



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: June 2, 2010

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary

SUBJECT: *Manzo Neighborhood Plan* Amendment PA-10-02, Northeast Corner Silverbell Road and St. Mary's Road – Neighborhood Commercial, Study Session (Ward 1)

Issue – This is a request by Evergreen Devco, Inc, on behalf of the property owner, Carondelet Health Network. The request is to amend the *Manzo Neighborhood Plan* on a 3.77 acre site at the northeast corner of St. Mary's Road and Silverbell Road from Residential designation to Neighborhood Commercial/Office/Low to Medium Density Residential designation. The site is currently vacant and zoned R-2. The property owner is seeking a rezoning of the site from Residential (R-2) to Commercial (C-1).

The following attachments are provided:

- A: Zoning Map
- B: Aerial Photograph of Site and Surrounding Area
- C: *Manzo Neighborhood Plan* Land Use Map
- D: Land Use Plan Policies
- E: Copy of the Plan Amendment Application
- F: Summary of the Traffic Impact Analysis

Recommendation – Staff recommends that the Planning Commission set this item for public hearing on July 21, 2010.

Applicant's Proposal: The specific request is to amend the *Manzo Neighborhood Plan's* Land Use Map to allow the addition of neighborhood commercial, and office uses, to the currently allowed low and medium density residential uses on the subject property. The proposed development for the plan amendment site will consist of a 15,000 square foot pharmacy with drive-through, an 8,000 square foot retail building, and an associated parking lot with an increased amount of landscaping. Currently the proposed pharmacy is located in a neighborhood commercial shopping center to the south of the site, without drive-through services.

Existing Zoning and Land Uses: The R-2 amendment site is 3.77 acres, and is currently undeveloped except for temporary improvements to make the site useable as a temporary parking lot (gravel, curbs, wheel stops, and temporary lighting).

Directly to the north and east are residential properties with R-2 zoning. To the west across Silverbell Road, is C-1/P zoning, with a drive-through fast food restaurant and medical office building. South of the site are St. Mary's Hospital and a neighborhood commercial shopping center.

Land Use Policy Direction: Policy direction is provided by the *Manzo Neighborhood Plan* (1978), the *Santa Cruz Area Plan* (1984), and the City's *General Plan* (2001). Key policies are summarized below; a complete policy listing is provided as Attachment D.

Manzo Neighborhood Plan (1978): The purpose of the *Manzo Neighborhood Plan* is to preserve, improve, and protect the neighborhood environment. The overall objectives of the Plan are to strengthen the residential qualities and provide adequate services and facilities to meet the needs of existing and future residents. The Land Use Map encourages non-residential uses along the arterial streets that make up the boundary of the *Manzo Neighborhood Plan*.

Santa Cruz Area Plan (1984): The *Santa Cruz Area Plan* states that wherever appropriate more detailed planning studies should give more specific land use direction, which includes the *Manzo Neighborhood Plan*. The amendment site is not included in the Santa Cruz Area Plan's 'key parcels development' section. However, the Plan does provide some general development policies that should be used to address development throughout the Santa Cruz area. It calls out that existing neighborhoods should include related commercial services with specific locations decided on a case-by-case basis according to overall plan policies and depending on specific market conditions. New development within an existing neighborhood should be designed and scaled to be compatible with the existing neighborhood characteristics. Consideration is given to providing street and pedestrian linkages between neighborhoods and services.

General Plan (2001): The *General Plan* supports appropriate locations for commercial and non-residential uses within urbanized areas located in the Central Core to promote uses and improvements of existing infrastructure, and to meet residents' needs for goods and services. The *General Plan* supports neighborhood-related commercial uses accessible from adjacent neighborhoods and located at the intersection of arterial streets. It also calls out for improvement of vacant land parcels to promote economic enhancement of the City, as well as the health, safety and welfare of its residents.

Public Contact: At this time, staff has received no input from the public about this amendment proposal. The applicant held a neighborhood meeting on March 25, 2010. There were 14 people in attendance at that meeting. According to the information submitted with the application, most neighbors supported, a few were opposed to the proposal.

Discussion: The applicant is requesting a plan amendment to the *Manzo Neighborhood Plan* in order to allow for commercial development of a vacant parcel. The amendment site is located at the northeast corner of the intersection of two arterial streets, Silverbell Road and

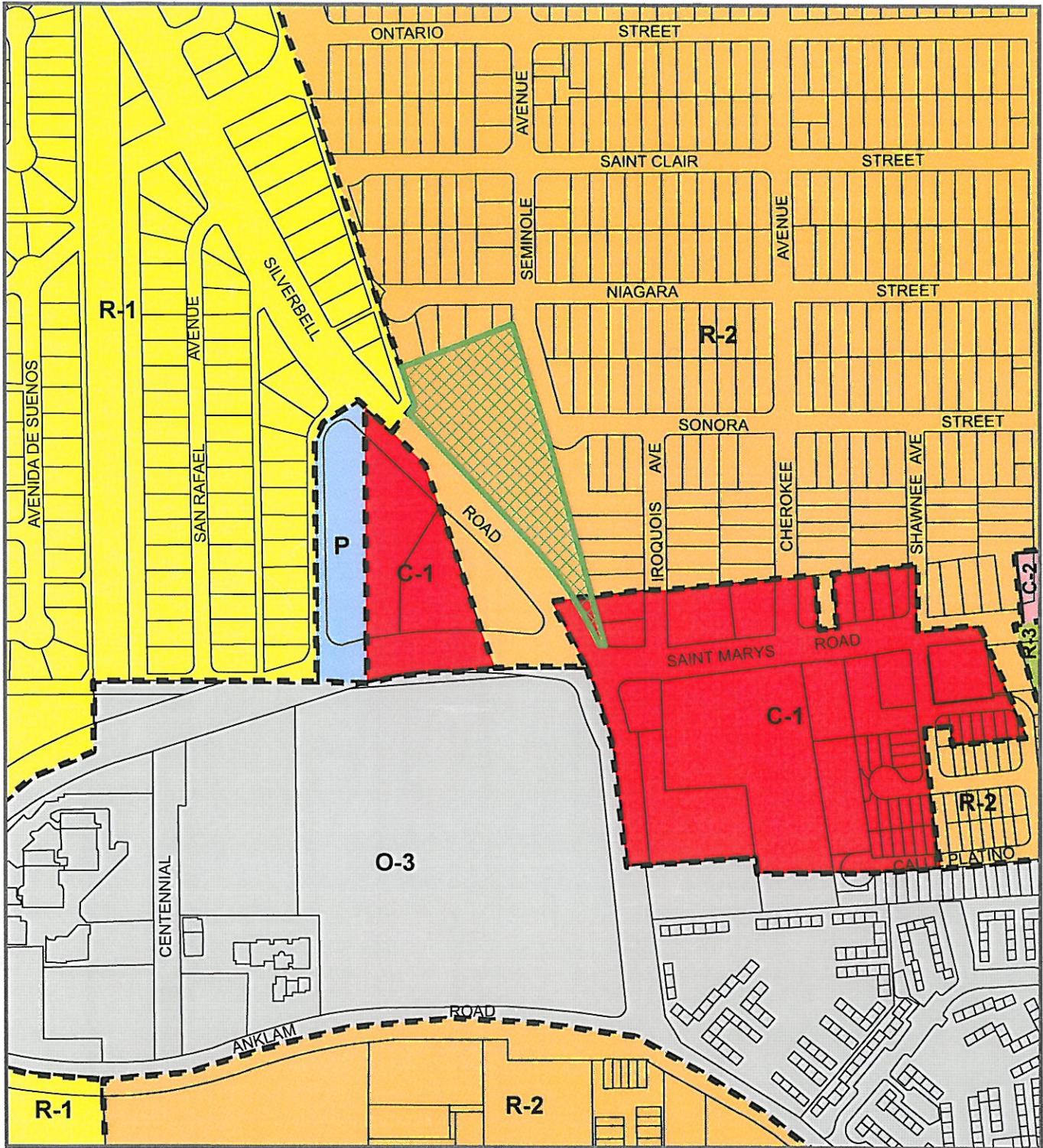
St. Mary's Road. A summary of the traffic impact analysis is provided as Attachment F. The conclusions of the report reveal that the project will have minimal effect on the traffic circulation for this area, with the possible exception of a poor level of service during PM peak hour in 2012, for the existing left-turn movements at the intersection of Silverbell Road and Driveway 1.

The proposed land use change from residential to neighborhood commercial/office/low and medium density residential provides an opportunity to develop a vacant infill site and provide neighborhood commercial services to an existing neighborhood, while at the same time providing safer pedestrian linkages for these services. The proposed land use is consistent with the *Manzo Neighborhood Plan's* pattern of non-residential and higher density residential uses relegated to the arterial streets that bound the neighborhood.

Conclusion: Staff recommends the Planning Commission set this item for public hearing in July. Staff will continue to review this proposal relative to existing and planned land uses, as well as other relevant information.

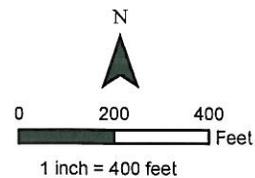
Attachments:

- A – Zoning Map
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Manzo Neighborhood Plan Amendment PA-10-02
Northeast Corner Silverbell Road and St. Mary's Road
Zoning Map

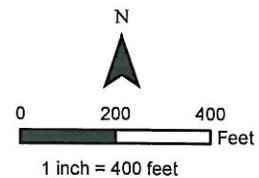
 Plan Amendment Site





Manzo Neighborhood Plan Amendment PA-10-02
Northeast Corner Silverbell Road and St. Mary's Road
Aerial Map

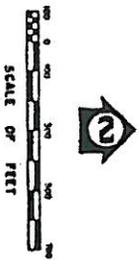
 Plan Amendment Site





MANZO NEIGHBORHOOD PLAN

-  **PARK**
-  **RESIDENTIAL**
-  **COMMERCIAL/RESIDENTIAL**
-  **HIGH DENSITY RESIDENTIAL**
-  **HIGH DENSITY RESIDENTIAL/PROFESSIONAL OFFICE** See amendment to Land Use Policy 2 (6-14-82, Res. 11870)
-  **NEIGHBORHOOD COMMERCIAL/OFFICE/LOW AND MEDIUM DENSITY RESIDENTIAL** See to Land Use Policy 4 (5-8-89, Res. 14887)



LAND USE PLAN POLICIES

Manzo Neighborhood Plan – 1978

Purpose – The purpose of this plan is to preserve, improve, and protect the neighborhood environment of Manzo.

The overall objectives for the Manzo area are to strengthen the residential qualities and provide adequate services and facilities to meet the needs of existing and future residents.

Santa Cruz Area Plan – 1984

Where appropriate more detailed planning studies should be given more specific land use direction. These plans include the *Kroeger Lane* and *Manzo Neighborhood Plans*. The following policies and recommendations should be used to address development throughout the Santa Cruz area:

General Development

5. New and existing neighborhoods should include related commercial services with specific locations decided on a case-by-case basis according to overall plan policies and depending on specific market conditions.
6. Street and pedestrian improvements should be made in conjunction with new development to increase accessibility to the overall area and park system and to facilitate linkages between neighborhoods and services.
7. New development within or near existing neighborhoods should be designed and scaled to be compatible with existing neighborhood characteristics.

General Plan – 2001

- Element 2: Land Use

Policy 5: Support appropriate locations for commercial and office uses, with priority for development and redevelopment within the existing urbanized areas located in the Central Core and Mid-City Growth Areas and the abutting areas of the Evolving Edge Growth Area to promote use and improvement of existing infrastructures, to increase pedestrian activity and transit use, and to meet resident's needs for goods and services in a cost-effective and equitable fashion.

5.3 Support neighborhood-related commercial uses accessible from adjacent neighborhoods and located at the intersections of arterial streets, arterial and collector streets, or collector streets.

- Element 4: Community Character and Design

Policy 5: Promote neighborhood identity and visual character.

5.3 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines

5.3A Review and revise, as necessary, the City's Design Compatibility Report requirements to assure the following key features to be addressed:

- Site content
- Building scale and height
- Views and scenic resources
- Bicycle and pedestrian circulation, including pedestrian connections to site amenities and adjacent neighborhoods
- Access to transit

Policy 6: Promote quality in design for residential, commercial, industrial, mixed-uses, and publicly-funded development.

6.3 Office/commercial/park industrial development should 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.

- Element 13: Economic Development

Policy 18 Promote the continued physical and economic viability of the city's neighborhoods and commercial districts.

Policy 19 Improve vacant land parcels, designated for redevelopment through formal procedures, to promote the economic enhancement of the city, as well as the health, safety, and welfare of its residents.



PLANNING &
DEVELOPMENT
SERVICES DEPARTMENT

Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: 4-8-10 Received by: John Beall

Area/Neighborhood Plan to Be Amended:

Manzo Neighborhood PlanDate Plan Was Adopted by Mayor and Council: February 13, 1978Plan Amendment Name: Manzo Neighborhood Plan Amendment, Northeast Corner
Silverbell Road and St. Mary's RoadPlan Amendment Number: PA-10-02 Processing Fee: \$3,681.00

SECTION 2 - Site Identification

Street Address: 550 N. SILVERBELL ROADTownship/Range/Section: T14S/R13E/SECTION 10 Tax Code No: 116-12-751ANearest Major Cross Street: ST. MARY'S ROADAmendment Site Size: 3.77 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.

PROPERTY OWNER: CARONDELET HEALTH NETWORKADDRESS: 2202 N. FORBUS BLD., TUCSON, AZ 85745TELEPHONE: (520) 872-7768FAX: (520) 872-7838

PLEASE SEE THE ATTACHED LETTER WHICH INCLUDES THE
OWNER'S DATED SIGNATURE

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: MIKE MAUGHAN

Firm's Name: EVERGREEN DEVCO, INC. Phone No: 602.808.8600

Address: 2390 E. CAMELBACK RD, STE 410 Fax No: 602.567.7080

PHOENIX, AZ 85016

Signature Michael Hankes Maughan Date 4/8/2010

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: R2 Current Use of Site: TEMPORARY PARKING LOT

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

UNDEVELOPED EXCEPT FOR TEMPORARY IMPROVEMENTS MADE TO MAKE THE SITE USEABLE AS A TEMPORARY PARKING LOT, INCLUDING GRAVEL, CURBS, WHEEL STOPS, AND TEMPORARY PARKING LOT LIGHTING

SURROUNDING AREAS

Existing Zoning: North R2 South C1/O3 East R2 West C1/P

Describe Land Uses and Development on Surrounding Properties:

THE SITE IS BORDERED BY RESIDENTIAL ON THE NORTH AND EAST. TO THE WEST ACROSS SILVERBELL ROAD, THERE IS A DRIVE-THROUGH FAST FOOD RESTAURANT AND MEDICAL OFFICE BUILDINGS. SOUTH OF THE SITE IS ST. MARY'S HOSPITAL AND A NEIGHBORHOOD SHOPPING CENTER

Neighborhood Context: THE SITE IS LOCATED AT A BUSY CORNER WHERE TWO ARTERIAL STREETS INTERSECT. THE SITE WILL SERVE AS A BUFFER BETWEEN THE BUSY STREETS AND THE RESIDENTIAL NEIGHBORHOOD SITUATED TO THE NORTH AND EAST. OTHER USES AT THE INTERSECTION INCLUDE A NEIGHBORHOOD SHOPPING CENTER, MEDICAL OFFICE, FAST FOOD RESTAURANT, AND HOSPITAL. THERE ARE ALSO SOME HOMES IMMEDIATELY ADJACENT TO THE SITE THAT HAVE BEEN CONVERTED TO A DENTIST AND DOCTOR'S OFFICES.

Proposed Site Development

Proposed Use: _____ Proposed Zoning: C1

DRIVE - THROUGH PHARMACY WITH RETAIL COMPONENT.
RETAIL USE AT THE NORTH PORTION OF THE SITE.

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

15,000 SQUARE FOOT DRIVE - THROUGH PHARMACY, 8,000 SQUARE
FOOT RETAIL BUILDING, AND ASSOCIATED PARKING FIELDS,
SITE LANDSCAPING, ETC.

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.

PLEASE SEE ATTACHED SHEET

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

PLEASE SEE ATTACHED SHEET

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

PLEASE SEE ATTACHED SHEET

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*.

PLEASE SEE ATTACHED SHEET

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

PLEASE SEE ATTACHED SHEET

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

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

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 Manzo Neighborhood Plan map needs to be updated to show a different land use designation for the parcel at the NEC of Silverbell Road and St. Mary's Road.

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

Please see the proposed revision to the Manzo Neighborhood Plan map attached.

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 Manzo Neighborhood Plan states that its "overall objective" is "to strengthen the residential qualities and provide adequate services and facilities to meet the needs of existing and future residents." The proposed changes would extend the area where neighborhood commercial uses are allowed along St. Mary's Road. At this point in time, the parcel on the northeast corner of Silverbell & St. Mary's is the only piece of land along St. Mary's Road that is not currently shown on the Manzo Neighborhood Plan map as either "Commercial/Residential" or "Neighborhood Commercial." Changing the plan to allow neighborhood commercial on this parcel is fitting with the overall goal of the plan because a proposed neighborhood commercial development on this highly trafficked corner will contribute to the goal of the plan to provide adequate services and facilities in the neighborhood. Further, it will allow for feasible development on this corner that would transform a dusty dirt lot into a neighborhood commercial development that will provide a buffer between the intersection and the neighborhood. This buffer would strengthen the residential qualities of the surrounding neighborhood.

The Santa Cruz Area Plan states in Section 1 that "adopted neighborhood, redevelopment, and zoning concept plans take precedence over the general Santa Cruz Plan policies." The Manzo Neighborhood is not considered by the Santa Cruz Area Plan as a "key parcel" and thus the plan does not contain any specific language affecting the Manzo Neighborhood.

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

The General Plan, in both the Land Use and Economic Development sections, notes that one of its purposes is to promote infill development, not urban sprawl. Amending the Manzo Neighborhood Plan would encourage appropriate and responsible infill development at the northeast corner of Silverbell Road and St. Mary's Road. The General Plan takes this further by stating in the Land Use section that it seeks to promote people-oriented neighborhoods, which it then defines as "investing in old neighborhoods to promote a mix of commercial and residential uses" and then further ties the two principles together by stating under its Major Theme designation that the goal of all the plans (General, area, and neighborhood) is "the protection of residential neighborhoods while promoting compatible infill." Still under the Land Use designation under Policy 5 of Commercial and Office Development, section 5.2 states that the goal is to "support community-scaled commercial and office uses located at the intersection of arterial streets." Silverbell Road and St. Mary's Road are both considered arterial streets. Thus, this policy supports community-scaled commercial development at this intersection, inherent in which is support for an amendment to the Manzo Neighborhood Plan map.

Under the Economic Development section of the General Plan, Policy 18 refers to goal of promoting "continued physical and economic viability of the city's neighborhoods and commercial districts" and Policy 19 further defines the goal by addressing the need to "improve vacant land parcels . . . to promote the economic enhancement of the city." An amendment to the Manzo Neighborhood Plan would allow for a viable improvement to an infill parcel that has never been

developed. This development would enhance the use of the land, contribute to responsible and compatible infill, and benefit the economic development of the city at the intersection of two highly trafficked arterials.

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

Given the high traffic counts and commercial nature of the intersection of the arterial streets Silverbell Road and St. Mary's Road, it is highly unlikely that any residential development would be feasible or desirable at any of the intersection corners. The current Manzo Neighborhood Plan map and current zoning of the parcel on the northeast corner of said intersection designates it as "Residential" and R-1 respectively. Amending the plan will allow for neighborhood commercial uses on the property, which is currently being used as a temporary parking lot, but prior to that has remained an empty dirt lot. Neighbors have complained about dust issues and the fact that water drains from the site onto surrounding residential properties when it rains. As the current plan and zoning make it unlikely that any future development will take place on this parcel, the proposed amendment to the plan would open up the opportunity for a neighborhood commercial development that would contribute to the community and rectify the problems of dust and drainage, creating a net positive for the neighbors and the community as a whole.

Assessor's Map

Scale: 1: 2,400

Streets Aerial



CLLAR



HELP

PREFERENCES

TOOLS

FIND

MAP

THURSDAY ST

SOUTH ST

SILVERBELL RD

SAN JOSE AV

SAN RAFAEL AV

CHENOWETH AV

ROQUAIS AV

SANCT MARYS RD

116-12-751B

116-13-193F

118-13-199E

116-15-077C

100 m 400 ft



Current Color Aerial Photographs of Site
And Surrounding Properties



Letter from the Owner Authorizing
Applicant to Act



April 8, 2010

City of Tucson
c/o Mr. John Beall
Planning Department
201 N. Stone Ave
Tucson, AZ 85701

Re: Northeast corner of Silverbell Road and St. Mary's Road

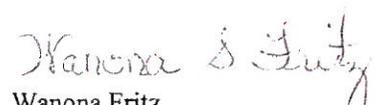
Mr. Beall:

Carondelet Health Network ("Carondelet") is the owner of the 3.77 acre parcel on the northeast corner of Silverbell Road and St. Mary's Road ("Parcel"). By virtue of this letter, Carondelet hereby authorizes Evergreen Devco, Inc. ("Evergreen") and its employees or authorized representatives to represent Carondelet in processing a plan amendment, rezone, and development plan for said Parcel.

Per the requirements of the Application for Plan Amendment, please note the following information:

Property Owner: Carondelet Health Network
Address: 2202 N. Forbes Blvd., Tucson, AZ 85745
Telephone: (520) 696 - 2328
Fax: (520) 872 - 7838

Sincerely,

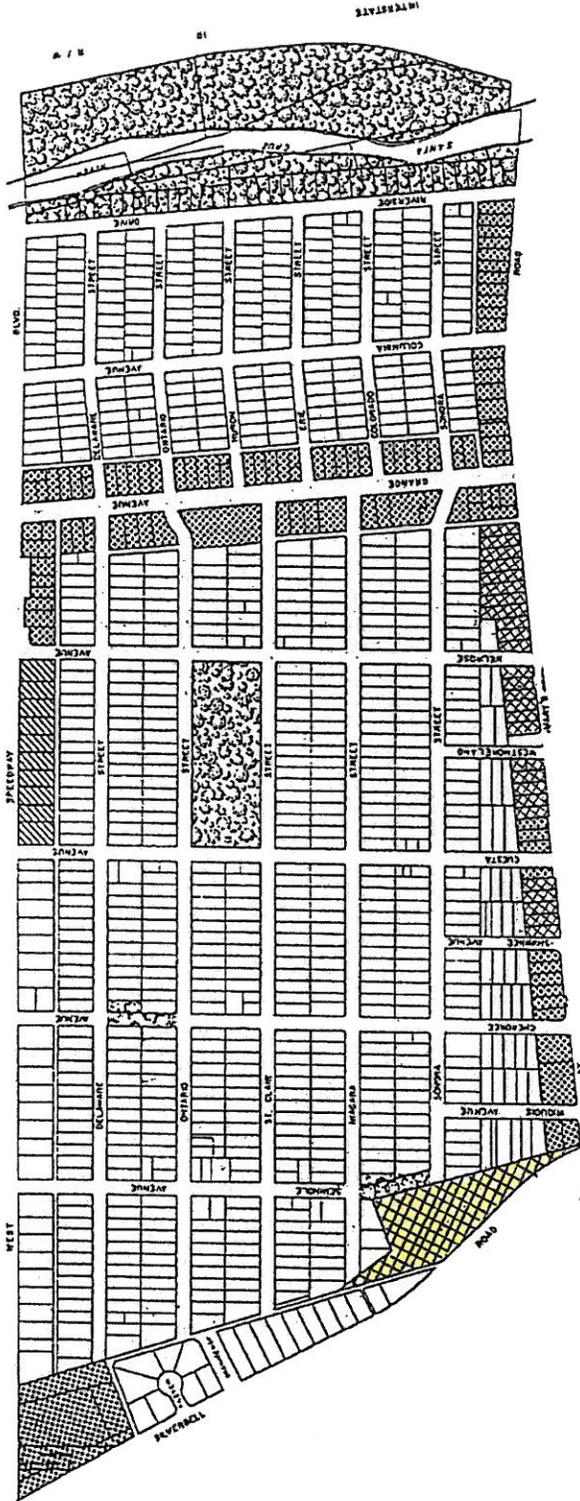

Wanona Fritz
Carondelet Health Network

Its: Chief Executive Officer

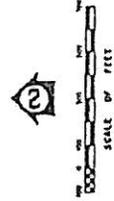
Date: 4/8/10

Proposed Amendment to the Manzo Neighborhood Plan

Please see the highlighted portion changing the designation
from Residential to Neighborhood Commercial / Office /
Low and Medium Density Residential



MANZO NEIGHBORHOOD PLAN



-  PARK
-  RESIDENTIAL
-  COMMERCIAL/RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL/PROFESSIONAL OFFICE See amendment to Land Use Policy 2 (6-14-82, Res. 11870)
-  NEIGHBORHOOD COMMERCIAL/OFFICE/LOW AND MEDIUM DENSITY RESIDENTIAL See to Land Use Policy 4 (5-8-89, Res. 14887)

7-89

Copy of Meeting Notice

Notice of Neighborhood Meeting

Regarding the proposed development of the northeast corner of Silverbell & St. Marys

Time: 7 PM
Date: Thursday, March 25th
Location: El Rio Neighborhood Center
1390 W. Speedway Blvd.
Tucson, AZ 85745

Location of Plan Amendment Site: Northeast corner of Silverbell Road and St. Mary's Road. Please see the attached aerial.

Land Use Process Being Pursued: It is proposed that an amendment be made to the Manzo Neighborhood Plan to allow a rezoning request from R-2 residential to C-1 neighborhood commercial.

Description of the Proposed Project: It is proposed that the majority of the site be used for a drive-through pharmacy. Though a specific use and specific user have not yet been finalized, a smaller pad at the rear of the site will also be rezoned for a future C-1 approved use.

Comments on the proposed changes may be submitted to the Director of Planning and Development Services prior to the Planning Commission public hearing. Comments may be made verbally and/or in writing at the Planning Commission public hearing, and at the Mayor and Council public hearing.

For additional information about the neighborhood meeting, please contact Mike Maughan at 602.567.7100.



Copy of Mailing List Used

Robert Walkup
Mayor
255 W. Alameda ST
Tucson, AZ 85701

David Valenzuela
N.A.-Barrio Anita
2255 W GoldenHills Rd
Tucson, AZ 85745

Tina Gonzales
N.A.-Barrio Anita
855 N. Contzen
Tucson, AZ 85705

Scott Egan
N.A.-Barrio Hollywood
1409 W Niagara
Tucson, AZ 85745

Martha McGrath
N.A.-Barrio Hollywood
1455 W. Delaware
Tucson, AZ 85745

Margaret McKenna
N.A.-Barrio Hollywood
1019 W Ontario
Tucson, AZ 85745

James Reel
N.A.-Brichta
2131 W. Wagon Wheels Dr.
Tucson, AZ 85745

Sam Negri
N.A.-Brichta
2223 W. Wagon Wheels Dr
Tucson, AZ 85745

Carl Stoeckel
N.A.-Brichta
1999 W. Calle Campana de Plata
Tucson, AZ 85745

Susan Aiken
N.A.-El Presidio
402 N Main Ave
Tucson, AZ 85701

Joyne Tracy
N.A.-El Presidio
411 N Meyer Ave
Tucson, AZ 85701

Ed Smith
N.A.-El Rio Acres
Tucson, AZ 85745

Jim Hannley
N.A.-El Rio Acres
1398 W El Rio Drive
Tucson, AZ 85745

Lorraine Bartlett
N.A.-Menlo Park
901 W. Clearwater Dr.
Tucson, AZ 85745

Dana Helfer
N.A.-Menlo Park
PO BOX 85057
Tucson, AZ 85754

Gilbert Fimbres
N.A.-Menlo Park
934 W. Grandview Ln.
Tucson, AZ 85745

Robin West
N.A.-Panorama Estates
224 S. Panorama Circle
Tucson, AZ 85745

Jane Shovlin
N.A.-Panorama Estates
160 S. Bella Vista Dr
Tucson, AZ 85745

Mary Jo Ghory
N.A.-Panorama Estates
101 N. Bella Vista
Tucson, AZ 85745

Norma A. Encinias
N.A.-Silvercroft
1925 W. Waverly
Tucson, AZ 85745

Gloria Manzanedo
N.A.-Silvercroft
1801 W. Riverview Blvd
Tucson, AZ 85745

Regina Romero
Ward 1
940 W. Alameda St
Tucson, AZ 85745

116125950
DURAN JESUS B
1515 W NIAGARA
TUCSON AZ 85745

116127280
DUARTE AZUZENA & DUARTE MARTHA
V JT/RS
1612 W NIAGARA
TUCSON AZ 85745

116127270
ORTIZ ARMANDO & IRMA
1614 W NIAGARA
TUCSON AZ 85746

116127330
CARLETON KATHLEEN
701 N SEMINOLE AVE
TUCSON AZ 85745

11613173A
FARAJ YOUSEF T
702 N SILVERBELL RD
TUCSON AZ 85745

116125970
BAUTISTA JOSE R
345 E DRACHMAN
TUCSON AZ 85705

116126000
GALLARDO YESENIA
1535 W NIAGARA
TUCSON AZ 85745

11612737C
CITY OF TUCSON
.
. 00000

11612751A
ST MARY S HOSPITAL & HEALTH
CENTER
ATTN: CHN LEGAL DEPT
2202 N FORBUS BLVD
TUCSON AZ 85745

116126060
ROMERO MARK ANTHONY & DOLORES
JT/RS
1542 W SONORA
TUCSON AZ 85745

116125960
ANAYA EUGENE L & ANGELITA P JT/RS
& ANAYA
EUGENE G JR
1517 W NIAGARA
TUCSON AZ 85745

116125770
INIGO EMMA R
1522 W NIAGARA
TUCSON AZ 85745

116125750
HOWARD MICHAEL E & DORA MARIE
JT/RS
1526 W NIAGARA
TUCSON AZ 85745

11613174A
FUENTES GEORGE & ANITA S JT/RS
706 N SILVERBELL RD
TUCSON AZ 85745

11613193E
CARONDELET HEALTH SERVICES INC
ST JOSEPH
& ST MARYS HOSPITALS & HEALTH
CENTERS
ATTN: CHN LEGAL DEPT 2202 N
FORBES BLVD TUCSON AZ 85745

116125980
FRAGOSO MANUEL FONTES & VIRGINIA
J
1527 W NIAGARA
TUCSON AZ 85745

11612735A
ROMAN VICTORIA H & HERNANDEZ
CARLOS JASSO &
HERNANDEZ ALFREDO JASSO ALL
JT/RS
927 W ALAMEDA
TUCSON AZ 85745

11613170C
TOYOS JOSE GERARDO & FRANCISCA
JT/RS
707 N SILVERBELL RD
TUCSON AZ 85745

11613171A
NUGUID WILLIAM L & NUGUID BERTHA C
610 N SILVERBELL RD
TUCSON AZ 85745

116126050
CARSON ERNESTINA
1552 W SONORA
TUCSON AZ 85745

116125780
SMITH GEORGE F
1520 W NIAGARA
TUCSON AZ 85745

116125760
VALENZUELA DIANA R
1524 W NIAGARA
TUCSON AZ 85745

116127260
BALLESTEROS ADALBERTO M
10000 W ROCKY DESERT TRL
TUCSON AZ 85743

11612737D
BENITEZ ALEXANDER N & ELVA V JT/RS
1621 W NIAGARA
TUCSON AZ 85745

116131670
GAMEZ JOE R
601 N SAN JOSE AV
TUCSON AZ 85745

116125990
FRAGOSO MANUEL FONTES & VIRGINIA
JAIME
1527 W NIAGARA
TUCSON AZ 85745

116127360
DE LEON RITA D & OLIVAS MICHAEL
JT/RS
1508 W SAINT CLAIR
TUCSON AZ 85745

11613172A
DE LA OSSA BERTHA P
618 N SILVERBELL RD
TUCSON AZ 85745

116126070
ESPINOSA ALBERT L
1510 W SONORA
TUCSON AZ 85745

116126040
PENA JESUS C & MARIA CRISTINA
1554 W SONORA
TUCSON AZ 85745

116126030
LOUIE WILLY CHUN
1556 W SONORA
TUCSON AZ 85745

116126020
MONREAL BERTHA M
1556 W SONORA
TUCSON AZ 85745

116126010
MAC PHEE BART & DEBRA CP/RS
1560 W SONORA
TUCSON AZ 85745

11613169A
RESENDEZ RAFAEL G & EMMA JT/RS
609 N SAN JOSE AVE
TUCSON AZ 85745

116131680
PENA ARMANDO A & SOCORRO T JT/RS
605 N SAN JOSE AVE
TUCSON AZ 85745

116126320
OLEA FRANCISCO R & MARIA A JT/RS
1549 W SONORA
TUCSON AZ 85745

11612633A
PARTINGTON JOHN W & ERCILLA T
JT/RS
1555 W SONORA
TUCSON AZ 85745

11612631A
CRUZ ARMANDO L & SALLY
555 N IROQUOIS AVE
TUCSON AZ 85745

11612618A
LIZARRAGA MANUEL JR
516 N IROQUOIS AVE
TUCSON AZ 85745

11612635B
SARANTIDES APARTMENTS TR
ATTN: JAMES SARANTIDES & JOYCE
SARANTIDES TR 5315 N CORTE
PUESTA DEL SOL
TUCSON AZ 85718

116131660
ARMENTA ORIOL B & IRMA D JT/RS
529 N SAN JOSE AVE
TUCSON AZ 85745

116126190
LIZARRAGA JOSEFINA
1470 W SAINT MARYS RD
TUCSON AZ 85745

116131650
ACEVEDO SANDRA & MARTINEZ
HORTENCIA JT/RS
525 N SAN JOSE AVE
TUCSON AZ 85745

116125700
MARTINEZ MANUEL B & DOLORES
SANCHEZ JT/RS
1519 W SAINT CLAIR
TUCSON AZ 85745

116126390
DE LEON RITA & DE LEON JESUS JT/RS
1508 W SAINT CLAIR
TUCSON AZ 85745

116125710
MARTINEZ TOMAS F
1521 W SAINT CLAIR
TUCSON AZ 85745

11612574C
ROMERO VIRGINIA SUE & ROMERO
AUDRA
1525 W SAINT CLAIR
TUCSON AZ 85745

116127180
MANRIQUEZ MARIA H
1605 W SAINT CLAIR
TUCSON AZ 85745

116127190
SOLIS RICHARD D & SOLIS STEVE V
750 N CITRUS AVE
TUCSON AZ 85748

116126290
GIANT INDUSTRIES ARIZONA INC
ATTN: WESTERN REFINING
SOUTHWEST INC
1250 W WASHINGTON ST STE 101
TEMPE AZ 85281

116126380
QUIHUIS DIANA M
1880 W BLUEBERRY LN
TUCSON AZ 85745

116131640
RUIZ RAMON & RUIZ CARMEN & RUIZ-
SERMENO
RACHAEL ALL JT/RS
521 N SAN JOSE AVE
TUCSON AZ 85745

11613193F
CARONDELET HEALTH SERVICES INC
ST JOSEPH
& ST MARYS HOSPITALS & HEALTH
CENTERS
ATTN: TRIWEST RESTAURANTS LLC
3071 N SWAN RD TUCSON AZ 85712

11612751B
ST MARY S HOSPITAL & HEALTH
CENTER
ATTN: CHN LEGAL DEPT
2202 N FORBES BLVD
TUCSON AZ 85745

11615077C
TUCSON ST MARY'S PLAZA LLC
ATTN: ARCADIA MANAGEMENT GROUP
PO BOX 10
SCOTTSDALE AZ 85252

11613229B
SOUTHWEST GAS CORPORATION (T&D)
ATTN: LAURA HOFFMAN
PO BOX 98510 LVC-435
LAS VEGAS NV 89193

11615088L
ST MARYS HOSPITAL & HEALTH
CENTER
ATTN: LEGAL DEPARTMENT
2202 N FORBES BLVD
TUCSON AZ 85745

116126200
LIZARRAGA JOSEFINA
514 N IROQUOIS AVE
TUCSON AZ 85745

11612643A
FLORES RONALD R & ANA L
1552 W SAINT MARYS RD
TUCSON AZ 85745

11615085A
SOUTHLAND CORPORATION
ATTN: TAX DEPT # 20196
PO BOX 711
DALLAS TX 75221

116126210
FEDERAL NATIONAL MORTGAGE ASSN
ATTN: AURORA LOAN SERVICES LLC
2617 COLLEGE PARK DR
SCOTTSBLUFF NE 69361

11612622A
ADAM STEVEN R
223 TEPUSQUET
SANTA MARIA CA 93454

116126400
DE LEON RITA D & DE LEON JESUS
JT/RS
1508 W SAINT CLAIR
TUCSON AZ 85745

116126410
ALCALA SUSANA E
505 N IROQUOIS AVE
TUCSON AZ 85745

116126420
SNIDER CLOVIS J & EMILY J JT/RS
5700 W GATES PASS RD
TUCSON AZ 85745

11612717B
PAZ SEBASTIAN F
721 N SEMINOLE AVE
TUCSON AZ 85745

11612572A
CARPIO DAVID & LUCIA CP/RS
724 N SEMINOLE
TUCSON AZ 85745

116127320
RAMOS DORA
705 N SEMINOLE AVE
TUCSON AZ 85745

116127310
CHAVEZ ARACELI G
1606 W NIAGARA
TUCSON AZ 85745

116127300
VELASCO EUGENE D & ALICE D JT/RS
1912 W JALISCO PL
TUCSON AZ 85745

116125800
RODRIGUEZ RAYMOND MARCOS
1516 W NIAGARA
TUCSON AZ 85745

116127290
RAMIREZ LUIS M & MONICA JT/RS
1610 W NIAGARA
TUCSON AZ 85745

116125790
ENCINAS DORA & MOLERA PATSY &
TOLEDO ALICE
2912 W DAKOTA
TUCSON AZ 85746

Certification of Mailing

CITY OF TUCSON
DEPARTMENT OF URBAN PLANNING AND DESIGN
PRESUBMITTAL NEIGHBORHOOD MEETING - PLAN AMENDMENTS
TIMELINES AND CERTIFICATION OF MAILING

PART 1 – DATE MAILING LABELS WERE GENERATED

Plan amendment file name and number: _____

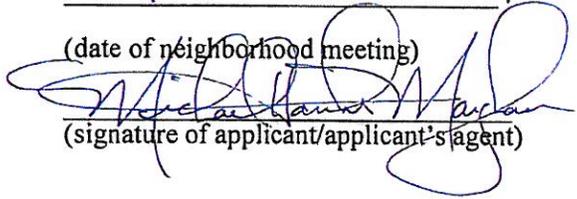
Date mailing labels were generated: 3/11/2010

Date that is 60 calendar days after mailing labels were generated: 5/10/2010

PART 2 – CERTIFICATION OF MAILING

I hereby certify that I mailed the meeting notices to everyone on the mailing list on
3/12/2010, for the neighborhood meeting that was held on

(date of mailing)
3/25/2010

(date of neighborhood meeting)


3/26/2010
(date signed)

PART 3 – TIMELINE CHECKS

Date of Neighborhood Meeting: 3/25/2010

Time period that is 15 to 60 days after the neighborhood meeting was held:
4/9/2010 to 5/24/2010

Date application was submitted: 4/9/2010

Was the application submitted between 15 and 60 days after the neighborhood meeting was held?

(yes or no)

If the application was submitted within the specified time frame, the timeline provisions of the *Land Use Code* have been satisfied. If the application was not submitted within the specified time frame, staff will advise you how to proceed.

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

Copy of Sign-up Sheet Showing Who
Attended the Neighborhood Meeting

Meeting Summary

Neighborhood Meeting Notes

Regarding an Amendment to the Manzo Neighborhood Plan
Designating the Northeast Corner of Silverbell Road & St. Mary's Road as
Neighborhood Commercial

March 25, 2010

We went around the room and everyone introduced themselves and said what their interest was in the meeting (property owner, business owner, etc.) Representing the Applicant was Winnie Fritz, CEO of Carondelet St. Mary's Hospital; Laura Ortiz with Evergreen Development; Mike Maughan with Evergreen Development; and Lee Navarez, the District Manager for Walgreens. The information for each of the neighbors is noted on the sign in sheet.

Winnie Fritz, CEO of Carondelet St. Mary's Hospital

- **Gave a brief history of the parcel** – It has never been developed. For many decades it has been owned by the hospital and has remained unused until it was recently permitted as a temporary parking lot.
- **Recounted the hospital's efforts to work with the neighbors** – Winnie and Neil Fritz, both of Carondelet, went door-to-door to speak with all the neighbors about the parcel and its proposed use as a parking lot. If they were not able to speak with neighbors in person, they left a Spanish and English letter explaining the proposed use at each home along with contact information should people have questions.
- **Land sale and future use** - The hospital will be selling a portion of the parcel to Walgreens and will be retaining the rear parcel for a future, single story retail development.
- **Neighbors' property** – Addressed the concern that many neighbors had asked questions about their property being taken as part of the development. Walgreens will not be taking anyone's land. Some time ago, some neighbors were asked if they wanted to sell their land to Walgreens because Walgreens was exploring different ideas at the corner. It was an exploratory idea and no one wanted to sell. A different layout was developed and Walgreens does not even need all the land Carondelet currently has.

Neighbor Questions / Comments

- Neighbor: Worried about crime. There are already many policemen and crimes in the neighborhood. Will the Walgreens generate more crime?
- Winnie: When Neil and I went door-to-door many of you brought up concerns about crime. Neighbors that we talked to said they would prefer landscaping to separate the parcel from the residential because short walls give people places to hide.
- Neighbor: Walgreens offered to buy my house 5 to 7 years ago, but I have heard nothing since.

Neighbor (Manny): We don't want another Walgreens. We want an Applebees or some restaurant. I remember someone telling me that Walgreens would not be built on this site.

Winnie: I have never promised anyone anything about no Walgreens on this site. The Sisters (who officially own the property) would not have made any comments about development. I do not know where you would have heard that, but it was not from anyone at the hospital.

Laura Ortiz of Evergreen Development

- **Walgreens relocation** – Explained that this is not in addition to the Walgreens across the street, but a relocation from that site to the NEC of Silverbell Road and St. Mary's Road.
- **Plan Amendment process** – Explained the plan amendment process. Said we would have another Neighborhood Meeting regarding the rezoning to C1.
- **Neighbors' property** – We will not be taking any land from any of the neighbors.
- **Pedestrian access** – Some of the neighbors have suggested they would like a pedestrian access from the site onto Sonora like the pedestrian access that is currently existing.
- **Parking reduction** – We met earlier this month with Margaret McKenna and Joe Cates of the Barrio Hollywood Neighborhood Association. After the meeting Joe suggested that because the site was overparked, perhaps Walgreens could reduce the number of parking spaces to the actual number required by code and put in more landscaping at the south of the site. We worked with Walgreens and they have agreed to make this change to the site plan.
- **Overall project time line** – We will file for an amendment to the Manzo Neighborhood Plan sometime in the next few weeks. We expect we will appear before Planning Commission in June and before Mayor and Council by September. We expect to hold another neighborhood meeting with you in October 2010 for the rezone part of the process. We will appear before Planning Commission for the rezone around January 2011 and Mayor and Council around April 2011. Should the plan amendment and rezone be approved, we hope to have a building permit around December 2011 and have the store open for business around September 2012.

Neighbor Questions / Comments

Neighbor: Have you met with Councilwoman Romero?

Laura: Yes. Her comments were positive and encouraged our ongoing dialogue with Barrio Hollywood and the neighbors.

Neighbor: We are worried about the area between the Walgreens and the residential. Will it be open? Will there be a fence? A wall?

Laura: As I understand it, City code will require a 6 foot wall all along the property line to provide a separation and screening between commercial and residential. If you (the neighbors) are concerned about walls, there may be opportunities to speak with the City during the design process to work something else out.

Neighbor: Is C1 the only zoning you can use?

Laura: No, there are other commercial zoning designations, but this is the minimum zoning for the planned uses.

Neighbor: Will Walgreens require a liquor license?

Laura: Yes.

Neighbor (Joe Cates): The south portion of the site has significant landscaping. On the north you have Seminal Park. Reducing the parking at the south of the site will add landscaping and limit parking in the area that is closest to residential.

Neighbor: I am in charge of raising money and donations for neighborhood events like our Fiestas and Walgreens has never given us any money. They aren't involved in the neighborhood.

Lee Navarez (Walgreens): I am sorry for that. We have a new CEO at Walgreens and in the past six months he has changed the policies to give us a lot more freedom on the district level to participate in the neighborhoods where we are without the restrictions from corporate. We (Walgreens) will be part of Fiesta Grande. In the future, please feel free to come straight to me.

Neighbor: I tried to hang up this sign at your store and they wouldn't let me.

Lee: We will have it up tomorrow morning.

Neighbor (Manny): Is the Walgreens a done deal?

Laura: No. This is the beginning of a long process including a plan amendment, rezone, and development plan approval. She then re-explained the timeline noted above.

Neighbor: If Walgreens put up a big wall, then we lose our view of the mountains. Will our property values go down? We do not want a wall.

Margaret McKenna (Barrio Hollywood): You get to have a say in whether or not there is a wall. This will go to a public hearing before Planning Commission and Mayor and Council. These people (Evergreen) are here to understand what you want and work with the City.

Neighbor: If our property taxes will go up and our land values go down, I am not in favor of it. If our land values go up, then I am in favor of it.

Laura: I can not say for certain here, but it has been our experience that property taxes have not gone up for neighboring residential.

Neighbor: I am worried about drainage from the Walgreens being dumped on my property. Right now, every time that it rains, I get a lot of runoff into my yard.

Laura: There will be no drainage off the property. When the site is developed, we will ensure or some other developer will ensure and the City will ensure that there is no drainage onto your property. All drainage will be retained on site. It sounds like that is not happening now, but development on the site will fix that problem.

Joe Cates: With the City's new rainwater harvesting ordinance, there will be new things put in place to help this as well.

Neighbor (Kasey): Who is submitting the actual application for the plan amendment?

Laura: Evergreen

Winnie: We own the land, but we are giving Evergreen permission to proceed with a plan amendment on our behalf.

Neighbor (Kasey): What is the planned use for the north parcel?
Winnie: It will be used for some commercial use. Single story, retail building. We do not have a specific user identified.
Neighbor: Will our property taxes go up?
Laura: It has been our experience that property taxes have not gone up for neighboring residential.
Neighbor (Manny): I do not want a Walgreens. I want a restaurant where I can bring my grandkids and sit and watch the sunset.
Lee (Walgreens): Walgreens wants to move across the street because it becomes necessary to update their stores and their technology to provide better service to their patients. This will also allow greater access to the drive-through, which is very important to older and sick patients.
Neighbor: What is the drive-through used for?
Lee: The drive-through is used exclusively by the pharmacy.
Neighbor: I want the Walgreens. It is dangerous for me to have to walk across St. Mary's to go to Walgreens where it is right now. I like the new location.
Margaret: Will this site be cleaner than the one across the street?
Lee: Yes. This site will be owned by Walgreens, which will allow them to self-maintain in the new lot, which is what Walgreens always prefers. In the center across the street, Walgreens is part of a larger center and has to rely on the property management company to keep things clean and maintain the whole center. The new location will allow Walgreens to self-maintain which will make it much easier for Walgreens to keep it clean.
Neighbor (Maria): I don't want the Walgreens.
Joe Cates: You have to remember the site will be developed eventually. It won't always be dirt. If we leave it at the current zoning, the final development could be worse. A developer has come forward who is responsible and wants to work with us. We are not going to get a high end restaurant across the street from the emergency room and backed up against Barrio Hollywood. The site has been empty forever. It causes problems when it rains (drainage) and this development will help that.
Neighbor: I like that it will fix the drainage problem.
Neighbor: I have been driving over the property for a long time. Will this cut off my access?
Winnie: Yes. We have been working with you on the access issue for a while and will continue to work with you to come up with a feasible means of replacing your access.
Neighbor (Joaquin): I like the Walgreens.
Neighbor (Kasey): Why is Walgreens not buying the whole parcel? It should all be developed at once. A larger site gives a lot more design opportunities.
Laura: Walgreens does not need the entire parcel. The current site plan shows the full design concept, but to make the economics work, there needs to be more than just a Walgreens on the site. That is why there are two pads.

Additional Comments

Dr. Flores, the dentist who offices on the corner of Silverbell and St. Mary's called on 3/15/10 to ask if we were going to be trying to take his property as part of the development. Mike Maughan informed him that we would not be taking any of the residential or business property surrounding the site. He stated that he had no other concerns.

Maria Olea called on 3/16/10 to ask if this development would be taking anyone's house. Mike Maughan informed her that we would not be taking any additional land. She stated that she had no other concerns.

Ernestine Carson of 1552 W. Sonora Street, phone 520.622.4249, could not attend the meeting, but mailed in her comments. They are as follows:

No for 24 hour pharmacy

1. "Do not open the cul de sac at Sonora Street [to vehicular traffic]. Traffic would be really bad on this street and prevent people in the neighborhood from enjoying peace and quiet in this area."
2. "Riff – Raff will show up. Regardless of reason for being there."
3. "Mean more apartments??? More kids playing in the streets???"
4. "It would be better (money) spent if a buffer were put in at the cul de sac."

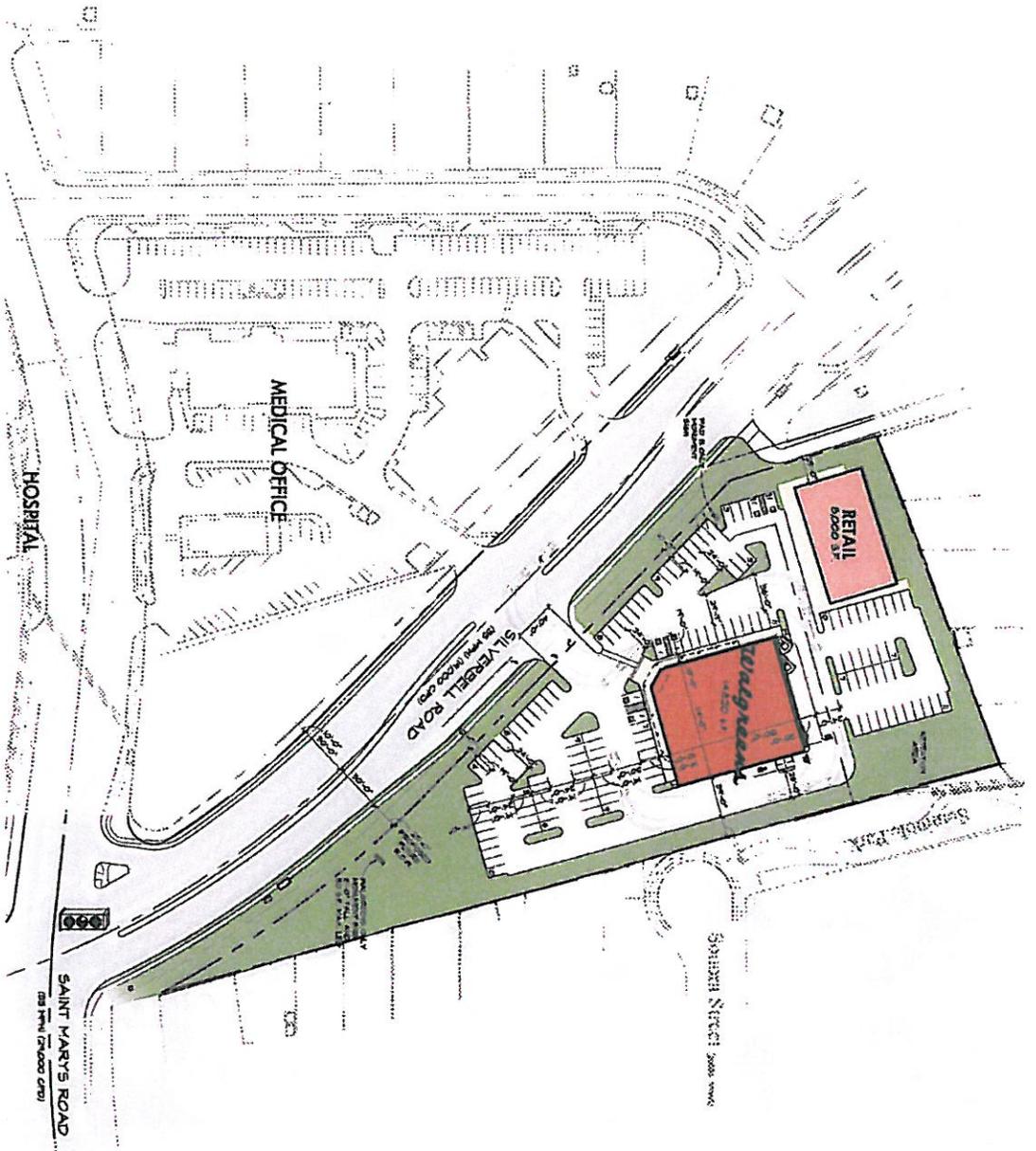
Mike Maughan called Ms. Carson on 3/30/10 to discuss her concerns. Mr. Maughan informed Ms. Carson that at this point in time, Walgreens is not planning to use this site as a 24 hour pharmacy. That could change in the future, but would require additional approvals.

Further, Ms. Carson was informed that:

1. There is no current plan to open Sonora to vehicular traffic, though, based on neighbors comments, it is likely that pedestrian access would remain.
2. Walgreens has a top of the line security system, will maintain a clean parcel and will hopefully have a net positive impact on the neighborhood from a safety perspective.
3. There is no current plan to develop any residential units on the site. That is the purpose of the plan amendment and the rezone.
4. We will continue to work with the neighbors and the City of Tucson to ensure an appropriate buffer between the residential and the proposed commercial uses on the corner.

Copy of Maps, Drawings, or Written
Information Provided at the
Neighborhood Meeting

PRELIMINARY SITE PLAN
NEC Silverbell Road and Saint Marys Road
 Tucson, Arizona



Summary

PROPOSED BUILDING	104,200 S.F. (3.77 ACRES)
TOTAL GROSS SITE AREA	104,200 S.F. (3.77 ACRES)
RETAIL	47,897 S.F. (1.18 ACRES)
TOTAL NET SITE AREA	152,848 S.F. (3.50 ACRES)
BUILDING AREA	104,200 S.F. (3.77 ACRES)
RETAIL	47,897 S.F. (1.18 ACRES)
VAULTS	14,680 S.F. (0.34 ACRES)
PARKING REQUIRED (1/200 S.F. - RETAIL)	74 SPACES
VAULTS	14 SPACES
RETAIL	117 SPACES
TOTAL	132 SPACES (3.87/1,000 S.F.)

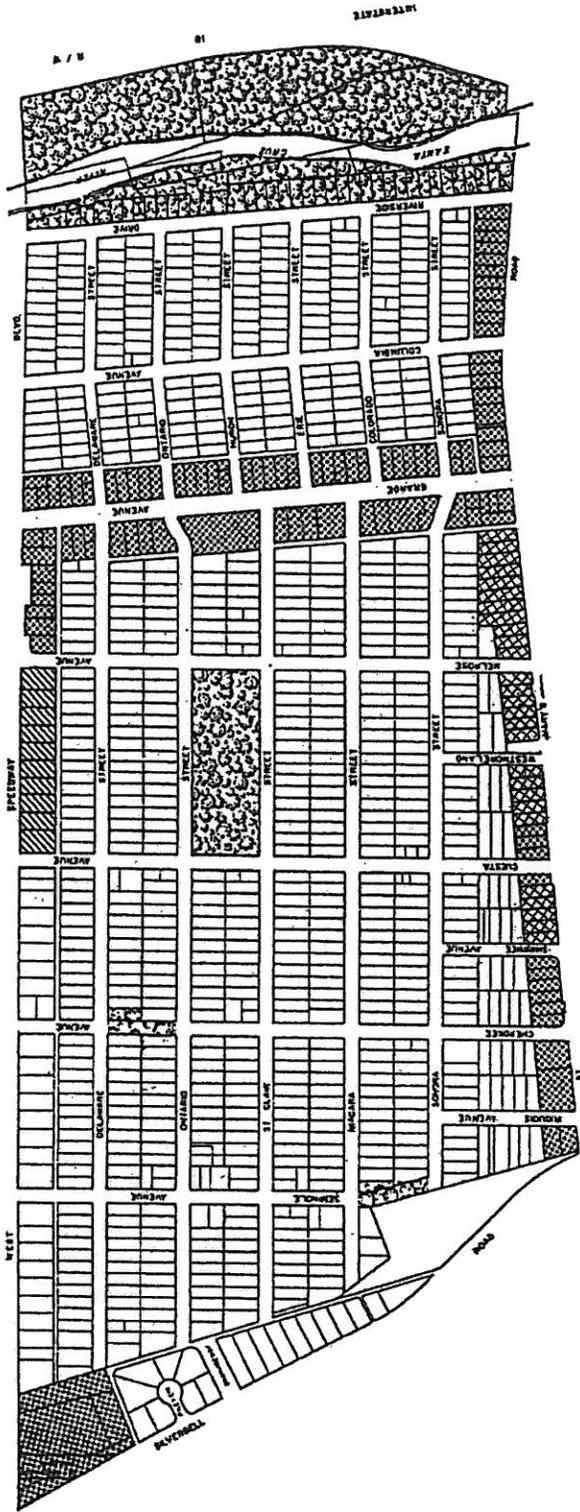




RENDERING

NEC Silverbell Road and Saint Marys Road
Tucson, Arizona





MANZO NEIGHBORHOOD PLAN



-  **PARK**
-  **RESIDENTIAL**
-  **COMMERCIAL/RESIDENTIAL**
-  **HIGH DENSITY RESIDENTIAL**
-  **HIGH DENSITY RESIDENTIAL/PROFESSIONAL OFFICE** See amendment to Land Use Policy 2 (6-14-82, Res. 11870)
-  **NEIGHBORHOOD COMMERCIAL/OFFICE/LOW AND MEDIUM DENSITY RESIDENTIAL** See to Land Use Policy 4 (5-8-89, Res. 14887)

7-89

Any Changes to the Plan Amendment
Proposal Based on Comments Received at
the Neighborhood Meeting

Based on conversations with Mr. John Beall in Planning, the Plan Amendment process deals with land use. The comments we received at the neighborhood meeting did not refer specifically to the land use and thus no changes were made to this application based on comments received at that meeting.

However, one comment was made regarding the site plan which Walgreens has agreed to implement during the Development Plan stage. Specifically, one of the neighbors asked Walgreens to reduce parking at the south end of the site and increase the amount of landscaping. Walgreens agreed to this suggestion and will make the revision in subsequent submittals.

Copy of Notes from the Rezoning
Pre-Submittal Meeting

Pre-submittal Conference Verification

X Rezoning

_____ Special Exception

Date 3/17/10

Type
T 14 R 13 S 10

Applicant/Agent Present

Staff Present

M. MAUGHAN

Michael Wyneken -Rezoning 837-4955

Matt Flick -Engineering 837-4931

John Beall -Planning Section 837-6966

Patricia Gehlen - Zoning Review 837-4919

John Williams - Zoning Review

~~Dave Mann~~ - Tucson Fire 837-7029

MANNY PROILLA - Community Planning 791-5550

Address/Location of project: 550 N. SILVERBELL

Existing Use: TEMP PARKING Proposed Use: PHARM W/ DRIVE THRU & OFFICE

Existing Zoning: R-2 Proposed Zoning: C-1

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

Council Member: R. ROMERO Phone: 791-4040 Ward: 1

Neighborhood/Area Plan: MANZO N HOODS & SANIT CAUZ. AREA PLAN

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

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

Issues Discussed:

PLAN AMENDMENTS READ - MANNY PROILLA

PROVIDE NEIGHBORHOOD MEETING MINUTES

LIMITED PED ACCESS TO N-HOOD

WATER HARVESTING & PARKING LOT TREES - IVELINE OSETA 837-6960

NEW ORDINANCES BECOME EFFECTIVE. WILL BE

DESIGN BASIN TO PROTECT ADJ. PACE - STORM OUTLETS TO PROTECT
TRUCK

SITE = MULTIPLE LOTS OF EXISTING ~~IS~~ SUBD. PLOT MAY BE REDEV.

WAREHOUSES: NEED DUMPSTER & 2 LOADING ZONES

ZONING MUST = PROPOSED USE. IF YOU WANT C-1 FOR ENTIRE SITE, THE FDP MUST SHOW WAREHOUSES AND ANOTHER COMMERCIAL USE. IF THE SECOND USE IS NOT COMMERCIAL, THEN THE CITY WILL ONLY SUPPORT C-1 FOR OFFICE USE (UNLESS CARONDALET HAS A SPECIFIC PROVISIONAL REQUIREMENT C-2).

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.

Development Services Zoning Review REZONING PRESUBMITTAL

This preliminary review for code compliance is based only on the information provided on the plans provided. Alterations to the plans as they impact zoning issues will require additional review to insure compliance with the Zoning Code. Additional information provided on revised plans may also create further compliance questions.

Lot speed history

REVIEWED BY: Patricia Gehler DATE: 3/17/2010 PHONE: 837-4919

1. APPLICANT: EVERGREEN DEVCO, INC.
2. ADDRESS: 550 N Silverbell
3. EXISTING ZONING R-2 PROPOSED ZONING C-1 T. 145 R. 13E S. 10
4. EXISTING USE PARKING LOT PROPOSED USE WALGREENS Drive thru PHARMACY
5. Development plan required tentative plat required final plat required Special Exception Land Use PAD Commercial RCP New project or change of use full LUC Plan Amendment Recommend CDRC Pre Sub
6. SITE AREA / LOT SIZE TOTAL 167,613 sq. ft. 3.85 Acres
 Proposed principal use Retail Trade Use Group - "General Merchandise Sales" D.D. " 28 "
 Subject to: Section 3.5.9.3 C
 Proposed Principal use Administrative and Professional office D.D. " 29 "
 Minimum lot / site size 1 F.A.R. max .35 Building height max 30' (50' FOR OFFICE)
 Lot coverage max 1 Site Coverage allowed for subdivision 1 Density 111%
 PERIMETER YARD BUILDING SETBACKS: (ST = street) (hgt = height of structure)
 Perimeter yard indicator: DD, Adjacent Zones: N R-2, W MS & R, S C-1, E R-2
 Required setbacks per adjacent zone N 1 1/2 (H), W 21' (H), S 0, E 1 1/2 (H)
 DEVELOPING AREA BUILDING SETBACKS FROM MAJOR STREETS or for Streets within SUBDIVISION
 For all proposed structures: Per LUC 3.2.6.5.B-1 - The greater of 21 Feet or the Height of the Structure from the back of
 existing curb future curb back of sidewalk outside edge travel lane or int. streets- 140 - 1000 ADT New Sub.
 STREET PERIMETER BUILDING SETBACKS IN DEVELOPED AREAS:
 For all proposed structures: per LUC 3.2.6.5.A = The greater of 20 feet or one and half times the height of the structure From
 Front Street Yard Property Line Side Street Yard Property Line = 10 feet From side Street Prop. Line
 APPLICABLE OVERLAY ZONES: ERZ, HDZ, HPZ, SCZ, DRZ, GCZ, PAD-1, PAD-2, PAD-3, PAD-4, PAD-5, AEZ = AHD, CUZ-1 CUZ-2, CUZ-3, APZ-1, APZ-2, APZ-3, APZ-4, NCD-65, NCD-70, ADC (Davis Monthan) RCP W.A.S.H.
 Major Streets & Routes (MS & R) Plan
 Street Name: Silverbell Road Future R/W Width: 150'-0"
 Street Name: SAINT MARYS Future R/W Width: 100'-0"
8. ACCESS PROVISIONS, LUC Article III, Division 2, and Development Standard 2-08
 Street access for vehicle traffic Adjacent Street access for pedestrian traffic On-site pedestrian circulation system
9. MOTOR VEHICLE/BICYCLE PARKING CALCULATIONS REQUIRED:
 Parking on both Sides of the street, one space per unit in a common area evenly distributed throughout the subdivision
 Use Classification(s) 1 space per 200 sq ft for WALGREENS & OFFICE (1st Floor only) = 114 SP
 114 Required - 133 proposal - OK
 Use Classification(s) _____

 Bicycle spaces required 876 or 11 spaces
 Percentage of Class 1 = 50 % or _____ Class 1 spaces and _____ Class 2 spaces
 Percentage of Class 2 = 50 % or _____ Class 1 spaces and _____ Class 2 spaces
 Minimum of 2 spaces required All Class 2 if 50 or less motor vehicle parking spaces are provided
10. OFF-STREET LOADING SPACES REQUIRED: (1,500 Sq. Ft. or greater in GFA, and if applicable outside use area)
 Based on Building GFA 8,000 ^{OFFICE} = 1 striped space(s) at 12 feet x 35 feet, Per LUC 3.4.5. 5
11. XERISCAPE LANDSCAPING/SCREENING PLAN REQUIRED: LUC 3.7.1. & DS 2-06/2-07
 Expansion only Entire site See landscape reviewer's comments
 Street 10' wide streetscape 1 tree per 33' of perimeter 50% vegetative groundcover
 30" or 5' streetscape (wall) or (screen)
 Interior Interior landscape border 1 tree per 33' of perimeter 5' high perimeter (wall) or (screen)
 6' high wall to screen off-street loading 6' high (screen) or (wall) to screen dumpster
 1 tree per 10 parking spaces Compliance to Native Plant Preservation Ordinance required
 Other _____

WALGREENS BUILDING = Based on 14,820 sq ft. = 2 striped spaces at 12'-0 wide by 35'-0 per 3.4.5.3

CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES
REZONING/SPECIAL EXCEPTION
PRESUBMITTAL REVIEW – Land Use Plan Compliance

CASE NUMBER: 3-17-10_550 N. Silverbell Rd
(MO-DAY-YEAR - Address)

APPLICANT NAME: EVERGREEN DEVCO, INC.

ADDRESS: 2390 E. CAMELBACK RD. SUITE#410 CITY: PHOENIX STATE: AZ ZIP: 85016
DAYTIME/MESSAGE PHONE: 602-567-7100 FAX: 602-567-7080 E-MAIL:
MIKE.MAUGHAN@EVERGREENDEV.COM

EXISTING AND PROPOSED USE

EXISTING USE: TEMPORARY PARKING LOT PROPOSED USE (REQUIRED): DRIVE THROUGH PHARMACY

BUILDING HEIGHT NOT PROVIDED # OF STORIES 1 FLOOR AREA OF NON-RES.
DEV. WALGREENS=14,820 SQ.FT.,----OFFICE A =8,000 SQ.FT.,----TOTAL FLOOR AREA= 22,820 SQ.FT.
Property Size 2.4 Acres

PROJECT LOCATION

ADDRESS (IF ASSIGNED): 550 N. SILVERBELL ROAD

LOCATION (MAJOR CROSS STREETS): NEC OF SILVERBELL ROAD AND ST. MARY'S ROAD

PARCEL NUMBER: 116-12-751A

TOWNSHIP 14S RANGE 13E SECTION 10

EXISTING ZONE R-2
PROPOSED ZONE: C-1

PLAN DIRECTION

ADOPTED PLAN (S): MANZO NEIGHBORHOOD PLAN AND THE SANTA CRUZ AREA PLAN

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

X-YES NO TO BE CONFIRMED LATER

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

YES X NO WILL DEPEND ON DESIGN

X DESIGN COMPATIBILITY ENVIRONMENTAL RESOURCE REPORT

REVIEWED BY: MSP
DATE: 3/17/10

Background: This proposal is a request to rezone from R-2 a residential zone to C-1 a commercial zone to allow a pharmacy with a drive through window service and a separate building pad area for a future office use. The site contains 2.4-acres and the proposal is to construct a pharmacy with 14,820 square foot of floor area and create a building pad for a future office building with 8,000 square foot of floor area. The site is currently a temporary parking lot for St. Mary's Hospital, located at the northeast corner of St. Mary's Road and Silverbell Road.

The proposed commercial development shows a single access point onto Silverbell Road, an arterial street, and provides no secondary access points as it abuts the Manzo neighborhood along the interior boundaries. Building setback provided for the pharmacy building along the east perimeter is approximately forty nine (49) feet with 39 feet for PAAL and 10 feet for landscape border. The future office building is proposed north of the pharmacy with a twenty-five (25) form the north perimeter. The drive though service for the pharmacy is shown on the east building elevation and within the thirty-nine (39) foot wide PAAL area.

Surrounding Uses/Zoning: The proposed commercial site is at the southwest corner of the Manzo neighborhood and just north of the St. Mary's Road intersection. To the east and north of the site are R-1 and R-2 residential zones with site built single-family development, to the west across Silverbell Road C-1 commercial with medical office use and a vacant R-2 residential parcel, to the south are C-1 commercial office use and across St. Mary's Road is C-1 commercial retail and the St. Mary's Hospital complex.

Land Use Policies: Although the site is within the *Santa Cruz Area Plan* and the *Manzo Neighborhood Plan*, policy direction is provided by the *Manzo Neighborhood Plan*. The purpose of the *Manzo Neighborhood Plan* is to preserve, improve, and protect the neighborhood environment of Manzo and the overall objectives for the Manzo area are to strengthen the residential qualities and provide adequate services and facilities to meet the needs of existing and future residents, which includes areas along Grande Avenue, St. Mary's Road and Speedway. However, at the proposed rezoning site the Land Use direction of the *Plan* is to maintain the predominant residential character of the neighborhood. Therefore, the *Manzo Neighborhood Plan* does not support non-residential land uses on the proposed site and a plan amendment is required.

Assessment: The applicant is proposing to construct a commercial/pharmacy with drive through service and a future office building pad. Although a building height was not provided, most pharmacy structures are single-story. A City of Tucson linear park is located between the proposed site and the adjacent neighborhood to the east and north of Sonora Street. The nearest residential units are located east and are approximately one hundred (100) feet from the proposed pharmacy building. The drive through pharmacy service window is to be located on the east façade of the building, toward the neighborhood. The design proposes a singular access point onto Silverbell Road. Interior traffic circulation between the pharmacy building and the future office building seems awkward with a singular access point at Silverbell Road. Planning staff will defer to Engineering staff to address. Approximately the southern one-third of the site is shown on the preliminary site plan as undeveloped. This corner of the site is at the intersection of Silverbell Road and St. Mary's Road, both arterial streets, in addition, St. Mary's Road is classified as a Scenic Arterial Street west of this intersection. Due to the site's configuration, the southern portion of the site (approximately 30,000 square feet) may have more constraints to develop than the rest of the parcel. Staff recommends this area be included into the site design as landscaped open space with amenities for the area residents and area employees to enjoy. Another consideration is to leave adequate land area in this southern portion of the site to allow for a future building pad.

Summary: The area to the south and west is non-residential and includes a regional hospital complex. The proposed site is at the western edge of the *Manzo* neighborhood and plan policy supports residential character of the neighborhood. A plan amendment is required prior to a consideration for commercial land uses on this site. Area residents and representatives from registered neighborhood associations of the area are a key factors in evaluating current policy direction and amendment requests. If successful, the applicant must address in the rezoning design compatibility information the following:

- Address how the mass, scale, and height of a commercial complex is compatible with the adjacent residential neighborhood
- Four sided architectural design, including complementary colors with surrounding land uses
- Hours of operation, including drive through pharmacy service?
- Address how outdoor lighting, includes building security lighting, parking lot pole lights. will be shielded to protect the privacy of adjacent residential development
- Address/acknowledge the C-1 commercial zone is limited to a single drive through lane for pharmacy services
- Landscape borders design to screen adjacent residential development from noise, glare, and lights. including pharmacy drive through lane traffic
- Dumpsters and loading zones a minimum of 50 feet from residentially zoned or used properties
- Address retention area for insect/larva issues during the monsoon season and how this will be monitored
- Pedestrian access to the adjacent residential neighborhood along interior boundaries
- Address on-site pedestrian circulation between proposed (include future uses) land uses and to the Silverbell Road sidewalk system.

Reviewed by: msp, 791-5550

From: Matthew Flick
To: TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov
Date: 03/12/2010 2:22 PM
Subject: T10PRE0015 -- Evergreen Devco - Silverbell Road
Place: TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov

PDS Engineering has no objection to the rezoning of this site to C-1.

The 3.77-acre site lies along the eastern side of Silverbell Road north of its intersection with St. Mary's Road. Silverbell Road is a MS&R Arterial with an existing right-of-way of 100' and a proposed right-of-way of 150'. Dedication of an additional 25' along the east side of Silverbell Road will be requested at time of rezoning. Silverbell Road is a paved roadway with 2 vehicular travel lanes in each direction, a raised median and striping for bike lanes. There is an existing median opening located about 550' north of the Silverbell/St. Mary's intersection. The preliminary development plan (PDP) proposes to locate an entrance opposite the median opening. Sidewalk exists along the frontage and there are existing bus stops located near the northern and southern ends of the parcel. The posted speed limit is 35 mph. No CIP or RTA projects are planned along Silverbell Road. Repaving of St. Mary's Road west of Silverbell Road, and including the intersection with Silverbell Road, will begin this summer.

The site does not lie within a mapped 100-year floodplain or erosion hazard area. The site lies within the 500-year floodplain of Silvercrock Wash. A named watercourse, Powderhorn Wash, flows within a storm drain located in Silverbell Road and beneath an alley along the northwestern corner of this parcel; the confluence with Silvercrock Wash is located about 850' north of the subject parcel. Local drainage is generally toward the northeastern corner of the parcel. Given that the site is larger than 1 acre and the site lies in the Silvercrock Wash balanced basin, both detention and retention will be required. Water harvesting will be required. Seminole Park, a neighborhood park with no amenities, is adjacent to the northeastern corner of the parcel.

The following conditions will be requested when this project is submitted for rezoning:

1. Preparation of a complete Drainage Report, including details of detention/retention, is required.
2. Each detention/retention basin shall include a sediment trap, or other sediment control measures as approved by the City Engineer, to prevent sedimentation of the detention/retention basin. Each sediment trap, or other sediment control measure, shall have a provision for total drainage.
3. Detention/retention basin floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
4. Detention/retention basins shall be located adjacent to a street or accessible common area. Basin sideslopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
5. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
6. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter.
7. Erosion control measures shall be designed to prevent erosion at the basin outlet and in Seminole Park.
8. A traffic impact analysis will be required (if one is not provided with the rezoning submittal).
9. All security barriers and screening for detention/retention basins shall meet Safe By Design guidelines.

Matt Flick, P.E.
Project Manager
Planning & Development Services
City of Tucson

Phone: (520) 837-4931
Fax: (520) 791-4340

Comments fro Bob Sherry 3/1/10 on Mechanical folder

1. Revise the font size used on the drawings to a minimum of 3/32-inch (all upper case). Reference: Section 106.1.1, IBC 2006.
2. Provide energy code compliance calculations using the correct climate zone for Pima County < 4,000 feet. Provide sufficient detail on the drawings to evaluate the energy compliance of the building envelope. The information shall, as a minimum, include U-factors of the envelope systems and fenestration components, along with the R-values of the insulation and the SHGC for the fenestration. Reference: Sections 101.4 and 104.2, International Energy Conservation Code 2006.
3. Clarify the note on details 2 and 4 on sheet M2.1.4, "LOCATE AAV ON SUPPLY/RETURN PIPE TO DRAIN". Reference: Section 106.3.1, IMC 2006.
4. Revise the size of the condensate drains for AH 1-1 and AH 1-2 in accordance with Section 307.2.1, IMC 2006, as amended by the City of Tucson.
5. Section 403.3, IMC 2006, as amended by the City of Tucson allows the use of the ASHRAE 62-1-2004 ventilation calculation procedure provided that the default occupant densities and combined outdoor air rates are used.
6. Terminal unit 1TU29 is shown supplying the elevator equipment room through a 1-hour fire damper. Why is the return not equipped with a fire damper? Reference: Section 3006.4, IBC 2006.
7. Clarify how the temperature is to be controlled in the elevator equipment room. An independent split-system fan coil is providing approximately 1-ton of air conditioning and terminal unit 1TU29 is also supplying 120 - 425 CFM of air conditioning. Only one thermostat is shown in the room and the terminal unit is equipped with a 1 KW reheat coil. Reference: Section 106.3.1, IMC 2006 and Sections 503.2.2 and 503.2.4, IECC 2006.
8. **The proposed modifications to building #3 will require a separate activity number.**

Comments on 4/14/10 on Plumbing

1. **Comment not addressed.** An Appeal to the Building Official is applied on a case-by-case basis: submit an appeal for this activity. Water-free urinals are not Code-compliant fixtures per the 2006 UPC. Submit an appeal to the Building Official requesting approval to utilize a water-free urinal based on the International Plumbing Code. Reference: Sections 211.0 (insanitary), 301.2, 405.2, 409.0, 601.1, and 1005.0, UPC 2006.
2. SP-2, the elevator sump pump, shown on sheet P2.01 may not be pumped directly into a sanitary waste line according to Pima County Regional Wastewater Reclamation Department (RWRD). Reference: Section 306.1, UPC 2006.



1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report documents a traffic impact analysis performed for a proposed Walgreens pharmacy near the northeast corner of Silverbell Road and Saint Mary's Road in Tucson, Arizona. The site will include pharmacy and medical office land uses and is anticipated to be built out by 2012.

1.2 REPORT PURPOSE AND OBJECTIVES

Kimley-Horn and Associates, Inc., has been retained by Evergreen Devco, Inc. to perform the traffic impact analysis for the proposed development.

The purpose of this study is to address traffic and transportation impacts of the proposed development on surrounding streets and intersections. This traffic impact study was prepared based on criteria set forth by the City of Tucson for a Category I study. The specific objectives of this study are:

- To evaluate lane requirements on all existing roadway links and at all existing intersections within the study area;
- To determine future level of service (LOS) for all existing intersections within the study area and recommend any capacity-related improvements;
- To determine necessary lane configurations at all new driveways within the proposed development in order to provide acceptable future levels of service;
- To evaluate the need for auxiliary lanes at all study area intersections; and
- To evaluate the need for future traffic signals.

1.3 PRINCIPAL FINDINGS AND RECOMMENDATIONS

- The proposed development is expected to generate 1,596 daily trips, with 57 trips occurring in the AM peak hour and 181 trips occurring in the PM peak hour. To ensure that the estimate of the traffic impacts is the maximum that can be expected, it is assumed that the site will be fully buildout in 2012.
- The growth trends in the area show a decrease in daily traffic in the vicinity of the site between 2004 and 2007; therefore, in order to provide a conservative analysis, it is assumed that the annual growth rate between 2009 and buildout in 2012 is 2.0 percent per year.
- The exiting left-turn movements at the intersection of Silverbell Road and Driveway 1 are expected to experience a poor LOS during the PM peak hour in 2012. It is anticipated that this condition will only occur during the PM peak hour, sufficient gaps should be provided by the nearby signal, and that the exiting left turn movements will operate acceptably during non-peak hours; therefore, no mitigation is recommended.
- The signalized intersection of Silverbell Road/Saint Mary's Road is expected to operate at an acceptable LOS in 2012.



Kimley-Horn
and Associates, Inc.

- A right-turn deceleration lane should be constructed in the northbound direction at Driveway 1 along Silverbell Road with 100 feet of storage and a minimum 120-foot taper.



2.0 PROPOSED DEVELOPMENT

2.1 SITE LOCATION

The proposed development, a Walgreens pharmacy, is located near the northeast corner of the intersection of Silverbell Road and Saint Mary's Road in Tucson, Arizona. The project location is shown in **Figure 1**.

2.2 LAND USE AND SITE PLAN

The overall development consists of pharmacy and medical office land uses. The total site area is on approximately 3.77 acres. **Table 1** illustrates the land use of the proposed development.

Table 1 – Land Use

Parcel	General Description	ITE Land Use	Size
Walgreens	Pharmacy/Drugstore w/ Drive-Thru	881	14,820 SF
Pad B	Medical Office	720	8,000 SF

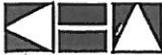
The layout of the site is illustrated in **Figure 2**. The site is bound to the west by Silverbell Road. Residential developments exist to the north and east. The pharmacy is located in the center of the site, and Pad B is located directly north of the pharmacy land use.

2.3 SITE ACCESSIBILITY

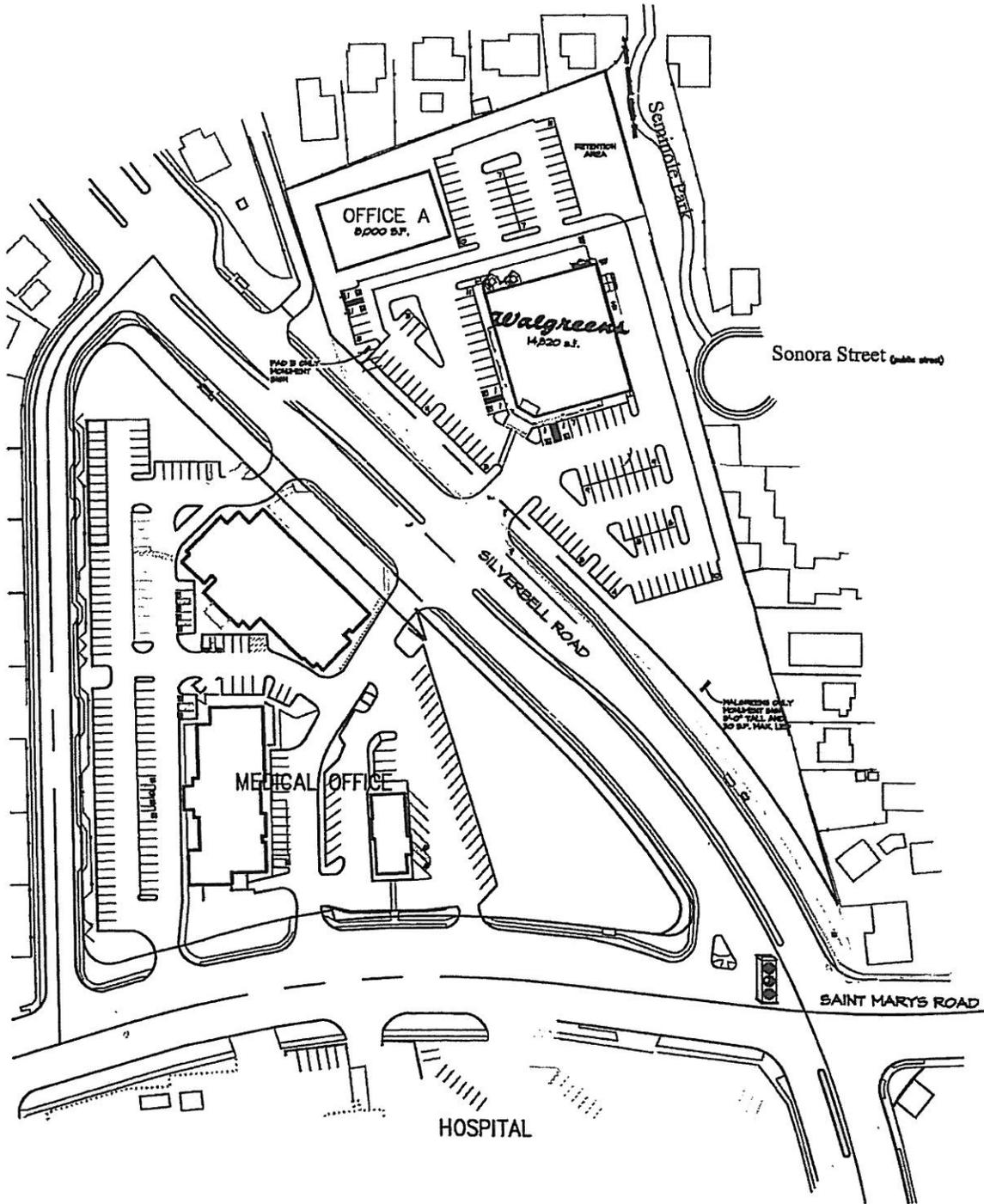
The site is accessed locally via a single driveway on Silverbell Road at an existing median break located approximately 585' north of St. Mary's Road. Regional access is expected to be provided by Saint Mary's Road and the I-10 Freeway and by the other arterial streets in the vicinity such as Speedway Boulevard.

2.4 SITE CIRCULATION

The site plan is shown in previously referenced **Figure 2**. The site is anticipated to provide access to Silverbell Road from one proposed driveway. Driveway 1 is proposed to be a full access driveway that will align with the full access driveway into the mixed-use development located on the northwest corner of Silverbell Road and Saint Mary's Road.



Site Plan



7.0 CONCLUSIONS AND RECOMMENDATIONS

The proposed development, a Walgreens pharmacy, is located near the northeast corner of the intersection of Silverbell Road and Saint Mary's Road in Tucson, Arizona. The proposed land uses are anticipated to generate 1,596 daily trips, with 57 trips occurring during the AM peak hour and 181 trips occurring during the PM peak hour.

The growth trends in the area show a decrease in daily traffic in the vicinity of the site between 2004 and 2007; therefore, in order to provide a conservative analysis, it is assumed that the annual growth rate between 2009 and buildout in 2012 is 2.0 percent per year.

The exiting left-turn movements at the intersection of Silverbell Road and Driveway 1 are expected to experience a poor LOS during the PM peak hour in 2012. It is anticipated that this condition will only occur during the PM peak hour, sufficient gaps should be provided by the nearby signal, and that the exiting left turn movements will operate acceptably during non-peak hours; therefore, no mitigation is recommended.

The signalized intersection of Silverbell Road/Saint Mary's Road is expected to operate at an acceptable LOS in 2012.

There is potential that the left-turn queue in the northbound and eastbound directions would exceed the existing storage at the intersection of St. Mary's Road and Silverbell Road. In the eastbound direction, any queue in excess of the available storage can be accommodated by the two-way left turn lane without blocking the eastbound through lanes. The northbound turn volume is not impacted by the addition of site generated traffic and is a background traffic condition.

Review of the 2012 total traffic volumes reveals that the site driveway meets the criteria for installation of a right-turn deceleration lane on the northbound approach along Silverbell Road at Driveway 1; therefore, it is recommended that a right-turn deceleration lane be installed at this location. The right-turn lane should be constructed with 100 feet of storage and a minimum 120-foot taper.

The City of Tucson recommends a minimum curb radius of 25' for driveways intersecting an arterial roadway. The current site plans shows a curb radius of 20' at Driveway 1. It is recommended that the curb returns be increased to a minimum of 25'.

The City of Tucson recommends that business district driveways be a maximum of 35'. The proposed site driveway is anticipated to be 40' in width. This is due to the single point of access and the need for trucks to be able to access the site utilizing the proposed driveway; therefore, no mitigation to the proposed driveway width is recommended.

The exiting left-turn queue at Driveway 1 could potentially queue beyond the first drive aisle during the PM peak hour. This condition is only anticipated to occur during the PM peak hour, and is contained on site and is not anticipated to impact Silverbell Road; therefore, no mitigation is recommended.

It is anticipated that due to the alternate cross access route being through a residential neighborhood, and the limited number of vehicles that will benefit from the alternate route that fewer than thirty (30) percent of site traffic would utilize this access point. This amount of diversion of site generated trips is not anticipated to significantly improve the LOS at the site Driveway; however, it is a potential option that could be incorporated if it is deemed desirable by the City or the community.