



PLANNING COMMISSION

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

DATE: May 20, 2009

TO: Planning Commission

FROM: Albert Elias, AICP, Executive Secretary

SUBJECT: *Grant-Alvernon Area Plan Amendment, PA-09-01*
Fort Lowell/Walnut - Offices
Study Session (Ward 2)

Issue: This is a request by Mike Grassinger of The Planning Center, on behalf of the property owner, Abraham Slilaty/Fort Lowell Park, LLC, to amend the *Grant-Alvernon Area Plan* to allow office uses in an area currently designated for residential uses (high-density along the Fort Lowell frontage, and low- to medium-density on the southern portion of the site). The amendment site consists of two parcels located on the south side of Fort Lowell Road, about 1200 feet east of Alvernon Way. The total site size is 1.3 acres, and the parcels are zoned R-3. The larger, eastern parcel is vacant, while the smaller, western parcel is developed with a single-family residence. The owner wants to redevelop the site with office uses.

A copy of the location map is provided as Attachment A. A copy of the zoning and land use map is provided as Attachment B. A copy of a portion of the *GAAP* Conceptual Land Use Map is provided as Attachment C. A copy of a portion of the plan amendment application is provided as Attachment D. A copy of an aerial photograph of the site and surrounding areas is provided as Attachment E.

Recent Plan Amendment and Rezoning, Adjacent Parcels: A similar plan amendment proposal was brought before the Commission in 2007, for several parcels located south and west of, and under the same ownership as, the current amendment site. The 2007 amendment proposal was adopted by the Mayor and Council, and the parcels were authorized for rezoning to O-3 on June 3, 2008 (please see Attachment A).

Applicant's Request: The applicant is requesting to change the conceptual land use map designations on the 1.3-acre amendment site from high-density residential along the Fort Lowell Road frontage, and low- to medium-density residential on the southern half of the site, to high-density residential and office across the entire amendment site. The applicant is not requesting any other changes to the *Grant-Alvernon Area Plan*.

Recommendation: Staff recommends the Planning Commission set this item for public hearing at the July meeting.

Area Development: Since 2000, there's been an increase of new development and redevelopment along Fort Lowell Road east of the site, spurred by the extension of Camp Lowell Road east to Swan Road. Development of the Swan/Camp Lowell commercial/medical/office node was completed a few years ago, and redevelopment along Fort Lowell near Swan continues.

At the northwest corner of Fort Lowell and Columbus, on the former site of the University of Arizona's Christopher City student housing complex, Riverhaven, a 373-lot residential subdivision, was constructed in 2004. It has a density of about 5.7 units/acre. East of and adjacent to the site, Barrio Centro, an 84-lot residential subdivision, was constructed in 2002, at a density of about 8.2 units/acre.

West of the amendment site, Pima County in 2007 completed the northern extension of Alvernon Way across Rillito Creek, connecting to River Road. This direct connection between north-central Tucson and areas to the northeast and northwest is generating development pressure in the Alvernon/Fort Lowell area. A new 5.6-acre commercial/office development at the northeast corner of Alvernon and Fort Lowell, on the former site of Davidson Elementary School, is nearly complete. On the south side of Fort Lowell, a short distance west of the amendment site, a small office complex was completed in 2007.

Policy Direction: The City of Tucson's *General Plan* and the *Grant-Alvernon Area Plan* provide policy guidance applicable to this proposal. *General Plan* policies are long-term, broad-based, and apply to the entire City, whereas *Grant-Alvernon Area Plan* policies are more narrowly focused and apply only in the plan area. Applicable policies are summarized below. A complete policy listing is provided in Attachment F.

Both *Grant-Alvernon Area Plan* and *General Plan* policies protect established residential neighborhoods by supporting compatible development, which may include non-residential uses. Primary access to non-residential development must be from an arterial street. Buffering and screening of adjacent residential uses is required.

Grant-Alvernon Area Plan policies encourage the development of vacant property in a manner that will complement the scale and character of the surrounding neighborhood. Policies support development on the perimeter of residential areas that will protect and enhance the quality of life for neighborhood residents.

The *Grant-Alvernon Area Plan* Conceptual Land Use Map supports high-density residential uses (15 or more units per acre) along the Fort Lowell Road frontage, and low- to medium-density uses (less than 15 units per acre) on the southern portions of the amendment site. Office uses are not supported, and that's why the applicant is seeking to amend the plan. The applicant is proposing to change the land use designations on the two parcels from residential only to office and high-density residential uses.

General Plan policies support appropriate locations for office uses, with priority for development in the existing urbanized area, to promote use and improvement of existing infrastructure, and increase pedestrian activity and transit use. Integration of land uses and circulation systems between adjacent development is encouraged. Quality in design is promoted for all new development. Site design should promote neighborhood identity and visual character, and improve the streetscape quality.

Existing Zoning and Land Use: East and southeast of the amendment site is the Barrio Centro townhome development in R-2 zoning. West of the site is a small, two-story apartment complex in R-3 zoning. South of the site and wrapping around the apartment complex to the west is vacant land that was recently authorized for O-3 zoning, for a one- and two-story office complex. The current proposal is for a separate, stand-alone office building.

North of the site is Fort Lowell Road, a four-lane arterial street. Across Fort Lowell to the north are single-family and manufactured homes, in R-1 and MH-1 zoning, and intermixed commercial and office uses, in C-1 and C-2 zoning. To the northeast is a self-storage facility in C-2 zoning.

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

Conclusion: Staff recommends the Planning Commission set this item for public hearing in July. Recent roadway improvements in the area have spurred redevelopment along Fort Lowell Road between Alvernon and Swan, and this proposal is consistent with that trend. This amendment request will be reviewed relative to existing and planned land uses in the area, adopted land use plan policy, and other relevant information.

AE:JSH

Attachments: A – Location Map
B – Zoning and Land Use Map
C – *GAAP* Conceptual Land Use Map
D – Amendment Application
E – Aerial Photograph of Site and Surroundings
F – Land Use Plan Policies



Grant-Alvernon Area Plan Amendment Fort Lowell / Walnut Ave. - Offices Location Map



Plan Amendment Site



Authorized Rezoning to O-3
June 3, 2008



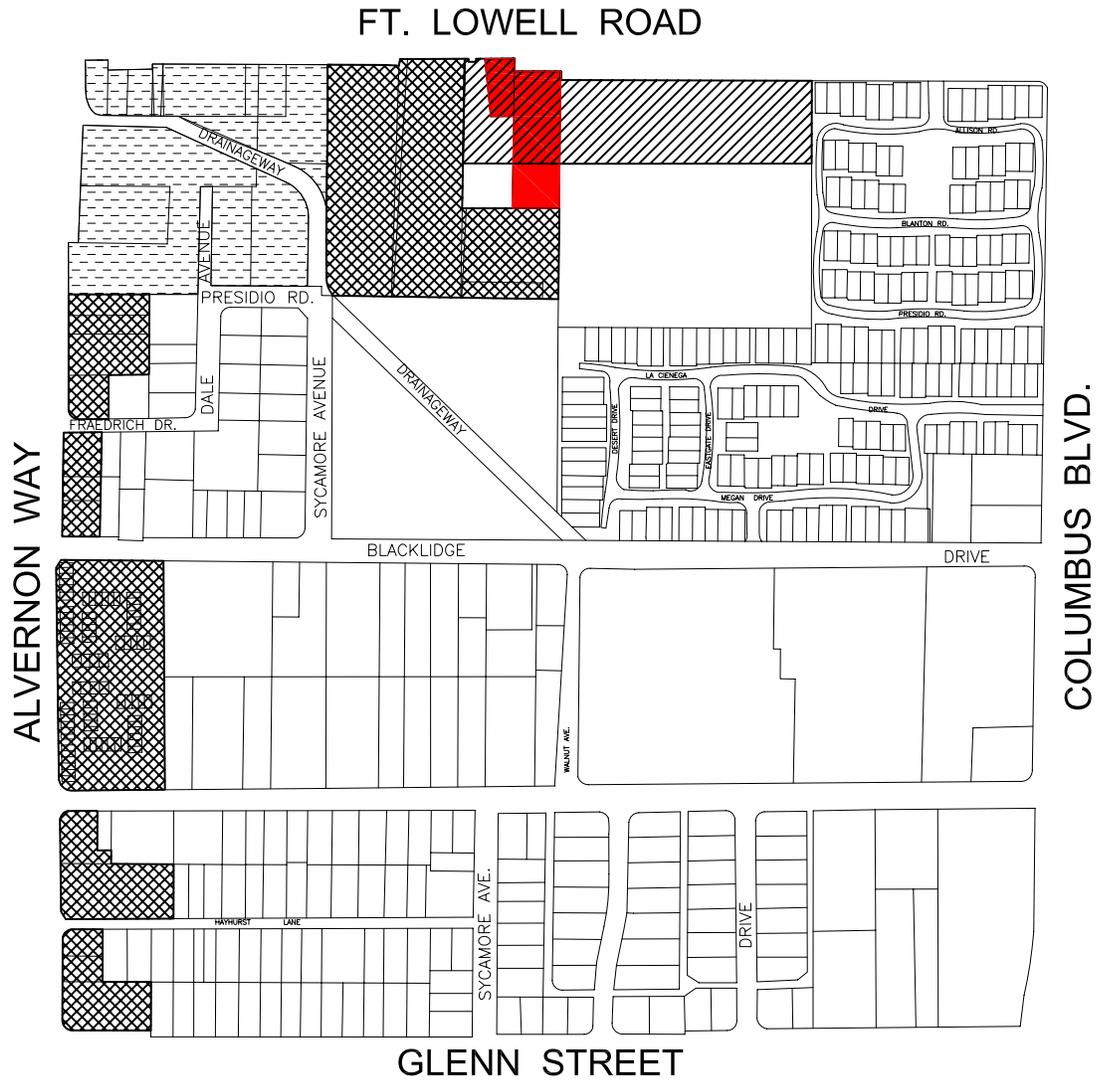


Grant-Alvernon Area Plan Amendment Fort Lowell / Walnut Ave. - Offices Zoning and Land Use Map

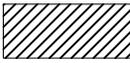
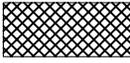
-  Plan Amendment Site
-  Commercial and Office
-  Industrial
-  Mobile Homes
-  Multi Family
-  Public
-  Single Family
-  Vacant



April 2009



Grant - Alvernon Area Plan Fort Lowell / Walnut Ave - Offices Conceptual Land Use Map (Portion of)

-  Amendment Site
-  Low-to Medium-Density Residential
(See Residential Land Use Policies for appropriate locations.)
-  High-Density Residential
-  Office, High-Density Residential
-  Office, Commercial, High-Density Residential





SECTION 1 - Case Filing Information

This section to be filled out by staff

Date Filed: _____ Received by: _____

Area/Neighborhood Plan to Be Amended: _____

Date Plan Was Adopted by Mayor and Council: _____

Plan Amendment Name: _____

Plan Amendment Number: _____ Processing Fee: _____

SECTION 2 - Site Identification

Street Address: 4068 East Fort Lowell Road and 4050 East Fort Lowell Road

Township/Range/Section: 13S-14E-34 Tax Code No: 110-06-011D, -009A

Nearest Major Cross Street: Alvernon Way

Amendment Site Size: 1.12 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.

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Michael Grassinger

Firm's Name: The Planning Center Phone No: 520-623-6146

Address: 110 South Church Suite 6320 Fax No: 520-622-1950


Signature

4/1/09
Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: R-3 Current Use of Site: Vacant, Single Family Residential

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

The east parcel is currently vacant and disturbed. It was formerly the site of a single family home. The west parcel is developed with a single family residence.

SURROUNDING AREAS

Existing Zoning: North R-1 (Ft. Lowell Road) South Approved O-3 and R-3 East R-2 West R-3

Describe Land Uses and Development on Surrounding Properties:

North: Fort Lowell Road, Desert Heights Single-Family Residences

South: Vacant, Planned for Office Development

East: Barrio Centro Single-Family Residences (8.25 RAC)

West: Apartment Complex

Neighborhood Context: The neighborhood is predominantly developed with residential uses consisting of single-family homes, apartment buildings, and mobile homes. Office buildings and other commercial buildings are located along Fort Lowell Road and Alvernon Way.

Proposed Site Development

Proposed Use: Office Proposed Zoning: O-3

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

As currently planned, development on the subject property will consist of one two-story office structure and associated parking, trash and loading facilities.

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 Area Plan Conceptual Land Used Map on page 11 of the Grant-Alvernon Area Plan will need to be ammended for the subject parcels to reflect the change from High-Density Residential and Low-toMedium Density Residential to Office and High-Density Residential. The new development will conform to all land use policies, therefore, no policy ammendments will be necessary. Being located adjacent to a major arterial roadway and other planned office uses, the proposed designation is appropriate for this property.

The newly opened connection between Alvernon Way and River Road has changed the character of this area as can be seen with the redevelopment of the Davis Elementary School property. The proposed use will integrate with the planned uses to the south and compliment the other office and residential uses in the area. The visual character of the area will be greatly enhanced by this develoment.

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

See attached maps: "Grant/Alvernon Area Plan (Before)" and "Grant Alvernon Area Plan (After)"

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

See attached sheet entitled "Consistent with Overall Goals and Policies of Grant-Alvernon Area Plan and The City of Tucson General Plan."

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*.

See attached sheet entitled "Consistent with Overall Goals and Policies of Grant-Alvernon Area Plan and The City of Tucson General Plan."

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

On March 17, 2009, a neighborhood meeting was held to discuss the proposed plan amendment. The two meeting attendees expressed their support for the project. Additionally, on March 5th, 2009, Paula Trimmer, a property owner in Barrio Centro, contacted The Planning Center to express her preference that offices be developed on the project site as opposed to apartment buildings which are allowed under the current area plan designation and current zoning.

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

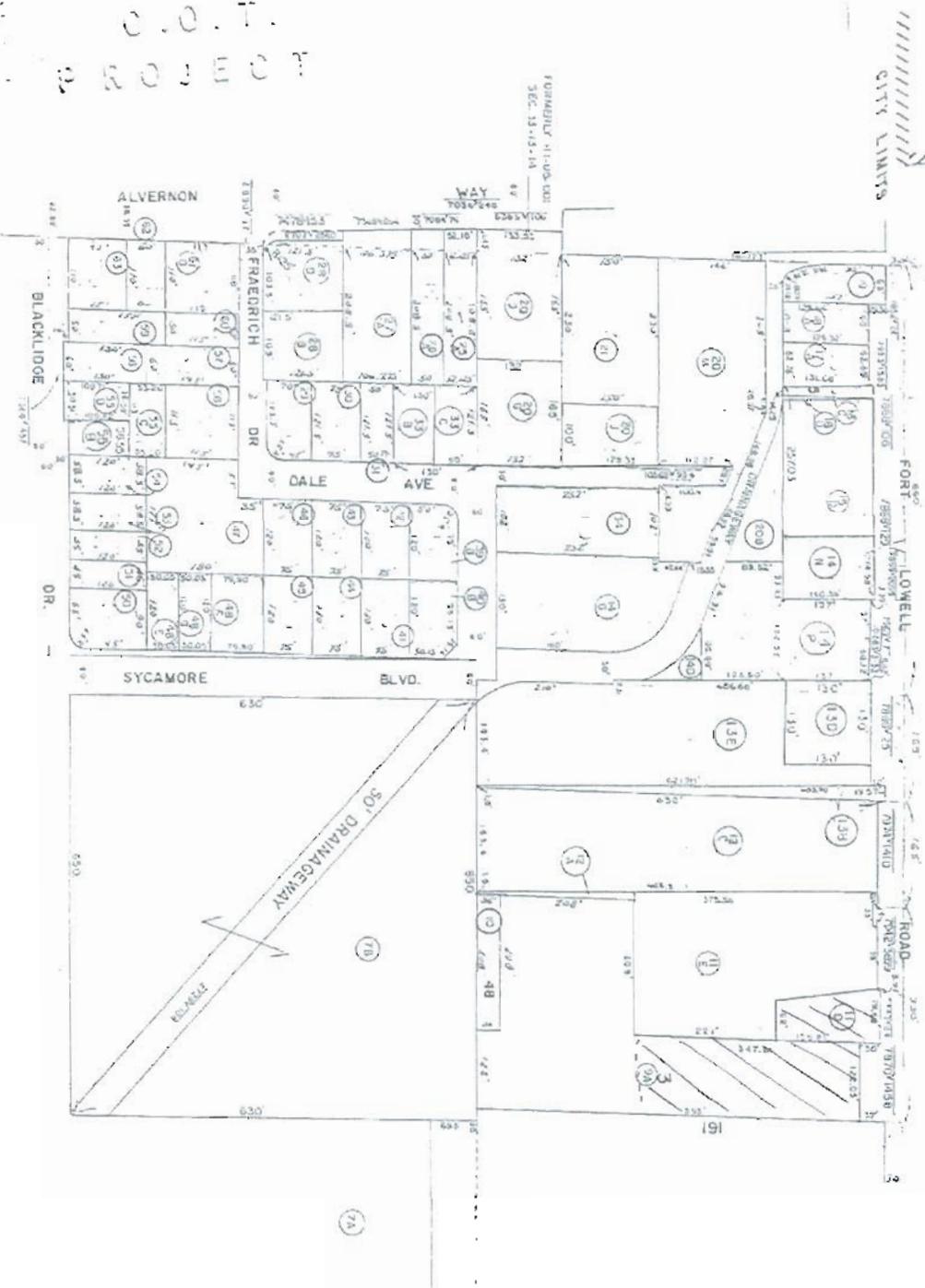
The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- 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
- Copy of notes from rezoning pre-submittal meeting

ASSESSOR'S RECORD MAP

110-06
2/7

SECTION 34, TOWNSHIP 13 SOUTH, RANGE 14 EAST
DETAIL No. 2 (NW1/4, NW 1/4, LOT 1 3778AC)



2006-1

13124002
SCANNED

1/3

D-5

AERIAL CONTEXT



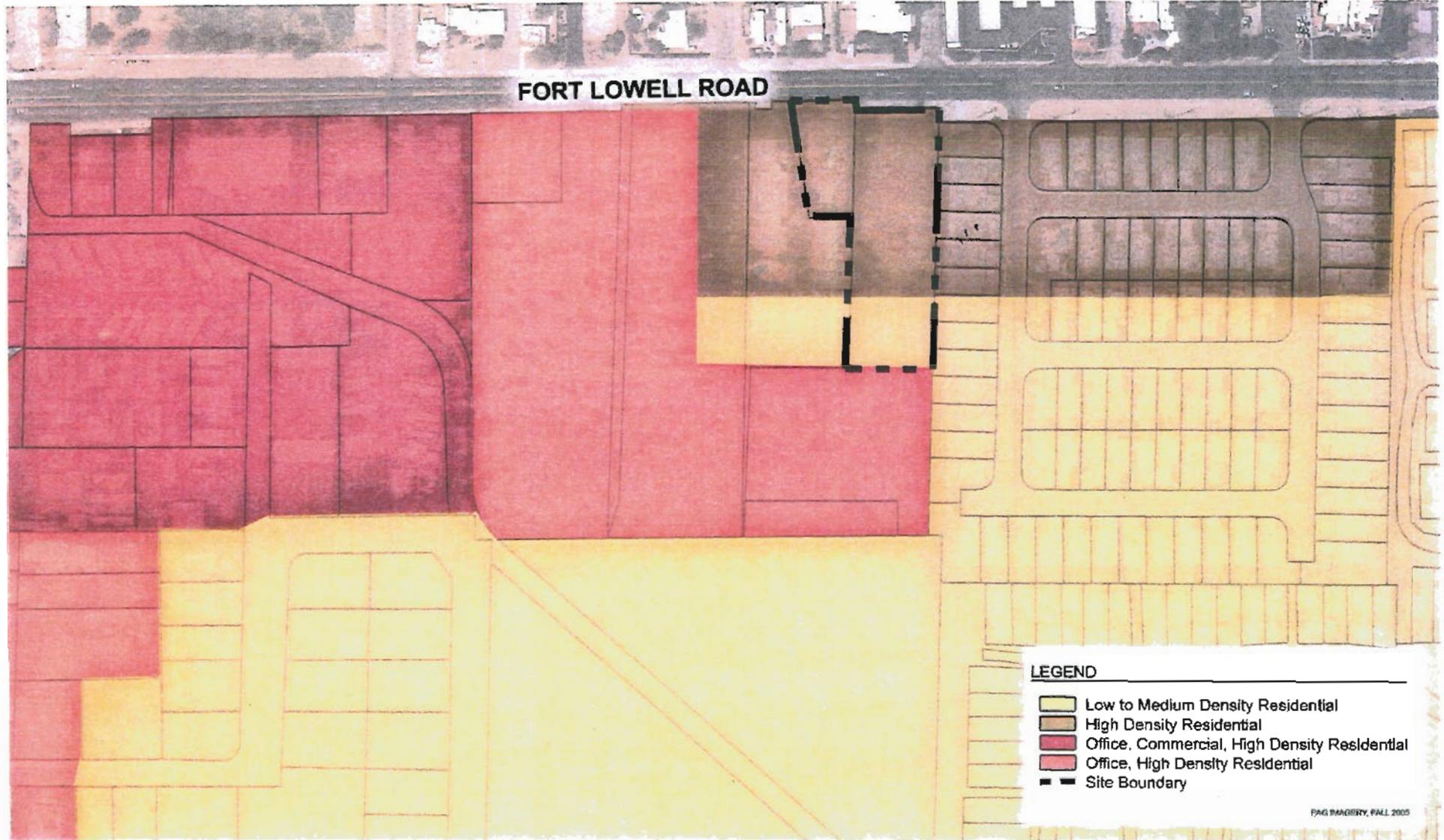
FORT LOWELL OFFICES

9-0

PROJECT: 04/03/2007
FILE NAME: RP_02_Fort Lowell Offices_11x17.dwg



GRANT/ALVERNON AREA PLAN (Before)



FORT LOWELL OFFICES

0-7

GRANT/ALVERNON AREA PLAN (After)



FORT LOWELL OFFICES

8-0

Consistent with Overall Goals and Policies of Grant-Alvernon Area Plan and The City of Tucson General Plan

Goals and Policies of Grant-Alvernon Area Plan

Overall Goals

Identify appropriate locations for residential, office, commercial and industrial development.

As the site is adjacent to a planned office development and is located along a major roadway, office development is appropriate for the subject property. In addition, the newly opened Alvernon Road connection to River Road across the Rillito River has altered the nature of the immediate area. The Alvernon/Fort Lowell intersection creates an opportunity for a new activity center that is reflected in the redevelopment of the Davidson Elementary School. This proposed use will complement the proposed commercial development and provide a transition to the existing residential neighborhoods.

Encourage developers to communicate with area neighborhood associations and residents to design development which respects and bolsters the value of the area.

On March 17, 2009, a neighborhood meeting was held at the Tucson Jewish Community Center to discuss the proposed plan amendment and receive feedback from the neighbors surrounding the property and the Neighborhood Associations in the vicinity of the project. Roy Garcia, representing the San Carlos Neighborhood Association and Kathy Dixon, representing Ward 2 were present. Both expressed their support for the project.

Land Use and Development Policies

Policy 2: Encourage the development of vacant property throughout the Grant-Alvernon area to complement the existing scale, character, and identity of the surrounding neighborhood.

The proposed development of this vacant property will complement the existing scale, character and identity of the adjacent neighborhood by proposing a structure that will be designed at a scale similar to other buildings in the neighborhood. Four-sided architecture will be implemented into the buildings' design.

Policy 4: Demonstrate sensitivity to surrounding uses through the use of design, location, orientation, landscaping, screening, etc., as outlined in the General Design Guidelines.

The proposed concept plan displays sensitivity toward surrounding land uses through building siting and landscape buffers. The concept plan provides landscape bufferyards and generous building setbacks to maintain the lifestyle, privacy and viewsheds of those surrounding residents. Windows on the east facing wall of the second story will be limited to clerestory windows to protect the privacy of Barrio Centro residents.

Policy 6: Restrict primary access for nonresidential and high-density (over 15 units per acre) residential uses, to arterial streets or to collector streets within

300 feet of an arterial, as identified in the Major Streets and Routes Plan and as allowed by other adopted Plan policies.

Access is restricted to Fort Lowell Road only.

Office and Commercial Land Use Policies

Policy 1: Consider office/commercial development only when:

- a. *primary access will be provided to an arterial street or to a collector street within 200 feet of an arterial;*

The only access to the proposed development will be from Fort Lowell Road, an arterial street.

- b. *access to any street other than an arterial is directed away from the residential neighborhood;*

As previously stated, the only access point will be to an arterial street: Fort Lowell Road.

- c. *the proposal is in compliance with other applicable Plan policies.*

This proposal is in compliance with all of the applicable policies stated in the *Grant-Alvernon Area Plan*.

Policy 2: Encourage incorporation of appropriate design elements and buffering techniques during the zoning application and associated development plan review processes, to ensure sensitive design of nonresidential developments adjacent to established neighborhoods. These elements must be shown on rezoning concept plans and related development plans.

Appropriate design elements and buffering techniques have been incorporated in the concept plan presented with this Area Plan Amendment application and will be maintained (and enhanced when possible) during the zoning application and associated development plan review processes. Such design elements and buffering techniques include ample setbacks and landscaped areas between existing adjacent residential structures and the proposed building.

General Site Design Guidelines

Guideline 3: Provide a well-defined pedestrian system linking adjacent uses, connecting to the public sidewalk system, offering convenient access to transit facilities, and providing secure bicycle parking facilities, as an integral component of development.

Bicycle and pedestrian access will be provided to Fort Lowell Road from within the proposed development. Many alternative forms of transportation are provided in this area of the City of Tucson. Two bus routes and several bus stops are located within the vicinity of the project site. Bus Route 34 runs east and west along Fort Lowell Road providing access to and from the northwest and southeast areas of Tucson. Bus Route 11 runs north and south along Alvernon Way providing access to and from the north and south areas of Tucson. Furthermore, an on-

street bike lane is located along Alvernon Way providing an additional alternative means of transportation to the proposed office development.

Guideline 4: Minimize the number of vehicular access points onto arterial and collector streets.

There is only one access point proposed. It is located in the center of the site's frontage onto Fort Lowell Road.

Guideline 6: Design any development that will be adjacent to lower intensity uses to have similar spatial, mass, scale, and height elements that will harmonize with surrounding residential and nonresidential uses.

As previously mentioned, ample landscape bufferyards and building setbacks are proposed adjacent to residential land uses east and west of the site. The dimensions of the proposed structure are similar to those of the apartment building to the west and other similar used along nearby portions of Fort Lowell Road and Alvernon Way.

Guideline 8: Shield all outdoor lighting and direct away from adjacent residential uses. Lighting fixtures should be as low in elevation as possible. Reflection of light should be minimized to protect residents and the viability of observatories in and around Tucson.

All lighting fixtures will be designed to the minimum practical height and will be downwardly-directed to avoid spillover onto adjacent properties.

Guideline 12: Encourage developers to design structures so that the rear and sides of buildings are attractive and/or consistent with the facades where the side or rear portion of the building will abut residentially-zoned land or land used for residential purposes.

The building will incorporate four-sided architecture in order to contain aesthetic appeal from all directions.

Guideline 15: Concentrate office/commercial structures toward the street frontages when adjacent to parcels developed for residential use.

The proposed concept plan displays one office building fronting Fort Lowell Road with parking spaces disbursed throughout the property to provide easy pedestrian access to the building. This type of layout is beneficial as opposed to layouts locating parking lots along street frontages. That type of layout causes the street to appear wider, encouraging speeding, and is generally unsightly.

Guideline 16: Encourage owners/developers of office or commercial developments to provide a setback, from principal buildings to property lines adjacent to parcels developed for residential use, a minimum of one and one half times the principle building height.

The building will have a minimum setback the equivalent of one and one-half times its proposed height.

City of Tucson General Plan

Growth Area: Mid-City Growth Area

Policy 13: Continue to explore opportunities to improve traffic flow along the crosstown corridors through capacity improvements, innovation technologies, land use coordination, and promotion of alternate modes of travel. Consider the impacts of these corridors on adjacent neighborhoods.

With the approval of an area plan amendment and subsequent rezoning, the subject property will dedicate additional right-of-way along Fort Lowell Road. This will allow for the construction of a left hand turn lane along said road between Alvernon Way and Columbus Road. A right-turn deceleration lane may also be provided depending on the result of a traffic study submitted with the development plan.

Policy 15: Support development which utilizes existing facilities and which minimizes the need for additional public facilities.

Because the entire property has been previously developed, the new project will utilize existing infrastructure to fulfill its needs. The project site is surrounded by developed land; therefore, the proposed Area Plan Amendment for office development is a proposal for an infill project. Infill development utilizes existing public facilities.

Community Character and Design

Policy 3: Preserve scenic views of natural features and community landmarks.

Design of the proposed concept plan focuses on maintaining the scenic views of the Catalina Mountains enjoyed by surrounding property owners.

Conservation, Rehabilitation and Redevelopment

Policy 2: Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

The proposed development will be compatible with the residential neighborhoods that surround the site. The ultimate design of the building, as currently planned, will incorporate architectural elements from the surrounding neighborhood.

NEIGHBORHOOD MEETING NOTES

FLP-03: Grant-Alvernon Area Plan Amendment

March 17, 2009

6:00 pm

Tucson Jewish Community Center

ATTENDANCE:

Consultants

Mike Grassinger, The Planning Center

Aaron Einfrank, The Planning Center

The meeting commenced at 6:00

The meeting was attended by Roy Garcia, representing San Carlos Neighborhood Association, and Kathy Dixon, representing City of Tucson Ward 2.

Question: What types of improvements will be made to Fort Lowell Road?

Answer: The proposed project will dedicate the right-of-way necessary to construct a left turn lane along Ft. Lowell between Alvernon and Columbus. There may also be a right turn deceleration lane added along the project's Fort Lowell Road Frontage.

Question: What types of water harvesting will be used?

Answer: This project will use both active and passive water harvesting methods.

Question: Where will delivery vehicles park?

Answer: The loading zone was pointed out on the proposed site plan.

Question: How big is the setback between the proposed building and the single-family residences to the east?

Answer: Approximately 60 feet. Second story windows along the eastern wall of the proposed structure will be prohibited to address privacy concerns.

Both meeting attendees expressed their support for the proposed plan amendment and the project as a whole.

The meeting concluded at 7:00 pm.

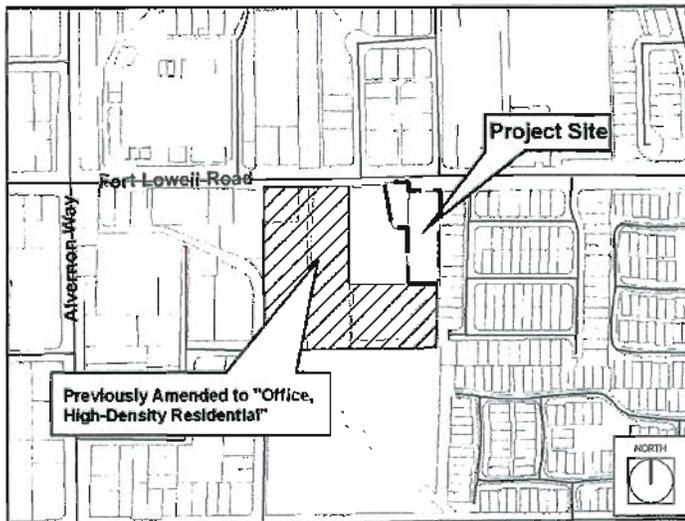
*Handout at
neighborhood
meeting*

Fort Lowell Offices
Grant-Alvernon Area Plan Amendment

Project Acreage:	Approximately 1.3 acres
Current Area Plan Designation:	High-Density & Low-Medium Density Residential
Proposed Area Plan Designation:	Office, High-Density Residential
Proposed Use:	Office

Project Information:

- The preliminary project concept consists of a two-story office structure.
- The total gross floor area proposed is 15,200 square feet.
- Access will be taken from Fort Lowell Road. The access point is to be located in the middle of the site's frontage onto Fort Lowell Road.
- Ample screening, landscaped bufferyards and building setbacks will be provided to minimize any impacts to adjacent properties.
- All lighting will be downwardly directed to avoid spillage onto adjacent properties.
- All buildings will be designed with "four-sided" architecture.
- One tree will be provided for every four parking spaces to reduce urban heat island effect.
- Water harvesting techniques will be utilized to sustain landscape areas.



For more information please contact :

Mike Grassinger
Aaron Einfrank
The Planning Center
110 S. Church Ave., Suite 6320
Tucson, AZ 85701
Ph. (520) 623-6146
Fax (520) 622-1950
aeinfrank@azplanningcenter.com



91-0

FORT LOWELL OFFICES





- NOTES**
- Site Area: 1.3 AC
 - Existing Zoning: R-3
 - Proposed Zoning: O-3
 - Proposed Building Height: 32 feet
 - Proposed Building Square Feet: 15,200 SF
 - Parking Spaces Required: 69
 - Parking Spaces Provided: 69

FORT LOWELL OFFICES

D-17



Grant-Alvernon Area Plan Amendment Fort Lowell / Walnut Ave. - Offices



Plan Amendment Site



April 2009

PA-09-01, *Grant-Alvernon Area Plan* Amendment, Fort Lowell/Walnut – Offices
Planning Commission Study Session – May 20, 2009

LAND USE PLAN POLICIES

GRANT-ALVERNON AREA PLAN

□ General Goals

- Preserve, protect and enhance the integrity of established neighborhoods.

□ II.A. General Land Use Policies

- Policy 2. Encourage the development of vacant property throughout the Grant-Alvernon area to complement the existing scale, character, and identity of the surrounding neighborhood.
- Policy 3. Support development on the perimeter of residential areas that serves to protect and enhance the quality of life for neighborhood residents.
- Policy 4. Demonstrate sensitivity to surrounding uses through the use of design, location, orientation, landscaping, screening, etc. as per the General Design Guidelines

□ II.C. Office and Commercial Land Use Policies

- Policy 1. Consider office/commercial development only when:
 - a. the site is designated on the Conceptual Land Use Map for the specific type of nonresidential use being requested, or is in compliance with the consolidation policy;
 - b. primary access will be provided to an arterial street;
 - c. access to any street other than an arterial is directed away from the residential neighborhood; and
 - d. the proposal is in compliance with other applicable plan policies.

□ Design Guidelines – General Site Design

- Guideline 3. Provide a well-defined pedestrian system linking adjacent uses, connecting to the public sidewalk system, offering convenient access to transit facilities, and providing secure bicycle parking facilities, as an integral component of development.
- Guideline 6. Design any development that will be adjacent to lower intensity uses to have similar spatial, mass, scale, and height elements that will harmonize with surrounding residential and nonresidential uses.
- Guideline 7. Protect the privacy of adjacent residential uses by locating balconies and upper story windows away from residential uses.
- Guideline 13. In nonresidential development, encourage the use of exterior building colors that are predominant in the natural desert landscape.

Guideline 15. Concentrate office/commercial structures towards the street frontages when adjacent to parcels developed for residential use.

Guideline 16. Encourage owners/developers of office or commercial developments to provide a setback, from principal buildings to property lines adjacent to parcels developed for residential use, a minimum of one and one-half times the principal building height.

Parking and Outdoor Storage

Guideline 1. Loading zones, dumpsters,... should be located away from adjacent residential uses ... and buffered with landscaping and a minimum six-foot-high masonry wall.

GENERAL PLAN

- ELEMENT 2 (Land Use) Policy 3 is to protect established residential neighborhoods by supporting compatible development, which may include ... appropriate nonresidential uses.

Policy 5 supports office ... development in appropriate locations, with priority for redevelopment within the existing urbanized area, to promote use and improvement of existing infrastructure, increase pedestrian activity and transit use, and to meet residents' needs for goods and services in a cost-effective and equitable fashion.

- ELEMENT 4 (Community Character and Design) Policy 5 is to promote neighborhood identity and visual character.

Supporting Policy 5.3 is to support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural guidelines.

Policy 6 is to promote quality in design for ... all development.

Supporting Policy 6.3 is for office... development to incorporate solutions and strategies that promote appropriate design elements, such as connectivity and consolidation, while responding to adjacent residential development, improving the streetscape, and enhancing the experience and perception of employees and customers through scale and mass considerations.