

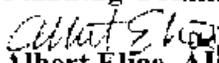


PLANNING COMMISSION

Department of Urban Planning & Design • P.O. Box 27210 • Tucson, AZ 85726-7210

DATE: February 6, 2008

TO: Planning Commission

FROM: 
Albert Elias, AICP
Executive Secretary

SUBJECT: *Santa Cruz Area Plan* Amendment, PA-07-07
Silverbell/Painted Sunset Circle – Office/Commercial-
and/or Residential Uses
Public Hearing (Ward 1)

Issue: This is a request by Mr. Herbert B. Havins, of the Havins Company to amend the *Santa Cruz Area Plan (SCAP)*, specifically amend Key Parcel 12, to allow commercial uses (self-storage) and office uses in an area within Key Parcel 12 where the *Plan* allows medium to high-density residential uses. The address of the site is 2706 N. Silverbell Road and contains approximately 6.8-acres and located at the northeast corner of Silverbell Road and Painted Sunset Circle. The site is approximately one-half mile north of Grant Road (see **Attachment A – Location Map**).

A copy of the location map is provided as Attachment A. A copy of the amendment application is provided as Attachment B. A copy of the zoning and land use map is provided as Attachment C. A copy of an area photograph of the site and surrounding areas is provided as Attachment D. A copy of the pertinent Key Parcel 12 text of the Santa Cruz Area Plan is provided as attachment E. Copies of neighborhood letters of protest and support are provided as Attachment F. A copy of the proposed amendment text of the Santa Cruz Area Plan, for Key Parcel 12 is provided as Attachment G. A graphic to illustrate an extension of Prince Road to Silverbell Road is provided as Attachment H.

Recommendation: Staff recommends that the Planning Commission forward to the Mayor and Council a recommendation to adopt the proposed text amendment to Key Parcel 12, of the Santa Cruz Area Plan, to allow office and neighborhood commercial uses, in addition to the allowed medium to high density residential uses (see **Attachment G**).

Applicant's Request: The applicant proposes the following language be inserted in Key Parcel 12 text, to read "Limited commercial services for the neighborhood will be considered on a case-by-case basis according to overall plan policies and depending upon specific market and site conditions" (see **Attachment B- Application for Plan Amendment, Page 4**). If the Plan amendment is successful, then the applicant's objective is to request a rezoning to consider a mix of C-1, Neighborhood Commercial for self-storage use and O2, Office Zone for an office complex use at 2706 N. Silverbell Road.

Santa Cruz Area Plan Amendment

Silverbell/Painted Sunset Circle – Office/Commercial/and,or

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Residential

Public Hearing (Ward 1)

Background Information: Mayor and Council adopted the *Santa Cruz Area Plan* in February of 1984. The *SCAP* covers an area extending approximately 14 miles, paralleling the Santa Cruz River. The boundaries are the Los Reales Road alignment on the south, the Orange Grove Road alignment on the north, I-10 and I-19 on the east, and Mission Road and Silverbell Road on the west.

The main goal of *Santa Cruz Area Plan* land use policy is to guide future development with a focus on the Santa Cruz River environs and integration of park amenities along the river while stabilizing and improving adjacent neighborhoods. To date the *Santa Cruz Area Plan* has been amended six times, the most recently in February 1997 (Resolution No. 17559), to allow compatible commercial uses within Key Parcel 4, at the northeast corner of Irvington Road and Mission Road.

Silverbell Road. Silverbell Road is designated an arterial street and a Scenic Route in the *Major Streets and Routes Plan*. Scenic Route requirements effect such items as; building heights, building setbacks, street signage, and landscaping.

In May of 2006, A 20-year regional transportation plan was approved by the Regional Transportation Authority (RTA). The portion of the Silverbell Road which fronts the amendment site is scheduled for Phase II, with construction starting around 2012. The Silverbell Road improvement in front of the amendment site is proposed for four lanes including a median. The proposed street cross-section will be similar to road improvements already in place south of Grant Road.

At the time of the Santa Cruz Area Plan approval in 1984, the Prince Road alignment was being considered for extension west across the Santa Cruz River to Silverbell Road (see **Attachment H**). However, the Regional Transportation Plan (RTP), does not include the Prince Road option. Instead the RTP plan indicates street improvements in Phase III for Sunset Road between Silverbell Road and I-10, projected to start around 2017.

Public Contact: Staff has received no additional public contact since the information provided to the Commission at the Study Session held on January 16, 2008. To recap, staff received two letters of support from the adjacent land owner's of the nursery business located across the Nursery Wash and from the owner's of the commercially zoned property with residential uses, located across Silverbell Road to the west. In addition staff received nine letters of protest from residents of the Painted Sunset Homeowners Association. The Painted Sunset Subdivision is located adjacent to and east of the amendment site (see **Attachment F – Neighborhood Letters**).

Planning Commission Study Session: At the January 16, 2008 study session, several Commissioners inquired the applicant to address the following issues:

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A Commissioner inquired about self-storage facility security and followed with a question if the adjacent residential development to the east consisted of mostly tenants or owner occupied. The applicant indicated the proposed self-storage area of the site would be gated and access controlled at all hours and addressed the second question by stating that the adjacent residential development included some tenants.

Another Commissioner wanted to know the nearest office uses in the area and if the tenants of the mobile home park spaces owned the mobile home units and were they given proper notice of the proposal to redevelop the site for commercial uses. The applicant indicated the nearest office uses are in the area of the Silverbell Road and St. Mary's Road intersection. He also stated that all units are individually owned and not part of the mobile home park property and all tenants have been informed. He also stated that he has provided an interpreter for tenant's whose language preference is Spanish. He went on to say that tenants will be eligible for State of Arizona assistance program as part of a relocation program/funding and that at the appropriate time he will make sure assistance is provided to the tenants in obtaining the information from the State Office

Another Commissioner wanted the applicant to consider how retention/detention improvements could effect adjacent residential developments with improper basin designs and the lack of proper maintenance that tends to allow weeds to grow and encourages insect larva breeding grounds. The applicant stated the site development will include a contract with a professional landscape company to maintain, trim landscape material, de-weed, and spray for insects on a monthly bases.

Another Commissioner addressed the letters of protest from nine residents of the adjacent residential development to the east, next to the proposed self-storage site. The Commissioner encouraged the applicant to meet one more time with these concerned residents to address their issues. The applicant stated he has contacted the Homeowners Association representative again and will follow up for the next meeting.

The Commission voted unanimously to move this item to a public hearing at the next available Planning Commission meeting in February of 2008.

PLANNING CONSIDERATIONS

Existing Zoning and Land Uses: The site fronts Silverbell Road and is surrounded mostly by residential development on both sides of Silverbell Road, except for a legal non-conforming nursery plant business located to the north across Nursery Wash and a residentially developed C-1 zoned commercial site located southwest across Silverbell Road (approximately 12.66-acres). The remaining land area is residentially zoned as; R-1, MH-1, and SR and consist mostly of recently developed single-family detached residential uses.

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The nearest neighborhood commercial services are located to the south around Silverbell Road and Grant Road (see **Attachment C** – Zoning and Land Use Map and **Attachment D** – Aerial Photograph).

The Nursery Wash runs along the northern border of the amendment site. The Nursery Wash is not a regulated wash but the drainage from the Tucson Mountains does maintain native canopy trees and vegetation. The nearest ERZ Washes in the area are the Painted Hills Wash to the north and the Greaswood Wash to the south, neither effects the amendment site.

Policy Direction: A brief policy summary is provided below. A copy of applicable *Santa Cruz* policies is provided in **Attachment E**. The *Santa Cruz Area Plan* addresses within Key Parcel 12, specific land use direction for the amendment site which is to allow medium to high-density residential development and that is why an amendment is required for the proposed commercial use.

However, in the greater scope of the *Santa Cruz Area Plan*, policies support the consideration of limited commercial services for neighborhoods on a case-by-case basis where more specific information has not been provided.

The *General Plan* supports neighborhood-related commercial uses at the intersection of major streets (arterial/arterial, arterial/collector and collector/collector) and along major streets where non-residential uses already exist. Future redevelopment considerations of the amendment site should preserve and enhance Tucson's natural setting and community image, and promote neighborhood identity and visual character. Infill development must be sensitive to the site and surrounding conditions. Quality in design is required.

Analysis. Character of Area. With the exception of the commercial development located in the vicinity of Silverbell Road and Grant Road the remainder of the area up to Ina Road has a residential character with significant amounts of public (golf course and park) and private open space. The topography of the area with the Tucson Mountains foothills on the west and the Santa Cruz River flood basin to the east creates a unique corridor for Silverbell Road.

Rezoning. Recent action was taken by the City of Tucson to preserve approximately 138 acres of undeveloped City owned land along the western frontage of Silverbell Road, by rezoning the land from residential to OS, an open space zone. This illustrates the Council's concern and their desire to protect natural features and the unique character of the area.

Arterial Streets. The scenic quality of Silverbell Road is created by the change in terrain between the Tucson Mountain foothills and the adjacent Santa Cruz River. This change in terrain also establishes Silverbell Road as the only continuous north-south arterial access for residents of the Tucson Mountains and residents adjacent to the Santa Cruz River. The foothills and the river channel, along with the Interstate 10 have broken up the standard grid street pattern found in most of the City. These features have reduced or eliminated the opportunity for the usual major street intersections with Silverbell Road and the typical

opportunity for the location of commercial or office uses, between Grant Road and El Camino Del Cerro. This condition allows for the consideration of alternative locations for local services other than the intersections of major streets.

Viewsheds. Any development on the site will be highly visible to passing motorists and bicyclists. The one-story character of the proposed office development and self-storage commercial, along with appropriate landscaping provide an opportunity to mitigate development impacts. Typically, these design considerations can be addressed during the rezoning process

Compatibility. Since the amendment site abuts residential uses, it would have to be designed to be compatible with these surrounding lower-intensity uses. If a plan amendment is successful processed, during the rezoning process, conditions could be established to include neighborhood input on the site design, including esthetics such as building materials, colors, architectural features along the residential edges, lighting, landscape buffers, detention basins, and landscape elements.

Conclusion. Housing development trends in the Tucson Mountain area and in the Marana area have increased the need for neighborhood services in this area. Because of the housing trend most of the available vacant or underdeveloped parcels on Silverbell Road, north of Grant Road have been residentially developed or preserved as natural open space. The amendment site has been a mobile home park for 40 plus years and newer residential development has occurred along its boundaries without integration. Based on its current condition, the site is a likely candidate for redevelopment. It is the appropriate time to consider a land use direction that will address future development on the amendment site.

Staff recommends that the Planning Commission forward to the Mayor and Council a recommendation to adopt the proposed text amendment, as proposed by staff to Key Parcel 12, of the *Santa Cruz Area Plan*, to allow medium to high-density residential uses located along Silverbell Road with consideration given to a node of local services with a balanced mix of neighborhood commercial and office uses beginning in the vicinity of Nursery Wash and extending south to Painted Sunset Circle (see Attachment G).

AE:MSP\mp

Attachments: A – Location Map
B – Amendment Application
C – Zoning and Land Use Map
D – Aerial Photograph
E - Key Parcel 12 Land Use Policy
F – Neighborhood Letters
G – Revised *SCAP* Language, Subarea 12
H – Extension of Prince Road to Silverbell Road

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