



CITY OF
TUCSON

ZONING
EXAMINER'S
OFFICE

PRELIMINARY REPORT

November 15, 2018

Mr. Thomas Coyle
Pima County Development Services
Planning Division 2nd Floor
201 N. Stone Avenue
Tucson, AZ 85701

**SUBJECT: REZONING C9-09-02 Kino Campus PAD-18 Major Change
R-1, R-2 and C-2 to PAD (Ward 5)
Public Hearing: November 8, 2018**

Dear Mr. Coyle:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C9-09-02 Kino Campus PAD- Major Change.

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

This is a request by Thomas Coyle of Pima County Development Services, on behalf of the property owner Pima County, to rezone approximately 172 acres from R-1, R-2 and C-2 to include the property as an expansion of the existing Kino Campus PAD-18 zoning, adopted by Mayor and Council in 2009. The rezoning site, referred to as “Subarea E”, is located south of Interstate 10, east of Campbell Avenue, north of Benson Highway and west of Treat Avenue. The applicant is proposing to develop a regional tournament facility for a variety of long-field sports and entertainment uses. A significant portion of the property located along Campbell Avenue and Benson Highway frontage will be dedicated to supportive retail facilities, including restaurants and hotels. This request is determined to be a major change and is processed in accordance with UDC Section 3.5.3, Zoning Examiner Legislative Procedure.

Zoning Descriptions

R-1: This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.

R-2: This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

PAD: This zone provides for the establishment of zoning districts with distinct standards and is used to enable and encourage comprehensively planned development in accordance with adopted plans and policies.

Existing Land Use: Vacant

Surrounding Zones and Land Uses:

North: Zoned PAD-18; Pima County Health Campus, Kino Sports Complex & vacant land

South: Zoned C-2 & MH-1; mobile home & commercial

East: Zoned R-1; manufactured homes

West: Zoned C-2 and R-2; undeveloped & storage uses

Applicant’s Request – The applicant requests a change to the PAD Boundary by adding approximately 172 acres into the Kino Campus Planned Area

Letter to Thomas Coyle

November 15, 2018

Page 2 of 6

Development District (PAD-18), establishing a new “Subarea E” within the PAD. This amendment would increase the approved PAD from 184 acres to a total of 356 acres. The rezoning proposal is from R-1, R-2 and C-2 zoning to PAD-18 zoning, to allow for the development of regional sport facilities for long-field sports and entertainment uses. Proposed additional land uses to support the regional facilities include hospitality, retail and restaurant uses. The parcels to be added are currently vacant and are located south of Interstate 10 on the east side of Campbell Avenue and north of Benson Highway. Development of the campus will occur over a number of years and in several phases, depending upon the needs of the new regional sports facilities and available market demand and financing.

Planning Considerations

The *Kino Area Plan* and *Plan Tucson* provide relevant policy guidance. These Plans promote development and redevelopment in appropriate locations, along major transportation corridors, that enhance the Kino area, and the greater metro Tucson area. *Plan Tucson* identifies the Kino Campus as an appropriate area for a mix of higher density/intensity land uses due to its location along a major transportation corridor, and adjacency to regional activity centers and employment centers. *Plan Tucson* allows, and encourages, special overlay zoning, such as a PAD, that is suitable to foster special design districts.

The *Kino Area Plan* provides guidance to ensure that development within the Kino area will occur in a rational and compatible manner. The overall goal of the *Kino Area Plan* is to establish guidelines for future growth in the area, and to provide a balance of land uses and a wide range of activities, such as recreation, employment, education, and housing. The Plan also provides guidance for this site under the Public and Semi-Public section policies, with a goal to increase public efforts to enhance the environment and image of the Kino area. Specifically, these policies recommend that the City take actions to ensure the coordination of development as outlined in the land use policies of the Plan. For example, all large parcels (over 30 acres) should be required to have overall concept plans as part of the rezoning and subdivision processes. The *Kino Area Plan* policies support the City and County developing additional recreational facilities in the Kino area.

The *Kino Area Plan* and *Plan Tucson* policies also encourage and support development of employment and mixed-use centers that respond to physical characteristics of the site, location and adjacent land use patterns; enhancing the visual appeal of the streetscape; and incorporating neighborhood recommendations into site planning and design.

Design Considerations

Land Use Compatibility – The primary purpose of the Kino Campus PAD Proposed Major Change is to create a destination sports tournament facility for long-field sports, such as soccer and American football, in conjunction with retail, restaurant and hospitality uses serving the primary function. It will help spur redevelopment along the Campbell Avenue and Benson Highway corridors, and expand upon the existing Kino Sports Complex located north of Interstate 10. The Kino PAD document provides the flexibility to allocate principal and secondary uses over time, and offers certainty about the scope and application of such uses.

Permitted Land Uses – The Kino PAD amendment area will include land uses permitted within the OCR-1 zoning district of the UDC. Special Exception Land Uses as provided for in OCR-1 shall be deemed ‘Permitted Land Uses’ for the purposes of this PAD. The PAD will result in a flexible site design, with implementation guided by a phased development plan for the entire site.

Performance Criteria – Section C.3.2 of the Kino PAD document regulates development intensity, physical character and impact of proposed development on adjacent land uses and municipal services. This section also identifies the sub-areas, and regulates building heights and setbacks, street improvements and circulation, parking, loading zones, landscaping and open space/recreation areas.

Subarea E is situated between two major roadways, Interstate 10 to the north, Campbell Avenue to the west, and Julian Wash to the south, providing buffers from nearby land uses. In areas where Subarea E is adjacent to existing land uses, a 40-foot building setback is required. The maximum building height is 140 feet, similar to the maximum permitted building height on the north side of Interstate 10 within the PAD-18 Kino Campus.

Drainage- Pima County Regional Flood Control District (RFCD) will conduct detailed drainage studies prior to development of Subarea E. The results of the Master Drainage Report are intended to provide the City of Tucson with guidance to review proposed development within the PAD. Additional detailed parcel level analysis will be provided to the City as development occurs.

The majority of the site is undisturbed. Xeroriparian Habitat C exists along the Julian Wash and its tributaries within Subarea E. Rainwater harvesting will be conducted on site. Section C.5.3 of the Kino PAD document states that rainwater harvesting within future developments will include actively directing roof and paved surface runoff to recessed planting areas, and slowing and meandering of surface storm water to encourage percolation, healthy plant growth, and ground water recharge. Project developers may request to use alternative materials in the construction of parking lots to lessen the heat island effect. Such materials may be considered and reviewed by Pima County and the City of Tucson; final acceptance will be provided by the Kino Campus Architectural Review Board.

Road Improvements/Circulation – According to the Arizona Department of Transportation (ADOT), initial data indicates that the mainline Interstate 10 may need to be widened to ten lanes near the Kino campus. The potential widening of Interstate 10 would increase the right-of-way from 300 feet to 400 feet in width, which could impact the PAD development area adjacent to the interstate. All new roadways and upgrades to existing streets within the campus will be constructed in accordance with the development standards contained in the Section C of the PAD. An updated Traffic Impact analysis is currently underway for Subarea E.

The Circulation Plan for Subarea E includes three access points: one from Campbell Avenue and two from Benson Highway. A new traffic light is anticipated at the Campbell intersection and at one of the Benson Highway access locations. All proposed roadways throughout the vacant site are two-lane, 60-foot right-of-ways. The design is an efficient and safe circulation system that will help increase way-finding, minimize vehicular use, allow for safe pedestrian access and manage large volumes of traffic generated by future sports and entertainment events at the Kino Sports Complex. It is anticipated that the first phase in Subarea E will concentrate on developing a regional soccer tournament complex with access from Benson Highway.

The proposed internal roadway cross-sections include both bicycle and pedestrian facilities to accommodate the variety of users of the site. Because sporting events attract users of all ages and abilities, multi-modal streets will provide safe and accessible facilities. Pedestrian circulation for Subarea E will be via sidewalks/multiuse paths on the main 2-lane streets, and the Julian Wash Trail segment. In addition, a vehicular and pedestrian connection to the existing Kino Campus PAD-18 north of Interstate 10 is proposed to link the recreational areas. Shade shall be provided for all pedestrian and bicycle circulation within the PAD, and may include the use of trees, shade structures, overhead canopies and adjacent buildings. Importance will be placed on providing the greatest amount of shade at nodes and highly congested pedestrian and bicycle circulation areas. Elements providing shade shall not impede the circulation of pedestrian or bicycle traffic.

Architectural Review Board (ARB) – Section C.4.1 of the Kino PAD document requires the County Administrator’s Office to appoint an ARB to monitor all future projects submitted through the PAD review. The ARB will oversee the review and approval of new projects, including proposed development/redevelopment plans, landscape plans, site plans and remodeling and/or façade changes of existing buildings, pursuant to the design guidelines provided with the PAD document. A copy of the commercial design standards and approval from the ARB must be submitted to the City of Tucson prior to building permit approval for all private development throughout the site.

Zoning Examiner Hearing November 8, 2018

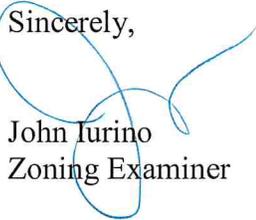
The Applicant spoke at the November 8, 2018 Zoning Examiner hearing and explained the purposes of the rezoning request, including the benefits of coordinating the development on proposed Subarea E with the property currently governed by the Kino Campus PAD. No other person spoke at the hearing. As of the date of the November 8, 2018 Zoning Examiner Hearing there was one written approval and no protests.

Conclusion – *Plan Tucson* and the *Kino Area Plan* allow for and support activity centers along major arterial roadways. The Kino Campus PAD includes a wide range of land uses and activity centers meeting the goals and policies of the *Kino Area Plan*. The PAD provides a flexible framework for the integration of current and future development of the campus. Approval of the requested PAD-18 zone is appropriate. No additional conditions are recommended for the Kino Campus PAD expansion.

RECOMMENDATION

The Zoning Examiner recommends approval of the change to the Kino Campus PAD-18 boundary to add the subject property.

Sincerely,



John Iurino
Zoning Examiner

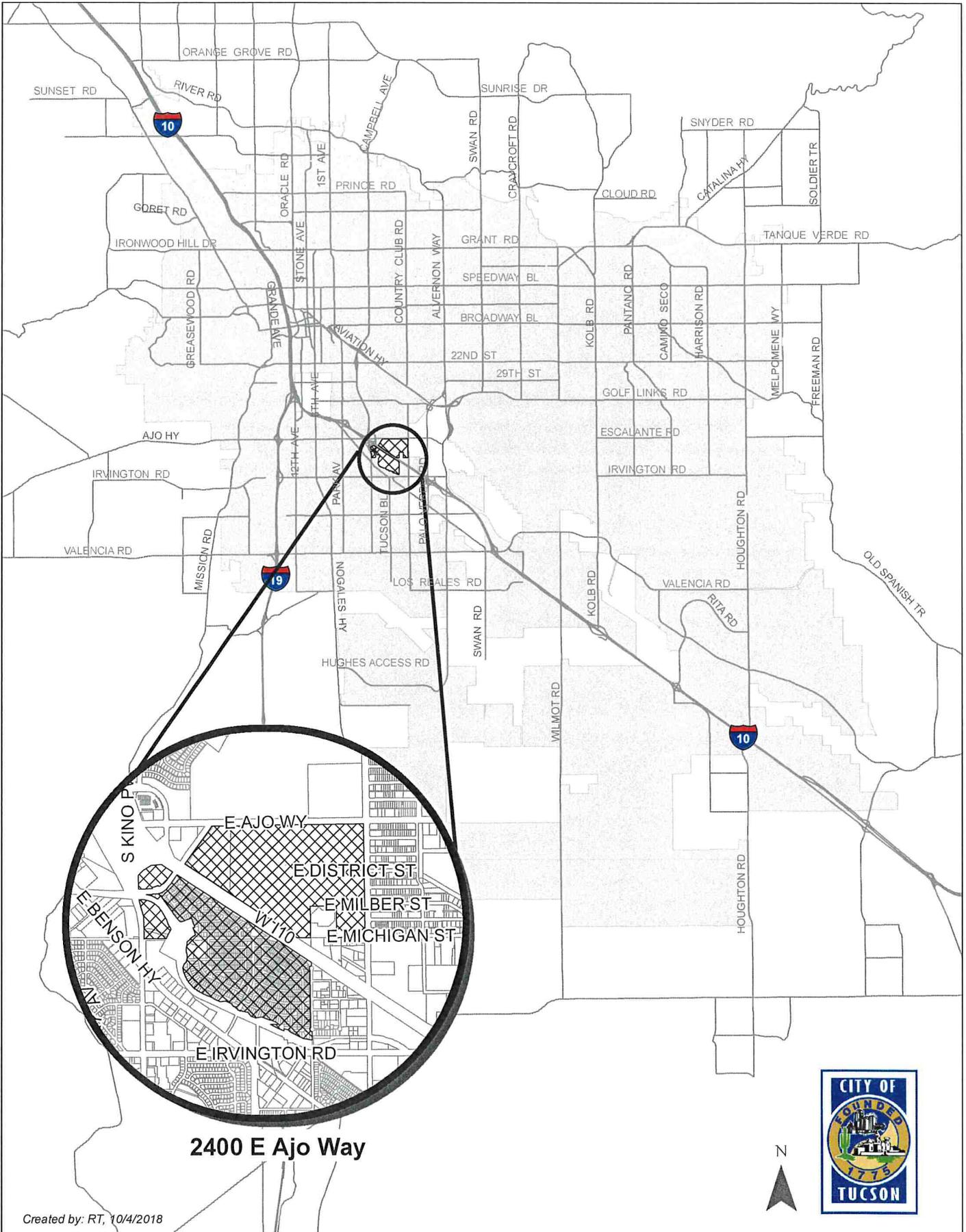
ATTACHMENTS:

Case Location Map
Rezoning Case Map

cc: City of Tucson Mayor and Council

C9-09-02 Kino PAD Amendment - Major Change

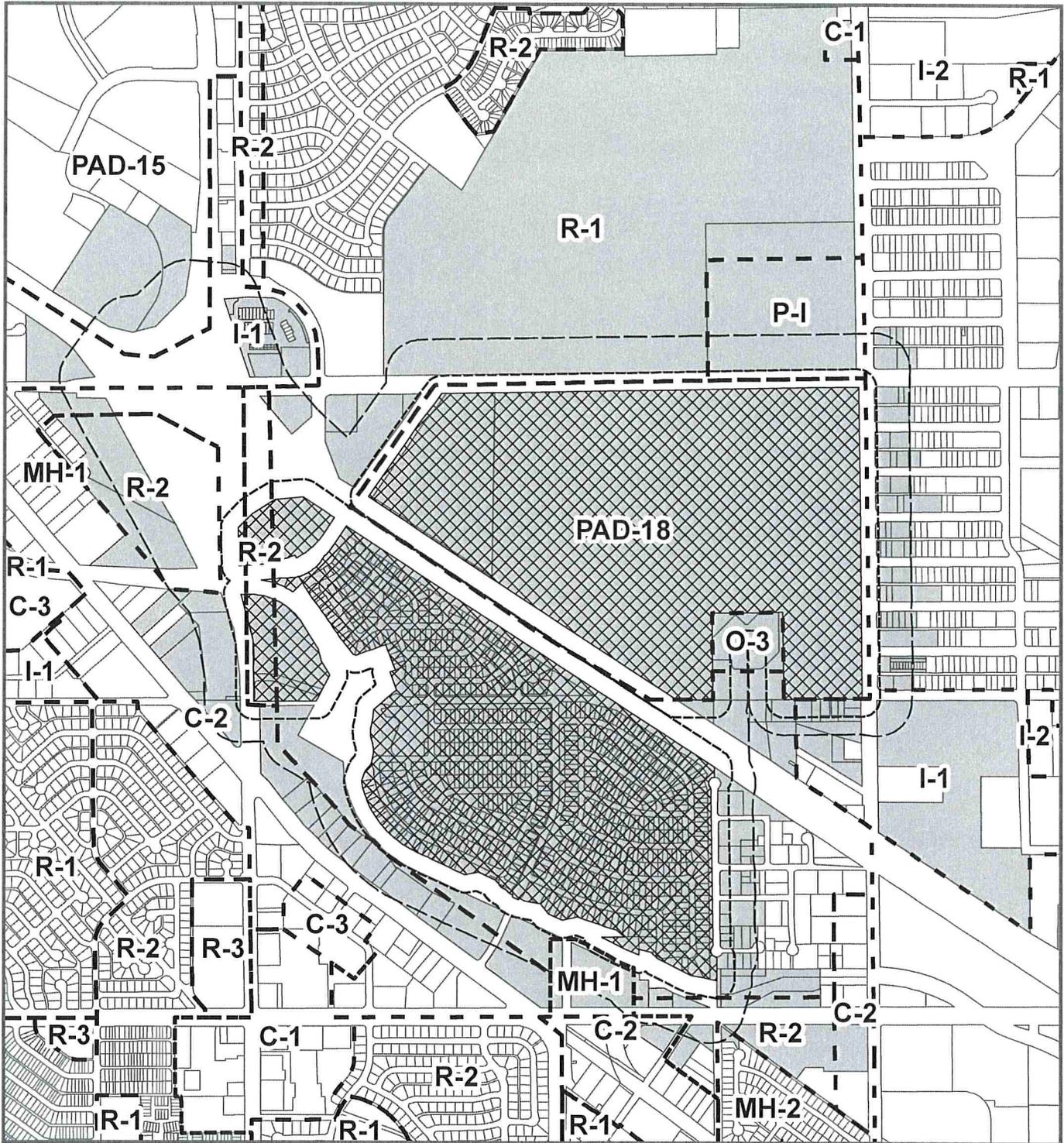
Rezoning Request: From R-1, R-2 and C-2 to PAD-18



2400 E Ajo Way

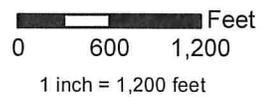
C9-09-02 Kino PAD Amendment - Major Change

Rezoning Request: From R-1, R-2 and C-2 to PAD-18



- Area of Rezoning: R-1, R-2 & C-2 to PAD-18
- Protest Area (150-foot Radius)
- Notification Area (300-foot Radius)
- Zone Boundaries
- Properties Notified

Address: 2400 E. Ajo Way
 Base Maps: Twp. 14S Range 14E Sec. 32
 Ward: 5



C9-09-02 Kino PAD Amendment - Major Change

Rezoning Request: From R-1, R-2 and C-2 to PAD-18



-  Area of Rezoning: R-1, R-2 & C-2 to PAD-18
-  PAD18

Address: 2400 E Ajo Way
Base Maps: Twp.14S Range14E Sec. 32
Ward: 5

