



CITY OF
TUCSON
ZONING
EXAMINER'S
OFFICE

PRELIMINARY REPORT

August 8, 2019

Corky Poster
Poster Frost Mirto, Inc.
317 North Court Avenue
Tucson, AZ 85701

**SUBJECT: C9-19-07 Benedictine Monastery (Historic Landmark)
Country Club (Ward 6)
Public Hearing: August 1, 2019**

Dear Mr. Poster:

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 C9-19-07 Benedictine Monastery (Historic Landmark – Country Club (Ward 6)).

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 Corky Poster, of Poster Frost Mirto, Inc., on behalf of the property owner, Tucson Monastery, LLC, to rezone an approximately 51,501 square foot area from O-3 and R-3 to HL (Historic Landmark) zoning. The rezoning site is located at 800 North Country Club Road, approximately 771 feet south of Speedway Boulevard (see Case Location Map). The Historic Landmark designation request is located within the Benedictine Monastery Planned Area Development (PAD).

This is a companion case to C9-19-06 Benedictine Monastery PAD to put into place additional standards that will apply specifically to the existing Benedictine Monastery structure and associated areas with an Historic Landmark designation. The Benedictine Monastery PAD proposes using Unified Development Code Section 5.8 Historic Landmark designation standards, unless modified by the PAD document or accompanying Historic Landmark designation document. The PAD document outlines the approach for preservation of the exterior of the Benedictine Monastery and rehabilitation of the interior. (The latter is not governed by the requirements of the proposed HL zoning.)

On July 11, 2019, the Tucson Pima County Historic Commission Plans Review Subcommittee (TPCHS-PRS) reviewed the (HL-19-02) Historic Landmark nomination and recommended approval of the nomination and future request for rezoning to Historic Landmark (HL) with a vote of 6-0.

Zoning Descriptions

Existing Land Use: Vacant Monastery (Group Dwelling)

Existing Zoning

Residence Zone (R-3) – This zone provides for high density, residential development and compatible uses. Civic, educational, recreation, religious uses, and select other uses, such as day care and urban agriculture, are also permitted that provide reasonable compatibility with adjoining residential uses. Office Zone (O-3) – Professional and semiprofessional office, high density residential developments, and limited research and development uses permitted.

Proposed Zoning

The Planned Area Development (PAD) – is a zoning classification which provides for the establishment of zoning districts with distinct standards, and can specifically include historic preservation zone designation, policies and standards.

Historic Landmark (HL) – The Historic Landmark designation is an overlay zone that imposes standards and procedures that are in addition to those required under the PAD zoning standards.

Surrounding Zones and Land Uses

North: Zoned O-3 and C-1; Administrative and Professional Office; General Merchandise Sales

South: Zoned O-3; Administrative and Professional Office

East: Zoned R-3 and R-2; Residential

West: Zoned R-1; Residential

Planning Considerations

Land use policy direction for this area is provided by the *Alvernon-Broadway Area Plan*, the *Miramonte Neighborhood Plan* and *Plan Tucson*. *Plan Tucson* supports adaptive reuse of historic landmarks and the preservation of Tucson's historic character.

Plan Tucson supports overlay districts such as Historic Landmark designation, as a way to promote the preservation and enhancement of historic structures and districts. The *Miramonte Neighborhood Plan* supports the preservation and economic sustainability of the Benedictine Monastery as an important historic site, including preservation of the landscape buffering.

The Historic Landmark designation is a zoning overlay which is added to the base zoning (in this case the proposed PAD zoning) of a specific tract of land or property, but does not change the allowable uses. The purpose of the Historic Landmark designation is to encourage preservation and rehabilitation of significant historical resources. A Historic Landmark is defined as a historic site or structure of the highest historic, cultural, architectural or archaeological importance to Tucson that if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark

is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

Description of the Proposed Historic Landmark – The Benedictine Monastery is located at 800 North Country Club Road, approximately 771 feet south of Speedway Boulevard. The monastery, designed by Tucson architect Roy Place, was constructed in 1940, and is an example of Spanish Colonial Revival. The building is the last of the architect’s designs that readily conveys its association with him. Place’s favored aesthetic during the height of his career was Spanish Colonial Revival. The Benedictine Monastery is in the National Register of Historic Places as a contributing property to the Sam Hughes National Historic District.

While the subject property is being incorporated into the Benedictine Monastery PAD, it is compliant with the UDC Section 5.8.5 Standards for Establishing or Amending HLs. The boundaries of the landmark include the footprint of the monastery and a buffer around the perimeter of the building, for a total of 51,501 square feet. The building is the third of eight monasteries of the Benedictine Order of the Sisters of Perpetual Adoration built in the United States, and is one of two surviving monasteries in this order extant in the United States.

The footprint of the building was designed in the form of an “E” and constructed of brick, sheathed in cement plaster, and accented with arcades, stone medallions, corbels, columns, pilasters, coping, and ornamental iron gates, and a tiled-topped dome with copper finials. The north wing housed the sanctuary and chapel, the central wing housed the refectory, the south wing the living and workrooms, and the former kitchen and utility rooms were located in a second-story deck above the chapel. Interior courtyards were located between the wings and enclosed by and connected with open-air arcades. The interior courtyards and grounds were landscaped with a mix of fruit and deciduous trees, and date palms, and both native and non-native ornamental plants.

August 1, 2019 Zoning Examiner Hearing

The Applicant’s representative spoke in favor of the requested HL zoning. A member of the public who has been actively involved in the public process leading to the rezoning application also spoke, and testified that the December 18,

2018 amendments to the *Miramonte Neighborhood Plan* and the *Alvernon-Broadway Area Plan* were unnecessary and inappropriate, given the fact that the then-existing *Miramonte Neighborhood Plan* already recognized the historic importance of the Benedictine Monastery and provided for its preservation.

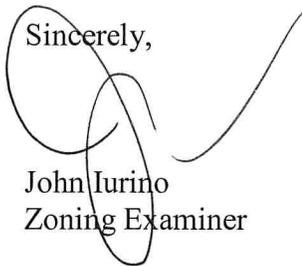
As of the date of the Zoning Examiner hearing, there were three (3) written approvals and one (1) written protest.

Conclusion – The *Alvernon-Broadway Area Plan* and the *Miramonte Neighborhood Plan* support the proposed Historic Landmark designation. *Plan Tucson* supports the preservation of distinctive historic resources for the larger community and the establishment of overlay districts, such as Historic Landmark designation, as a way to promote the preservation and enhancement of historic structures and districts. Given its importance as an excellent, intact example of the Spanish Colonial Revival style, and that it was designed by Tucson architect Roy Place, the requested Historic Landmark designation (HL) for the Benedictine Monastery is appropriate, and not subject to any conditions, except those within C9-19-06 Benedictine Monastery PAD.

RECOMMENDATION

The Zoning Examiner recommends approval of the rezoning request.

Sincerely,

A handwritten signature in black ink, appearing to read "John Iurino", with a long, sweeping flourish extending to the right.

John Iurino
Zoning Examiner

ATTACHMENTS:

Case Location Map

Rezoning Case Map

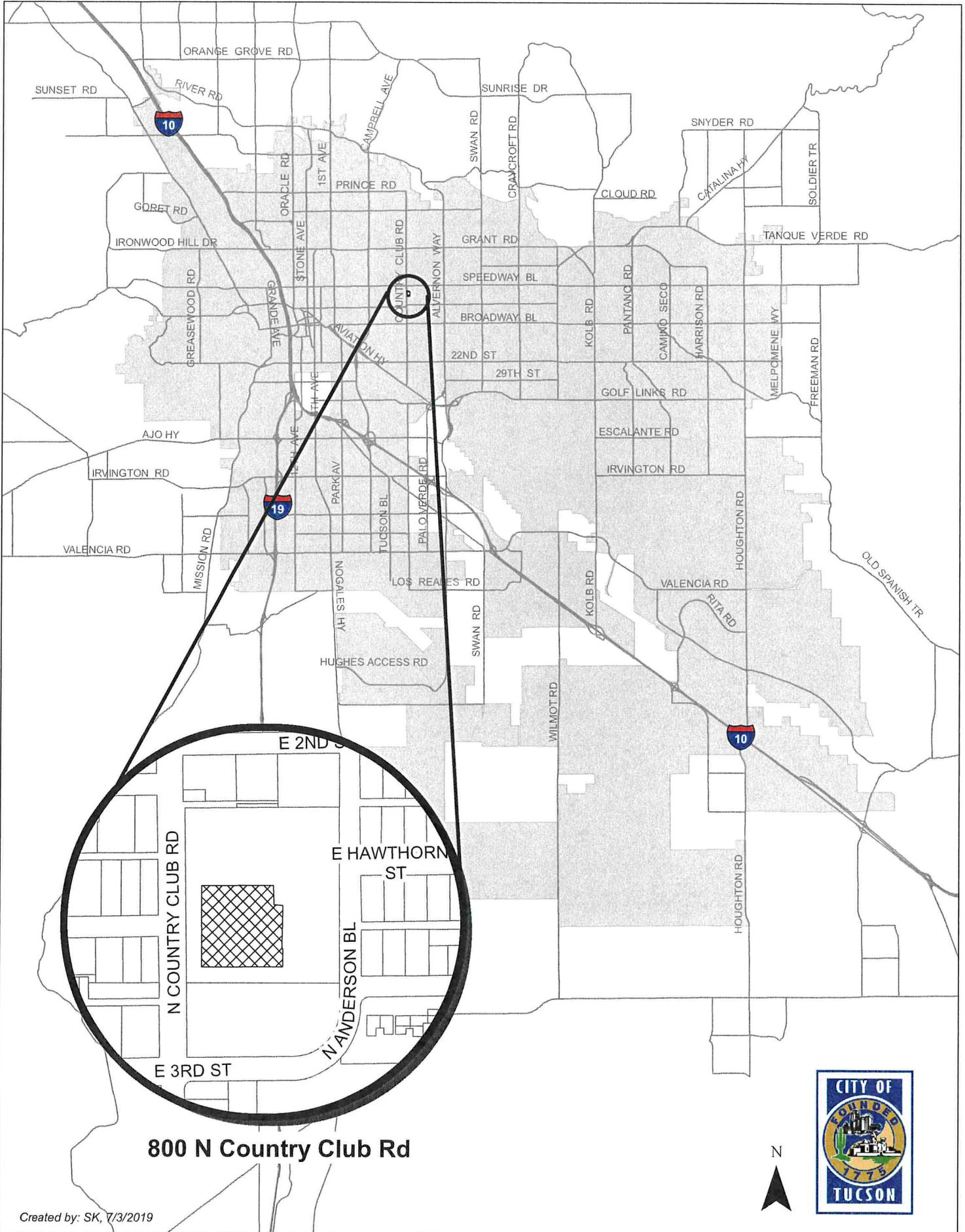
cc: City of Tucson Mayor and Council

Letter to Corky Poster

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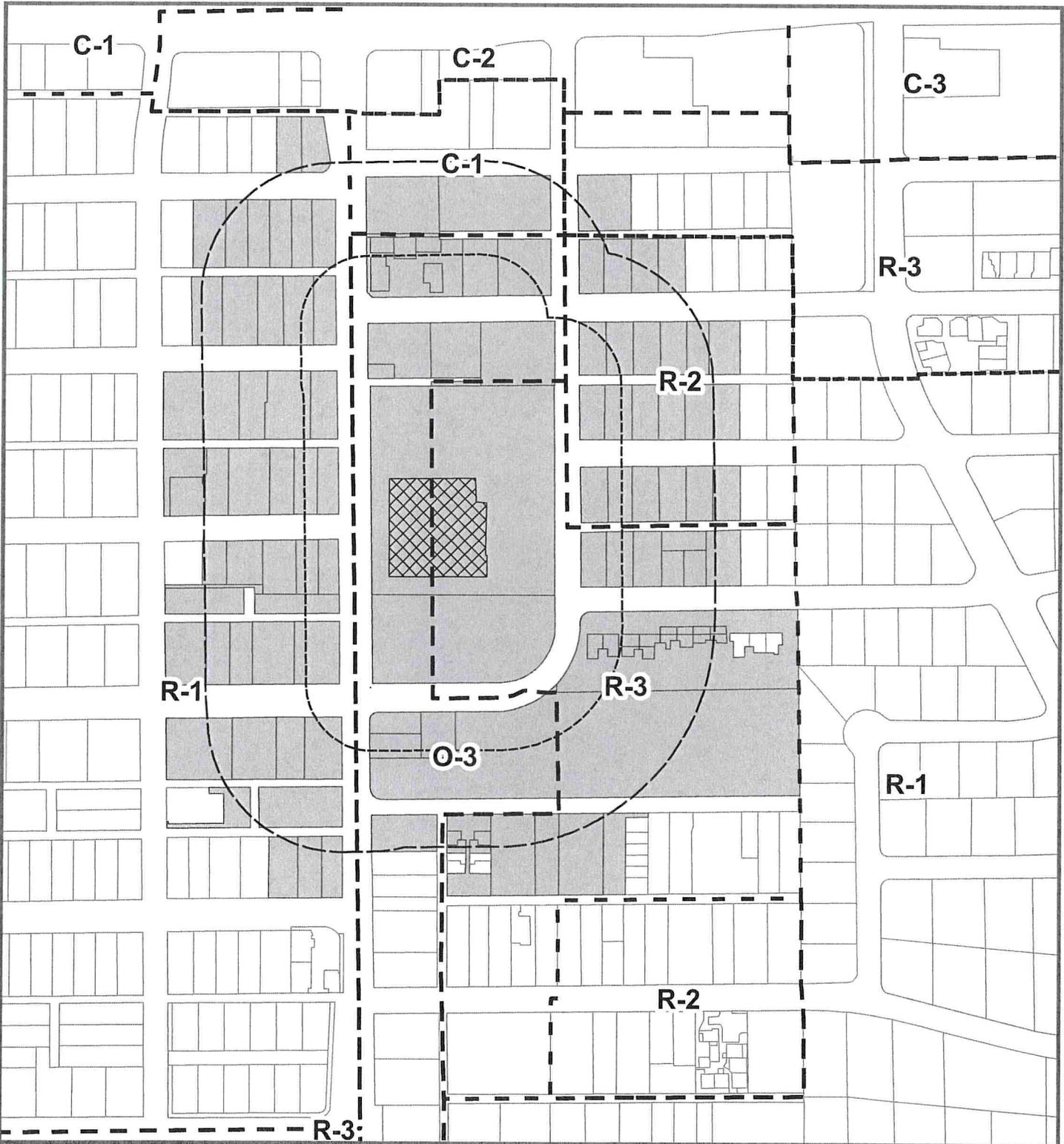
C9-19-07 -Benedictine Monastery HL Rezoning Request: From O-3/R-3 to HL

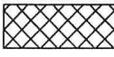
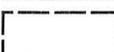
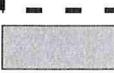


800 N Country Club Rd



C9-19-07 -Benedictine Monastery HL
 Rezoning Request: From O-3/R-3 to HL



-  Area of Rezoning: O-3/R-3 to PAD
-  Protest Area (150 ft. radius)
-  Notification Area (300 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: 800 N Country Club Rd.
 Base Maps: Twp.14S Range 14E Sec. 9
 Ward: 6

