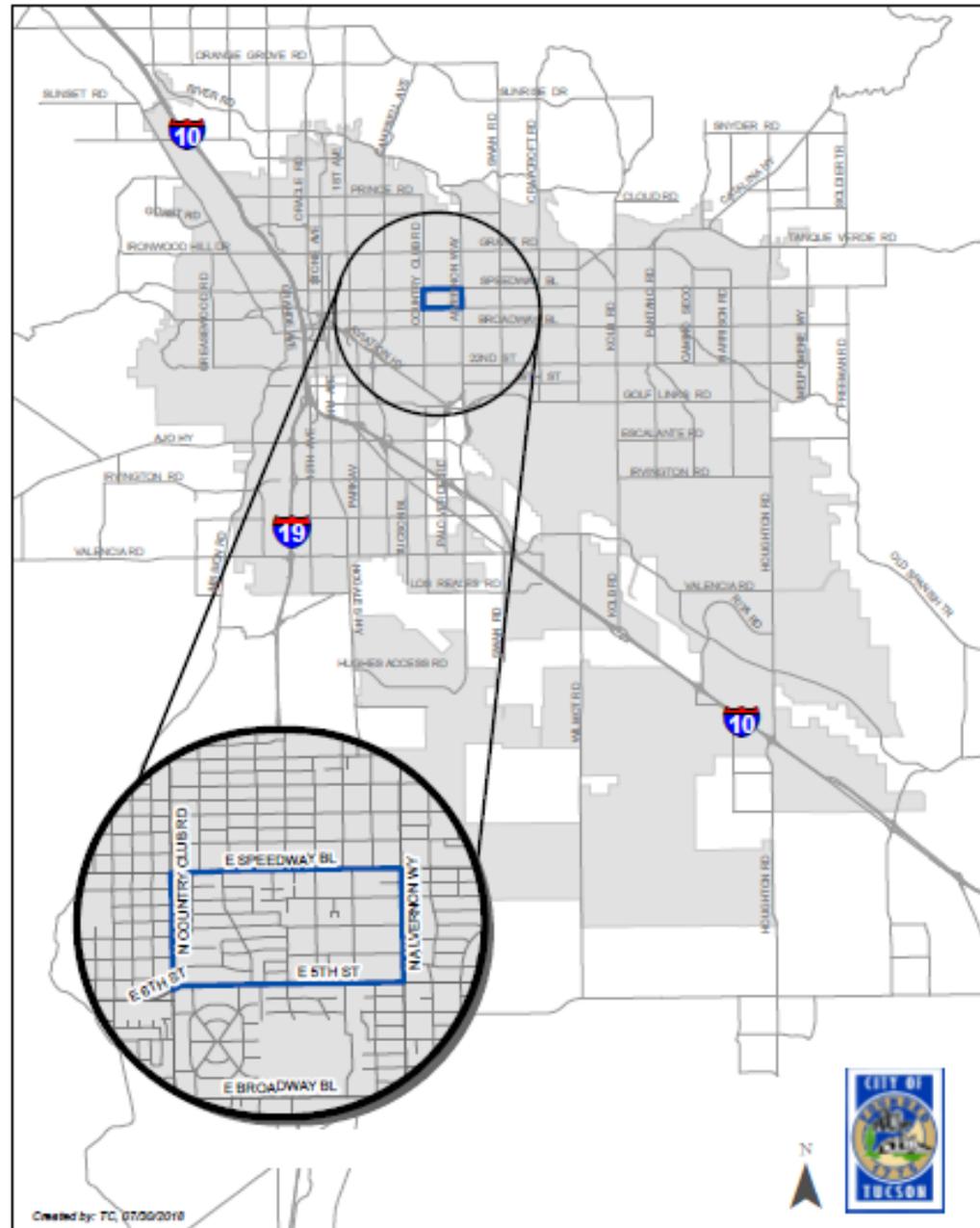


- *1939/1940* - Benedictine Sanctuary and Convent of Perpetual Adoration Shrine is constructed.
- *1992* - Miramonte Neighborhood registered with City of Tucson. Benedictine Monastery included within the neighborhood boundaries.
- *1994* - Site listed on the National Register of Historic Places as a contributor to Sam Hughes National Historic District.
- *2017* - Tucson developer Ross Rulney purchases 6.86-acre Benedictine site, and in 2018 buys 0.72-acre property immediately to the north.



# Site Location

Site is located on east side of Country Club Rd. between Speedway Blvd. and 5<sup>th</sup> St.



# Site Location

PA-18-04

## 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**



# Site Existing Zoning

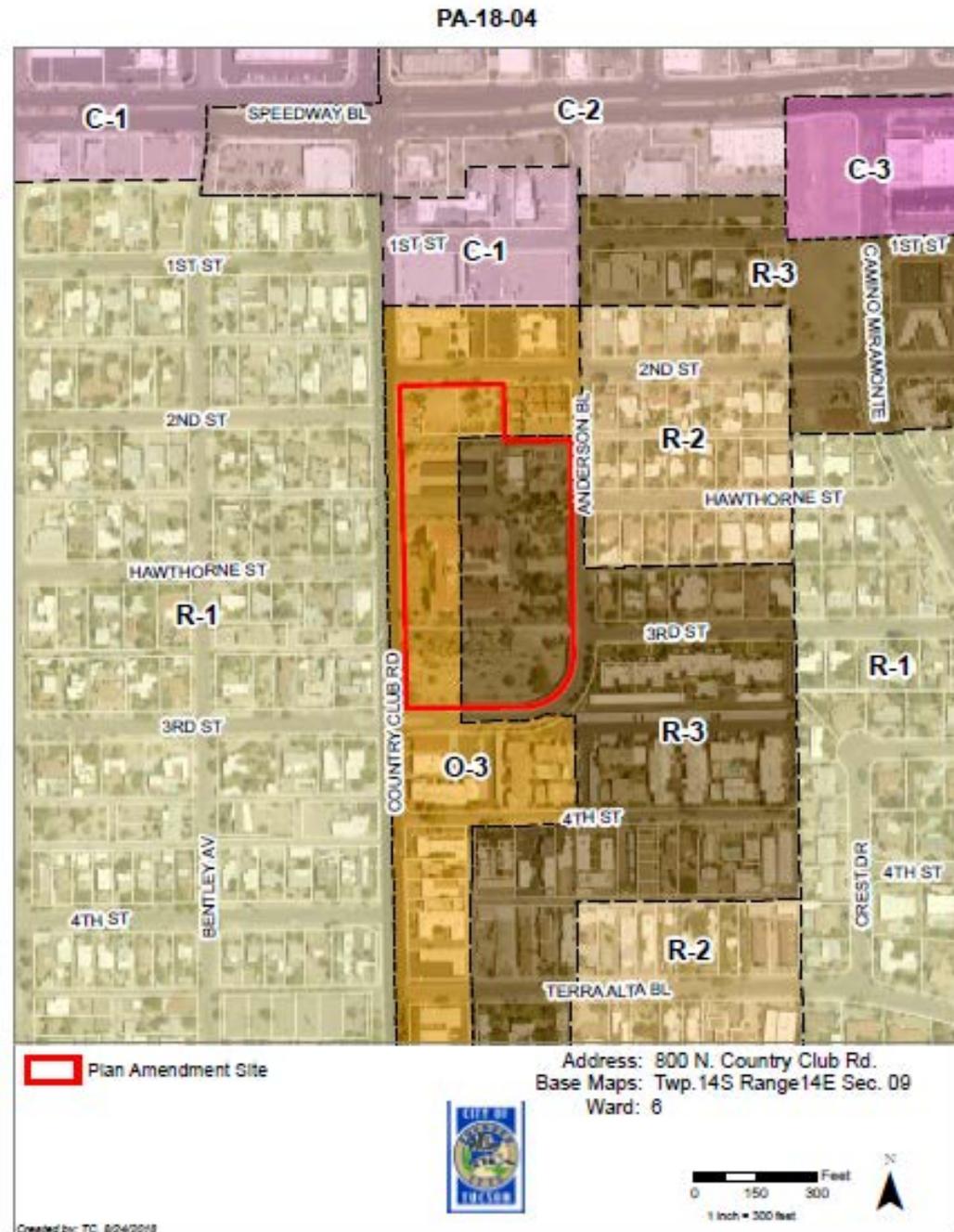
## Amendment Site

### O-3 = Office Zone

- Mid-rise office; medical; civic; high-rise 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



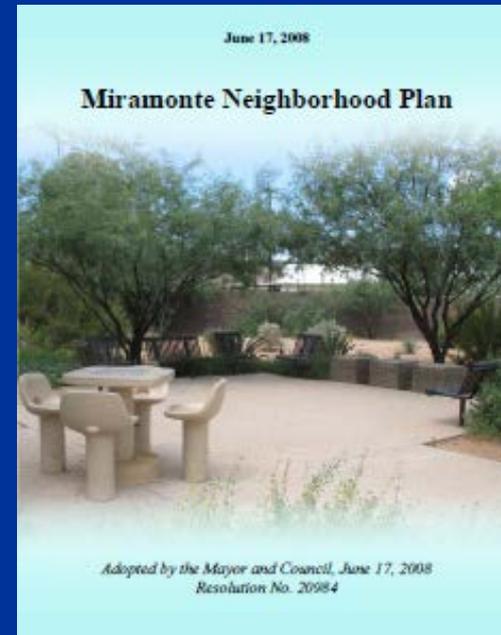
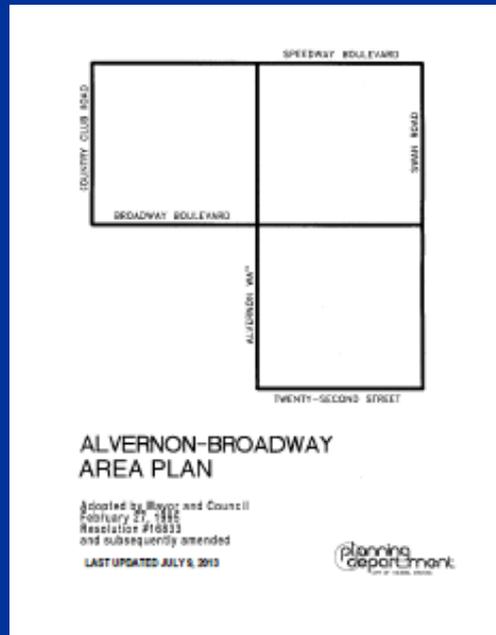
# Applicant's Proposal

- Applicant presented the following proposal at June 21, 2018, Rezoning Presubmittal Meeting with City staff, and at June 28, 2018, Neighborhood Meeting.



# Plan Amendments Required

- City staff reviewed proposal and determined that Plan Amendments were required prior to a rezoning for:
  - *Alvernon-Broadway Area Plan (adopted 1995)*
    - *Conceptual Land Use Map*
  - *Miramonte Neighborhood Plan (adopted 2009)*
    - *Conceptual Land Use Map*



# Current Conceptual Land Use Maps

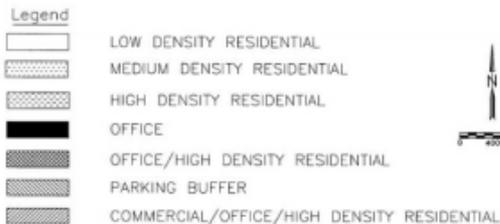
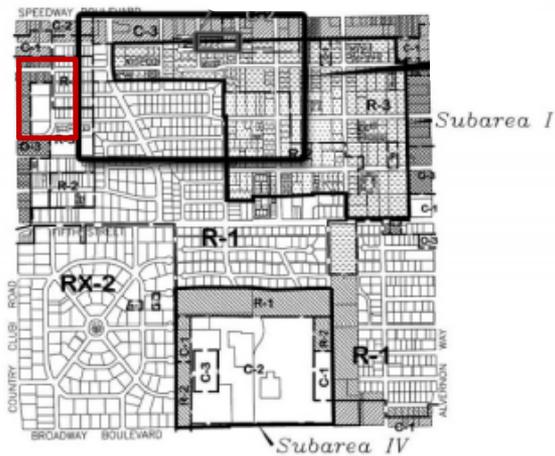
**Amendment Site**

Northern site & western half of Benedictine site = *Office/High Density Residential*  
 Eastern portion of Benedictine site = *Low Density Residential*

## Alvernon-Broadway Area Plan

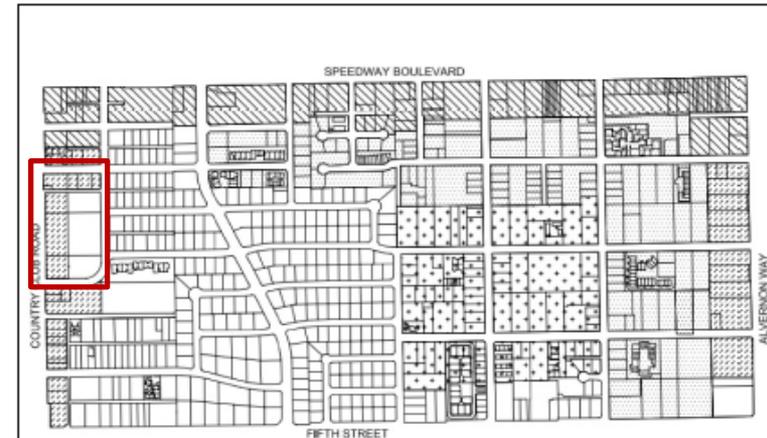
PA-18-04

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

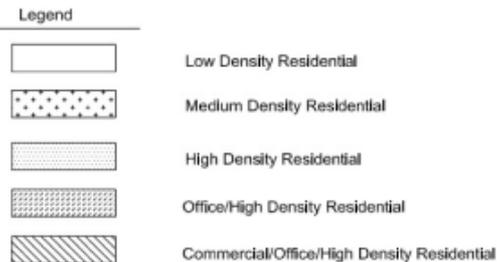


## Miramonte Neighborhood Plan

PA-18-04



### Miramonte Neighborhood Conceptual Land Use



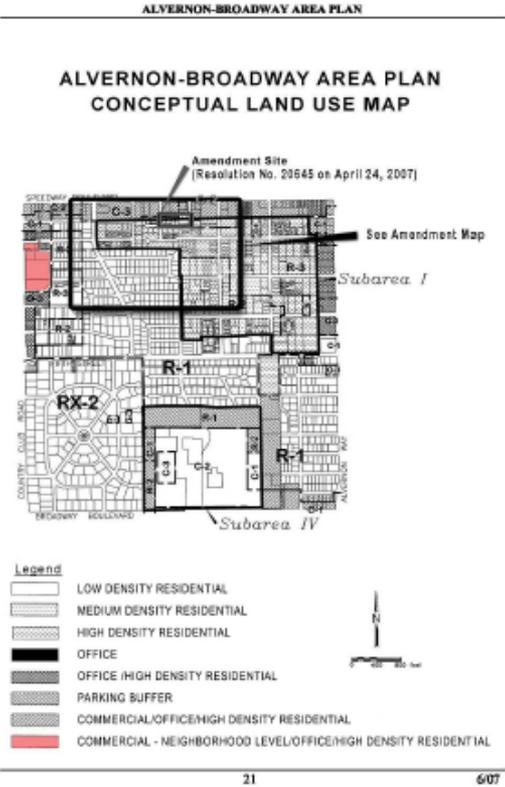
# Proposed Conceptual Land Use Maps

**Amendment Site**

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

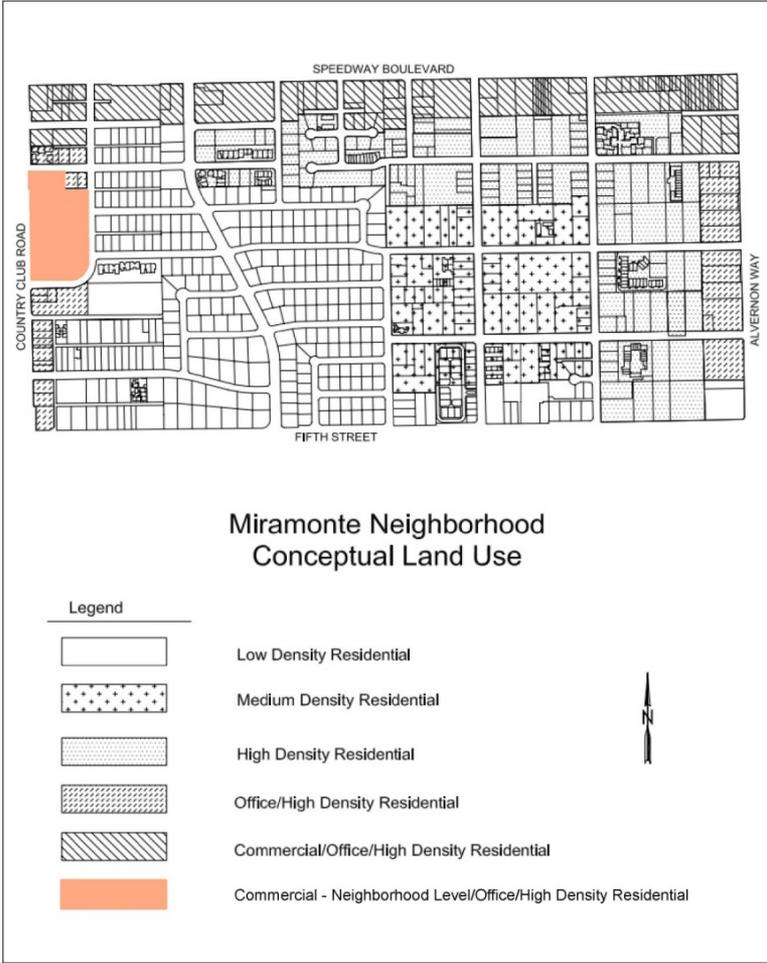
## Alvernon-Broadway Area Plan

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



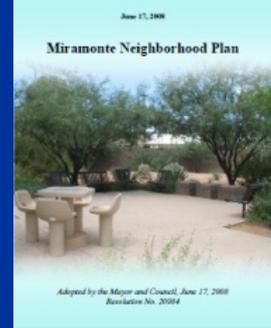
## Miramonte Neighborhood Plan

PA-18-04  
Miramonte Neighborhood Plan



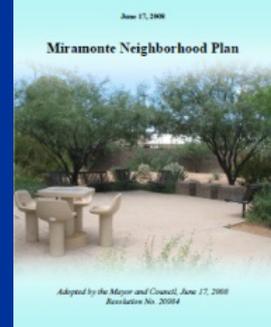
# Proposed Additional Policy Language for *Miramonte Neighborhood Plan*

- Applicant's application includes proposed policy language for the *Miramonte Neighborhood Plan* to provide more specific guidance and direction for any future land use development and rezoning process for historic preservation, uses, design, height, and density.



# Applicant's Original Policy Language Proposal

## *Miramonte Neighborhood Plan*

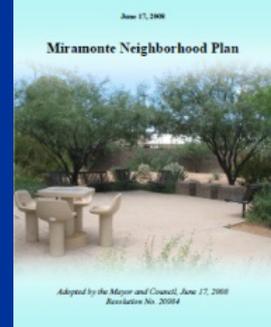


### Submitted with Plan Amendment Application on July 9, 2017

- Encourage preservation of the Monastery buildings through an Historic Landmark or other preservation mechanism
- Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses
- 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.

# Applicant's First Revision to Policy Language

## *Miramonte Neighborhood Plan*



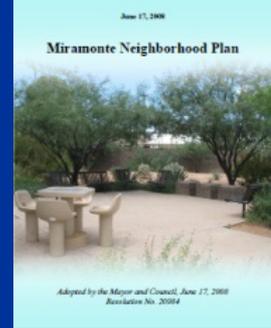
### Revisions Submitted August 5, 2018

*[Note: Revised text in color.]*

- Encourage preservation of the Monastery buildings through an Historic Landmark designation or other preservation mechanism.
- Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses.
- 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).

# Applicant's Second Revision to Policy Language

## *Miramonte Neighborhood Plan*

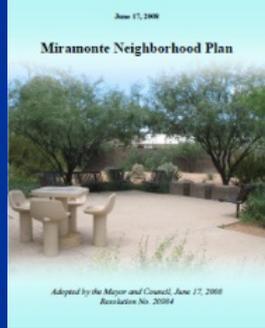


### Revisions Submitted August 15, 2018

[Note: Revised text in *color*.]

- Encourage preservation of the Monastery buildings through an Historic Landmark or other preservation mechanism
- Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses.
- 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 Road. 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 calculated until count for the gross area of the site (250 new construction units).

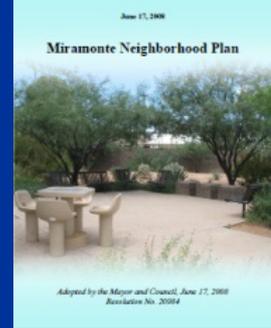
# Section 6.4.4 of the Unified Development Code



## Section 6.4.4, C. Height Exception

This section references structural elements that may extend above the maximum allowed height, subject to limitations cited in the code. These structural elements include:

- Ornamental Elements (e.g., spires, cupolas)
- Function Elements (e.g., chimneys, mechanical penthouses)
- Mechanical and Accessory Equipment
- Solar Energy Equipment



# Written Comments Received

## ■ *May 3, 2018* – Neighbors for Reasonable Monastery Development

- Points out features in proposal that are inconsistent with the Miramonte Neighborhood Plan, and notes the plan would need to be amended.

## ■ *August 24, 2018* - Ruth Beeker, Past President of Miramonte Neighborhood Association Board

- Opposes amending Miramonte Neighborhood Plan with proposed text. Plan language is not in conflict with proposed development, and that there are other required processes (e.g., rezoning) to address such issues as height.

## ■ *August 30, 2018* - Miramonte Neighborhood Association, Sam Hughes Neighborhood Association, and Neighbors for Reasonable Monastery Development

- Opposes development itself. Finds proposed plan amendment lacks specificity. Believes plan amendment process is appropriate place to provide some specific guidelines for the future rezoning process.

## Staff Recommendation

**Staff recommends the Planning Commission set this item for public hearing in October 2018.**