



PLANNING COMMISSION

Planning and Development Services Department • P.O. Box 27210 • Tucson, AZ 85726-7210

DATE: February 1, 2012

TO: Planning Commission

FROM: Ernie Duarte, Executive Secretary

SUBJECT: *Sewell-Hudlow Neighborhood Plan Amendment, PA-12-01*
NEC Broadway/Wilmot – Commercial
Study Session (Ward 2)

Issue: This is a request by Thomas Saylor-Brown of SBBL Architecture + Planning, to amend the *Sewell-Hudlow Neighborhood Plan* to allow a strip of land around a shopping center to be used for neighborhood commercial (i.e., C-1) uses, in addition to the parking already allowed. Wilmot Plaza, at the northeast corner of Broadway Boulevard and Wilmot Road, was constructed in 1956 and is outdated and in decline. The owners want to raze the buildings and fully utilize their site to construct a new shopping center (see Attachments 1, 2, 3 and 4 for a location map, a zoning map, an aerial photograph of the site, and the plan amendment application).

Recommendation: Staff recommends the Planning Commission set this item for public hearing on March 7, 2012.

Applicant's Request: The applicant is seeking to change the land use designation along the northern and eastern edges of the site from 'associated parking' to 'medium to high density residential, low rise office and neighborhood commercial', the same as the rest of the shopping center, to allow a proposed rezoning from R-1 to C-1 to proceed, so that they may fully utilize their site (see Attachment 5, the Land Use Development Map). No other changes are proposed.

Area Zoning and Land Uses: The 9.7-acre site is zoned C-1, except for R-1 strips along the northern and eastern edges (approximately 85 and 93 feet wide, respectively). It's developed with several retail uses, including TJ Maxx, Christie's Appliances, and other retail uses, all grouped along the northern and eastern portions of this site. Two small freestanding buildings are at the southwest corner, next to the Broadway/Wilmot intersection. Approximately half the buildings on the site are vacant. There are two, 20-foot wide public alleys along the northern and eastern edges of the site, and single-family homes in an established R-1 neighborhood beyond.

The other three corners of the Broadway/Wilmot intersection are all zoned C-1 and developed with commercial centers. Areas northwest of the intersection, beyond the C-1 area, are zoned OCR-2 and developed with medium- and higher-density offices and apartments.

Policy Direction Summary: Policy direction is provided by the *Sewell-Hudlow Neighborhood Plan (1988)* and the City's *General Plan (2001)*.

February 1, 2012

Sewell-Hudlow Neighborhood Plan. The land use development map supports neighborhood commercial uses (i.e., uses allowed in C-1 zoning) on the site, and parking in the R-1 strips along the northern and eastern edges. To enable the R-1 areas to be used for shopping center uses other than parking, the map needs to be amended, hence the need for this plan amendment. The non-residential policies (1.c.) promote the consolidation of abutting parcels for new non-residential uses, to allow adequate buffering of adjacent residential development.

General Plan (2001). The Broadway/Wilmot area is defined as a regional commercial activity center comprising Park Place Mall, several shopping centers along Broadway Boulevard, a medium- to high-density office and residential node northwest of Broadway and Wilmot, and the St. Joseph's Hospital and medical office complex. Redevelopment of commercial uses, including expanding commercial areas into adjoining residential areas, is supported in appropriate locations if logical boundaries can be established, and adjacent residential properties can be adequately screened and buffered (Element 2, policy 5 and sub-policies 5.3 and 5.6). Other policies promote neighborhood identity and visual character; encourage builders/developers to incorporate neighborhood recommendations into site plans; promote quality in design for all new development; and promote enhancing the overall function and visual quality of the street, adjacent properties and the community (Element 4, policy 5 and sub-policy 5.6, and policy 6 and sub-policy 6.1).

Public Contact: Staff has not been contacted by anyone about this amendment proposal.

The applicant held the required neighborhood meeting on December 21, 2011. Approximately 9 neighbors attended, according to the sign-in sheet. Neighbors asked about the following:

- specific uses (*unknown at this time*)
- the wall and landscaping along the northern and eastern edges (*based on discussion at the meeting, the wall will be 6 feet high, with 2 feet of wrought iron on top; it will be set back at least 10 feet from the property lines; and the area between the wall and property lines will be landscaped*)
- building heights and setbacks (*no more than 30 feet high; the commercial buildings will be set back approximately 84 feet from the residential property lines on the east side, and approximately 70 feet on the north side*)
- deliveries (*will occur via a one-way drive at the back of the center; delivery vehicles will enter the site from Broadway and exit onto Wilmot*)
- buffering from traffic and noise at/near the Broadway/Wilmot intersection (*the buildings should help block some of the traffic noise*)
- a ponding problem at the northwest side of the property (*onsite grading and water harvesting will help resolve this*).

According to the information provided, neighbors thought the benefits of a revitalized shopping center would outweigh the inconvenience associated with the project's construction.

February 1, 2012

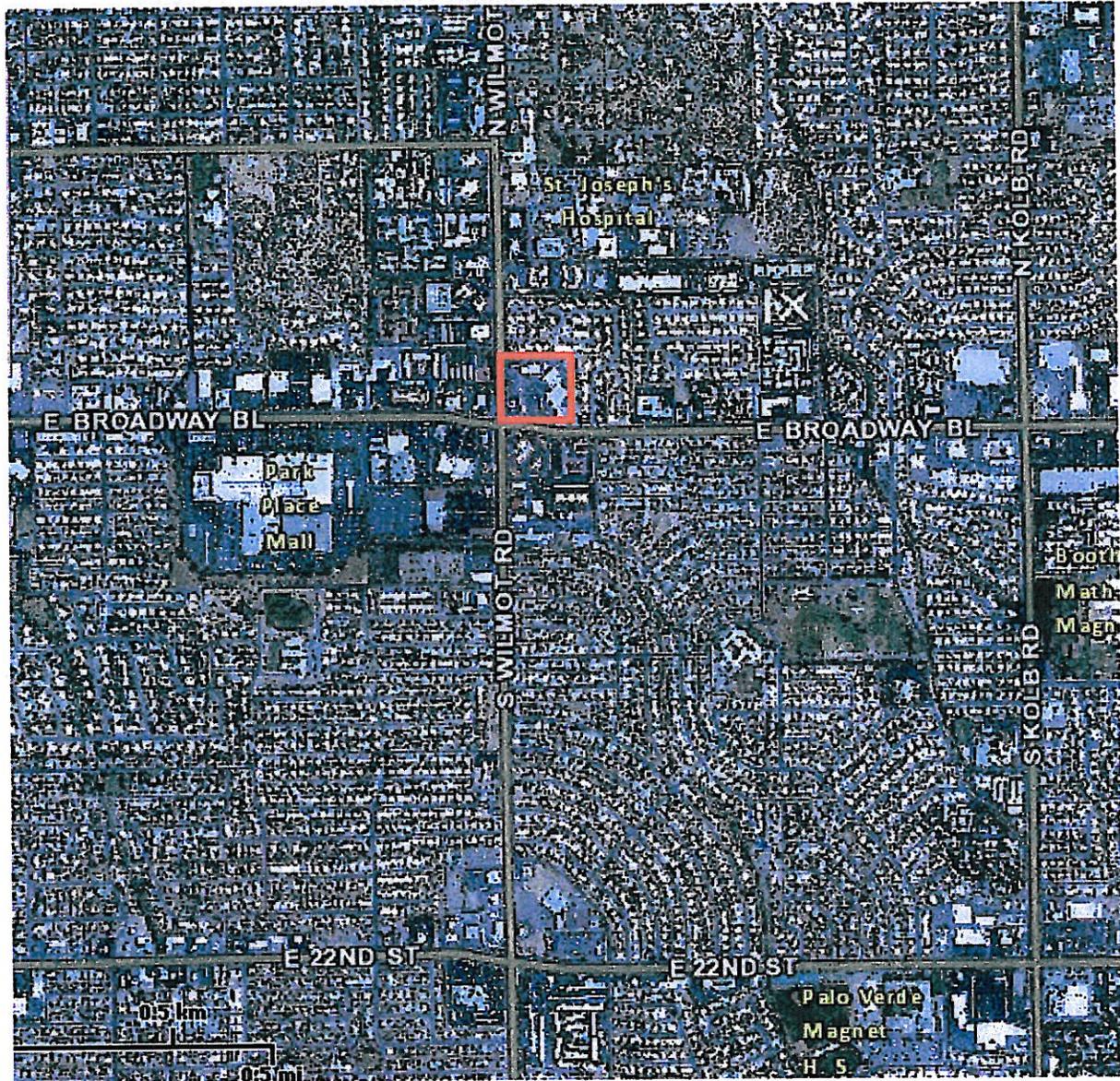
Conclusion: Staff recommends this item be set for public hearing on March 7, 2012. The outdated Wilmot Plaza shopping center occupies a prominent location at the intersection of two arterial streets, and is part of a designated community commercial activity center. Revitalization of this center would benefit the surrounding area, and contribute to an enhanced community image. Sufficient buffering for adjacent residential areas is of key importance. The proposed amendment appears to be a win-win-win for the shopping center owners, the neighbors, and the surrounding area/greater community.

Ernie Duarte:JM/JB/JH

Attachments: 1 – Location Map
2 – Zoning Map
3 – Site and Surroundings Map
4 – Amendment Application
5 – Land Use Development Map

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Sewell-Hudlow Neighborhood Plan Amendment Broadway/Wilmot - Commercial

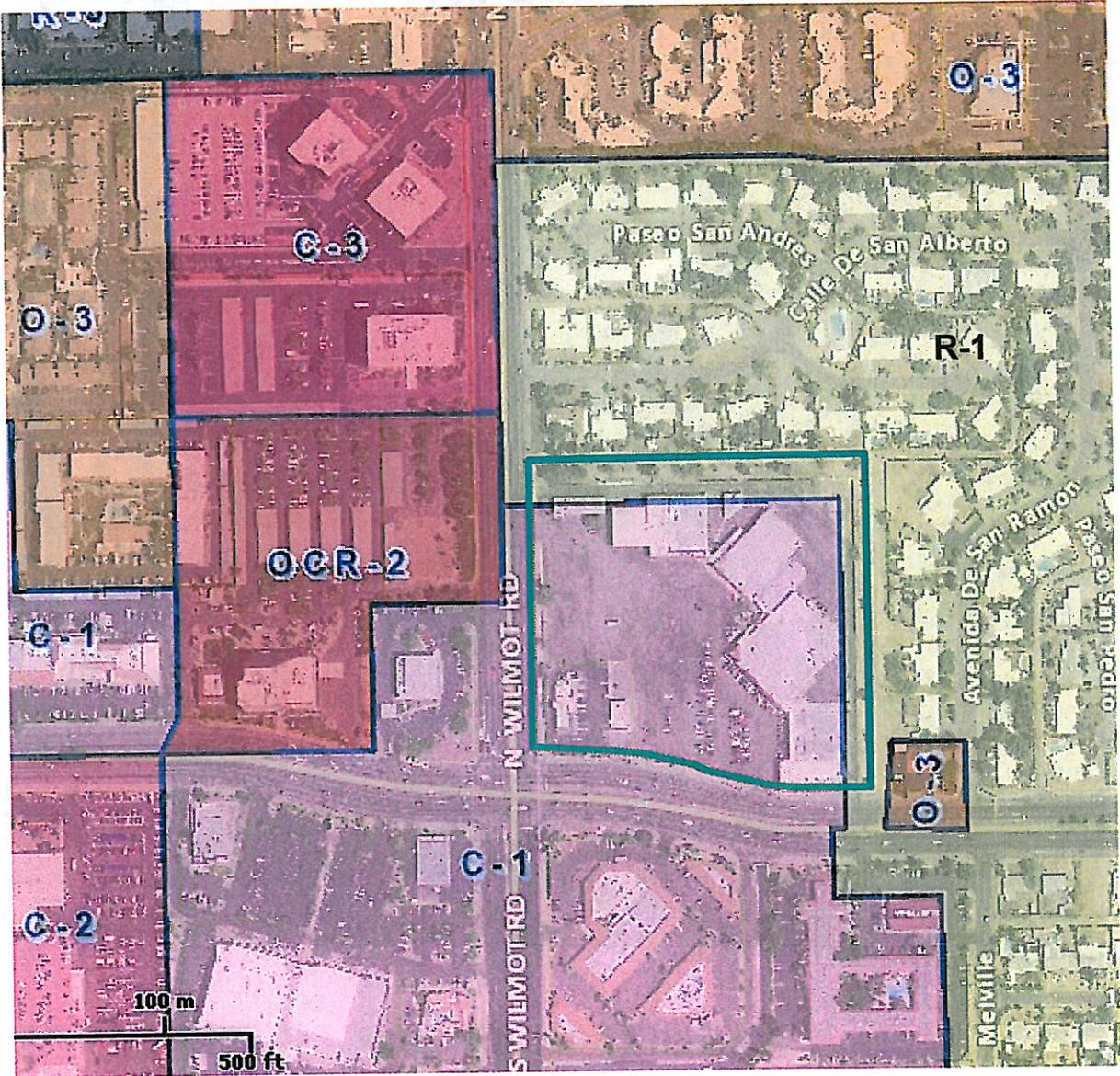


Location Map

— Project Site



Sewell-Hudlow Neighborhood Plan Amendment Broadway/Wilmot – Commercial



Zoning Map

— Project Site



Sewell-Hudlow Neighborhood Plan Amendment Broadway/Wilmot - Commercial



Site and Surroundings





Department of
**URBAN PLANNING
& DESIGN**

Application for Plan Amendment

April 2006 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: 1/5/2012 Received by: J. Harshorn

Area/Neighborhood Plan to Be Amended:

Sewell-Hudlow Neighborhood Plan

Date Plan Was Adopted by Mayor and Council: March 14, 1988

Plan Amendment Name: NEC Broadway/Wilmot - Commercial

Plan Amendment Number: PA-12-01 Processing Fee: \$2906

SECTION 2 - Site Identification

Street Address: 6337 E. BROADWAY, TUCSON AZ

Township/Range/Section: T14S, R16E, S7 Tax Code No: 133-21-074 A, B -075A

Nearest Major Cross Street: BROADWAY/WILMOT

Amendment Site Size: TOTAL SITE = ± 9.7 ACRES AMEND. SITE = ± 2.6 ACRES

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.

SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

WILMOT PLAZA, LC
ATTN: BASSUK BROTHERS MGMT
13701 N. PIPER DR
TUCSON AZ 85755
ATTN: ROB EAST (323-1055)

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: THOMAS SAYLER-BROWN

Firm's Name: SBBL ARCHITECTURE+PLANNING Phone No: 620 0255

Address: 1001 N. ALVERNON Fax No: 620 0535

TUCSON AZ 85711

1-5-12

Signature Saylerbrown

Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: C-1 + R-1 Current Use of Site: RETAIL SHOPPING CENTER

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

FULLY DEVELOPED SINCE '50'S WITH RETAIL BUILDINGS INCLUDING TJ MAXX, CHRISTIES, FAMOUS FOOTWEAR, BURGER KING AND OTHER RETAIL BUILDINGS, MOSTLY VACANT. THE SITE IS PAVED EXCEPT IN THE EAST AND NORTH HALVES OF THE R-1 ZONE. SITE CONDITIONS ARE POOR.

SURROUNDING AREAS

Existing Zoning: North R-1 South C-1 ✓ East R-1 West CCR2, C-1

Describe Land Uses and Development on Surrounding Properties:

NORTH + EAST: BACK SIDE OF SF RESIDENCES, DOCTOR'S OFFICE ADJACENT TO SITE AT SOUTHEAST CORNER. SOUTH: SINGLE STORY RETAIL BUILDINGS. WEST: LOW AND HIGH RISE COMMERCIAL BUILDINGS

Neighborhood Context: THIS SITE IS AT THE CORNER OF A MAJOR COMMERCIAL INTERSECTION AND IS MOSTLY DESIGNATED "LOW RISE OFFICE" AND NEIGHBORHOOD COMMERCIAL" ON THE AREA PLAN. A STRIP OF PROPERTY ON THE NORTH AND EAST IS DESIGNATED "ASSOCIATED PARKING" COMMERCIAL USES PREDOMINATE ON BROADWAY AND ON THE WEST SIDE OF WILMOT PROPERTIES NORTH AND EAST OF THE SITE ARE MOSTLY SINGLE FAMILY RESIDENTIAL.

Proposed Site Development

Proposed Use: COMMERCIAL SHOPPING CENTER Proposed Zoning: C-1

Proposed Site Improvements (buildings, parking areas, etc.):

EXISTING DELAPIDATED AND OUTDATED BUILDINGS WILL BE DEMOLISHED AND NEW BUILDINGS IN A NEW CONFIGURATION BUILT WITH A NEWLY IMPROVED PARKING LOT AND LANDSCAPING.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

THE R-1 ZONE THAT WRAPS AROUND THE NORTH AND EAST PORTIONS OF THE SITE IS DESIGNATED "ASSOCIATED PARKING" ON THE AREA PLAN. THE MAP IN THE PLAN NEEDS TO BE CHANGED TO SHOW THIS AREA HATCHED TO MATCH THE REST OF THE SITE TO ALLOW COMMERCIAL USE

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

NO NEW LANGUAGE REQUIRED

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

THE NEIGHBORHOOD PLAN RECOGNIZES THIS SITE AS A NEIGHBORHOOD COMMERCIAL PROPERTY. WITH OUR PLAN, THE ONLY CHANGE IS ELIMINATING THE "ASSOCIATED PARKING" RESTRICTION AND ALLOWING THE WHOLE SITE TO BE NEIGHBORHOOD COMMERCIAL. IT TAKES PUBLIC ACTIVITY AWAY FROM THE RESIDENCES.

SECTION 5 - Plan Amendment Information Cont'd.

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

THE STRIP OF R-1 ZONING IS A TECHNIQUE THAT IS NO LONGER SUPPORTED
BY THE PLAN TO RESTRICT AN AREA TO PARKING ONLY. PARKING IS NOT
ALLOWED IN AN R-1 ZONE TODAY. C-1 ZONING IS OFTEN LOCATED NEXT
TO RESIDENTIAL ZONES. IT IS A LESS INTENSE COMMERCIAL ZONE

Provide additional supporting information that demonstrates why this amendment should be approved.

N/A

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes No

SECTION 6 - Pre-Submittal Meeting Information

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- Any changes in the plan amendment proposal based on comments received at the neighborhood meeting N/A
- Copy of notes from rezoning pre-submittal meeting

S:\Plan Amendments & PAD Changes of Conditions\Forms\PA_application.doc

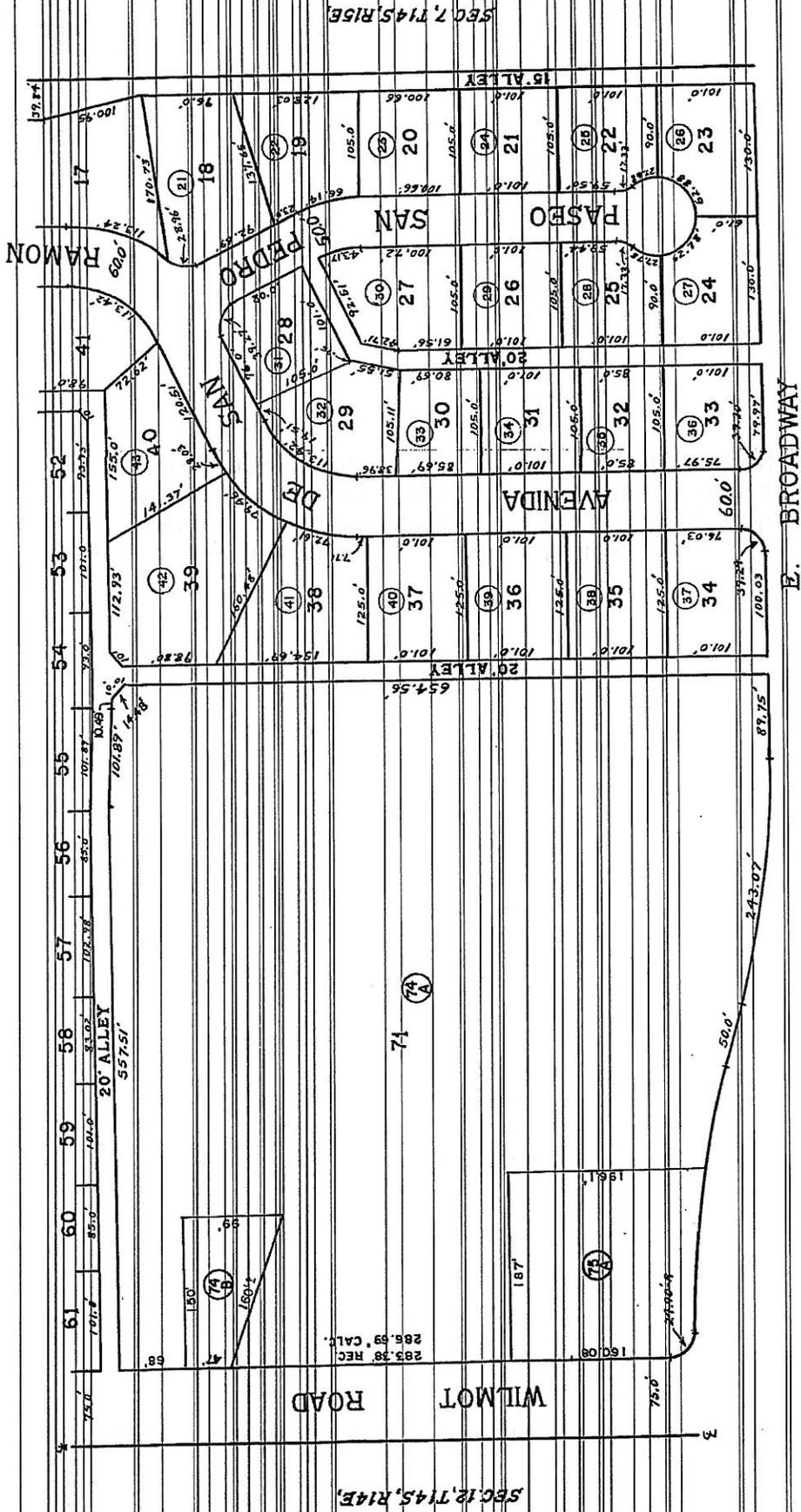
ASSESSOR'S RECORD MAP

109

SOUTH PART OF SAN RAFAEL ESTATES

133 - 21

3/10



SEC 18, T14S, R15E

SCALE - 1" = 100'

SEE BOOK 10, PAGE 71 - M & P.

1978

1335 (4)

5

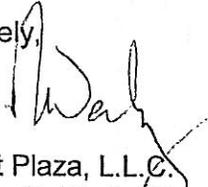
Ricardo M. Weitz

January 6, 2012

To whom it may concern:

Wilmot Plaza, L.L.C. hereby authorizes Thomas Sayler-Brown of SBBL Architecture + Planning, Rob East of Bourn Companies, Paul Schloss of CB Richard Ellis, and David Sirota of Bassuk Brothers Management to represent it before the City of Tucson for all matters relating to Wilmot Plaza Shopping Center including, but not limited to, our Plan Amendment and rezoning efforts.

Sincerely,



Wilmot Plaza, L.L.C.
Ricardo M. Weitz, Member



SBBL Architecture + Planning

1001 North Alvernon Way #105, Tucson, Arizona 85711-1019
t: 520.620.0255 f: 520.620.0535 e: sbbf@sbbf.biz

To: Adjacent Property Owners and Neighborhood Associations
From: Thomas Saylor-Brown, AIA, Principal
Date: December 9, 2011
Project: Wilmot Plaza Plan Amendment and Rezoning
NEC Broadway and Wilmot
Tucson, Arizona
Project: 10012.01

Dear Sir/Madam:

SBBL Architecture + Planning, LLC ("SBBL") is the architect for redevelopment of the existing T.J.Maxx shopping center called Wilmot Plaza. The redevelopment involves obtaining a Neighborhood Plan amendment, rezoning a portion of the site, constructing new buildings, installing new landscaping and generally improving the site. The site is in the Sewell/Hudlow Neighborhood Plan area.

The existing site was developed over 50 years ago, and the current buildings are obsolete, mostly vacant and a serious eyesore. The current zoning for the site includes a narrow strip of residential zoning located along the east and north portions of the site. The Sewell/Hudlow Neighborhood Plan calls for this strip of land to be reserved for parking. The existing shopping center buildings already encroach in this residential zone. We would like to rezone the existing residentially-zoned strip of land to match the commercial zoning on the rest of the site (C-1 zoning) and locate the new buildings further north and east on the site to provide a more efficient layout and a better parking solution along Broadway and Wilmot.

We are required by the city to meet with you and show our preliminary plans, thus giving you an opportunity to voice your support and express any concerns. In February and March, we will present our plan to the city's Planning Commission requesting a change to the Neighborhood Plan to eliminate the designation of that residentially-zoned strip of land as parking only. The March meeting is a public hearing. In April, we will submit the plans again to the city requesting that the residentially-zoned strip be rezoned to commercial.

You are cordially invited to attend this meeting with a representative of the Ward 2 city council office, the developer, adjacent property owners and me to review the project.

The meeting will be held from **6:30 p.m. to 7:30 p.m. on Wednesday, December 21**, in a conference room at the council offices, **7575 E. Speedway**.

I look forward to seeing you there. If you cannot attend, I will be happy to talk to you individually.

Sincerely,

SBBL Architecture + Planning, LLC

A handwritten signature in black ink that reads 'Saylor-Brown'.

Thomas Saylor-Brown, AIA



SBBL Architecture + Planning
1001 North Alvernon Way # 105, Tucson, Arizona 85711-1019
t 520.620.0255 f 520.620.0535 e: sbbl@sbbl.biz

Joanne Hershenhorn
c/o Development of Urban Planning
201 N. Stone
Tucson, AZ 85701

January 5, 2012

RE: Sewell/Hudlow Area Plan Amendment for Wilmot Plaza

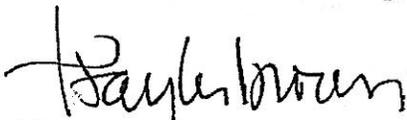
Dear Joanne:

This is to certify that mailings went out to everyone on the mailing list provided for the above referenced project. These were mailed on December 9, 2011.

If you need more information, please let me know.

Thank you.

SBBL Architecture + Planning, LLC


Thomas Sayler-Brown, AIA

MAILING
LIST

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133210680
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133210520
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HALL JANET E
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133210570
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133210430
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TUCSON AZ 85710

133210420
CHANSLEY STEPHEN R & DEBORAH
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13321074A
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TUCSON AZ 85755

133210410
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133210310
VERDUZCO ARNOLD J & ANNETTE CP/RS
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TUCSON AZ 85710

133210550
MAIKOFF JUDITH P
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127090130
BANK ONE AZ NA
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133210540
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for neighb. mtg. printed 12/6/2011

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133210340
SMITH NORMAN SHERRILL
26 N AVENIDA DE SAN RAMON
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133210380
COFFMAN II J DAVID & NORMA J CP/RS
5150 S OLD SPANISH TRL
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133210610
MC DONALD MARGARET A
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133210370
THOMPSON GREGORY ALLEN &
THOMPSON MARIA C JT/RS
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133210360
SELAMET CHETIN
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ATTN: KIVEL REALTY INVESTMENT
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TUCSON AZ 85711

128010180
REAY'S RANCH INVESTORS LLC
2100 N KOLB RD
TUCSON AZ 85715

134234110
8-10 WEST 36TH STRBET LLC & EL
MERCADO LLC
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251 SOUTH WILMOT LLC
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TUCSON AZ 85711

134234080
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1790 E RIVER RD STE 310
TUCSON AZ 85718

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134230040
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BWPA created 12/6/2011
Expires 2/6/2012
2 pages

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Carol Dupuis
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Paul Cunningham
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7575 E. Speedway Bl
Tucson, AZ 85710

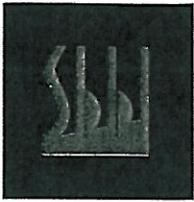
Shirley Scott
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MEMORANDUM

WILMOT PLAZA

PLAN AMENDMENT ~~AND REZONING~~ NEIGHBORHOOD MEETING NOTES

DATE: December 28, 2011

AUTHOR: Thomas Saylor-Brown

PROJECT NO.: 10012

ATTENDEES: See attached sign in sheet

PROJECT NAME: Wilmot Plaza

MEETING LOCATION: Ward 2 Offices

The Meeting began with introductions at 6:35 p.m. Thomas Saylor-Brown conducted the meeting with support from Paul Schloss (CBRE) and Rob East (Bourn Companies). Thomas presented boards illustrating the existing conditions (photos), existing site plan (showing existing zoning districts), proposed site plan and typical site sections and opened the floor to questions. These exhibits are included in this submittal. Since the change to the Neighborhood Plan (Sewell/Hudlow Plan) can only happen with a rezoning, this meeting served both the Plan Amendment and Rezoning process requirements for a neighborhood meeting. Responses are shown in ***bold italics***.

BELOW ARE THE QUESTIONS RAISED AND THE ANSWERS GIVEN:

1. How far away will the buildings be on the east side?
About 84' from the residential property line.
2. Where are the existing and proposed walls relative to the residential zone?
Thomas Saylor-Brown held up boards showing the existing and proposed site plans and pointed out the existing and proposed wall locations.
3. What are the plans for the current restaurant?
Paul Schloss CBRE: We don't yet know what will happen to the restaurant. There are no specific retailers lined up. When the time comes to lease the shops, the leasing agents will begin searching for potential tenants, including current tenants.
4. How many total units will there be?
The proposed plan calls for approximately 100,000 square feet. It is not known how many units.
5. Currently, there is a little alleyway for trash pickup. Will that stay?
Yes, the City-owned alley will continue to be used for residential trash pick-up only. Wilmot Plaza will have its own trash pick-up on site.
6. Who would maintain landscaping along the alley?
The owner would maintain the landscaping on the Wilmot Plaza property.

7. What is the setback from the alley?
The alleyway is 20' wide. Most of the houses are set back from the alleyway an additional 20'. The commercial buildings will be approximately 50'-6" from the alley on the north and approximately 64' on the east.
8. How will deliveries happen?
A one-way drive will be provided along the backside of the Center for delivery trucks. Truck traffic will come in from Broadway and exit onto Wilmot.
9. How would the delivery trucks back in?
There will be room provided for trucks to maneuver. A turning radius is shown on the plan for the anchor retailers. Along the east, the trucks will back into their loading areas.
10. What if a truck comes in and backs up and another truck comes in at the same time? How would they both fit in the back (east) without blocking the area behind the stores?
Loading areas have specific requirements which will be addressed. Delivery trucks usually arrive at different times of the day. Once parked in the loading area, a clear driveway will remain for other truck traffic to get by unimpeded.
11. What about garbage pickup?
All trash pick-up will be accomplished on the commercial site.
12. What is the proposed height of the screen wall? (Residents worry about people (teenagers, etc.) hopping the wall.)
Code says 5'. After some discussion, it was agreed by all for the wall to be 6" with a 2' wrought iron fence on the top.
13. Residents worried about graffiti on walls.
Thomas stated that the City will require them to make the wall graffiti-resistant.
14. Residents want to know if this is a "theoretical" drawing. What are the parking requirements?
Thomas explained that it is a "theoretical" drawing, a preliminary development plan. The plan could change as the project moves along and we obtain real tenants. Changes to the plan will be made available to the neighborhood association. The plan meets the current Land Use Code requirements.
15. What is the worst-case scenario for building layout and area?
This plan shows an approximate maximum building area of 113,797 s.f. including the existing Burger King and retail pad. The final layout could result in different-sized buildings. It's too early to say at this point.
16. How high are the proposed buildings?
For large retailers, approximately 28'. C-1 zoning allows buildings up to 30'.
17. One of the residents commented that a taller building would actually help to block off some of the noise from the traffic.
18. Will you build first and then find residents to occupy building spaces?
Typically, once anchors are signed up, their buildings will be designed before being built. Sometimes shop buildings are built prior to the obtaining tenants.

19. When could this all happen, if the proposed changes are accepted?
If all approvals are given and no unforeseen extensions are needed, we are looking at September, 2012, to break ground. This project will be a phased process, as TJ MAXX has a signed lease through 2017.
20. Are you hoping to keep TJ MAXX?
No commitments have been made by TJ MAXX or the owner.
21. What kind of lighting?
Wall packs will be provided for security along the backside of buildings. The light sources will be screened from residences.
22. What type of façade will be used for the shopping center?
The Center has not been designed yet. Thomas asked for suggestions, and the residents responded that they would like to see something modern with stone. They indicated that the BevMo shopping center across the street is nice.
23. Will the parking lot south of TJ MAXX be worked on?
The project will be phased. We have to keep the TJ MAXX lot until we are ready to tear the buildings down. The entire parking lot will eventually be reconstructed.
24. Will the property be blocked during construction?
The existing access points to Broadway and Wilmot will remain open during construction.
25. Will there be any billboards going up?
The City of Tucson does not allow billboards, so no.
26. Why did the Owner wait until now?
The original owner had passed away, and the son took over the project. TJ MAXX has a very long lease term (20 yrs. or so) set to expire in 2017, so we couldn't move faster than we have.
27. Demitri Downing, Ward 2 aide, was worried about urban decay.
Paul Schloss (CBRE) stated that the proximity to Park Place Mall will help entice new tenants to the redeveloped site. Centers located close to larger malls fair better when it comes to vandalism.
28. A question was raised regarding hours of construction.
Rob East and Paul Schloss (CBRE) explained that during the hot season, construction companies prefer to get started early in the morning (around 6 a.m.) because they would like to get the majority of their work done prior to the hottest parts of the day. Input from the neighbors regarding hours of construction would be welcome. Thomas noted that we will keep neighbors informed through the neighborhood association.
29. Will the wall and the vegetation happen at the beginning of the project?
The screen wall will be built only where new construction occurs. The proposed project is a phased project, so no wall will be built on the east side until TJ MAXX's lease expires, and the existing buildings are removed. The wall will be built before landscaping which is the last thing to go in.
30. How long is the lease for Burger King?
Paul Schloss (CBRE) stated that Burger King has two more 5-year terms (for a total of 10 years).

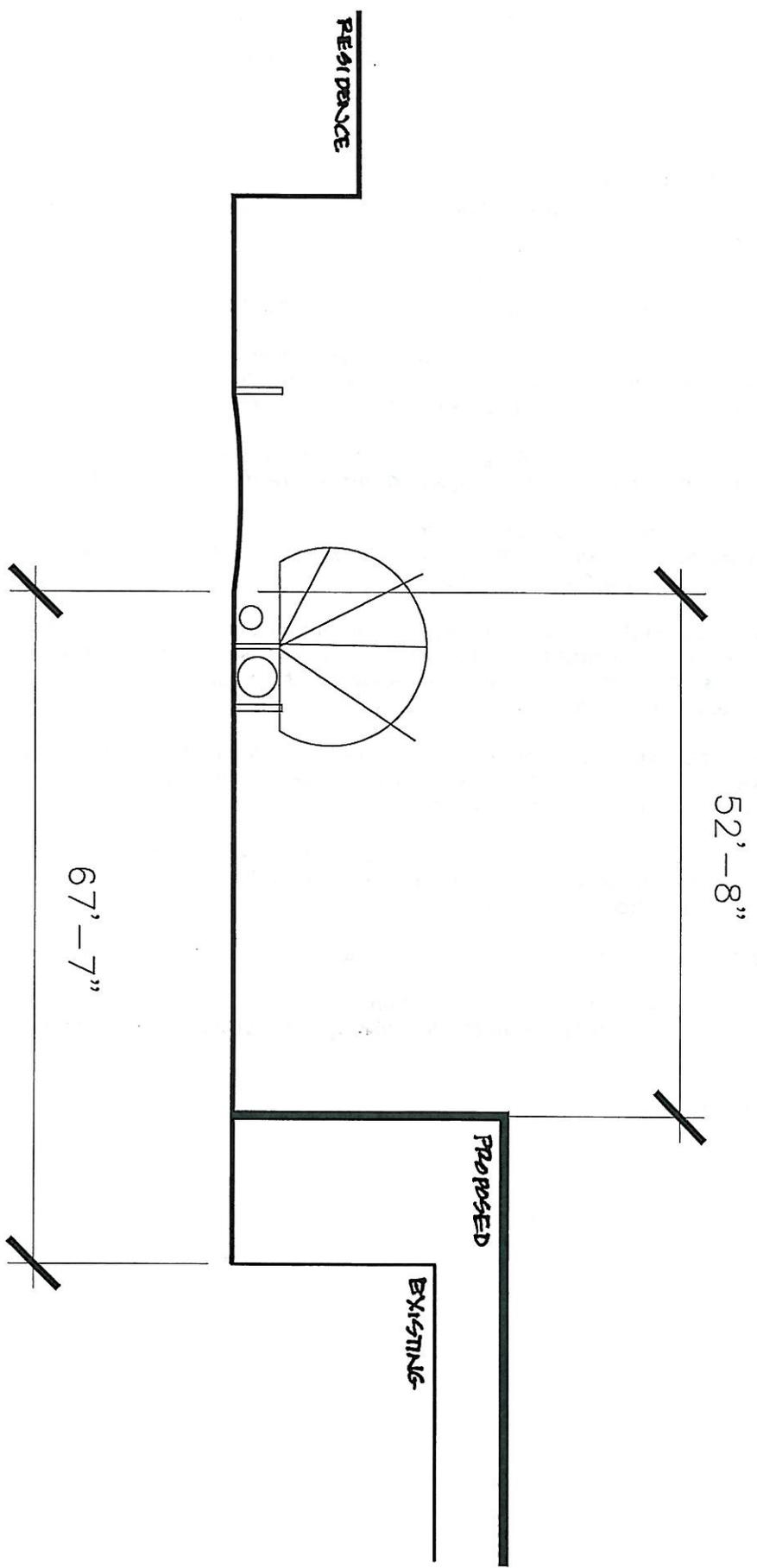
31. What will PAD B be?
Pad B is just a conceptual space-holder on the site plan. There are no prospective tenants at this time.
32. What is the square footage of PAD B?
Approximately 5,400 (the size of a Blockbuster Video).
33. What type of landscaping will be along the Broadway/Wilmot?
There will be a 10' border along Broadway and Wilmot with trees, shrubs and a sidewalk except at the Burger King site (until it is redeveloped.)
34. Will there be any additional lighting on Broadway at Wilmot?
There will be no new street lighting, but there will be new lights in the parking lot.
35. Will there be any topography changes?
No significant changes. Some water harvesting will be provided with new vegetation utilizing existing flow patterns.
36. Thomas asked the residents if they had concerns about any existing site problems/issues.
The residents stated that the northwest (low) side of the property floods when it rains. Thomas, Rob East and Paul Schloss stated that water harvesting and grading improvements will help resolve that issue.
37. One of the residents stated that while there will be some inconvenience during the construction process, the ultimate benefits of a revitalized Center outweighs the current situation. Those in attendance agreed with this assessment.
38. At the close of the meeting, one of the residents, Jack Savio, provided us with a list of questions he had prepared prior to the meeting, and stated that during the course of the meeting he felt that they had been sufficiently addressed.

After reviewing the questions from Jack, the only one not asked during the meeting was:

Is it possible to have a police sub-station?

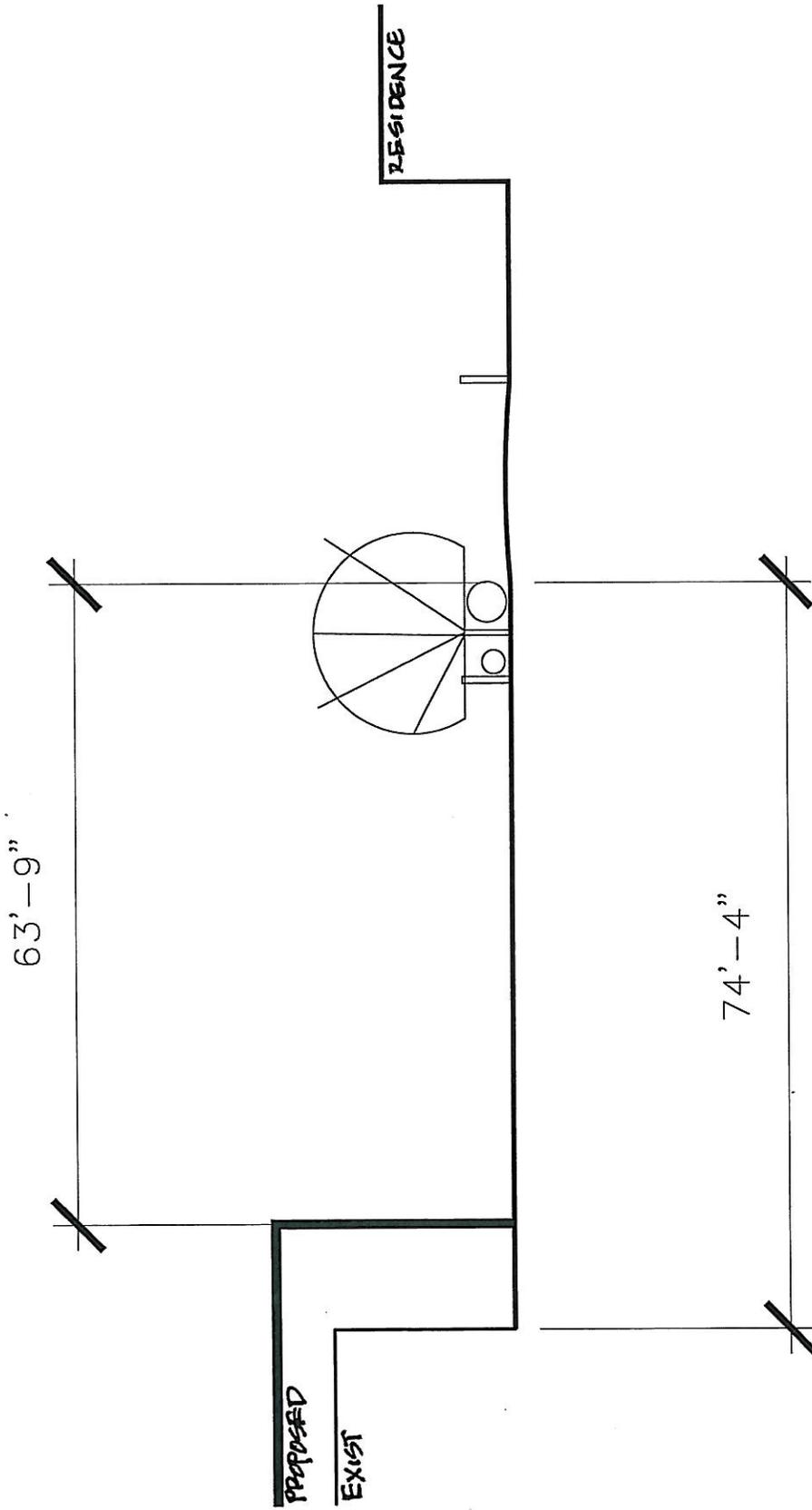
That can be considered by the leasing agent, but no plans for one exist.

Meeting Adjourned at 7:35 p.m.



SECTION @ NORTH LOOKING EAST

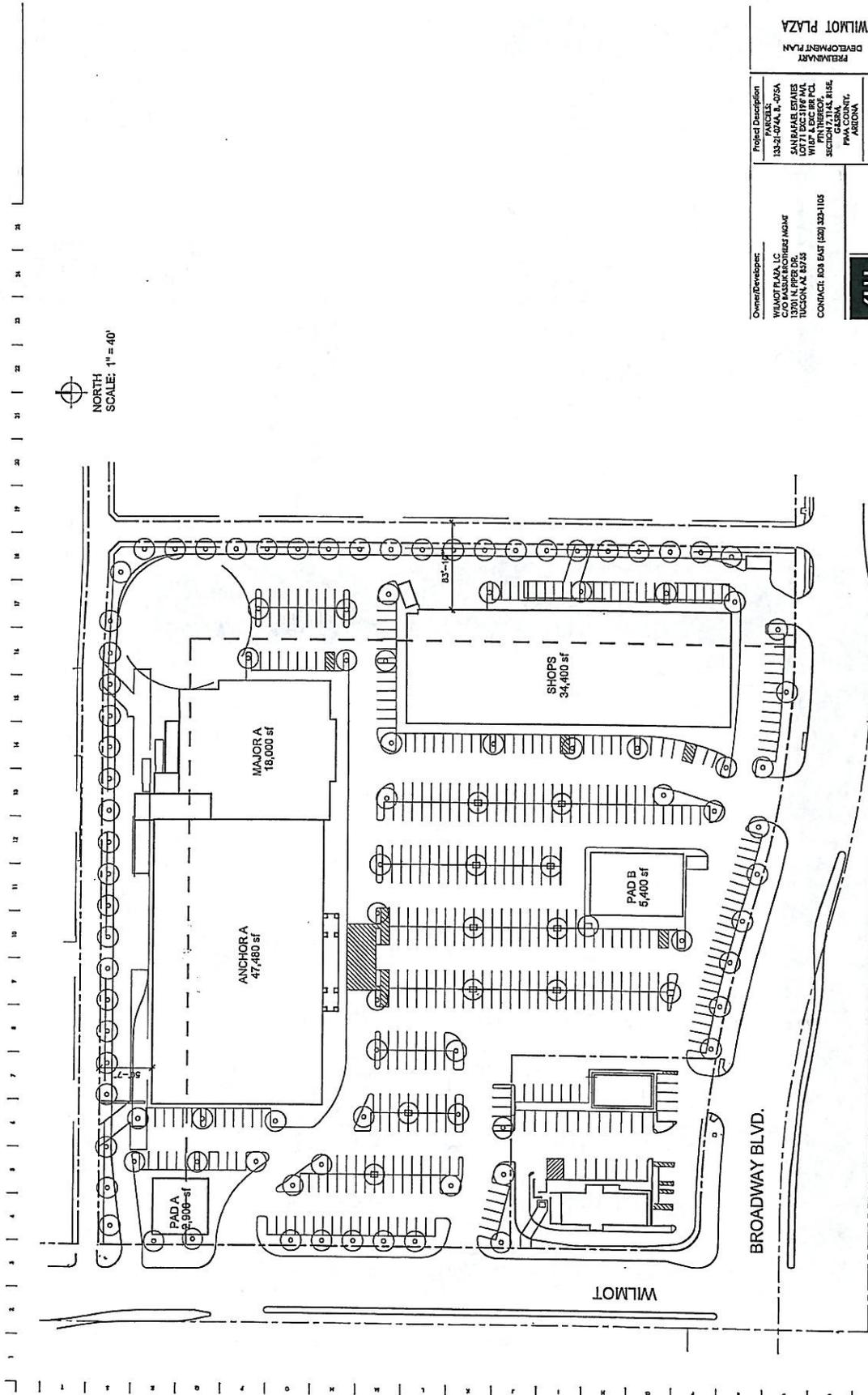
parental @
neighborhood meeting



*presented @
neighbor meeting*

SECTION @ EAST LOOKING NORTH

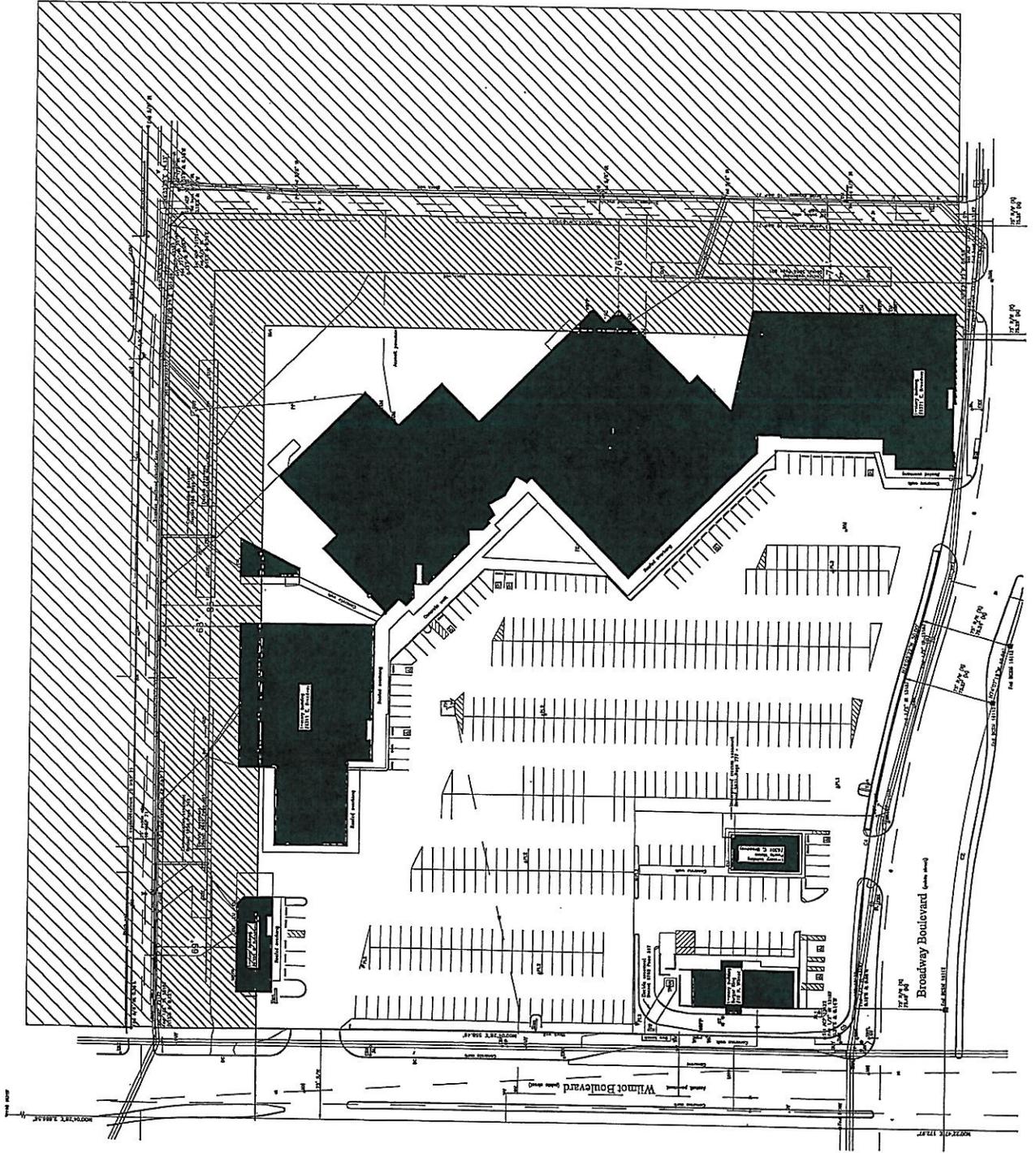
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NORTH
SCALE: 1" = 40'

Owner/Developer: WILMOT PLAZA, LC C/O KASPER ROBBERS MOHR TUCSON, AZ 85735 CONTACT: ROB EAST (520) 323-1105	Project Description: PARCELS: SAN BABE ESTATE LOT 71 EDC 3194 PL WILP, LDC 3194 PCL SECTION 27.144, R.1SE P.005000 GLENDALE, ARIZONA	PRELIMINARY DEVELOPMENT PLAN WILMOT PLAZA SHEET # 1 OF 1 PDP1 DATE: 10/02/12
SRRI Architecture + Planning 1001 North Avenida Way #415, Tucson, Arizona 85711 T: 520.226.2225 F: 520.226.2228 E: srri@srri.com		

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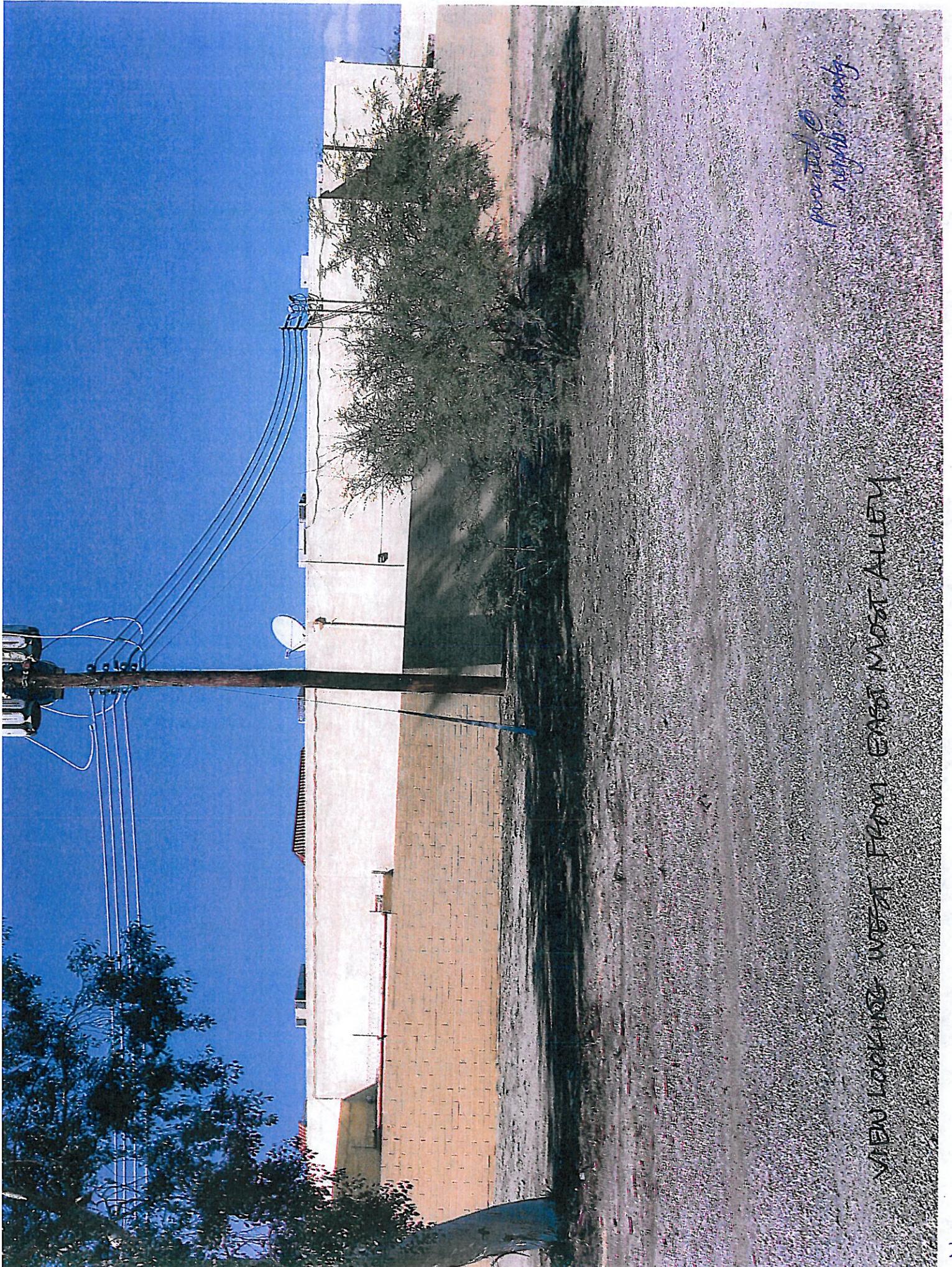


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PROPERTY OF
KIMBERLY CLARK

VIEW OF NORTH ALLEN LOOKING EAST



VIEW LOOKING WEST FROM EAST MOST ALLEY

presented by
neighborhood



presented ©
pergib. mty.

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Pre-submittal Conference Verification

Rezoning

Special Exception

Date 1/11/12

Type _____

T _____ R _____ S _____

Applicant/Agent Present

THOMAS SAYLER-BROWN
ROB EAST - BROWN PARTNERS

P&DSD Staff Present

IRENE OBATA - OCSD
Michael Wyneken - Rezoning 837-4955
LAITH ALSHAMM
JOANNE HERSHENOW - Engineering
~~JOHN BEALL~~ - Community Planning 837-6966
Patricia Gehlen - CDRC/Zoning Review 837-4919
John Williams - CDRC/Zoning Review
837-4919
- Community Planning
~~Dave Mann - Tucson Fire 837-7029~~

Address/Location of project: NEC WILMOT / BROADWAY

Existing Use: RETAIL CENTER Proposed Use: RE-DEVELOPMENT EXPANSION TO E+N

Existing Zoning: R-1 Proposed Zoning: C-1

Overlay Zones: HDZ _____ SCZ _____ MS&R AEZ _____ ERZ _____ HPZ

Council Member: CUNNINGHAM Phone: 791-4687 Ward: 2

Neighborhood/Area Plan: SEWELL-HUDLOW A.P. & GENERAL PLAN

Plan Amendment Required: Yes No Design Compatibility Report: Yes No

Environmental Resource Report: Yes No SE Performance Criteria: Sec.3.5. n/a

Issues Discussed:

PLAN AMENDMENT REQ'D TO RE-DEVELOP SITE WITH STRUCTURES IN THE
"R-1 STRIP" B/C PLAN ONLY ALLOWS PARKING

NOTE! C-1 MAX HGT 30'

NEIGHBORS WANT LANDSCAPE STRIP ON NORTH & EAST SIDES ON OUTSIDE OF WALL

- WILL NEED DDO

- 6' MASONRY WALL W/ 2 FEET WROUGHT IRON ON TOP

FOUR-SIDED ARCHITECTURE FOR ALL NEW STRUCTURES

NOISE-GENERATING USES (LOADING & TRASH) MUST BE 50 FEET FROM

RESIDENTIAL PROPERTY LINE & LIMIT ACTIVITY TO 6:00AM TO 10:00PM

** CONTACT DAVID RIVERA FOR ZONING QUESTIONS

* PHASE LINES ON PDP AND DP

NOTE NEW SHOPPING CENTER DEFINITION AND RESTAURANT 65A 70

PER. CIRCULATION MUST CONNECT ALL STRUCTURES ON SITE - SHOULD NOT NEED TO HAVE TO GO TO RSW SIDEWALK TO GET TO DIFFERENT STRUCTURES.

DRAINAGE REPORT REQ'D

COMMERCIAL RAINWATER HARVESTING COO APPLIED

ROOFS EPA ENERGY STAR OR COOL ROOF - RATED

OPTION OF USING TABLE FOR 30% GREEN ELEMENTS ON SITE OR LIMIT PARKING TO NO MORE THAN 10% GREATER THAN CODE REQUIREMENT.

- CAN ACHIEVE GREATER THAN 10% W/ ALTERNATIVE, COOL PAVEMENT TREE ROOT ZONES MUST BE 300 CUBIC FEET TO IMPROVE QUALITY AND LIFE SPAN

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Please note – Preliminary Development Plans (PDP) that do not meet the minimum requirements of Development Standard 1-07 may not be accepted for processing. Please refer to this Standard for Development Plan requirements.

Pre-submittal comments will remain in effect for one year from the date of the pre-submittal meeting.

Mailing labels for neighborhood meetings will remain effective for 60 days from the day the labels are completed and the applicant notified by staff.

This form must be submitted with the rezoning/special exception application. Staff will make every effort to provide the most current information for the project discussed. Information discovered during the formal review of the applicant may identify additional issues.

CITY OF TUCSON PLANNING AND DEV. SERVICES – COMMUNITY PLANNING SECTION
REZONING/SPECIAL EXCEPTION
PRESUBMITTAL PREAPPLICATION REVIEW

CASE NUMBER: 1-11-12 NEC BrdwayWilmot.doc
(MO-DAY-YEAR - Address)

APPLICANT NAME: THOMAS SAYLER-BROWN

ADDRESS: 1001 N. ALVERNON WAY CITY: TUCSON STATE: AZ ZIP: 85711

DAYTIME/MESSAGE PHONE: 620-0255 FAX: 620-0535 E-MAIL: TSAYLERBROWN@SBBL.BIZ

EXISTING AND PROPOSED USE

EXISTING USE: RETAIL CENTER (C-1 AND R-1) PROPOSED USE (REQUIRED): RETAIL CENTER (C-1)

BUILDING HEIGHT: APPROX. 40' (30' ?) # OF STORIES: 1

FLOOR AREA OF NON-RES. DEV: APPROX. 114,000 SQ. FT.

COMBINED PROPERTY SIZE: ENTIRE SITE APPROX. 9.7 ACRES; REZ. SITE APPROX. 2.6 ACRES

PROJECT LOCATION

ADDRESS (IF ASSIGNED): NEC BROADWAY BLVD. AND WILMOT RD. (W. 2, ADJACENT TO W. 6)

LOCATION (MAJOR CROSS STREETS): SEE ABOVE

PARCEL NUMBERS: 133-21-074A (8.75 AC), 133-21-074B (0.24 AC), AND 133-21-075A (0.74 AC)

TOWNSHIP 14S RANGE 15E SECTION 7

ZONE: EXISTING R-1, PROPOSED C-1 (NOTE: MAX. BLDG. HT. IN C-1 IS 30 FT.; NEED C-2 FOR 40 FT.)

PLAN DIRECTION

ADOPTED PLANS: Sewell-Hudlow Neighborhood Plan and General Plan

PLAN AMENDMENT REQUIRED BASED ON CONCEPT PRESENTED (SEE NOTES BELOW)

YES NO TO BE CONFIRMED LATER

PLAN SUPPORT BASED ON CONCEPT PRESENTED (SEE NOTES BELOW):

YES NO NO FOR C-2, SUPPORT FOR C-1 WILL DEPEND ON DESIGN

DESIGN COMPATIBILITY ENVIRONMENTAL RESOURCE REPORT

REVIEWED BY: JSH
DATE: 1/9/12

Background: Wilmot Plaza, an approximately 9.7-acre shopping center at the northeast corner of Broadway Boulevard and Wilmot Road, was built around 1956. It consists of relatively large buildings grouped around the northern and eastern edges of the site; a couple of small, free-standing buildings at the southwest corner, near the Broadway/Wilmot intersection; and a small building at the northwest corner of the site. Twenty-foot wide unpaved public alleys are to the north and east, and single-family homes in R-1 zoning are beyond the alleys. The shopping center is zoned C-1, except for R-1 strips along the northern and eastern edges (approximately 85 feet wide and 93 feet wide, respectively). The existing buildings, and the loading and trash areas behind them, encroach into the R-1 areas.

The conceptual site plan indicates most of the existing buildings will be razed, and new buildings will be constructed, in three phases. Phase 1 includes an approximately 47,000 square-foot anchor store along the northern site boundary, and a 5400 square-foot free-standing building along Broadway near the center of the site. Phase 2 consists of an 18,000 square-foot major store along the northern site boundary, east of the anchor store, and approximately 35,000 square feet of shops along the eastern boundary. It is unclear what is planned for Phase 3 at the southwest corner. Access is proposed from two existing and one new driveway along both Broadway Boulevard and Wilmot Road, for a total of six driveways. According to the Major Streets and Routes Plan, Broadway Boulevard is a gateway arterial and Wilmot is an arterial roadway.

Surrounding Uses/Zoning: All four corners of the Broadway/Wilmot intersection are zoned C-1 and developed with shopping centers. Areas northwest of the intersection beyond the C-1 area are zoned OCR-2 and C-3, and developed mostly with high-density offices and apartments. The most sensitive areas relative to this proposal are the single-family homes in the San Rafael Estates subdivision, to the north and east of the shopping center.

Land Use Policies: Policy direction is provided by the Sewell-Hudlow Neighborhood Plan and the General Plan.

Sewell-Hudlow Neighborhood Plan (1988). Non-Residential Policy 1.c promotes the consolidation of abutting parcels for new non-residential uses to allow adequate buffering of adjacent residential development. The land use development map indicates the majority of the site can be developed with neighborhood commercial uses (i.e., uses allowed in C-1 zoning), except for the R-1 strip around the northern and eastern site edges, which can be used for parking for the shopping center. This map needs to be amended to enable the R-1 areas to be used for any neighborhood commercial uses, hence the need for a plan amendment.

General Plan (2001). The Broadway/Wilmot area is defined as a regional commercial activity center, comprising Park Place Mall and several shopping centers along Broadway Boulevard, a high-density office and residential node northwest of Broadway and Wilmot, and the St. Joseph's Hospital and medical office complex. Redevelopment of commercial uses, including expanding commercial areas into adjoining residential areas, is supported in appropriate locations if logical boundaries can be established, and the adjacent residential properties can be adequately screened and buffered (Element 2, Policy 5 and sub-policies 5.3 and 5.6). Other policies promote neighborhood identity and visual character; encourage builders/developers to incorporate neighborhood recommendations into development plans; promote quality in design for all new development; and promote enhancing the overall function and visual quality of the street, adjacent properties and the community (Element 4, Policy 5 and sub-policy 5.6, and Policy 6 and sub-policy 6.1).

Assessment: Although in a choice location, this once- thriving retail center is outdated, underutilized and falling into disrepair. Redevelopment of the site would contribute to the vitality of this activity hub, improve the visual quality of this prominent arterial intersection, provide services for area residents, and help stabilize and improve the neighborhood edge. Maximizing the potential redevelopment area would enable greater flexibility in site design.

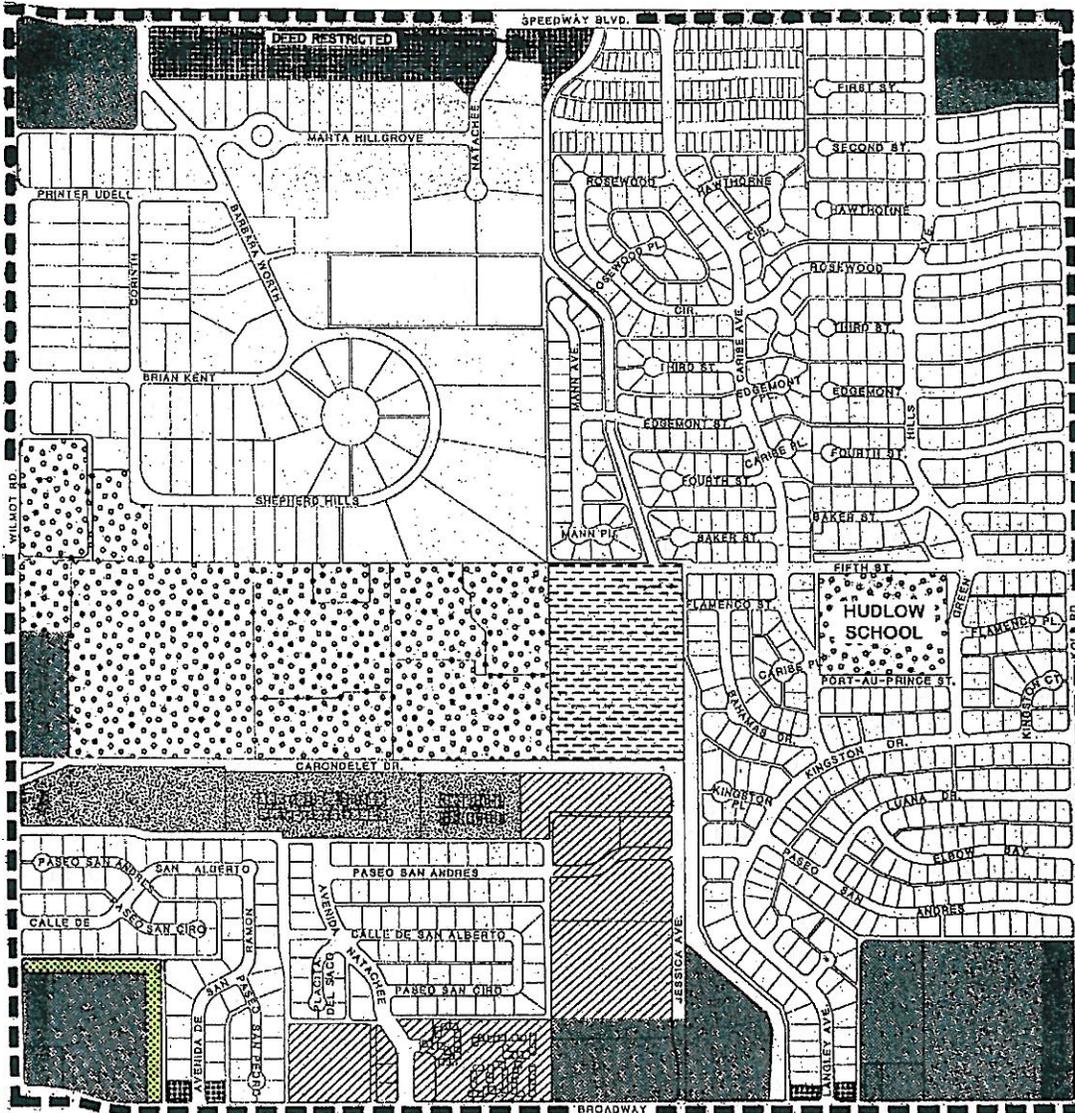
The plan policies support expansion of the C-1 area as indicated, if the site is designed to be sensitive to the adjacent residential areas. Noise-generating activities (loading zones, trash collection and compactor areas) should be located at least 50-feet from the nearest residences, and should not occur excessively late at night or early in the morning. Both Broadway and Wilmot are heavily-traveled in this area. The proposed building configuration should provide additional buffering of the neighborhood to the north and east from traffic noise at the intersection.

It is noted that the maximum allowable building height in the C-1 zone is 30 feet. C-2 zoning is required for 40-foot high buildings, and the plans don't support C-2 zoning in this location.

Conclusion: This proposal appears to be generally consistent with the policy direction in both land use plans, except for the land use development map in the Sewell-Hudlow Neighborhood Plan, which needs to be amended before proceeding with the rezoning from R-1 to C-1. Consequently, a plan amendment is required. Because the proposed buildings are adjacent to an established residential neighborhood, compatibility issues must be carefully addressed, including screening and buffering, and location and hours of operation of noise-generating activities. Neighborhood input must be considered. Redevelopment of this prominent site, which has been in decline for several years, would benefit the neighborhood, the surrounding area, and the community at large.

Reviewed by: Joanne Hershenhorn, 837-6976

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LAND USE DEVELOPMENT MAP Hudlow Area

LEGEND:

- LOW DENSITY RESIDENTIAL
- MEDIUM TO HIGH DENSITY RESIDENTIAL
- LOW RISE OFFICE AND MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL OFFICE
- LOW RISE OFFICE
- MEDIUM TO HIGH DENSITY RESIDENTIAL,
LOW RISE OFFICE AND NEIGHBORHOOD COMMERCIAL
- PUBLIC AND SEMI-PUBLIC
- ASSOCIATED PARKING

