



MEMORANDUM

DATE: January 15, 2014
For January 30, 2014 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-13-13 Schneider – Speedway Boulevard, RX-1 to R-2 (Ward 2)

Issue – This is a request by Michael Grassinger, of the Planning Center on behalf of the property owner, Ray Schneider, to rezone approximately 12.46 acres from RX-1 to R-2 zoning. The rezoning site is located on the south side of Speedway Boulevard, adjacent to the east bank of Robb Wash and approximately 120 feet east of Button Willow Road (see Case Location map). The preliminary development plan proposes a residential subdivision consisting of 64 one and two-story, single-family residences. The proposed lots range in size from 4,710 to 9,226 square feet, with a proposed density of 5.1 residences per acre (RAC).

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of R-2 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Low density single-family residential

Surrounding Zones and Land Uses:

North: Zoned R-1, R-2, and RX-1; one and two-story single family residential, one and two-story multi-family residential development;

South: Zoned R-1; one and 1.5-story single family residential development;

East: Zoned RX-1, Magee Middle School;

West: Zoned OS (Open Space), R-1, and C-1; Robb Wash and associated open space parcels with three-story multi-family residential development, and one-story single family residential development beyond.

Previous Cases on the Property: none

Related Cases:

C9-99-01 Robb Ranch – Speedway Boulevard RX-1 to R-1 and OS This was a rezoning request for 15.88 acres located approximately 575 feet south of Speedway Boulevard and 1950 feet east of Pantano Road on the west side of Robb Wash with an extension north to Speedway Boulevard on the Kent Drive alignment (now Button Willow Road) on the east side of and including Robb Wash, to allow the development of 38 one-story, single-family residences on 10.18 acres for a density of 3.73 units per acre and 5.7 acres of open space. On April 3, 2000, Mayor and Council adopted Ordinance No. 9372. On August 11, 2000, a subdivision plat was recorded, effectuating the requested zoning.

C9-01-23 Pepper Viner – Speedway Boulevard Rezoning, RX-1 to R-1 This was a rezoning request for 7.40 acres located at west of Speedway Place approximately 320 feet north of Speedway Boulevard to allow the development of a 26-lot single-family subdivision with a density of 3.51 units per acre utilizing the residential cluster project (RCP) option. The overall area of the subdivision is 12.37 acres. On November 2, 2002, Mayor and Council adopted Ordinance No. 9788 and on May 9, 2003, a building permit was issued, effectuating the requested zoning.

Applicant’s Request – The preliminary development plan proposes a 64 unit, one- and two-story, single-family subdivision on a 12.46-acre site. The rezoning request from RX-1 to R-2 zoning, using the Flexible Lot Development (FLD) option, will allow the site to be developed with lot sizes ranging from 4,710 to 9,226 square feet, with the majority of the lots (92%) being in the 4,000 to 5,000 square foot in size.

Planning Considerations

Land use policy direction for this area is provided by the *Pantano East Area Plan* and *Plan Tucson*.

The *Pantano East Area Plan* outlines residential policies and implementation techniques for reviewing proposed land use changes. Residential policy 2, promotes residential infill of vacant land where adequate provision of streets and utilities are available and compatibility with existing land uses can be accomplished. Implementation techniques outlined in the *Plan* supports medium to high density residential developments along arterial streets by promoting clustering of lots and allowing for design flexibility. The *Plan* also requires that residential development is located outside of designated 100-year floodplain and goes further to promote the integration of open space along washes. The *Plan* recommends that new development preserve and protect remaining natural riparian habitats along all named watercourses. Designates trail corridors are to be recognized for their multiple community values including recreation, flood control, wildlife habitat, and open space. The Robb Wash is identified in the *Pima Regional Trail System Master Plan* and *Plan Tucson* as an urban greenway and trail.

The proposed development is consistent the applicable Land Use, Transportation, and Urban Design Policies (LT) of *Plan Tucson*, and the supporting Guidelines for Development Review.

Integrated site design should foster the conservation and enhancements of natural habitats and the protection of healthy urban vegetation.

The City of Tucson *Major Streets and Routes Plan* map identifies Speedway Boulevard as an arterial street. The Pima Association of Governments, Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 640 vehicle trips per day. The site is located within the Tucson Water service area. A two year service letter has been completed for this site under RX-2 zoning. The proposed development will connect to the Pima County public sewer system located within the existing right of way. Pima County Regional Wastewater Reclamation Department has indicated capacity is available for this development at the Ina Road Wastewater Reclamation Facility, via the Tanque Verde Interceptor. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The parcel is the last undeveloped property in the area. The proposed residential density of 5.1 RAC will be greater than the established Carriage Hill subdivision to the south, which consists of single-story and split-level residential. To the west of the site is rezoning case C9-99-01 Robb Ranch - Speedway Boulevard with a 3.73 RAC, which was conditioned to maximum height of nineteen (19) feet single story during the rezoning. Staff recommends single-story development along the southern boundary to provide a height transition between to the neighborhood to the south.

The center of the parcel contains a significant ridge line which will require substantial earth moving activities. The existing native vegetation is of high quality and contains large stands of native plant species generally referred to as Sonoran Desert Scrub. The northern portion of the site contains the highest densities for native species, which also provide critical habitat for special status species. Preservation or restoration of a percentage of this vegetation will be required by the Native Plant Preservation Ordinance (NPPO). The western edge of the site is adjacent to a City of Tucson owned parcel zoned Open Space (OS), and Robb Wash, a designated Watercourse, Amenities, Safety and Habitat (W.A.S.H.) Ordinance wash.

Drainage/Grading/Vegetation – The grading plan for the project proposes mass grading (95% of the site) with cut and fills to minimize existing grade change. The finish grade will be designed for the overall on-site drainage to flow towards the Robb Wash. Five percent of the site is to remain as open space including the centralized open space that will have to accommodate both Uniform Development (zoning) Code open space amenity requirements and those of a drainage basin. The northwestern corner of the site is impacted by the Robb Wash regulatory floodplain. Additional engineering studies will be required to allow this area to be developed. *Plan* policy supports sensitivity to the conservation and enhancement of natural habitat areas as open space connected to surrounding public natural open spaces. The northwest portion of the site contains natural habitat areas that should be conserved and connected to the open space along Robb Wash. This can be accomplished by maintaining the floodplain zone in its natural condition as a common area for the subdivision.

Robb Wash west of the rezoning site contains xeroriparian intermediate habitat and is subject to the regulations of the Watercourse Amenities, Safety, and Habitat (WASH) ordinance. *Plan Tucson* (Section. 3.20, PR#9) provides policy direction to "Develop an urban multi-purpose path system that provides mobility options, with recreational and health benefits, to access parks, residential areas, places of employment, shopping, schools , recreational facilities, transportation hubs, natural resources, and watercourses for people of all abilities", the Mayor & Council-approved "Pima Regional Trails System Master Plan" designates the Robb Wash as a "Greenway Corridor" (Pg. 107, G038) and the same document references "Developer Contribution" (Pg. 166) as a funding option. Staff recommends the developer design and construct Greenway improvements on the east bank of the Robb Wash as defined in the "Pima Regional Trails System Master Plan" (Pg. 61-64).

Road Improvements/Vehicular Access/Circulation – Speedway Boulevard adjacent to the rezoning site is eight lanes wide with a median. To the immediate east of the rezoning site is a pedestrian overpass, which is generally used by the students of Magee Middle school as well as Sun Tran passengers to safely cross Speedway Boulevard. Established Sun Tran bus stops are located on both sides of Speedway Boulevard within walking distance of the rezoning site. The existing driveway is currently located at the northeast corner of the site and will be abandoned. The new access point will be approximately 115-feet from the northwest corner of the property boundary and approximately 270-feet from the intersection of Speedway Boulevard and Button Willow. A deceleration lane is warranted for the project.

The PDP shows internal pedestrian system connections to Speedway Boulevard, Sarnoff Drive, and two gated access points to Magee Middle School. Staff recommends that the access gates follow “safe by design” guidelines and be visible from adjacent lots, contain a locking mechanism, include security lighting after dusk, and meet ADA requirements. The internal sidewalks will be five-feet wide and shall be located along both sides of the internal roadways. An emergency access is also proposed in the southeast corner of the site which will contain sidewalks along both sides of the access point.

Additionally, an informal trail built by the previous property owner exists in the 70-foot wide open space strip between the Robb Wash and the subject property, providing wash access and opportunities for hiking and wildlife viewing. A trail easement from the functional open space (park/drainage) is suggested.

Conclusion – The proposed development is in general conformance with *Pantano East Area Plan* and *Plan Tucson*. Subject to compliance with the attached preliminary conditions, approval of the requested R-2 zoning is appropriate.

Preliminary Conditions

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated October 24, 2013, and the Design Compatibility Report dated October 2013, is to be submitted and approved in accordance with Section 2-06 and Table 6.4.5.C-1 and Table 6.3-2. of the Unified Development Code.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. A Class III Archaeological Assessment and survey shall be performed by a qualified archaeologist and submitted as part of the Development Plan Package for review. No grading or other ground modification will take place until the Class III is approved. If cultural features or remains are located during the survey, testing and data recovery shall be completed as needed. Two copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and/or associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
7. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

Preliminary Conditions

LAND USE COMPATIBILITY

8. Two (2) on-site pedestrian gates shall provide direct access to Magee Middle School. The pedestrian gates maybe located on the eastern boundary of the project, one toward the center of the site and the second near the southern most cul-de-sac. The gates shall be visible from adjacent lots, accessed , include security lighting if accessible after dusk, and meet ADA requirements.
9. The southern twenty-foot buffer area shall be revegetated with native plantings.
10. All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, rustic metal, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
11. The centralized open space/pocket park shall include a mix of passive and active recreation amenities, such as but no limited to; Ramada, table, BBQ grill, trash bins, benches, tot-lot/play-equipment/turf area, canopy trees, and exercise-station(s). Pedestrian paths used for recreation amenities in the centralized park shall meet ADA requirements.
12. Six (6) inch wide masonry block or greater shall be used for perimeter walls.
13. All single family dwellings will have approved automatic fire sprinklers installed or an alternative access point for emergency access as shown on the preliminary development plan per the 2012 International Fire Code Section D107.

DRAINAGE/GRADING/VEGETATION

14. The submittal of a drainage report that addresses onsite and offsite drainage and its impact on the proposed new lots and improvements. The report shall determine the erosion hazard setback and recommend the locations of the new parcels accordingly. The drainage report shall also address the provision of runoff retention basins in accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual. Runoff detention is required and the detention basin design shall provide a 10% decrease in the site 100-year post development runoff compared to the existing site 100-year runoff.
15. If bleed pipes are used to drain the retention basin(s), the basin(s) floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.

Preliminary Conditions

16. The NPPO plan and landscape plan shall indicate an enhanced 20 foot screening and buffering setback on the eastern border of the rezoning site associated with the u shaped road. Sidewalks are not required along this the eastern edge, standard width transition, wheelchair access ramps and striping shall be provided to connect the internal sidewalks system.
17. Owner/applicant is responsible for providing a special inspection and delivering results to the PDSO rezoning division for the following condition. Prior to the issuance of a grading permit, a registered land surveyor (RLS) shall survey the site to determine property boundaries and install temporary fencing to protect the Open Space (OS) parcel to the west. The temporary fencing shall create a durable and highly visible barrier to identify the protected Open Space parcel boundary. Temporary fencing to remain in place until all required grading and site improvements are completed.
18. Retention basins shall be located adjacent to a street or accessible common area. Basin side slopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
19. Owner/applicant is responsible for providing a special inspection and delivering results to City for the following condition. Provide materials with building permit application and reference rezoning case number C9-11-11. New and replacement roofing material shall be Energy Star rated, or cool roof rated with Initial Solar Reflectance Greater than or equal to 0.65, and minimum infrared emittance to be 85% or more. Placement of and utilization of energy from solar panels on roofs is an acceptable alternative.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

20. A traffic impact analysis shall be submitted during the review process providing an analysis for potential offsite improvements. Dedication or verification of existence of right of way per Major Streets and Routes plan along Speedway frontage shall be included. A private improvement agreement is required for these improvements in the right of way including any new roadway for the development.
21. A right turn deceleration lane will be required into the development. Any new sidewalk shall require a 6 foot width and ADA accessible facilities along the Speedway Boulevard frontage.
22. A private improvement agreement is required for improvements in the right of way including any new roadway for the development.
23. The developer shall design and construct Greenway improvements on the east bank of the Robb Wash as defined in the "Pima Regional Trails System Master

Preliminary Conditions

Plan" (Pg. 61-64). Greenway improvements shall include a continuous 12 foot wide (minimum) all-weather (constructed higher than the 100 year floodplain elevation) ADA-accessible asphalt-paved multi-use path, and a separated 8 foot wide (minimum) decomposed granite "soft path". The Greenway improvements shall be constructed west of the project area within 50 feet of the property line. All grading and construction associated with the Robb Wash Greenway is to be located outside of the mapped "Critical Habitat" area. All drainage from the adjacent lot development is to be accommodated through scuppers or drainage pipes under both paths. If the Greenway corridor is left undisturbed and grading and path improvements are constructed with a minimum of native plant removal, no irrigation system will be required. If any portion of the Greenway corridor is cleared, the native vegetation will be replaced with a like-cover of native landscaping including a new water meter and irrigation system installed to City of Tucson Parks Standards.

24. The site developer has the option to negotiate an in lieu fee for the development of the Greenway Improvements. Grading and development work should be follow condition 28.

AGREEMENT TO WAIVE ANY CLAIMS
AGAINST THE CITY FOR ZONING AMENDMENT

This agreement ("**Agreement**") is entered into between _____, as the owner of the property described herein ("**Owner**") and the City of Tucson ("**City**") to waive any and all claims for diminution of value that may be based upon action by the City in response to a request from the Owner. This Agreement is entered into in conformance with A.R.S. §12-1134(I).

The Owner is the holder of fee title to the property located at _____, Tucson, Arizona, (the "Property") which is more fully described in the Owner's application to the City in Case XXXXXX and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City rezone the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the rezoning. The Owner believes that the rezoning of the Property will increase the value and development potential of the Property, and that this outweighs any rights or remedies that may be obtained under A.R.S. §12-1134 et. seq.

By signing this Agreement, the Owner waives any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of the enactment of the zoning amendment in Case XXXXX.

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested zoning that limit the potential development of the Property. The Owner acknowledges that the rezoning and conditions are a single, integrated legislative approval. The Owner agrees and consents to all conditions that may be imposed. The Owner retains the right to withdraw the rezoning application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the zoning if the Owner disagrees with any conditions that are proposed or approved. If the Owner does not withdraw the application, the Owner shall be deemed to have accepted all adopted conditions to the requested zoning. If the Owner withdraws the application or does not effectuate the new zoning, this Agreement is null and void.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the City Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Upon execution, this Agreement shall be recorded in the Office of the Pima County Recorder.

The Owner warrants and represents that the person or persons listed herein as the Owner is/are the owner in fee title of the Property. The Owner further agrees to indemnify

Preliminary Conditions

and hold the City of Tucson, its officers, employees and agents harmless from any and all claims, causes of action, demands, losses, costs and expenses based upon an alleged reduction of value of the Property as a result of the City's action in Case XXXXX.

Dated this _____ day of _____, 20__.

Owner: _____
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

Owner: _____
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

Its: _____
(Title of Individual Signing in Representative Capacity)

Its: _____
(Title of Individual Signing in Representative Capacity)

State of Arizona)
)
County of _____)

On this _____ day of _____, 20__, before me personally appeared _____ on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

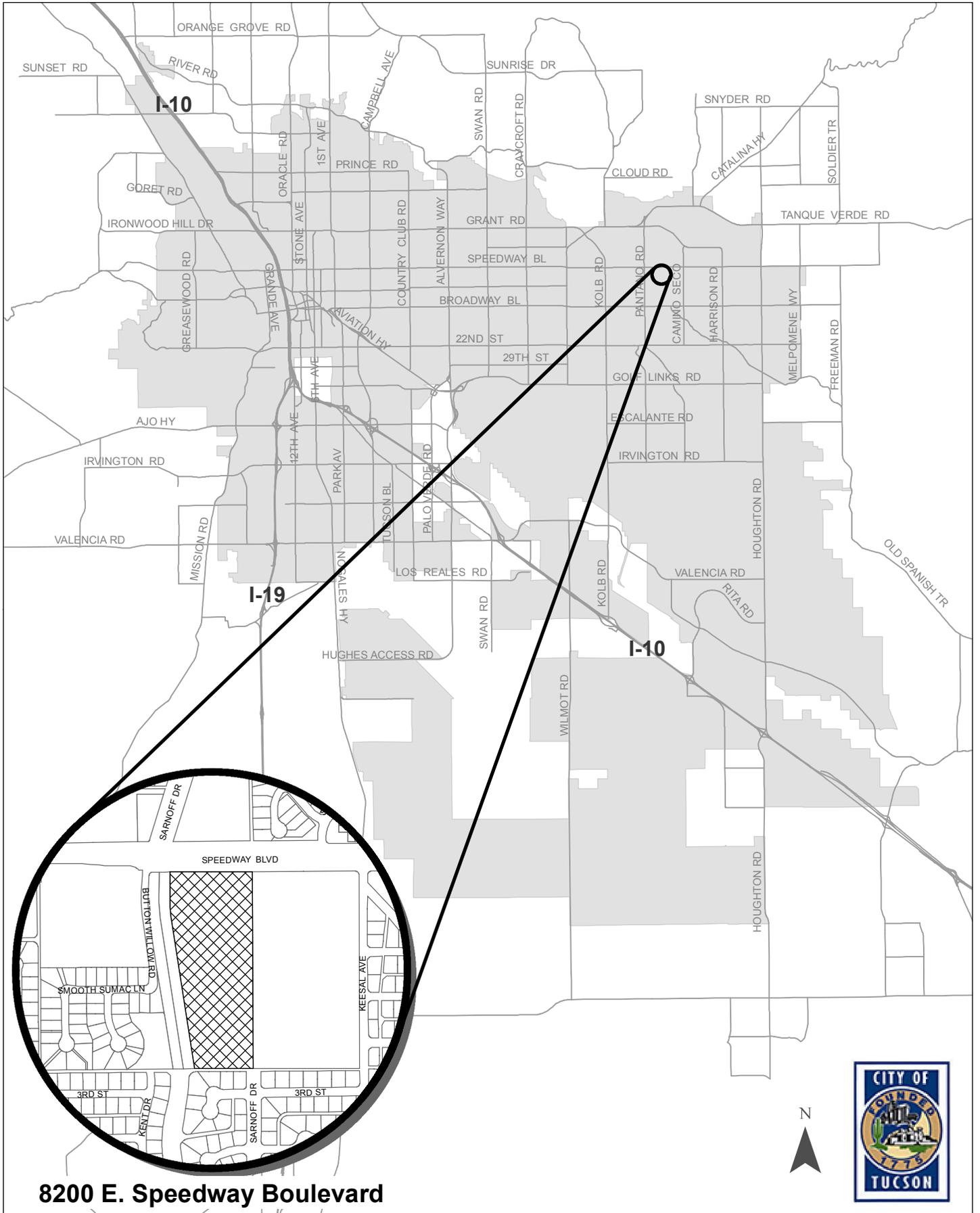
My Commission expires:

City of Tucson, an Arizona municipal Corporation:

By: _____
Planning & Development Services Department

This form has been approved by the City Attorney.

C9-13-13 Schneider - Speedway Boulevard

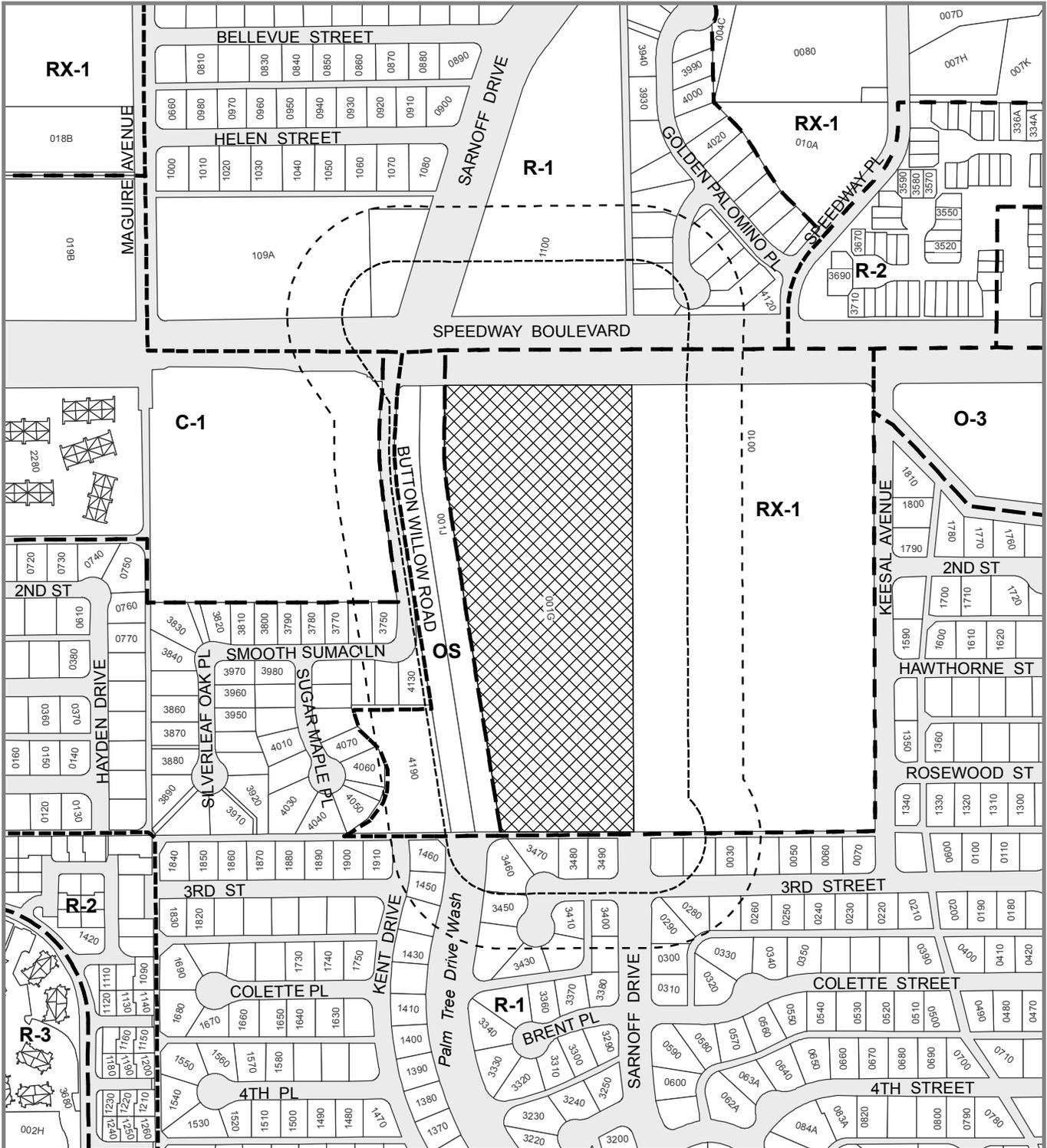


8200 E. Speedway Boulevard



C9-13-13 Schneider - Speedway Boulevard

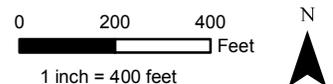
Rezoning Request: from RX-1 to R-2

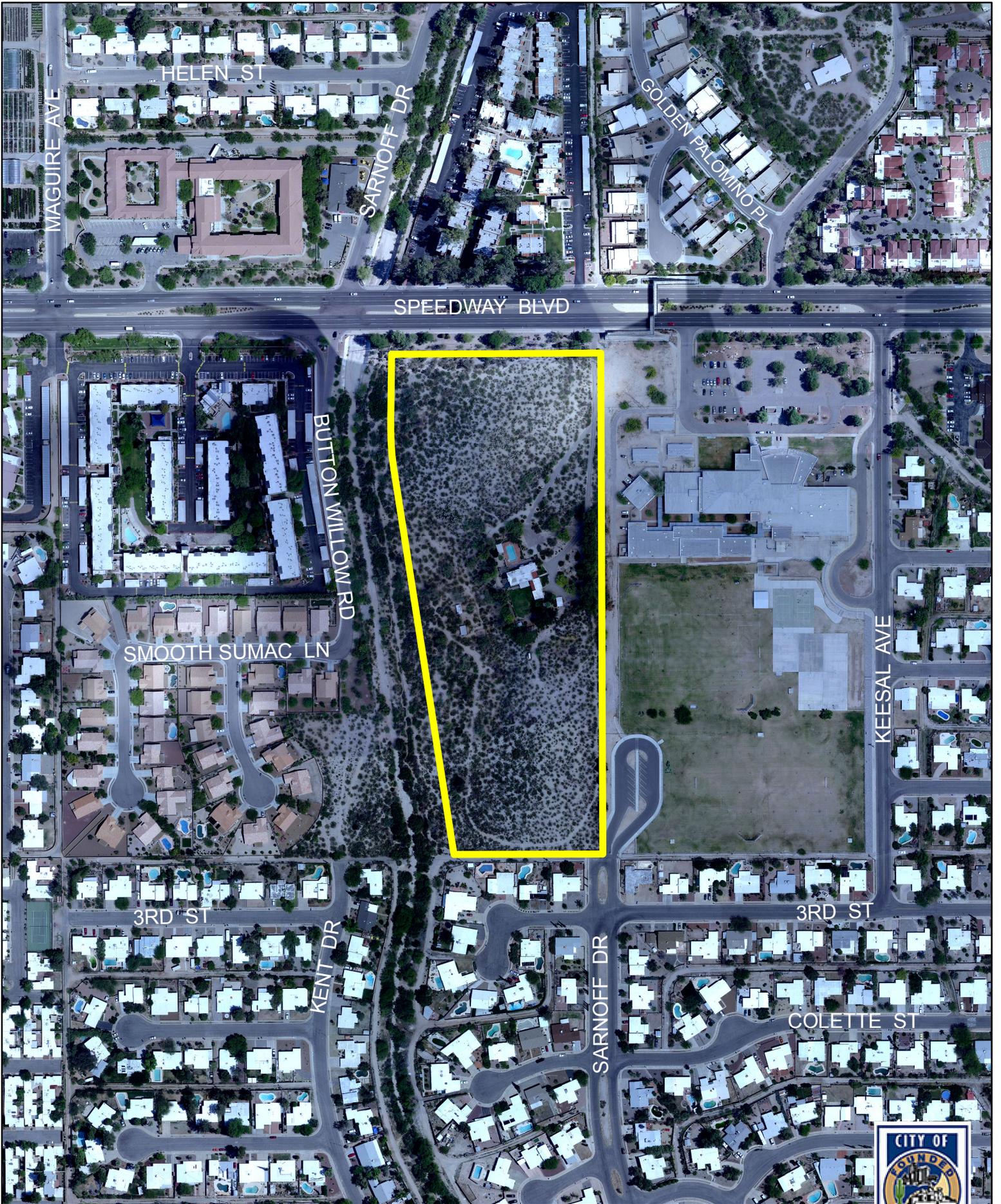


- Area of Rezoning Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries



Address: 8200 E. Speedway Boulevard
 Base Maps: Sec.9 T.14 R.15
 Ward: 2



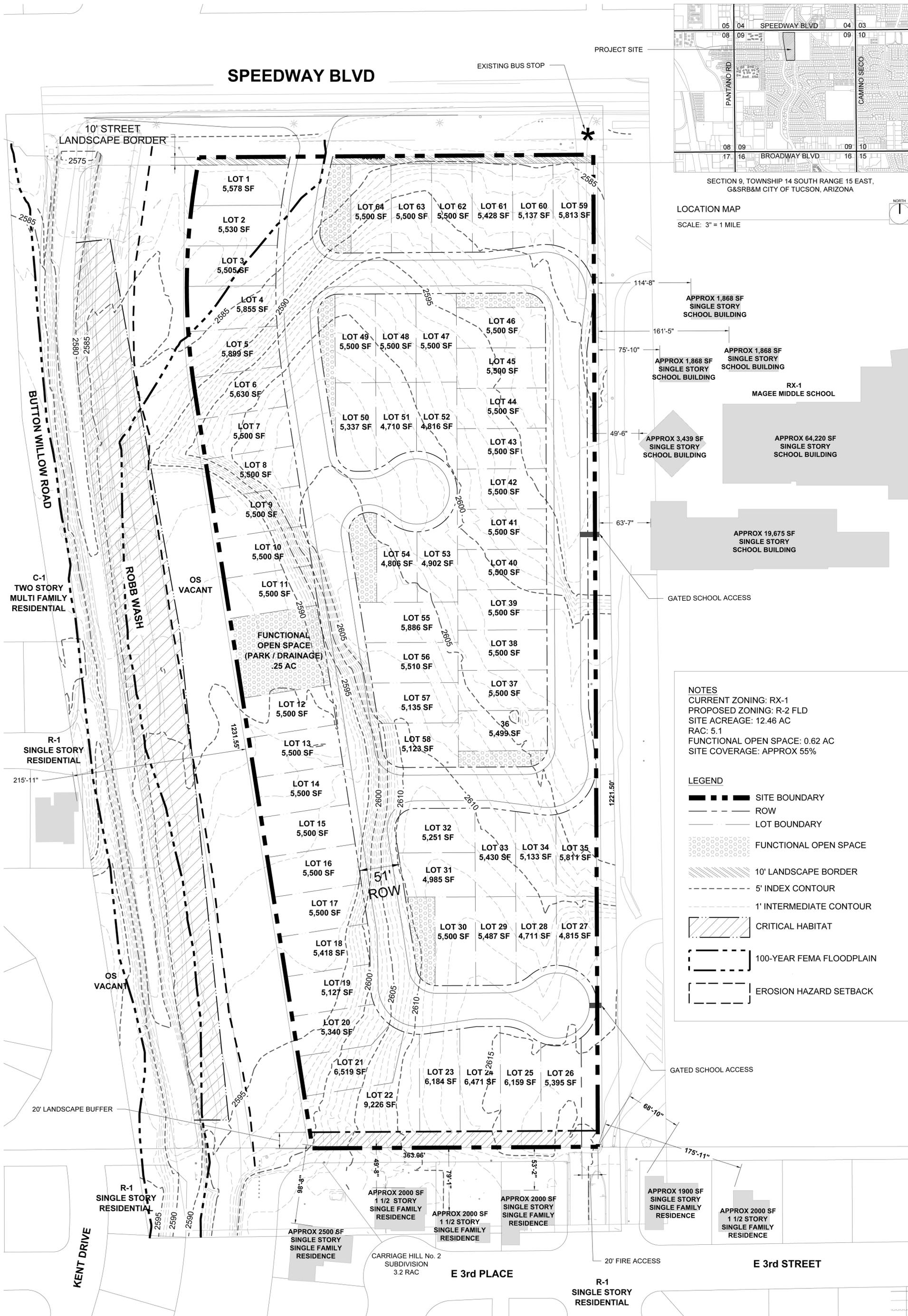


C9-13-13 Schneider - Speedway Boulevard
2010 Aerial

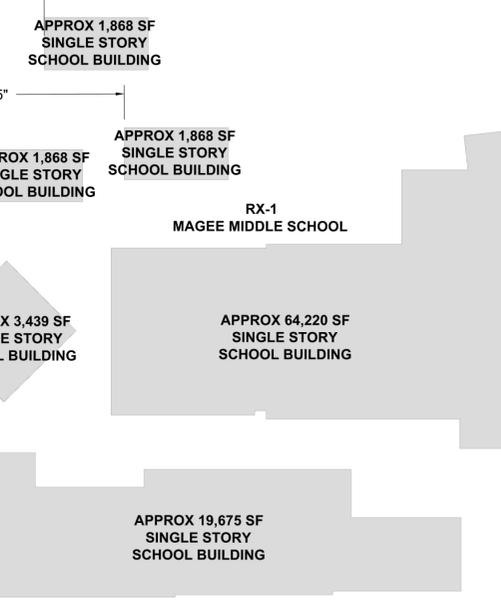
0 75 150 300
Feet
1 inch = 300 feet



PRELIMINARY DEVELOPMENT PLAN



LOCATION MAP
SCALE: 3" = 1 MILE



NOTES
CURRENT ZONING: RX-1
PROPOSED ZONING: R-2 FLD
SITE ACREAGE: 12.46 AC
RAC: 5.1
FUNCTIONAL OPEN SPACE: 0.62 AC
SITE COVERAGE: APPROX 55%

LEGEND

- SITE BOUNDARY
- ROW
- LOT BOUNDARY
- FUNCTIONAL OPEN SPACE
- 10' LANDSCAPE BORDER
- 5' INDEX CONTOUR
- 1' INTERMEDIATE CONTOUR
- CRITICAL HABITAT
- 100-YEAR FEMA FLOODPLAIN
- EROSION HAZARD SETBACK

ROBB PROPERTY

Pre-submittal Conference Verification

Rezoning

Special Exception

Type 14S15E 09

Date July 31, 2013

T R S

Applicant/Agent Present

P&DSD Staff Present

Ken Perry - Perry Engineering
MIKE GRASSINGER - THE PLANNING CENTER

Carolyn Laurie- Rezoning 837-4953 ✓

Peter McLaughlin ✓

Laith Alshami - Engineering 837-4933 ✓

John Beal - Community Planning
837-6971

Michael St. Paul - CDRC/Zoning Review ✓
837-4959

Brian Underwood - The Planning Center

Irene Ogata - OCSD 837-6960 ✓

Kenneth Brouillette - Tucson Fire 837-7029

Address/Location of project: 8200 ~~800~~ E Speedway Boulevard

Existing Use : Single two story home on large lot

Existing Zoning: : RX-1 Proposed Zoning: R-2 FLD

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

Council Member: Karen Uhlich Phone: _____ Ward: 3

Neighborhood/Area Plan: GP _____ Pantano East Area Plan

Plan Amendment Required: No PDP Requirements: full PDP per COT standards

Environmental Resource Report: Yes Use Specific Standards:

Issues Discussed:

Design Compatibility Report, *Major Streets and Routes Map* Speedway Boulevard is designated as an Arterial Street, Riparian habitat class and source: Important / Critical Riparian Area,

Historic home built 1912 - 50 year Demo
ENR - Flood plain & grading zone AE on North-
west corner -> PDP to be updated to reflect true
F.P. status, move park to the north. in DCR
provide discussion on setbacks & avoid
PDP show grading on.

Any billboards and/or non-conforming signs will need to be removed, per City Code. Note any overlay zones

ZON/PLN: Open Space central on site, pedestrian, Circ. privacy mitigation on boundary of site & on school. Possible trail connection to Robb Wash.

PLN: access to site? EMG access "sensitive" site
DCR & ERR needed.

OCSID: Heat island effect, low impact dev
LID = trees, cool pavement, water harvesting
both active & passive. BOBB WASH - Ct 68
Parks & Rec is looking at connectivity. Preserve Tree
- access, walks, Roofing, and solar (?)

NA & NOTICE: LABELS ~~300 FT~~ 300 FT (60 days)
apps in w/in 60 days -

NPPO will need to be completed before

Please note – Preliminary Development Packages (PDP) that do not meet the minimum requirements of Administrative Manual 2-03.3 & 4 may not be accepted for processing. Please refer to the Manual for preliminary development package 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.

Laith Alshami, Engineering and Floodplain Review, 07/25/2013,

07/31/2013 pre-submittal meeting for a rezoning request to convert RX-1 property to R-2 FLD, located at ~~2800~~ 2800 E Speedway Boulevard (T13PRE0052).

The following information is specific to the subject parcel:

1. Total rezoning parcels area is \pm 12.7 acre.
2. The parcel is located at 2800 E Speedway Boulevard.
3. The parcel is bounded by Speedway Boulevard on the north side and Button Willow Road on the west side.
4. Speedway Boulevard is an arterial with a posted speed limit of 40 mph.
5. Button Willow Road is separated from the subject parcel by Robb Wash
6. Speedway Boulevard has curb and sidewalks along the subject parcel frontage.
7. The existing Speedway Boulevard right of way width is \pm 190' which exceeds the ultimate MS & R width.
8. The parcel lies within Robb Wash Watershed, which is a non-designated watershed. Runoff detention is not required.
9. The size of the vacant parcel is larger than one acre. Runoff retention is required.
10. Since the parcel is larger than one acre, SWPPP is required.
11. It appears that the proposed development will require extensive grading. The proposed development shall be designed to generally meet the requirements of Technical Standard 2-01.0.0. (Excavating and Grading) and specifically the requirements of Technical Standard 2-01.8.1.A. concerning differential grading.
12. The northwestern corner of the parcel is impacted by Robb Wash regulatory floodplain. Any proposed improvement within the said corner shall be in compliance with the requirements of the Floodplain Ordinance especially the "no encroachment" requirement. If the flooded area is proposed to be filled to be the removed from the regulatory floodplain, a LOMR, based on fill, will be required to revise the FIRMs.
13. Waterharvesting is required.
14. A drainage report shall be required with the submittal of the development package.
15. The preliminary development plan shall include all applicable items required by Technical Standards 2-03.3.0 and 2-03.4.0. The preliminary development plan might need to be revised in accordance with the aforementioned requirements.

The following conditions might be requested:

1. The submittal of a drainage report that addresses onsite drainage and offsite drainage and their impact on the proposed new lots and improvements. It shall determine the erosion hazard setback and recommend the locations of the new parcels accordingly. The drainage report shall also address the provision of runoff retention basins in accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual.
2. Additional conditions might be required by PDS Engineering and Floodplain Review and TDOT when the preliminary development plan is submitted.

Development Services Zoning Review REZONING PRESUBMITTAL

This preliminary review for code compliance is based only on the information provided on the plans submitted. The review is advisory only. Any 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.

REVIEWED BY Michael St. Paul DATE 07/30/2013 PHONE: 791-5550

1. APPLICANT: Michael Grassinger The Planning Center
2. ADDRESS: 8200 E Speedway S. 9 T. 14 R. 15
3. EXISTING ZONING RX-1 PROPOSED ZONING R-2 (FLD)
4. EXISTING USE ~~vacant~~ SFR 1942 PROPOSED USE Residential Subdivision
5. ANNEXATION DATE: 08/04/1969 ORDINANCE NO.: 3330 PARCEL NO. 133 24 0016
c9-69-66 Carriage Hill 3383
6. REZONING/SUBDIVISION/ANNEXATION CASE New Case Old Case # c9-69-66
 PLANNED AREA DEVELOPMENT (PAD) _____
 development package required
 new subdivision/resubdivision, CDRC & Mayor and Council approval required:
 commercial residential FLD
7. NEW PROJECT/EXPANSION PROPOSAL OF BUILDING AREA, LOT AREA, PARKING AREA
 EXISTING = _____ GFA/sq.ft./acres,
 EXPANSION = _____ GFA/sq.ft./acres = _____ %
 new project for this site, full UDC compliance required
 <25% = compliance for expansion only
 > 25% of FAR = full LUC compliance for entire site
 change of use requiring additional parking spaces/area _____
8. ZONES, PERMITTED USES – UDC Article 4, Sections 4.8.3 through 4.8.9 and Use Specific Standards Sect. 4.9
 PROPERTY ZONE(S) R-2 SITE AREA TOTAL 12.5 sq.ft./acres
 Proposed principal Use(s) Residential Subdivision (FLD)
 Use Specific Standard: UDC 8.7.3

 Proposed Secondary Use(s) _____
 Use Specific Standard: _____

9. APPLICABLE OVERLAY ZONES – UDC Article 5 Sect. 5.1 - applicable overlay zones to project check off

- HDZ AEZ ERZ HPZ HDZ DSO
- RND NPZ IID UOD
- Major Streets & Routes (MS&R) Plan SCZ GCZ

Street Name: Speedway Blvd
 Future R/W Width 120 Paper _____ Taper Length _____ Trans. _____

The ROW exceeds the 120' F/ROW

Street Name: _____
 Future R/W Width _____ Taper _____ Taper Length _____ Trans. _____

- MS & R adjustment indicated
- Sight Visibility Triangles Current R/W SVT Future R/W SVT Pedestrian SVT

10. DEVELOPMENT CRITERIA, UDC Article 6, Sect. 6.3.4, for FLD see Article 8, Section 8.7.3

- Residential Use: Zone "R-2" SFR MFR Minimum lot size _____
- Units per lot max/proposed _____ / _____ Density per acre max/proposed _____ / _____
- Lot coverage max/proposed _____ / _____ Building height max/proposed _____ / _____

- FLD: Zone R-2 Alternative Type: "A" no density increase "B" density increase (provide criteria for increase)
- Site area min. _____ Density Calcs. max/proposed 8.71 / 4.96 *12.7*
- Site coverage max/proposed 62% / 59% 5.04 *12.5*
- Building height max/proposed 25' / 25'

- Non-Residential Development Criteria: Zone "____"
- Lot coverage max/proposed _____ / _____ Floor Area Ratio max/proposed _____ / _____
- Building height max/proposed _____ / _____ Minimum lot size _____

- SETBACKS: Perimeter (Boundary) yard standard: _____
- Adjacent Zones: N _____, W _____, S _____, E _____
- Required setbacks per adjacent zone N _____, W _____, S _____, E _____

- Developing Area Setback for Street(s) greater of 21' or (H) per UDC 6.4.5.C.2.a = _____
- Structures other than garages and carports _____
- From: existing curb future curb prop. line travel lane sidewalk street center
- Garages and carports 18'-0" ± 19'-0" per UDC 6.4.5.C.b = _____
- From: existing curb future curb prop. line sidewalk

11. ACCESS PROVISIONS, UDC Article 7, Sect. 7.8.1, and Technical Manual sect. 7-01

- Street access for vehicle traffic
- Adjacent street access for pedestrian traffic On-site pedestrian circulation system

12. MOTOR VEHICLE/BICYCLE PARKING AND CALCULATIONS REQUIRED

UDC Article 7 Sect. 7.4.1 and Design Criteria 7.4.6

- Use Classification(s) SFR Subdivision
- For Automobile 2.25 space(s) per Unit ~~GFA~~ sq. ft. = 1412 spaces required
- _____ spaces provided
- For Automobile _____ space(s) per _____
- _____ spaces required
- _____ spaces provided

Bicycle Parking
 Short-term: = _____ space(s) per _____ GFA / BDRM or Minimum of 2 required

Long-term: = _____ space(s) per _____ GFA / BDRM or Minimum of 2 required

13. **OFF-STREET LOADING SPACES REQUIRED** UDC Article 7, Sect. 7.5.1
Use Group or Class _____ GFA of _____ = _____ striped space(s) _____
Type A _____ or Type B _____.

14. **SPECIAL DEVELOPMENT APPLICATIONS**, UDC Article 3, Sect. 3.10.1, Article 3, Sect. 3.11.1, Article 3 Sect. 3.4.1
Admin Manual Sect. 4.01 UDC Article 4, Sect. 4.11.1
 BOA variance DDO Special Exception Land Use TUP
Reason for process: _____

15. **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 15 parking spaces other _____
 Compliance to Native Plant Preservation Ordinance required

16. **SPECIAL DEVELOPMENT APPLICATIONS: LUC Article V, Division 3**
 BA LDO PDO Legal Non-Conforming use
 TUP Special Exception Land Use
Reason for process: _____

Additional Comments: Development Package Standards 2-06 of the Administrative Manual

The street width provides for parking on both sides of the street for guest parking. Provide two spaces on each lot.
Functional open space 8.7.3.A.3, 4.2.6



CITY OF TUCSON URBAN PLANNING AND DESIGN
REZONING/SPECIAL EXCEPTION
PRESUBMITTAL PREAPPLICATION REVIEW

CASE NUMBER: 7-31-13 8200 E. SPEEDWAY BOULEVARD
(MO-DAY-YEAR - Address)

APPLICANT NAME PLANNING CENTER, MICHAEL GRASSINGER

ADDRESS 110 S. CHURCH AVE. SUIT6320 **CITY** TUCSON **STATE** AZ **ZIP** 85701

DAYTIME/MESSAGE PHONE: 520-623-6146 **FAX:** 520-622-1950 **E-MAIL:**
MGRASSINGER@AZPLANNINGCENTER.COM

EXISTING AND PROPOSED USE

EXISTING USE: ONE SINGLE FAMILY UNIT **PROPOSED USE (REQUIRED):** R-2 FLD RESIDENTIAL SUBDIVISION

BUILDING HEIGHT 25 FEET **# OF STORIES** 2 **FLOOR AREA OF NON-RES. DEV.** N/A

PROJECT LOCATION

ADDRESS (IF ASSIGNED): 8200 E. SPEEDWAY BOULEVARD

LOCATION (MAJOR CROSS STREETS): SPEEDWAY BOULEVARD EAST OF PANTANO ROAD

PARCEL NUMBER: 133-24-001G **TOWNSHIP** 14S **RANGE** 15E **SECTION** 09

EXISTING ZONE: RX-1 **PROPOSED ZONE** R-2 FLD **PROPERTY SIZE IN ACRES** 12.7

PLAN DIRECTION

ADOPTED PLAN (S): Pantano East Area Plan

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

YES NO TO BE CONFIRMED LATER

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

YES NO WILL DEPEND ON DESIGN COMPATIBILITY REPORT

YES NO ENVIRONMENTAL RESOURCE REPORT

REVIEWED BY: RJH
DATE: 7/30/13

Background: This is a request to rezone a property zoned RX-1 and developed with one single-family unit to R-2 FLD to allow for the development of a 63 unit two-story, single-family subdivision. Access will be provided from Speedway Boulevard on the north. Emergency access is proposed from N. Sarnoff Drive. Robb Wash borders the property on the west side. A portion of the site is within the flood plain of Robb Wash.

According to the *Major Streets and Routes Map* Speedway Boulevard is designated as an Arterial Street and Sarnoff Drive and Button Willow Drive are designated as local streets.

Surrounding Zoning and Land Uses: The properties to the north across Speedway Boulevard are zoned R-1 Single-Family Residential and developed with a residential care facility to the northwest, multi-family units directly to the north and single-family residential uses to the northeast. The property to the east is zoned RX-1 and is developed with Magee Middle School. The properties to the south are zoned R-1 Single-Family Residential and developed with single-family residential uses. The property directly to the west is zoned OS Open Space and contains the Robb Wash drainage area. The property to the west across Robb Wash and Button Willow Drive is zoned C-1 and developed with multi-family residential and R-1 Single-Family Residential and developed with single-family residential uses.

Land Use Policies: The *General Plan* and the *Pantano East Area Plan (PEAP)* provide policy direction for this site.

General Plan. Element 2 (Land Use), Policy 3 protects established residential neighborhoods by supporting compatible development. Element 4 (Community Character and Design), Policy 5 promotes neighborhood identity and visual character. Supporting Policy 5.3 supports infill projects that reflect sensitivity to site and neighborhood conditions, and adhere to relevant site and architectural design guidelines. Policy 6 promotes quality in design for all new development and redevelopment. Supporting Policy 6.1 is for all new development to incorporate environmentally-sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties and the community. Element 14 (Environmental Planning and Conservation) Policy 3 is to conserve and enhance habitat when development occurs.

Pantano East Area Plan (PEAP). Residential Policy 2. Promote residential infill of vacant land where adequate provisions of streets and utilities are available. Implementation Techniques C. Medium- and high-density residential developments are appropriate along arterial streets. Residential Policy 3. Ensure the compatibility of new development with existing land uses. Implementation Techniques A. Promote clustering and design flexibility in developments . . . and D. Locate residential development outside the 100-year floodplain, as specified in the Floodplain Regulations. Parks, Recreation, Open Space Policy 1. Utilize existing recreational open space areas. Implementation Techniques C. Promote cluster . . . developments along wash areas, particularly in the eastern portion of the plan area.

Assessment: This is a request to rezone a property zoned RX-1 and developed with one single-family unit to R-2 FLD to allow for the development of a 63 unit two-story, single-family subdivision. Access will be provided from Speedway Boulevard on the north. Emergency access is proposed from N. Sarnoff Drive. Robb Wash borders the property on the west side. A portion of the site is within the flood plain of Robb Wash. Both the *General Plan* and the *Pantano East Area Plan* support medium residential development on parcels that front on an Arterial Street. Speedway Blvd. is designated an Arterial Street of the *MS&R Plan*. Both *Plans* call for sensitive treatment to environmentally sensitive property. Both the DCR and ERR will provide an opportunity for the applicant to justify the proposed subdivision design.

The proposed request is in general compliance with land use plan policies of the *General Plan* and the *Pantano*



City of Tucson Office of Conservation and Sustainable Development

REZONING/SPECIAL EXCEPTION
PRESUBMITTAL PREAPPLICATION REVIEW

APPLICANT NAME: **Michael Grassinger**

ADDRESS: **110 S. Church, Ste 6320** CITY: **Tucson** STATE: **AZ** ZIP CODE: **85701**

DAYTIME/MESSAGE PHONE: **520-623-6146** FAX: **520-622 -1950** E-MAIL: mgrassinger@azplanningcenter.com

EXISTING AND PROPOSED USE

EXISTING USE/ZONING: **RX-1** (on single-family detached)

PROPOSED USE/ZONING: **R-2 FLD (63
single-family detached residential
units)**

PROJECT LOCATION

ADDRESS (IF ASSIGNED): **8200 East Speedway Boulevard (Speedway Blvd. east of Pantano Rd.)**

PARCEL NUMBER(S): **133-024-001G** TOWNSHIP: **14S** RANGE: **15E** SECTION: **09**

ENVIRONMENTAL CONSIDERATIONS

NEAR/ON/IN A REGULATORY WATERCOURSE OR FLOODPLAIN: No Yes
WATERCOURSE NAME: **Robb Wash**

RIPARIAN HABITAT CLASS AND SOURCE: **Important / Critical Riparian Area; Xero-riparian C**

IN AN ADOPTED BASIN MANAGEMENT PLAN(S): No Yes, see notes

APPLICABLE RIPARIAN CODE(S) AND/OR POLICIES:

ENVIRONMENTAL RESOURCE ZONE (ERZ): No Yes, see notes

WATERCOURSE AMENITIES, SAFETY AND HABITAT (WASH): No Yes, see notes

REGULATORY FLOODPLAIN WATERCOURSES: No Yes, see notes

WITHIN CITY HCP PLANNING AREA: No Yes, see notes

ENVIRONMENTAL RESOURCE REPORT POTENTIALLY REQUIRED

(PER UNIFIED DEVELOPMENT CODE (UDC) :

5.7: ENVIRONMENTAL RESOURCE ZONE): No Yes, see notes

WATER HARVESTING REQUIRED: No Yes, see notes

DATE: 7-31-2013

NOTES:

RobbWash Greenway (G038)

The applicant parcel is adjacent to a designated Greenway (joint City-County: Pima Regional Trail System Master Plan, August 9, 2010). The Master Plan defines greenways as “a linear pathway within a landscaped corridor of varying widths that is not located along one of the community’s major watercourses.” The Robb Wash Greenway connects, on its north end, Tanque Verde Singletrack trail and, on its south end, the Old Spanish Trail Path at Broadway Boulevard. It is approximately two and four-tenths miles long.

Greenways provide an alternate mode of transportation, promoting co-benefits such as reduction in vehicle miles traveled, thereby reducing greenhouse gases and air pollution; opportunity for outdoor recreation and healthy living; maintaining pervious surfaces and vegetative coverage in urbanizing areas mitigating urban heat island effects and; providing stormwater interception and potential downstream flooding and/or filtering to improve water quality before entering the drainageway.

Mayor & Council recently adopted Plan Tucson (July 2013), Green Infrastructure Policy G13: create and maintain a connected urban greenway system for non-motorized mobility and to provide human and environmental health benefits.

URBAN HEAT ISLAND

The Preliminary Development Plan indicates 0.58 ac of the 12.7 ac dedicated to functional open space (less than 5% of site). Roadways and rooftops are impervious surfaces. This plan has approximately 8.5 acres of roadway (67% of site); rooftops may add another 20%, totaling impervious surfaces to approximately 87%. Impervious surfaces such as roadways and asphalt parking/driveway areas contribute to creation of urban heat islands which have been shown to have detrimental human health effects. Increasing reflectivity of these surfaces, providing shade (trees and/or shade structures) or pervious surfaces, along with cool roofs, mitigate the heat absorption of dark surfaces. The City encourages developers to work with staff to apply best management practices to mitigate urban heat island effects.

There are a number of mitigation strategies that include multiple benefits. These include but are not limited to:

- a) shading buildings/impervious surfaces with trees and/or shade structures (including solar panels as shade structure)
- b) on-site residential rainwater harvesting
- c) green roofs and walls, including use of solar panels on roofs
- d) Energy Star qualified or Cool Roof rated roofing material with initial solar reflection greater than, or equal to, 0.65 and minimum infrared emittance greater than or equal to 85%
- e) Low Impact Development (LID) best management practices (BMP) (i.e., bioswales, biorention, rain gardens, porous paving, etc) at the site development scale
- f) use of high reflective, cool or LEED credited paving materials
- g) use of 80% or more native vegetation

ROOFING

The City of Tucson has a policy of public facilities to utilize cool roof materials. This is also a recent initiative for federal buildings by former US Energy Secretary Steven Chu to mitigate urban heat islands. The request would be to use roofing materials that are Energy Star qualified or rated as a cool roof (initial

Time Stamp _____

AFFIDAVIT
Public Notice Posting
City of Tucson

I _____ (full name),
_____ (business name),
_____ (business address),

do hereby swear and affirm that on _____ (date), I personally installed/supervised
the installation of _____ (number) of public notice posters per City of Tucson requirements
for case _____ (case number) on the subject property located at _____
_____ (address/location).

_____ (signature of declarant)

_____ (date)

State of Arizona)
)ss
County of _____)

On this _____ day of _____, 20__, before me personally appeared
_____ (name of declarant), () who is personally known to
me OR () whose identity was proved to me on the basis of satisfactory evidence to be the
person whose name is subscribed to this document, and who acknowledged that he/she
signed the above document.

Notary Public
My Commission Expires: _____

Attachments:

- Posting location map
- Photograph of sign(s)



CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES NEIGHBORHOOD MEETING FOR REZONING AND SPECIAL EXCEPTIONS

Before rezoning or special exception land use applications requiring public hearings, can be filed, the applicant must hold a neighborhood meeting. All the property owners within 300 feet of the rezoning or special exception site, representatives of all registered neighborhood associations within one (1) mile of the site, and the office of the Council Ward in which the subject site is located, must be invited to the neighborhood meeting. The Planning and Development Services Department will provide a mailing list with the names and mailing addresses for property owners within 300 feet of the site, the contact information for neighborhood associations within one mile of the site, and the Ward Office. The mailing list fee is \$220 payable to "City of Tucson".

The neighborhood meeting should be at a location convenient to the rezoning or special exception site, generally no more than one mile away. The neighborhood meeting must be held in the evening or on a weekend so that the maximum number of people can attend. The offer to meet shall be mailed such that it is received at least ten (10) days prior to the date of the meeting. The meeting shall occur not more than 60 days prior to the submittal of the rezoning or special exception application. The offer to meet shall include (at a minimum): 1) the location of the rezoning or special exception site, 2) a description of the substance of the application 3) the type of process (rezoning or special exception request), 4) the date, time, and location of the neighborhood meeting, 5) the telephone number and name of a person to contact for further information, and 6) a statement advising the adjacent property owners and neighborhood association(s) that they may submit written comments to the Department Director prior to the public hearing and/or speak at the public hearing. The purpose of this meeting is to explain the project, listen to the concerns of the neighbors, and to respond to their concerns as appropriate. It is generally helpful to have a preliminary development plan to show at this meeting.

If the proposed project is on City-owned land, also include the following information: Representatives from the City of Tucson Department, who can help address your questions/concerns, will also be present. Your input will provide guidance for project designs. Projects will be formally processed and reviewed to insure neighborhood concerns have been addressed and City requirements have been met.

Documentation of the neighborhood meeting will be required with the rezoning or special exception application. This documentation should include: 1) a copy of the meeting notice, 2) the date the meeting notice was mailed, 3) the mailing list, 4) a certification of the date of the mailing and that the meeting notice was mailed to those on the mailing list, 5) the sign-in sheet(s) from the meeting, 6) summary notes of the meeting, and 7) a copy of any plans, maps, drawings, or written information presented at the meeting.

It is recommended that the City Council Ward office, for the ward in which the site is located, be contacted before sending out the notices for the neighborhood meeting.



PLANNING and DEVELOPMENT SERVICES DEPARTMENT PROPOSED POLICY

POLICY NAME:	Posted Notice for Public Hearings and Public Comment Periods		
DIVISION/SECTION:	Administration	CONTACT:	Glenn Moyer
POLICY TYPE:	External	EMERGENCY?:	No

PURPOSE:

To provide for consistent posting in compliance with adopted codes and ordinances for all development requests subject to public hearing or public comment period requirements.

PROPOSED POLICY:

Applicants for rezonings, special exceptions, Land Use Code or Sign Code variances, and all special zoning reviews requiring a public comment period shall post the subject property in compliance with the following.

1. Sign copy and layout shall be provided by PDSD, in 8.5" x 11" format.
2. Finished signs shall be 24" x 31" with the longer dimension oriented vertically.
3. Sign faces shall be made of plywood, corrugated plastic sheet such as Coroplast®, or similar sturdy material.
4. Signs shall be securely mounted to a minimum of one 2x2 inch wooden post or structural equivalent, and buried at least 18 inches into the ground.
5. Bottom of sign shall be no less than 30 inches above grade.
6. Finished height shall be no more than six feet above grade.
7. Signs shall be installed no more than 30 days before and no less than 21 days before the public hearing date.
8. Signs shall be installed on the subject site, outside of and within 20 feet of the public right-of-way, in the location(s) as generally depicted on the posting location map provided by PDSD. Final location of the sign(s) shall be conspicuous, and shall not create a traffic hazard.
9. At least 21 days prior to the date of the public hearing the applicant shall submit to PDSD a notarized affidavit of posting (form provided by PDSD) together with the posting location map and a color photo of each sign installed on the site. (Notary service is available at PDSD.)
10. Signs shall be maintained in good condition on the site from the time they are installed until midnight on the public hearing date.
11. Signs shall be removed from the site no more than five days after the public hearing date.
12. All lettering shall be black.
13. Sign color
 - a. Rezoning cases shall be on a yellow background (Pantone Yellow or similar).
 - b. Special Exception cases shall be on a light blue background (Pantone PMS 2975 or similar).
 - c. Board of Adjustment and Sign Code Advisory and Appeals Board cases shall be on a white background.

DIRECTOR APPROVAL:



 Ernie Duarte

Date 7/25/13

CFT use only			
PDSD Policy Number:	2011-02 (E) revised	Effective Date:	July 24, 2013

UDC ZONING DISTRICT NARRATIVE SUMMARIES

Open Space Zone (OS) : The purpose of the Open Space (OS) zone is to designate both public and private open space resources in order to:

- Preserve significant natural resources and open spaces, such as areas of undisturbed native vegetation, major rock outcrops, major ridges and peaks, riparian habitats, and valuable vegetated wash segments.
- Promote restoration of open space to provide visual, recreational, and habitat amenities.
- Preserve vestiges of the natural desert landscape and provide opportunities for hiking, horseback riding, bicycling, and more passive recreation in a natural setting.
- Contribute to the preservation of wildlife habitat, especially interconnected areas that foster the free movement of wildlife within the city.
- Promote a continued economic benefit to the region by protecting open space areas
- Provide a mechanism for recognizing and protecting public and private lands that have been designated for preservation by the property owner.

Institutional Reserve (IR): The purpose of this zone is to identify lands in federal, state, city, county, and other public ownership that are natural reserves or wildlife refuge reserves. It is expected that these lands will remain reserves. However, should these lands be proposed for development with other land uses, the following standards apply. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

Rural Homestead Zone (RH): This zone is intended to preserve the character and encourage the orderly growth of rural areas. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

Suburban Ranch Zone (SR): This zone provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

Suburban Homestead Zone (SH) : This zone provides for low density, large lot, single-family, residential development and suburban ranch uses. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

Residence Zone (RX-1): This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

Residence Zone (RX-2): This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

Residence Zone (R-1): This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.

Residence Zone (R-2) : This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

Mobile Home Zone (MH-1) : This zone provides for low to medium density, residential development primarily in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreational, and religious uses shall also be permitted to provide for an urban residential environment.

Mobile Home Zone (MH-2): This zone provides for medium density, residential development in mobile home buildings on individual lots and within mobile home parks. Civic, educational, Recreation, and religious uses shall also be permitted to provide for an urban residential environment.

Residence Zone (R-3) : This zone provides for high density, residential development and compatible uses.

Office Zone (O-1): This zone provides for administrative, medical outpatient, and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development standards of this zone.

Office Zone (O-2): This zone provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses. Typical development within this zone is two-story office or medical projects.

Office Zone (O-2) : This zone provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses. Typical development within this zone is two-story office or medical projects.

Office Zone (O-3): This zone provides for mid-rise, office, medical, civic, and other development uses that provide reasonable compatibility with adjoining residential uses.

Parking Zone (P) : This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.

Recreational Vehicle Zone (RV):The purpose of this zone is to provide for development of short-term occupancy recreational vehicle parks and campsites while ensuring reasonable compatibility with adjoining properties by establishing special requirements.

Neighborhood Commercial Zone (NC): This zone provides for low-intensity, small-scale, commercial and office uses that are compatible in size and design with adjacent residential uses. Residential and other related uses shall be permitted.

Rural Village Center Zone (RVC) : The purpose of this zone is to provide retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood. Rural village centers shall be developed according to an approved site plan and located in accordance with adopted neighborhood, community, or area plans. The standards are designed to maintain the suburban character of duly designated commercial areas located along designated Scenic Routes and to provide safe ingress and egress to and from the village center. This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

Commercial Zone (C-1): This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and other related uses shall be permitted.

Commercial Zone (C-2) : This zone provides for general commercial uses that serve the community and region. Residential and other related uses shall also be permitted.

Commercial Zone (C-3): This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses shall also be permitted.

Mixed Use Zone (MU): This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

Planned Area Development (PAD): The purpose, regulations, establishment and amendment procedures, and other applicable requirements pertaining to the PAD are provided in Section 3.5.5. Planned Community Development (PCD). The purpose, general provisions, development standards, establishment and amendment procedures, and other applicable requirements pertaining to the PCD are provided in Section 3.5.6.

Office/Commercial/Residential Zone (OCR-1) : The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers or at transit centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

Office/Commercial/Residential Zone (OCR-2) : The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

Park Industrial Zone (P-1): This zone provides for corporate business centers and for wholesaling and manufacturing activities that can be carried on in an unobtrusive, controlled manner.

Light Industrial Zone (I-1) : This zone provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones. This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance.



City of Tucson Planning & Development Services

REZONING APPLICATION

C9- _____ Name: _____ Date Accepted: _____

PART 1 PROPERTY INFORMATION:

1.1 Legal Description (Attach a separate sheet for long legals.) See Attached

1.2 Lot(s) N/A Block(s) N/A Subdivision Name N/A

1.3 Address (as assigned by Pima County Addressing): 8200 East Speedway Boulevard

1.4 Please provide the following information for each parcel in the rezoning site. If more than one zoning classification is requested, provide the acreage for each zone and show the dimensions of each zone on the preliminary development plan. Attach additional sheets if necessary.

Current Zoning	Proposed Zoning	Current Use	Area (sq. ft or acres)	Assessor Tax Code #
<u>RX-1</u>	<u>R2-FLD</u>	<u>one single-family residence and accessory structures</u>	<u>12.46 ACRES</u>	<u>133-24-001G</u>

1.5 Note any applicable overlay zones: Hillside Scenic Corridor Major Streets and Routes
 Gateway Corridor Airport Environs Environmental Resource Historic District/Landmark
 Neighborhood Preservation

PART 2 PROPOSED USE

2.1 Proposed Use (Please be specific; attach additional sheet if necessary.)

THE PROPOSED USE IS FOR A RESIDENTIAL SUBDIVISION CONSISTING OF 64 LOTS ZONED R2-FLD. LOT SIZES RANGE FROM 4,710 SQUARE FEET TO 9,226 SQUARE FEET WITH INTERIOR LOT LINES AND BUILDING SETBACKS IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE REQUIREMENTS. SITE PLAN DESIGN ALLOWS FOR CLUSTERING OF LOTS AND FUNCTIONAL OPEN SPACE AREAS. THE ROBB WASH, LOCATED WEST OF THE SITE, WILL REMAIN AS OPEN SPACE AND A TRAIL EASEMENT TO CONNECT TO THE PROPOSED ROBB WASH GREENWAY WILL BE PROVIDED THROUGH THE PARK AREA LOCATED NEAR THE MIDDLE OF THE WEST BOUNDARY.

2.2 Number of Structures N/A Number of Stories 1 & 2 Height of Structures 25'

2.3 Number of Residential Units 64 Floor Area of Non-residential Projects N/A

PART 3 APPLICANT INFORMATION

3.1 Applicant or Agent MICHAEL GRASSINGER

Company Name THE PLANNING CENTER

Address 110 SOUTH CHURCH AVENUE, SUITE 6320

City TUCSON State AZ Zip 85701

Phone (520) 623-6146 Fax (520) 622-1950 Email mgrassinger@azplanningcenter.com

3.2 Owner RAY SCHNEIDER

Company Name EAST SPEEDWAY DEVELOPMENT, LLC

Address 5515 NORTH ENTRADA QUINCE

City TUCSON State AZ Zip 85718

Phone (520) 869-1544 Fax _____ Email rschneider@yahoo.com

3.3 Architect/Engineer/Other KEN PERRY

Company Name PERRY ENGINEERING

Address 100 EAST SIXTH STREET

City TUCSON State AZ Zip 85705

Phone (520) 820-4355 Fax (520) 629-9952 Email kperry@perryengineering.net

PART 4 NEIGHBORHOOD MEETING

4.1 Have you offered to meet and discuss the proposed rezoning on a specified date and time with all property owners within 300 feet and all neighborhood associations within one (1) mile of the rezoning site? Please indicate meeting date. [X] Yes [] No
08/20/13 &
10/21/13
Meeting date

4.2 Attach neighborhood meeting documentation (at a minimum, a copy of the meeting invitation, mailing list, date of mailing, sign-in sheet, and summary notes from the meeting).

4.3 Provide the tracking number from your neighborhood meeting mailing labels: T 13PRE0052

PART 5 REZONING PRE-APPLICATION CONFERENCE INFORMATION

5.1 Have you attended a rezoning pre-application conference with staff? Yes No

5.2 Date of pre-application conference: 07/31/13

5.3 Provide the tracking number from your Pre-application Conference Verification Sheet: T 13PRE0052

PART 6 PLANNING INFORMATION

In accordance with the Unified Development Code (UDC)(Section 3.5.3.D.3) all rezoning applications together with any supporting documentation, including the preliminary development package or development package, are reviewed for compliance with the City of Tucson General Plan, as implemented by planned area developments, redevelopment plans, subregional plans, area plans, and neighborhood plans. This review shall occur within seven (7) business days of submittal. Rezoning requests that do not demonstrate compliance with the General Plan cannot be accepted.

6.1 List any planned area developments, redevelopment plans, subregional plans, area plans, or neighborhood plans officially adopted by the City of Tucson, which apply to the rezoning site. Yes No

Name of Plan(s) PANTANO EAST AREA PLAN

6.2 Is an Environmental Resource Report required by the area or neighborhood plan? Yes No
(Please see Administrative Manual 2-03.5.0.)

6.3 Is this rezoning being requested to correct a zoning violation? Yes No

6.4.1 Have you chosen "Direct Ordinance Adoption (UDC Section 3.5.3.K.3)? Yes No

6.5 Are there any billboards/signs located on the property? Yes No If yes, provide description:

6.6 Provide a statement describing the nature of the proposal and the reasons for the request. Use additional sheets, if necessary.

THE PROPERTY IS LOCATED IN AN ALMOST ENTIRELY DEVELOPED AREA WITHIN THE CITY LIMITS. HIGH DENSITY HOUSING EXISTS NORTH OF THE SITE ACROSS SPEEDWAY BOULEVARD AND ALSO ON THE OPPOSITE SIDE OF THE ROBB WASH TO THE WEST. SEVERAL SINGLE FAMILY RESIDENTIAL DEVELOPMENTS EXIST SOUTH OF THE SITE AND MAGEE MIDDLE SCHOOL ABUTS THE EAST BOUNDARY. THIS PROJECT CAN BE CONSIDERED TRANSIT-ORIENTED INFILL DEVELOPMENT GIVEN THAT THE SUBJECT PROPERTY IS WITHIN THE SERVICE AREA OF SEVERAL UTILITIES, IS CLOSE TO EXISTING INFRASTRUCTURE AND IS LOCATED ALONG A MAJOR ARTERIAL, SPEEDWAY BOULEVARD, WITHIN RANGE OF SEVERAL BUS STOPS AND NUMEROUS BUS & BIKE ROUTES.

PART 7 MATERIALS REQUIRED WITH APPLICATION

- 7.1 The following are required for all rezoning requests:
- 7.1.1 A completed, current "City of Tucson Rezoning Application" signed by the owner and agent*.
 - 7.1.2 Appropriate fees payable to the City of Tucson
 - 7.1.3 One (1) copy of the Pima County Assessor's map of the subject parcel(s)
 - 7.1.4 One (1) copy of the Pima County Assessor's printout showing the subject parcel(s) property tax code number(s) and legal description(s).
 - 7.1.5 Pre-application Conference Verification Sheet.
 - 7.1.6 Documentation of neighborhood meeting.
 - 7.1.7 One (1) 11"x17" reduction of the preliminary development plan (See Administrative Manual 2-03.4.2.A and .B.)
 - 7.1.8 Payment receipt for rezoning pre-application conference.
 - 7.1.9 Payment receipt for neighborhood meeting mailing labels.
- 7.2 If rezoning to all zones except the PAD zone the following are required:
- 7.2.1 Seven (7) copies of the preliminary development package (Admin. Manual 2-03.3 -.4)
 - 7.2.2 Seven (7) copies of the Environmental Resources Report (Admin. Manual 2-03.5), as required.
- 7.3 If rezoning to the PAD zone, the following are required:
- 7.3.2 Three (3) hard copies of the PAD document and one electronic version of the PAD document on CD-ROM.
 - 7.3.3 Copy of Zoning Decision Letter from Planning authorizing submittal of this application.
- 7.4 Digital Submittal (Staff Option Only):
- One (1) CD containing separate Adobe Portable Document Format (.pdf) files for each of the required reports may be requested by staff.
- 7.5 Important Notices:
- Do not staple materials. Paper clips or binder clips are acceptable.
 - Do not include application and neighborhood meeting materials in required reports. Keep them separate.

PART 8 SIGNATURES

I (We), the undersigned, request consideration to amend the present zoning boundaries as described in this application and supporting materials. I (We) represent that the information in this application and the supporting materials are true and accurate to the best of my (our) knowledge.

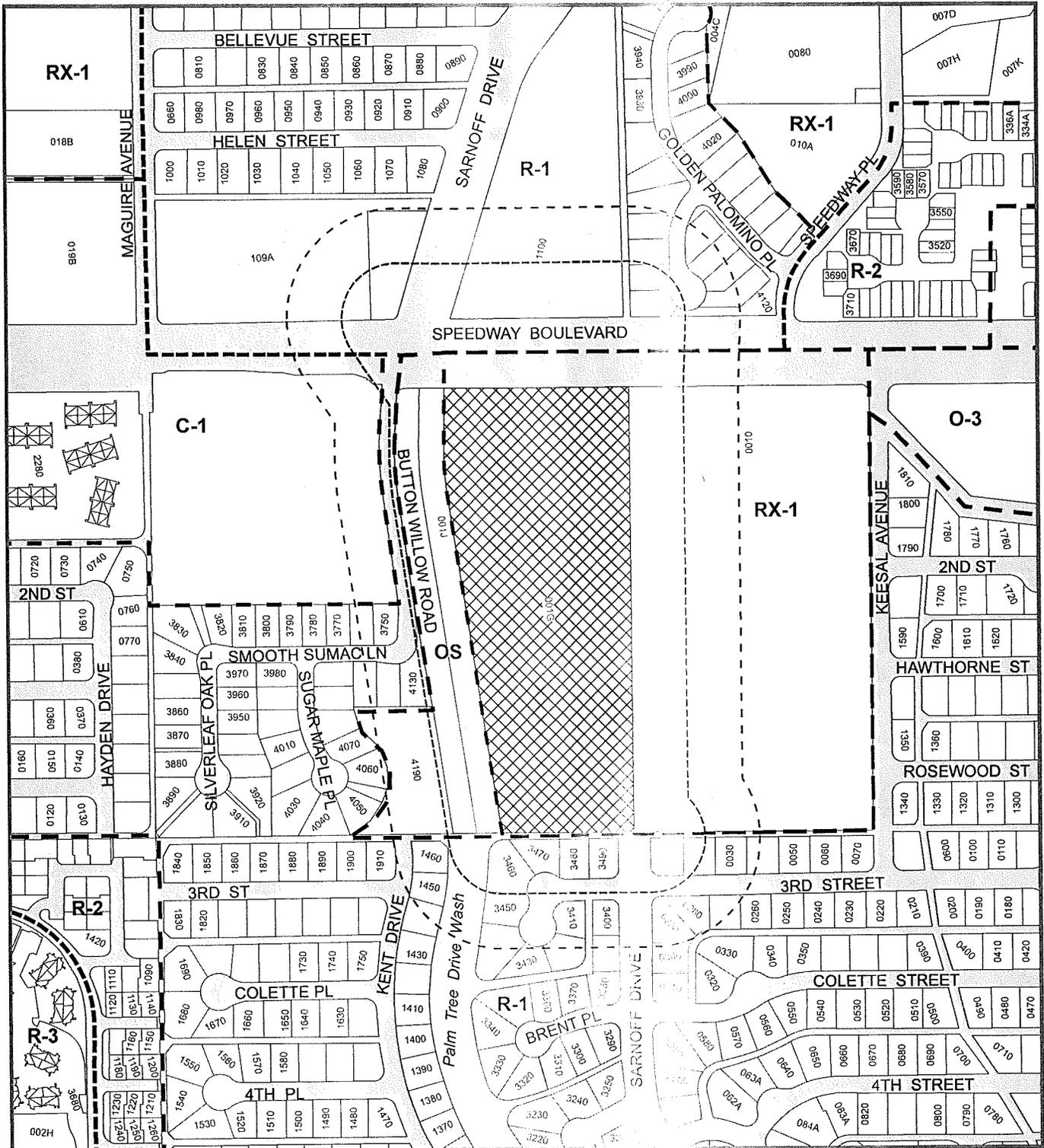
8.1. _____
Owner signature* date

8.2.  _____
Applicant/Agent signature (if not owner) 10/31/13
date

*An application not signed by the owner, must be accompanied by a separate, signed letter, from the owner, granting authority to the applicant/agent to act on his/her behalf.

T13PRE0052 - Speedway Boulevard

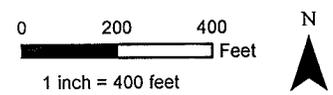
Rezoning Request: from RX-1 to R-2



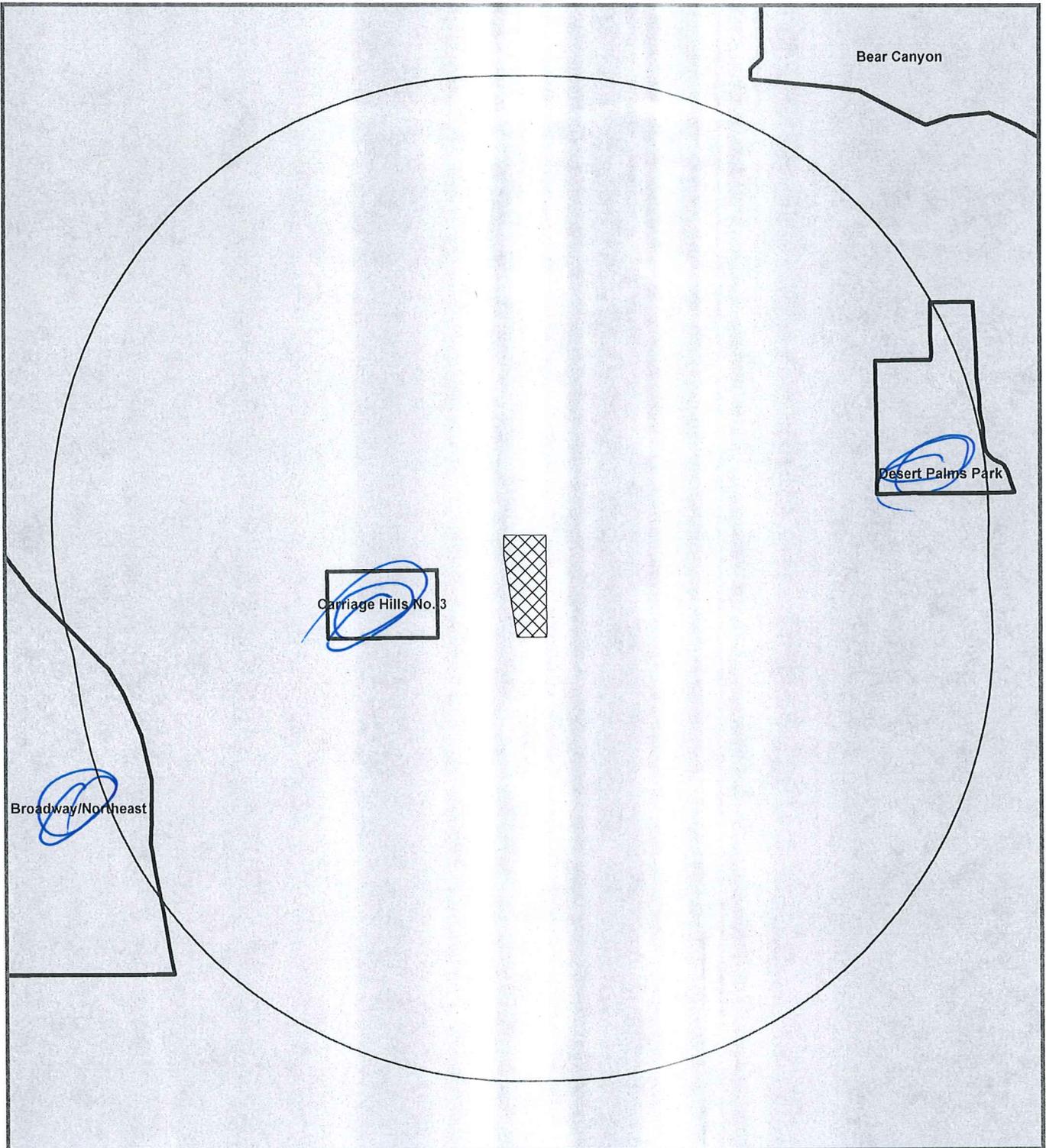
- Area of Rezoning Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries



Address: 8200 E. Speedway Boulevard
 Base Maps: Sec.9 T.14 R.15
 Ward: 2



T13PRE0052 - Speedway Boulevard
Rezoning Request: from RX-1 to R-2



-  Area of Rezoning Request
-  T13PRE0052_4buffer_1mile



Address: 8200 E.Speedway Boulevard
Base Maps: Sec.9 T.14 R.15
Ward: 2

020000
 Feet
1 inch = 1,743.334854 feet



DATE:

City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER:

PROJECT LOCATION:

This serves to place on record the fact that on 8/8/13, Brian Underwood,
(date) (name)
mailed notice of the 8/20/13 neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature: Brian Underwood Date: 8/8/13

Attachment: copy of mailing labels

Robb Property Rezone – 8200 East Speedway Boulevard

Project Acreage:	Approximately 12.46 acres
Current Zoning:	City of Tucson RX-1 (Residence Zone)
Proposed Zoning:	R-2 Flexible Lot Development (Residence Zone)
Area Plan:	Pantano East Area Plan

Information on Proposed Project:

- The project proposal is for 63 one- and two-story detached single-family residential homes
- Lot sizes range from 5,500 square feet to 9,600 square feet.
- A homeowner's association will maintain all common areas and landscape borders
- All access to the site will be from Speedway Boulevard.

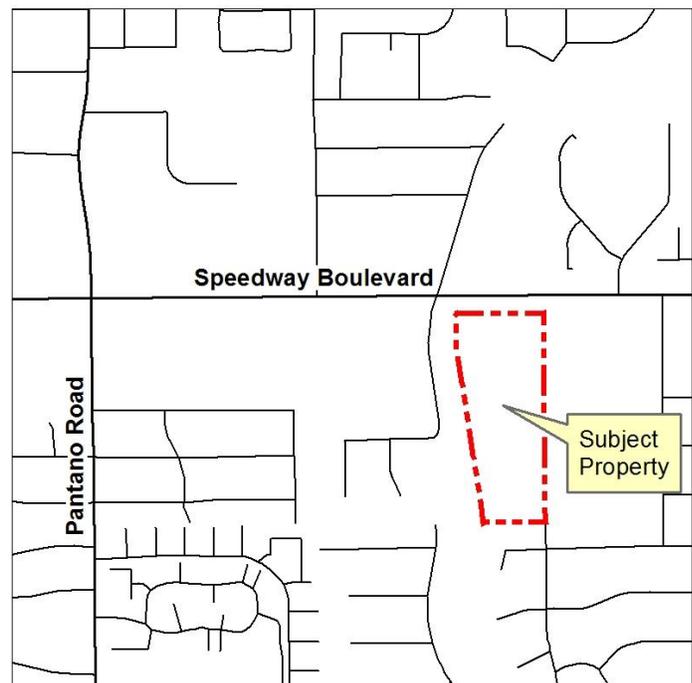
If you have any questions, please contact:

Planning Consultant:

Brian Underwood
The Planning Center
110 South Church, Suite 6320
Tucson, AZ 85701
Telephone (520) 209-2628
bunderwood@azplanningcenter.com

Developer:

Ray Schneider
5515 North Entrada Quince
Tucson, Arizona 85718
Telephone (520) 869-1544



August 08, 2013

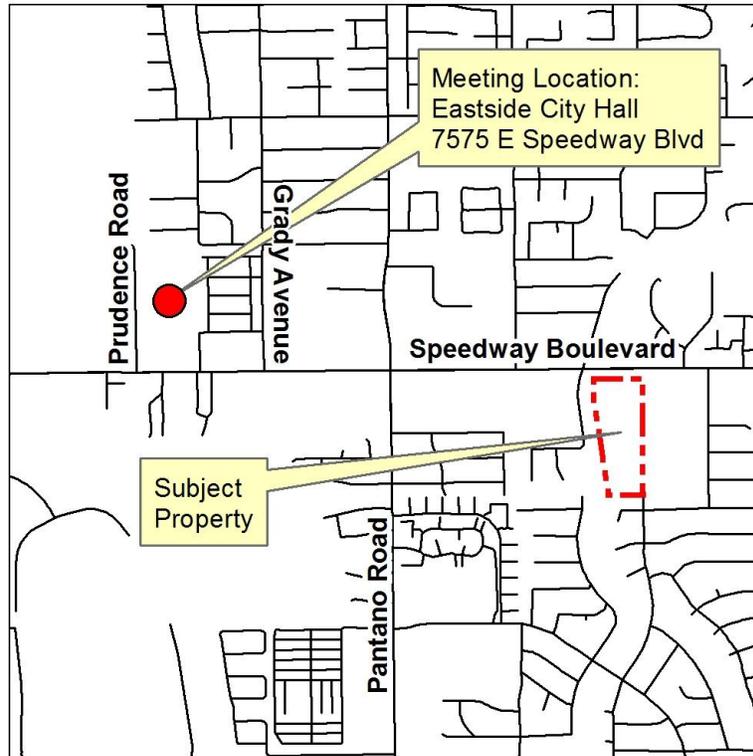
Dear Neighbor:

The Planning Center invites you to attend a neighborhood meeting regarding a rezoning proposal for a 12.7-acre property located on Speedway Boulevard, east of Pantano Road (see location map below). The proposal is to rezone the subject property from RX-1 (Residence Zone) to R-2 (Residence Zone) Flexible Lot Development (FLD).

The proposed project features approximately 63 single-family residential lots that would be accessed from Speedway Boulevard to the north. The proposal is consistent with the policies of the City of Tucson General Plan and the Pantano East Area Plan.

Please join us on **Tuesday, August 20 at 6:00 p.m.** The meeting will be held at Eastside City Hall at 7575 East Speedway Boulevard. In the meantime, if you have any questions, please contact Brian Underwood at (520) 209-2628 or bunderwood@azplanningcenter.com

Comments on the proposed zoning may also be submitted to the City of Tucson Planning and Development Services Department – Rezoning Section P.O. Box 27210 Tucson, AZ 85726, contact phone number is 791-5550. Additionally, comments may be made verbally and/or in writing at the Zoning Examiner public hearing.



Robb Property Rezone – 8200 East Speedway Boulevard

Project Acreage:	Approximately 12.46 acres
Current Zoning:	City of Tucson RX-1 (Residence Zone)
Proposed Zoning:	R-2 Flexible Lot Development (Residence Zone)
Area Plan:	Pantano East Area Plan

Information on Proposed Project:

- The project proposal is for 64 one- and two-story detached single-family residential homes
- The average lot size is 5,500 square feet.
- A homeowner's association will maintain all common areas and landscape borders
- All access to the site will be from Speedway Boulevard.

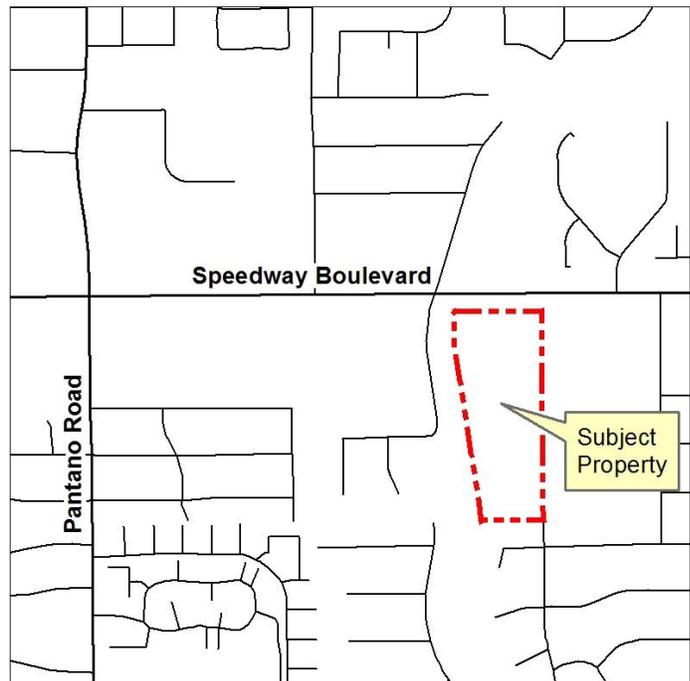
If you have any questions, please contact:

Planning Consultant:

Brian Underwood
The Planning Center
110 South Church, Suite 6320
Tucson, AZ 85701
Telephone (520) 209-2628
bunderwood@azplanningcenter.com

Property Owner:

Ray Schneider
5515 North Entrada Quince
Tucson, Arizona 85718
Telephone (520) 869-1544



October 11, 2013

Dear Neighbor:

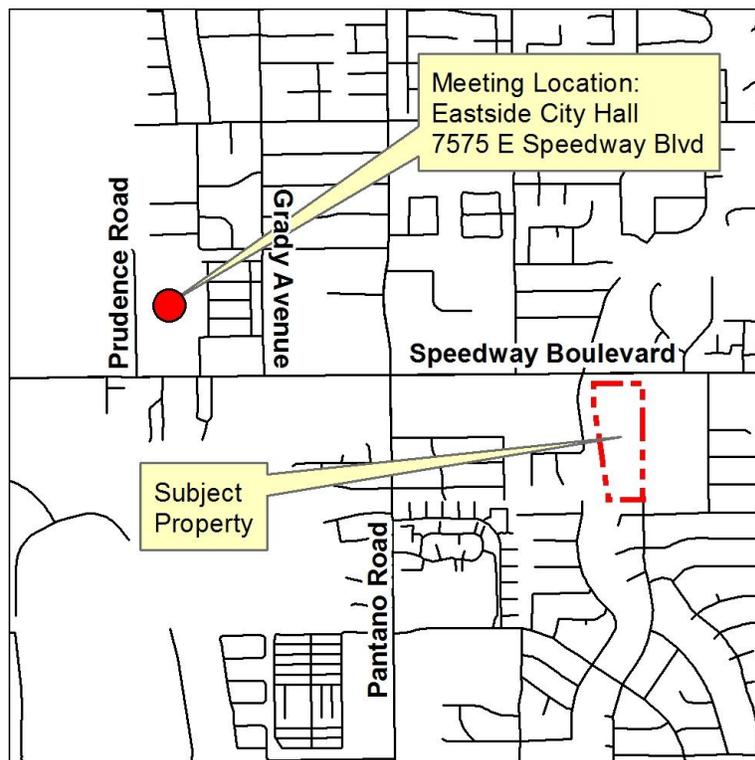
The Planning Center invites you to attend a follow-up neighborhood meeting regarding a rezoning proposal for a 12.7-acre property located on Speedway Boulevard, east of Pantano Road (see location map below). The proposal is to rezone the subject property from RX-1 (Residence Zone) to R-2 (Residence Zone) Flexible Lot Development (FLD).

The proposed project features approximately 63 single-family residential lots that would be accessed from Speedway Boulevard to the north. The proposal is consistent with the policies of the City of Tucson General Plan and the Pantano East Area Plan.

This is a follow-up meeting to present a revised site concept for the property as per our initial meeting on August 20, 2013.

Please join us on **Monday, October 21 at 6:00 p.m.** The meeting will be held at Eastside City Hall at 7575 East Speedway Boulevard. In the meantime, if you have any questions, please contact Brian Underwood at (520) 209-2628 or bunderwood@azplanningcenter.com

Comments on the proposed zoning may also be submitted to the City of Tucson Planning and Development Services Department – Rezoning Section P.O. Box 27210 Tucson, AZ 85726, contact phone number is 791-5550. Additionally, comments may be made verbally and/or in writing at the Zoning Examiner public hearing.



**Robb Property Rezone – 8200 East Speedway Boulevard
Neighborhood Meeting**

6:00 p.m., Tuesday, October 21, 2013

Location: Eastside City Hall

In attendance:

Michael Grassinger – The Planning Center

Brian Underwood – The Planning Center

Ray Schneider – East Speedway Development, LLC - Developer Representative

Ken Perry – Perry Engineering – Engineering Representative

Meeting Notes:

The meeting was held, as required by the City of Tucson, to explain the zoning process to interested property owners. Mailing labels consisting of all properties within 300 feet (excluding right-of-ways), all neighborhood associations within one mile and the Ward 2 City Council office were sent out 10-days prior to the meeting. Eleven neighbors were in attendance. A meeting factsheet was handed out during the meeting and a PowerPoint presentation was given. The PowerPoint slides included:

- A regional aerial showing the extent of development in the vicinity
- A close-up aerial display showing the site and surrounding property
- An existing zoning display showing the existing property zoning and surrounding zoning
- Preliminary Development Plan
- Plan view and cross-section of buffer and setbacks along the south boundary
- City of Tucson Rezone Process Chart

Michael Grassinger opened the meeting by introducing the project team and gave a brief history of the site. The following presentation points were discussed:

- The proposed rezoning process
- Existing and surrounding land uses and zoning
- Preliminary Development Plan
- Proposed Access, Landscape Borders and Screening
- Setbacks and privacy mitigation along the south boundary
- Existing and Developed Drainage Conditions
- Preliminary Grading Concept

Questions asked during presentation (with responses):

Neighbor question: What is the difference between R-2 and R-2 FLD?

Response: The biggest difference is sideyards, the distance between buildings. With a regular R-2, you are required to have 6' or 2/3 the maximum building height, whichever is greater. In

this case, the maximum building height is 25'; therefore the setbacks are 17'. With the FLD, you can get the distance between buildings minimized so that you can actually fit a nice sized home and don't have a lot of unusable yard space. The FLD also requires a different level of review in that a developer would have to meet certain design standards. So in short, it gives the developer more flexibility and gives the City a little more control over what the development is going to look like.

Neighbor question: Last time you showed 63 lots, why do you have 64 now?

Response: That is because we were able to fit another lot in with the addition of a more efficient road alignment. If we would have known we'd have more room, we probably would have showed that road layout the first time.

Neighbor question: Will it be restricted to single story along the south boundary?

Response: We are not intending to do that because of the 20' landscape border we are proposing now. Whoever the builder is, they will probably have a mix of single and two-story.

Neighbor question: And the builder will have to comply with whatever this drawing is (PDP)?

Response: The development must be in substantial conformance with the PDP. The builder would have to keep the access in the same place, maintain the buffer along the south boundary, they could go less density with larger lots and bigger homes, but the City has a rule that you cannot increase the density by more than 10% additional density without needing a change of development plan.

Neighbor question: Is the park as it was last time, a drainage area?

Response: Yes, it is both.

Neighbor question: And the park will be that size?

Response: Yes, that size is needed for a retention area and shared park space.

Neighbor comment: Is the vegetation controlled, are there certain things you have to plant or save?

Response: Yes, we will have to do a Native Plant Preservation Study that could require certain vegetation to be preserved in place or mitigated by replacing them on either a 2 or 3:1 ratio.

Neighbor question: And all the properties will drain into that drainage area?

Response: Just the properties on the south half will go into that drainage. The rest of it, will utilize some of those other landscaped areas and the 10' landscape border up by Lot #1 will also take drainage to the Robb Wash.

Neighbor question: What about the alley, will drainage go into the alley?

Response: There's really no drainage that enters the site from the south. Anything that gets into that alley goes west.

Neighbor question: It's my understanding that all of that is going to be leveled since the property is a big hill in relation to the alley?

Response: It will still be where the drainage is not allowed to come onto the property. It can get into that landscaped area and that will have some water harvesting in there, but there's not

a lot of water that would naturally get into that area. The rule is that if there isn't drainage coming off of the site there, then you cannot create drainage coming off the site there.

Neighbor question: Is there any plan for the critters, javelina, coyotes, etc.?

Response: There's really no requirement from the City and there's really no practical way to do anything.

Neighbor question: On the west side, the lots go from 1-22; is there a wall between that property and the wash?

Response: Effectively, yes except for where the park area is located.

Neighbor question: So there will be nothing done on the wash side, particularly during construction there will be no tearing up of that property?

Response: The builder will have to put a temporary fence up there to make sure they don't get into the open space because that is not their property; it's the City's property.

Neighbor question: Can the park space be used when it's not raining?

Response: Yes it can, it will only be depressed about a foot and a half.

Neighbor question: Will the water be slowed down before it exits the property?

Response: Yes; some exit weirs, outlet structures and/or pipes will be installed to slow the water down and these lots will just drain right out the back of their walls and be sloped toward the wash. The City also requires water harvesting now and so some of the water falling on those lots, particularly in the front yards, will be used to direct water to the landscaped areas on the lots.

Neighbor question: Are the streets required to be a certain width to allow for parking?

Response: These ROW's are 51' and they allow for parking on both sides of the road.

Neighbor question: How high will the vegetation on the south side be, will there be tall trees?

Response: We are typically restricted to approved plants on the City's plant list which are usually mesquites and palo verdes.

Neighbor question: Will there be any access from the development to the school?

Response: Our thought is to have walk-in gates along the east boundary, maybe two, for students to have cut-through access and we're working the school and TUSD to allow for that.

Neighbor question: Could you explain the emergency access a little bit?

Response: It is essentially a gated driveway-wide (20') access for emergency vehicles in the event that the main access off Speedway is blocked.

Neighbor question: Is there a requirement to have so much buffer along the south side of Speedway?

Response: There is a 10' requirement and the rest is City-owned ROW.

Neighbor question: Is this development going to be lit?

Response: No more than anybody else's. The City has a dark skies ordinance that any lights need to be downward directed and there won't be any street lights either.

Neighbor question: How close are the houses?

Response: Well we don't really know because we don't know who's going to build the houses. The minimum is 6' by building code. You have to have 3' from the property line.

End time: 7:00 pm

**Robb Property Rezone – 8200 East Speedway Boulevard
Neighborhood Meeting**

6:00 p.m., Tuesday, August 20, 2013

Location: Eastside City Hall

In attendance:

Michael Grassinger – The Planning Center

Brian Underwood – The Planning Center

Ray Schneider – East Speedway Development, LLC - Developer Representative

Ken Perry – Perry Engineering – Engineering Representative

Meeting Notes:

The meeting was held, as required by the City of Tucson, to explain the zoning process to interested property owners. Mailing labels consisting of all properties within 300 feet (excluding right-of-ways), all neighborhood associations within one mile and the Ward 2 City Council office were sent out 12-days prior to the meeting. Sixteen neighbors were in attendance. A meeting factsheet was emailed after the meeting and a PowerPoint presentation was given. The PowerPoint slides included:

- A regional aerial showing the extent of development in the vicinity
- A close-up aerial display showing the site and surrounding property
- An existing zoning display showing the existing property zoning and surrounding zoning
- Preliminary Development Plan
- City of Tucson Rezone Process Chart

Michael Grassinger opened the meeting by introducing the project team and gave a brief history of the site. The following presentation points were discussed:

- The proposed rezoning process
- Existing and surrounding land uses and zoning
- Preliminary Development Plan
- Proposed Access, Landscape Borders and Screening
- Setbacks and privacy mitigation along the south boundary
- Existing and Developed Drainage Conditions
- Preliminary Grading Concept and Cut & Fill Areas

Questions asked during presentation (with responses):

Neighbor question: Are you going to be putting a wall up around this?

Response: Each house itself will have a wall in the backyard and so that then turns into a wall that goes around the whole development.

Neighbor question: So it won't be a mismatch of chain link fences and open backyards?

Response: No; and in fact, as part of this FLD requirement that we are voluntarily agreeing to do with the City, you have to have design standards for your project so that the City knows that all the homes, walls and landscaping will be a certain theme and compatible.

Neighbor question: What are the chances of that walkway that you're proposing (emergency access), and quote only a walkway, developing into a street driving the traffic south down to Broadway? We do not want traffic coming south.

Response: Zero chance of that, it will be strictly for emergency access. The HOA won't even have a key for the gate and only police and fire will have a key for it.

Neighbor question: And that's true for Kent Drive also?

Response: Kent drive was abandoned in the previous rezoning on the houses on the back.

Neighbor question: Is there any plan to have a stoplight at Speedway and Keesal because you're going to have a lot of people only turning right and then they're either going to be going straight or making a left and we have children who go across that street and a lot of cars that come out of our neighborhood. To me, that's almost saying we're going to have a couple wrecks.

Response: Well we certainly hope not. We have to put a deceleration lane for people turning in. The City doesn't allow you to do acceleration lanes anymore. We pushed this entrance as far west as we could, for a couple reasons. During low traffic volume times, this will allow people to get over into this lane to be able to make a U-turn back to the west. During heavier traffic times, they'll have to go further east to make a turn and come back. We are not aware, and we'll find out during staff review of any plans to have a traffic signal along here. Nor have we been told that there are any particular capacity problems with Speedway.

Neighbor response: Well there is and I think it's something the City should be aware of because additional traffic will create a big problem since traffic is bad when the buses are pulling in and parents are picking up or dropping off their kids.

Response: We'll find out as we go through the review with the City.

Neighbor comment: I believe the City still has the ROW for Sarnoff through to Speedway and that's one of the things we want to see forfeited if this development goes through.

Response: I believe that was abandoned a long time ago. There is no indication of plans for Sarnoff to go through. During the pre-submittal conference, there were people there from the Transportation Department and nobody raised any issue about extending Sarnoff.

Neighbor comment: You already have a lot of traffic turning out onto Speedway that is going to be compounded with the addition of this development.

Response: We will have to prepare a traffic statement that includes an analysis of the existing traffic counts of surrounding streets and what the projected additional traffic will be and if the City traffic engineer determines that that is an issue that needs to be addressed, we will have to come up with suggestions on how to mitigate those things.

Neighbor question: We are the three property owners along the south boundary and I don't understand how we can have three on one side and six (proposed) on the other. I am very concerned that they will be two-story and most of these places don't have any backyards so they'll be right against my house and I'll be looking into their bathroom. So I'm not thrilled at all,

I'm actually very disappointed that this is happening. I would like to have some kind of buffer so that I'm not looking in their bathroom.

Response: Let me explain what the minimums would be right now and that is, as I said earlier, we have an 18-foot alley right here and as you well know all three houses have different distances between the Robb property line and the actual home. The minimum setback requirement for any buildings on these lots is 17-feet. We would expect that lots 22 and 23 would have quite a bit more setback given the size of those lots. The City FLD requires us to do (during the subdivision plat stage, the builder will hold another meeting at that time) a privacy plan (completed by the builder) for the homes as they're built so that there's no infringement upon the existing homes and their privacy. For instance, I've seen where they've said no windows facing south, that's an extreme, or sometimes they'll say no balconies on the south side. So there will have to be a list of things put together to guarantee your privacy.

Neighbor question: What size house fits on those lots, just by looking at this I'm thinking it's a very small house unless it's a two-story? We don't want to lose our mountains.

Response: I appreciate your comments and that's why we're here. I have to tell you this is considered low density by the City, what we're proposing to do here. We didn't really know ahead of time what your reaction would be so we put together something that worked for Ray (property owner) and worked for the City and we're bringing it here, and now we're hearing a lot of things that we hear on a lot of rezonings and so there's some things we can probably do to change some of this.

Neighbor comment: The alleyway gets a lot of foot traffic from a lot of the kids from the school and a lot of people in the neighborhood use the alley for walking and biking trail or walking the dog and you mentioned a plan to put a pathway along the wash which will even further extend use of the alleyway to foot traffic from other areas. What I'd like for you guys to look at as a proposal would be for you to take these back lots and make an open space; take the open space you have in the center of the subdivision and move it to the back.

Response: Good suggestion, we'll see what we can do with that. Keep in mind that we're not the ones proposing to put a path along here, that's the City. They say they have plans to do that.

Neighbor question: You showed a dotted line along the alley, what was that dotted line?

Response: That's the minimum setback of 17-feet that you have to have before you can build a structure.

Neighbor question: How large of houses are we planning to put in this little cracker box?

Response: Typically, the builders today are building smaller units; that's the demand. No one wants to get stuck with big mortgages or big houses anymore. So what I'm seeing builders do is houses as small as 1,200 SF and up to 2,400 SF is the typical that you see right now.

Neighbor question: We have a buffer on utilities, is there any chance that we could have those buried? I figure you asked for things that would make us happy; not having those power lines up there would make us happy.

Response: We can take a look at that and have Ray mull that over; it depends on the size of the lines. TEP will allow certain lines to go underground and others they won't. We'll check it out and see if it's possible first.

Neighbor question: What's that going to do to the value of those four houses we're looking at (along the south boundary), because those houses are all more or less 2,000 SF?

Response: I'm not an appraiser and I don't try to step into other people's areas and make statements about that kind of value. What I've heard over the years of doing this is that, developing a vacant property like this will stabilize property values of the properties near it. The reason is, as long as this is a big vacant parcel, nobody knows what's going to go in. It could be apartments, it could be what we're talking about, it could be commercial, etc.

Neighbor comment: Someone has been out here with large trucks and heavy equipment and signs of clearing are evident.

Response: There shouldn't be anybody on the property doing any kind of clearing activities. There is a caretaker for the property, but there should not be anyone else clearing anything.

Neighbor question: What are the required dimensions of the little park?

Response: There are two reasons for it, one is for drainage and the other is for active recreation. It's right now about 0.42 acres.

Neighbor question: I'm just wondering if that park will be all the way to the wash or is it just going to end and look natural.

Response: The 70-foot strip is City owned and so it will just drain out to that open space. The detention/retention area will likely have a wall around it as well.

Neighbor question: Is that open space strip in the NW corner a sound barrier from the main street (Speedway)?

Response: No, it is just additional open space; vegetation isn't much of a barrier for noise. I'm imagining that strip gets moved down to the south end of the site, we just have to figure out how to do it.

Neighbor question: Is this information available somewhere?

Response: Yes; if we have your email address, we will email you a copy of the site plan and a project factsheet.

Neighbor question: What is the approximate dimension of the park in the middle?

Response: The park area in the middle is approximately 0.25 acres

Neighbor question: You can see that the whole property is on a hill, are they going to level the whole thing?

Response: There is a large hump in the middle with about 12-feet of fall from east to west. The way this is graded is really from the school down to the wash and that hill pretty much comes out. They would move the earth down to the bottom part and they would take the excess dirt out.

Neighbor question: Right now all the water on that property drains along the entire length of the wash, when you put that one section in there and channel all the water through that one part there, is that going to necessitate paving the wash right where it meets?

Response: No; some of the flows are dispersed in other directions and no construction will occur in the wash to channel the water and it will actually help to improve the drainage along Speedway Blvd.

Neighbor question: Typically, on subdivisions like this, how long does a subdivision take? How long will we have to put up with dust and noise?

Response: It would probably be about 18-months to 2-years before construction could even start. Once it starts, typically a project the size of this would involve grading the entire site at once and putting in all the streets and then it's a matter of how long it takes to sell the homes.

Neighbor question: What's the likelihood that once a plan has been agreed upon, that the builder comes in and completely changes the plan, what's the percentage that that happens where it's fairly significant?

Response: In my experience of about 23 years of doing this, I would say about 10-15%. Most people don't want to go through the whole thing again. One of the first conditions is that you have to develop the property in substantial conformance with the PDP. Generally, the City does not want to see the access points changed, they don't want to see the location of open spaces changed and so forth. Street alignments usually end up being pretty set because there's not much you can do with a property that's as narrow as this. So whoever ends up building on this property is probably going to be very close to what we show as a final concept here.

Neighbor question: Currently, how many houses per acre?

Response: 5.0 residences per acre are proposed.

Neighbor question: Then why not go R-1 instead of R-2?

Response: The reason for going with the R-2 is that it gives the builder a little more flexibility on the interior of the development between lots, but not along the perimeter.

Neighbor question: What about the fence along Magee Middle School and the site, what's going to be there instead of that fence?

Response: They'll probably end up with patio walls for the houses, or essentially a concrete wall around the subdivision.

Neighbor comment: It will be a whiteboard for all the graffiti.

Response: Whether it's R-1 or R-2 the FLD requires the establishment of an HOA and you have to say what the HOA is responsible for and graffiti control (inside & outside the development) is an example.

Neighbor question: If we continued to have questions about the drainage plans, who would we contact?

Response: Ken Perry is the civil engineer and hydrologist for the project, so he's probably the best person to contact.

Neighbor question: Are there more meetings to let us know what has changed?

Response: Technically, we're not required to have another meeting, but I am letting you know now that we will have another meeting prior to the zoning examiner hearing.

Neighbor question: We've had a lot of water issues with our mains (the one right on 3rd Place specifically), sometimes they shut them down for over 6 hours. If the City plans to extend those lines to serve this development there is going to be problems. Does the City consider that, have you considered it? Where are they going to get their water?

Response: There is actually a 24-inch line on the south side of Speedway and we've already contacted Tucson Water to make sure there's capacity for the project. And what will happen is that from the 24-inch main on Speedway it will come back and connect to the 8-inch that's in your alley. They didn't say that would improve things, but I imagine it would because the more they loop the system the more reliable it becomes.

Neighbor question: They'll be getting the water from that well that's south of us?

Response: No; the well will be capped and go away.

Neighbor response: No, I don't mean the well on this property, I mean the City's well which is south of there.

Response: I don't know where that water comes from.

Neighbor question: Where will the water come for this one?

Response: From the 24-inch main on Speedway.

Neighbor question: Are there any significant gas lines in the area that may get hit during construction?

Response: We will have to explore that through the site analysis and once it's reviewed by the City they'll send it to Southwest Gas and they'll let us know if there any major lines to be concerned about.

Neighbor question: Have you talked to the school about plans for the schoolyard there, because we had heard that some of that area may be converted to parking? Have you talked to the school to find out what their plans are for that acreage there?

Response: We have talked to TUSD and they did not mention anything about using that area for parking, but we can contact Magee Middle School and follow up on that.

Neighbor question: What can we do to get that 17-foot right where lots 22-27 are located?

Response: We're going to take a look at it and see what we can do.

Neighbor question: Is there a requirement for how wide the street has to be?

Response: Yes; it has to be wide enough to accommodate on-street parking. We can look at the possibility of parking on one side, but I know the City doesn't like that because it's hard to enforce.

Neighbor question: So you have the concept plan and the zoning, but once it's sold to a developer, do we have a say in what size homes, if their two-story, etc.?

Response: You will have a say on some of it because it goes through the FLD process and the builder is required to hold a neighborhood meeting and show what they are proposing to do and you would have the ability to comment.

Neighbor question: The site coverage is just the lots, correct? It's exclusive of parks, streets and whatever else?

Response: The 59% is the streets and the buildings (the homes). The rest is the open spaces.

Neighbor question: In your experience, with 5,000 square foot lots, what kind of house would you normally get?

Response: It runs the gamut and it depends on the builder and the market and you have a hot market here on the east side and there aren't many places where you can build houses out here.

Neighbor question: What's the lot size of the development on the other side (Robb Ranch)?

Response: Approximately 7,000 square feet.

Neighbor question: What is the chance that the zoning stays the same? What does the City make off of this?

Response: The City makes substantial tax money for taxing residential properties. What drives this (project) is the market and the housing value in the area which is driven by price. Therefore the prices of your houses will dictate what's being built here as well. I was asked why I'm not trying to push for apartments and I have a group that would love to build apartments there, but I think this is more compatible with the neighborhood and with the school and everything else involved this seems to be a better fit.

End time: 8:00 pm

PUBLIC FACILITIES AND SERVICES REPORT FOR January 30, 2014
(as of December 23, 2014)

C9-13-13, RX-1 to R-2

CITY AGENCIES

Planning & Development Services – Engineering: See attached comments dated December 2, 2013.
Planning & Development Services – Community Design: See attached comments dated December 18, 2013.
Planning & Development Services – Zoning Review: November 25, 2014
Transportation – Traffic Engineering: See attached comments dated December 18, 2014.
Tucson Parks and Recreation: See attached comments dated January 9, 2014

No Objections Noted

Planning & Development Services – Sign Code
Planning & Development Services – Zoning Enforcement
Community Services – Historic Preservation Officer
Environmental Services
Tucson Police Department
Planning & Development Services – Landscape
Office of Conservation & Sustainable Development

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: 640 vehicle trips per day.
Pima County Wastewater: See attached comments dated November 25, 2013.
Tucson Unified School District: See attached comments dated October 23, 2013

No Objections Noted

Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Davis-Monthan Air Force Base
Tucson Electric Power

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by *January 15, 2014* at 5:00 PM,
http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

Planning & Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Permit Status: ACCEPTED **Activity Number:** C9-13-13
 The rezoning request is associated with the development of a large lot residential parcel (133-24-001G) currently zoned Residence Zone (RX-1) to Residence Zone (R-2) - FLD (flexible lot development). The rezoning would allow for the development of a 64 lot single-family residential subdivision. The proposed site plan reflects the clustering of lots and use of functional open space areas. The Robb Wash is located west of the site and will remain undisturbed. To date two neighborhood meetings have been held.

Permit Type:

Site Address: **Applicant Name and Address:**
 8200 E SPEEDWAY BL MICHAEL GRASSINGER
 110 S. CHURCH #6320
 TUCSON
 85701

Review Completed	Reviewer's Name	Type of Review	Review Status
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11/25/2013	STEVE SHIELDS	ZONING	This has been completed
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Comments:

CDRC TRANSMITTAL

TO: Development Services Department
Rezoning SectionFROM: Steve Shields
Lead PlannerPROJECT: 8200 E. Speedway Blvd
Rezoning Case Number - C9-13-13
RX1 to R-2 FLD

TRANSMITTAL: November 25, 2013

The proposed use falls under UDC Section 4.8.4, TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES, Residential Land Use Group, Flexible Lot Development, Development Alternative A, subject to UDC Section 8.7.3.

Allowed Site Coverage: 62%

Proposed Site Coverage: 55%

Allowed Density: 8.71

Proposed Density: 5.1

Vehicular Access: Vehicular access appears to be adequate

Vehicle Parking Provided: Vehicular Parking appears to be adequate. On street parking proposed for visitors.

Pedestrian Access: Pedestrian circulation appears to be adequate.

Allowable Building Height: 25'

Proposed Building Height: Not Provided

If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov.

11/29/2013	CLAURIE1	ENV SVCS	No Objection Noted
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Comments:

none

11/29/2013	KEN BROUILLETTE	FIRE	No Objection Noted
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Comments:

approved-kb 12/19/2013

Plan Review and Permit Application Results

11/29/2013 Comments: none	JOE LINVILLE	LANDSCAPE	No Objection Noted
11/29/2013 Comments: none	CLAURIE1	ADOT	No Objection Noted
11/29/2013 Comments: none	CLAURIE1	OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT	No Objection Noted
11/29/2013 Comments: none	CLAURIE1	OTHER AGENCIES	No Objection Noted
11/29/2013 Comments: none	CLAURIE1	PIMA ASSN OF GOVTS	No Objection Noted
11/29/2013 Comments: none	CLAURIE1	SCHOOL DISTRICT	No Objection Noted
11/29/2013 Comments: none	CLAURIE1	TDOT RTA	No Objection Noted
11/29/2013 Comments: none	CLAURIE1	TDOT STREETS	No Objection Noted
11/29/2013 Comments: none	CLAURIE1	TUCSON WATER NEW AREA DEVELOPMENT	No Objection Noted

12/02/2013 Comments:	LAITH ALSHAMI	ENGINEERING	This has been completed
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Laith Alshami, Engineering and Floodplain Review, 12/02/2013,
 SUBJECT: Robb Property - 8200 E Speedway Boulevard
 Rezoning Case C9-13-13, T14S, R15E, SECTION 09
 Ref. T13PRE0052
 RECEIVED: Rezoning Preliminary Development Plan for the Zoning Examiner on October 30, 2013

The Preliminary Development Plan (PDP) is acceptable pertaining to Engineering and Floodplain review. We however offer the following advisory comments:

1. Engineering and Floodplain Review performed a courtesy review on the ERR. It was found to be acceptable for PDP purposes. The formal review will be conducted and the formal approval determination will be made when the ERR is submitted with the development package supported by all required documents such as a hydrology report.
2. Section 2 of the ERR, on page 4, wrongly states that the site is not impacted by offsite runoff. The site is impacted by Robb Wash regulatory floodplain which is considered offsite runoff impact.

The following rezoning conditions are requested by Engineering and Floodplain Review for any proposed improvements:

1. The submittal of a drainage report that addresses onsite drainage and offsite drainage and their impact on the proposed new lots and improvements. It shall determine the erosion hazard setback and recommend the locations of the new parcels accordingly. The drainage report shall also address the provision of runoff retention basins in

accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual. Runoff detention is required and the detention basin design shall provide a 15% decrease in the site 100-year post development runoff compared to the existing site 100-year runoff.

2. If bleed pipes are used to drain the retention basin(s), the basin(s) floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
3. Retention basins shall be located adjacent to a street or accessible common area. Basin side slopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
4. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
5. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter.
6. All security barriers and screening for retention basins shall meet Safe By Design guidelines.

12/05/2013	HEATHER THRALL SIGNS		This has been completed
Comments:			
No existing billboards this site. Refer any proposed signage for the new neighborhood to Signs Division for assistance/review.			

12/09/2013	JOSE ORTIZ	DOT TRAFFIC	This has been completed
Comments:			
From Zelin Canchola TDOT Traffic Engineering Date: December 9, 2013			
A deceleration lane into the development from Speedway is required.			

12/18/2013	CLAURIE1	COMMUNITY PLANNING	Approved with conditions
Comments:			
<p>PLANNING & DEVELOPMENT SERVICES DEPARTMENT C9-13-13 Schneider - Speedway Blvd. RX-1 to R-2 FLD Pantano East Area Plan and Plan Tucson 12/06/13 msp</p> <p>Background: This is a request to rezone a 12.46-acre size property from RX-1 zone to R-2 with Flexible Lot Development (FLD) option. The site is currently developed with a detached single-family residential unit and the R-2 land use zone with the FLD option would allow for the development of a 64 unit, one-story and two-story, single-family subdivision. Lot size will range from 4,710 square feet to 9,226 square feet, with the average (92% of the lots) being in the 4,000 to 5,000 square foot lot size. Site improvements will include a centralized functional open space (park/drainage) area with approximately 10,890 square feet, or .25 of an acre. Vehicular access will be provided from Speedway Boulevard on the north. An emergency access lane is proposed from N. Sarnoff Drive, along the southern border of the site. The eastern perimeter will include two pedestrian (gated) access points to allow access onto the adjacent Magee Middle School site, one at mid-point and the second in the southeast area of the site, at the end of the southern cul-de-sac located adjacent to the school site. Along the western perimeter is the Robb Wash and a City of Tucson parcel zoned OS, Open Space zone, together creating a continuous natural open wash environment. A portion of the northwest area of the site is within the flood plain of Robb Wash. The preliminary development plan does not provide a preliminary landscape plan.</p> <p>According to the Major Streets and Routes Map Speedway Boulevard is designated as an Arterial Street and Sarnoff Drive and Button Willow Drive are designated as local streets.</p> <p>Surrounding Zoning and Land Use: The properties to the north across Speedway Boulevard are zoned R-1 Single-Family Residential and developed with a residential care facility to the northwest, multi-family units directly to the north and single-family residential uses to the northeast. The property to the east is zoned RX-1 and is developed with Magee Middle School. The properties to the south are zoned R-1 Single-Family Residential and developed with single-family residential uses. The property directly to the west is zoned OS Open Space and contains the Robb Wash drainage area. The property to the west across Robb Wash and Button Willow Drive and fronting Speedway Boulevard is zoned C-1 and developed with multi-family residential, and the remainder of the neighborhood not fronting Speedway Boulevard zoned R-1 Single-Family Residential and</p>			

developed with single-family residential uses.

Neighborhood Meeting:

The applicant held two neighborhood meetings, August 20, 2013 and October 21, 2013. The sign-in sheets indicate 14 persons attended the first meeting and 11 persons attended the second neighborhood meeting. Neighbor concerns at both meetings focused on whether the proposed rezoning site had considered the impacts to the surrounding neighborhood as it relates to protection of privacy, mass and scale of proposed house units along the perimeters, specific discussion included increasing the southern perimeter setbacks to protect the adjacent neighborhood and keeping units to single story along the south perimeter, the overall site design and how it will effect view sheds from adjacent neighborhood. Other concerns include; vehicular and pedestrian impacts to neighborhood as secondary access points onto Sarnoff Drive and an alley located adjacent to the southern perimeter, increase in traffic generated by proposed project on Speedway and the adjacent school bus circulation and route. The proposed on-site open space was presented to the neighbors at approximately .42-acres, or 18,295 square feet and the centralized park at .25-acres, or approximately 10,890 square feet.

Land Use Policies: Plan Tucson and the Pantano East Area Plan (PEAP) provide policy direction for this site.

Plan Tucson The Built Environment, Chapter 3, Building Blocks - Existing Neighborhoods, The proposed site is within an existing neighborhood and a goal of redevelopment is to protect and maintain the character of the neighborhood through compatible development, while accommodating some new development and encourage reinvestment and new services an amenity that contribute to neighborhood stability. Guidelines support the utilization of solution and strategies included in the Design Guidelines Manual to provide an improved level of community design. Redevelopment site design to conserve and enhance natural habitats and protect healthy and attractive urban vegetation. On-site pedestrian links and open space design to interconnect to public natural areas and support urban trails for pedestrians and bicyclist. Plan Tucson also supports environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

Pantano East Area Plan (PEAP). Residential Policy 2. Promote residential infill of vacant land where adequate provisions of streets and utilities are available. Implementation Techniques C. Medium- and high-density residential developments are appropriate along arterial streets. **Residential Policy 3.** Ensure the compatibility of new development with existing land uses. Implementation Techniques A. Promote clustering and design flexibility in developments . . . and D. Locate residential development outside the 100-year floodplain, as specified in the Floodplain Regulations. **Parks, Recreation, Open Space Policy 1.** Utilize existing recreational open space areas. Implementation Techniques C. Promote cluster . . . developments along wash areas, particularly in the eastern portion of the plan area.

Plan Compliance and Recommendation: This is a request to rezone a property zoned RX-1 and developed with one single-family residential unit to R-2 residential zone with the FLD (Flexible Lot Development) option to allow for the development of a 64 unit, one-story and two-story, single-family subdivision. Access will be provided from Speedway Boulevard on the north. An emergency access lane is proposed at the southeast corner of the site where N. Sarnoff Drive abuts the property. A City of Tucson parcel zoned OS, Open Space and the Robb Wash border the property on the west side. A portion of the northwest area of the site is identified with Floodplain Zone AE and part of Robb Wash drainage flow. Both Plan Tucson and the Pantano East Area Plan support medium residential development on parcels with frontage along arterial streets. According to the Major Streets and Route Plan, Speedway Blvd. is designated an arterial street. Both the Plan Tucson and the Pantano East Area Plan call out special treatments when addressing environmentally sensitive properties. The site is proposed for mass grading with cut and fills to minimize existing grade change. The finish grade will be designed for the overall on-site drainage to flow into the Robb Wash. Per the Environmental Resource Report, 95% percent of the site will be mass graded, with .05% to remain as open space including the centralized open space that will have to accommodate both FLD open space amenity requirements and those of a drainage basin. Plan policy supports sensitivity to the conservation and enhancement of natural habitat areas as accessible open space connected to surrounding public natural open spaces. The site contains such an area in the northwest portion of the site. Staff supports the floodplain zone AE area to be left in its natural terrain and utilized as a common area with FLD amenities. To a lesser extent, the other six open space areas identified through out the proposed subdivision will also need to contain outdoor passive and active outdoor recreational amenities. Items such as, but not limited to; Ramada's, benches, grills, rest stations, exercise work-out stations, tot/playgrounds, swing sets, etc. These on-site pocket parks with amenities need to be linked with the larger on-site centralized open space park, the adjacent City of Tucson Open Space parcel and Robb

Wash area to allow future connectivity to any trail system that may be designed along the Robb Wash corridor.

The PDP shows a twenty foot wide buffer along the full length of the south perimeter and lots proposed adjacent to this buffer should be limited to single-story units as the adjacent off-site residential development located to the south has single-story residents units. Sensitivity to urban landscape should include preservation of the existing cluster of Aleppo Pine and Eucalyptus trees located along the eastern edge of the site. This existing vegetation screen and buffer will provide privacy and noise reduction from the adjacent middle school playgrounds and parking area. The proposed street along this edge should be designed to allow some of these trees to remain in place. The eastern edge of the proposed site will include two pedestrian access points for children to access the school site. Careful consideration should be given to the locations, and consider the "safe by design" concept related to but not limited; type of access points, gated/secured, security camera, intercom to the school main office, and security lighting if access will be available after school hours through these two access points.

The Pantono East Area Plan and the Plan Tucson can support (See Section - Land Use Policies) the proposed land use change, subject to addressing concerns expressed by area residents and applicable policy direction. Speedway Boulevard is an arterial street on the MS&R and a plan amendment is not required. Staff offers the following conditions of rezoning for consideration:

1. The full length of the southern perimeter shall have a twenty-foot wide buffer as additional separation of on-site lots from adjacent off-site land uses;
 - " PEAP, Residential Policy 3.A, C, D, & E.
 - " PEAP, Transportation Policy 3.A, B, C, & D
 - " PEAP, Parks & Recreation, Open Space Policy 1.A, & C.
 - " PEAP, Design Guidelines, Policy 1, 2, 4, & 8
 - " PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15
2. On-site lots located adjacent to the south twenty-foot wide buffer, shall be limited to single-story structures;
 - " PEAP, Residential Policy 3.A, C, D, & E.
 - " PEAP, Transportation Policy 3.A, B, C, & D
 - " PEAP, Parks & Recreation, Open Space Policy 1.A, & C.
 - " PEAP, Design Guidelines, Policy 1, 2, 4, & 8
 - " PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15
3. Vehicular access onto Sarnoff Drive shall be for emergency access only;
 - " PEAP, Residential Policy 3.A, C, D, & E.
 - " PEAP, Transportation Policy 3.A, B, C, & D
 - " PEAP, Parks & Recreation, Open Space Policy 1.A, & C.
 - " PEAP, Design Guidelines, Policy 1, 2, 4, & 8
 - " PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15
4. Option to provide on-site pedestrian gates on the east border, to allow access onto the school grounds, and design of gates shall consider the following criteria as "safe by design," they are; gates to be visible from front yards of adjacent lots, accessed by code only, to include security lighting if accessible after dusk, and meet ADA requirements;
 - " PEAP, Residential Policy 3.A, C, D, & E.
 - " PEAP, Transportation Policy 3.A, B, C, & D
 - " PEAP, Parks & Recreation, Open Space Policy 1.A, & C.
 - " PEAP, Design Guidelines, Policy 1, 2, 4, & 8
 - " PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15
5. The centralized open space/pocket park shall include a mix of passive and active recreation amenities, such as but no limited to; Ramada, table, BBQ grill, trash bins, benches, tot-lot/play-equipment/turf area, canopy trees, and exercise-station(s). Pedestrian paths used for recreation amenities in the centralized park shall meet ADA requirements;
 - " PEAP, Residential Policy 3.A, C, D, & E.
 - " PEAP, Transportation Policy 3.A, B, C, & D
 - " PEAP, Parks & Recreation, Open Space Policy 1.A, & C.
 - " PEAP, Design Guidelines, Policy 1, 2, 4, & 8
 - " PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15

6. The pocket parks (excluding centralized park), shall include a mix of passive recreation amenities, such as but not limited to the following; bench, table, canopy trees, trash bins, and on-site paths linked to recreational amenities shall comply with ADA requirements;

" PEAP, Residential Policy 3.A, C, D, & E.

" PEAP, Transportation Policy 3.A, B, C, & D

" PEAP, Parks & Recreation, Open Space Policy 1.A, & C.

" PEAP, Design Guidelines, Policy 1, 2, 4, & 8

" PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15

7. The natural terrain/common area (Floodplain Zone AE Area), to include passive recreational amenities, such as but not limited to a mix of the following; Ramada's, benches, tables, BBQ grills, trash bins, drought tolerant native thornless canopy trees, and ADA compliance pedestrian path(s);

" PEAP, Residential Policy 3.A, C, D, & E.

" PEAP, Transportation Policy 3.A, B, C, & D

" PEAP, Parks & Recreation, Open Space Policy 1.A, & C.

" PEAP, Design Guidelines, Policy 1, 2, 4, & 8

" PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15

8. The NPPO plan and landscape plan shall indicate the preservation of some of the existing Aleppo Pines and Eucalyptus trees located on the east border of the rezoning site, as enhanced screening and buffering from the school's outdoor activities and vehicular circulation and parking. Trees to be protected in place as may be determined by Planning and Development Services staff prior to tentative plan review;

" PEAP, Residential Policy 3.A, C, D, & E.

" PEAP, Transportation Policy 3.A, B, C, & D

" PEAP, Parks & Recreation, Open Space Policy 1.A, & C.

" PEAP, Design Guidelines, Policy 1, 2, 4, & 8

" PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15

9. All on-site FLD/pocket parks shall be linked by sidewalk and to the centralized pocket park. The centralized pocket-park design to provide an on-site pedestrian path that can connect to future trail(s) on the adjacent City of Tucson Opens Space parcel and the Robb Wash parcel; and,

" PEAP, Residential Policy 3.A, C, D, & E.

" PEAP, Transportation Policy 3.A, B, C, & D

" PEAP, Parks & Recreation, Open Space Policy 1.A, & C.

" PEAP, Design Guidelines, Policy 1, 2, 4, & 8

" PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15

10. All on-site areas within floodplain limits to remain as natural terrain/common area(s). Prior to the issuance of a grading permit, a registered land surveyor shall survey the site to determine location of on-site floodplain Zone AE limits and install temporary fencing to separate the floodplain Zone AE area from the remainder of the site. At minimum the fence material installation shall consist of metal T-Posts, installed every ten feet, (terrain permitting), strung with two rows of metal wires. Top strand shall be level with the top half of the T-Posts and the second strand shall be placed at mid-level on T-Posts. Top strand of wire shall include multiple (single color) brightly colored plastic strips, to be placed between every T-Post. The temporary fencing shall create a durable and highly visible barrier to identify the protected floodplain Zone AE boundary. Temporary fencing to remain in place until all required grading and site improvements are completed.

" PEAP, Residential Policy 3.A, C, D, & E.

" PEAP, Transportation Policy 3.A, B, C, & D

" PEAP, Parks & Recreation, Open Space Policy 1.A, & C.

" PEAP, Design Guidelines, Policy 1, 2, 4, & 8

" PT, LT28.1.1, LT28.1.17, LT28.1.20, LT28.1.21, LT28.1.22, LT28.2.12, LT28.2.13, & LT28,2.14, & LT28,2,15

12/18/2013 CLAURIE1 DOT ENGINEERING

Approved with conditions

Comments:

Dedication or verification of existence of right of way per Major Streets and Routes plan along Speedway frontage is required

A traffic impact analysis shall be submitted during the review process providing an analysis for potential off site improvements.

A right turn deceleration lane will be required into the development. Any new sidewalk will require 6 feet of width and ADA accessible facilities.

A private improvement agreement is required for these improvements in the right of way including any new roadway for the development.

12/18/2013	CLAURIE1	PARKS & RECREATION	Approved with conditions
Comments: none			

12/18/2013	CLAURIE1	PIMA CNTY WASTEWATER	This has been completed
Comments: none			

No FINAL STATUS record available for this Workflow

Conditions:
none



TUCSON UNIFIED SCHOOL DISTRICT

Planning Services
2025 East Winsett Street
Tucson, Arizona 85719
(520) 225-6060
(520) 225-6174 (fax)

October 23, 2013

Brian Underwood, Planner
The Planning Center
110 S. Church Suite 6320
Tucson, AZ 85701
(520) 623-6146

Robb Property Rezoning at 8200 E. Boulevard

Brian,

Tucson Unified School District (TUSD) has no objection to the proposed 4 to 5 foot privacy wall along the side yard of each lot as a buffer from Magee Middle School. There is no need for a setback along the east boundary to provide a buffer between the proposed use and existing school. If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Shaun Brown". The signature is written in a cursive, flowing style.

Shaun Brown
Planning Technician

Planning

Landscape Architecture

Information Technology

Real Estate Economics



MEMORANDUM

Date: January 13, 2014 **Job No:** RSH-02
To: Carolyn Laurie
From: Brian Underwood
Project: C9-13-13 – 8200 East Speedway Boulevard Rezone

Carolyn:

After meeting with Howard Dutt on January 10th, The Planning Center suggests the following text modifications to preliminary condition #27:

- The developer shall design and construct Greenway improvements on the east bank of the Robb Wash as defined in the "Pima Regional Trails System Master Plan" (Pg. 61-64). Greenway improvements shall include a continuous 12 foot wide (minimum) all-weather (constructed higher than the 100 year floodplain elevation) ADA-accessible asphalt-paved multi-use path, and a separated 8 foot wide (minimum) decomposed granite "soft path". The Greenway improvements shall be constructed in a 50 foot wide (minimum) corridor located between the new development and the 100 year floodplain of the Robb Wash west of the project area within 50 feet of the property line. All grading and construction associated with the Robb Wash Greenway is to be located outside of the mapped "Critical Habitat" area. All drainage from the adjacent lot development is to be accommodated through scuppers or drainage pipes under both paths. If the Greenway corridor is left undisturbed and grading and path improvements are constructed with a minimum of native plant removal, no irrigation system will be required. If any portion of the Greenway corridor is cleared, the native vegetation will be replaced with a like-cover of native landscaping including a new water meter and irrigation system installed to City of Tucson Parks Standards.

If you have any questions, comments or concerns regarding this matter, please do not hesitate to contact me at 209-2628. Thank you.

Sincerely,

Brian Underwood

JAN 9 2014 PM 3:30

Time Stamp _____

**AFFIDAVIT
Public Notice Posting
City of Tucson**

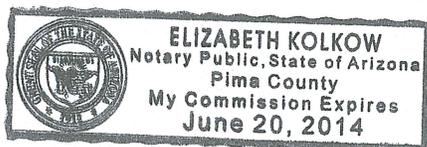
I KEVIN HILL (full name),
SIGN-UP SIGN SERVICES, INC. (business name),
1201 E. 22nd ST. (business address),

do hereby swear and affirm that on 1/8/14 (date), I personally installed/supervised
the installation of _____ (number) of public notice posters per City of Tucson requirements
for case C9-13-13 (case number) on the subject property located at _____
8200 E. SPEEDWAY (address/location).

K Hill (signature of declarant)
1/8/14 (date)

State of Arizona)
)ss
County of Pima)

On this 8th day of June, 2014, before me personally appeared
Kevin Hill (name of declarant), () who is personally known to
me OR () whose identity was proved to me on the basis of satisfactory evidence to be the
person whose name is subscribed to this document, and who acknowledged that he/she
signed the above document.



Elizabeth Kolkow
Notary Public
My Commission Expires: June 20, 2014

Attachments:

- Posting location map
- Photograph of sign(s)

C9-13-13 Schneider - Speedway Boulevard

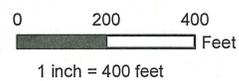
Rezoning Request: from RX-1 to R-2



-  Area of Rezoning Request
-  Recommended Posting of Public Hearing Notice Sign



Address: 8200 E. Speedway Boulevard
 Base Maps: Sec.9 T.14 R.15
 Ward: 2





 **NOTICE**
ZONING EXAMINER
PUBLIC HEARING

REZONING
09-13-13
Schneider - Speedway
EXISTING ZONING: RX-1
PROPOSED ZONING: R-2 FLD

DATE OF HEARING: January 30th, 2014
TIME OF HEARING: 7:00 PM (EST) 6:00 PM (MST)

Maple and Colton
Final Order City Hall
450 West Speedway, Phoenix, Arizona
January 30th, 2014 10:00 AM (MST) 9:00 AM (EST)
FOR INFORMATION CONTACT:
City Planning Department
150 North Central Avenue
Phoenix, Arizona 85004
Phone: 602-258-3333





NOTICE
ZONING EXAMINER
PUBLIC HEARING
FOR
REZONING

09-13-13

Schneider - Speedway

EXISTING ZONING: RX-1

PROPOSED ZONING: R-2 FLD

DATE OF HEARING

January 20th, 2014

TIME OF HEARING

at 7:00 a.m. (3:00 p.m.)

LOCATION

Mayor and Council Chambers

First Floor City Hall

855 West Augusta Street, Tucson, Arizona

January 15th, 2014 to January 20th, 2014

FOR INFORMATION CONTACT

At the City of Phoenix Planning Department

1000 North 1st Avenue, Suite 1000

Tucson, Arizona 85724

Phone: (520) 795-2200

http://www.ci.phoenix.az.us

CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a rezoning.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

You may speak in favor or in opposition to the rezoning during the public hearing. You may also submit a written approval or protest. A form is attached for your convenience.

PUBLIC HEARING INFORMATION

Date: January 30, 2014

Time: 6:30

Location: Mayor and Council Chambers* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

The Council Chambers is wheelchair accessible. A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling (520) 791-4213 or (520) 791-2639 (TDD).

APPLICANT

MICHAEL GRASSINGER

The Planning Center

Office (520) 623-6146

PROPOSED REZONING

Case: C9-13-13 Schneider – Speedway Boulevard

Requested Zoning Change: Residence Zone (RX-1) to Residence Zone (R-2)

Location: Approximately 700 feet west of Keesal Avenue, on the south side of Speedway, adjacent to the Robb Wash.

Proposed Development: development of a 64 lot single-family residential subdivision.

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C9-13-13 Schneider – Speedway Boulevard (Ward 2)

Cambio de Zonificación Solicitada: RX-1 y R-2 para una subdivisión residencial

Ubicación: Lado sur de Speedway Boulevard, aproximadamente 2,000 pies al este de la calle Pantano en el lado este de la Robb Wash.

Desarrollo Propuesto: La rezonificación permitiría el desarrollo de fraccionamiento residencial con 64 casas unifamiliares. El plan del sitio propuesto refleja la agrupación de lotes y el uso de áreas de espacios abiertos funcionales.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550

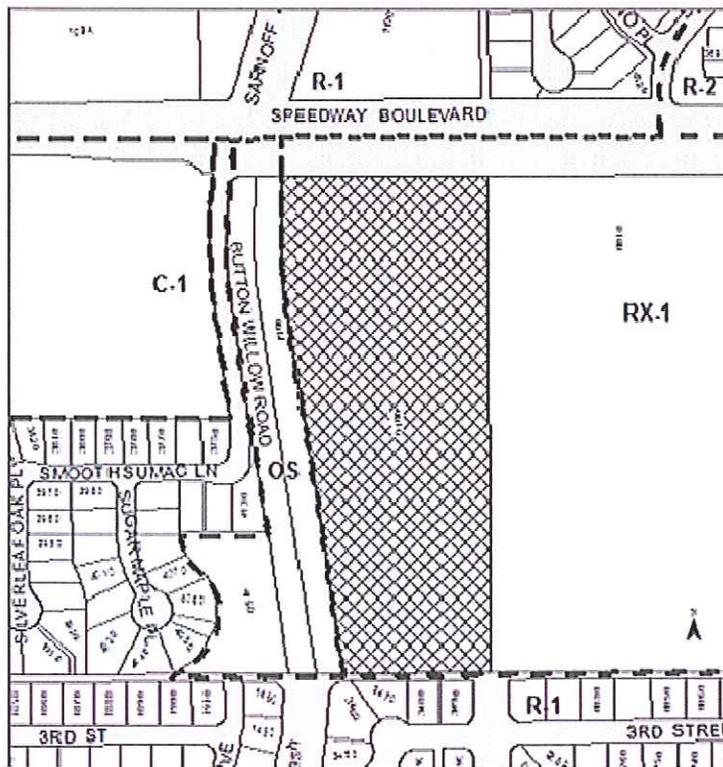
For further information, please call Peter McLaughlin or Carolyn Laurie at (520) 791-5550 or write to Planning & Development Services Department – Rezoning Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, AZ 85726

ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description, refer to Unified Development Code, Article 4, which can be found at <http://www.ci.tucson.az.us>)

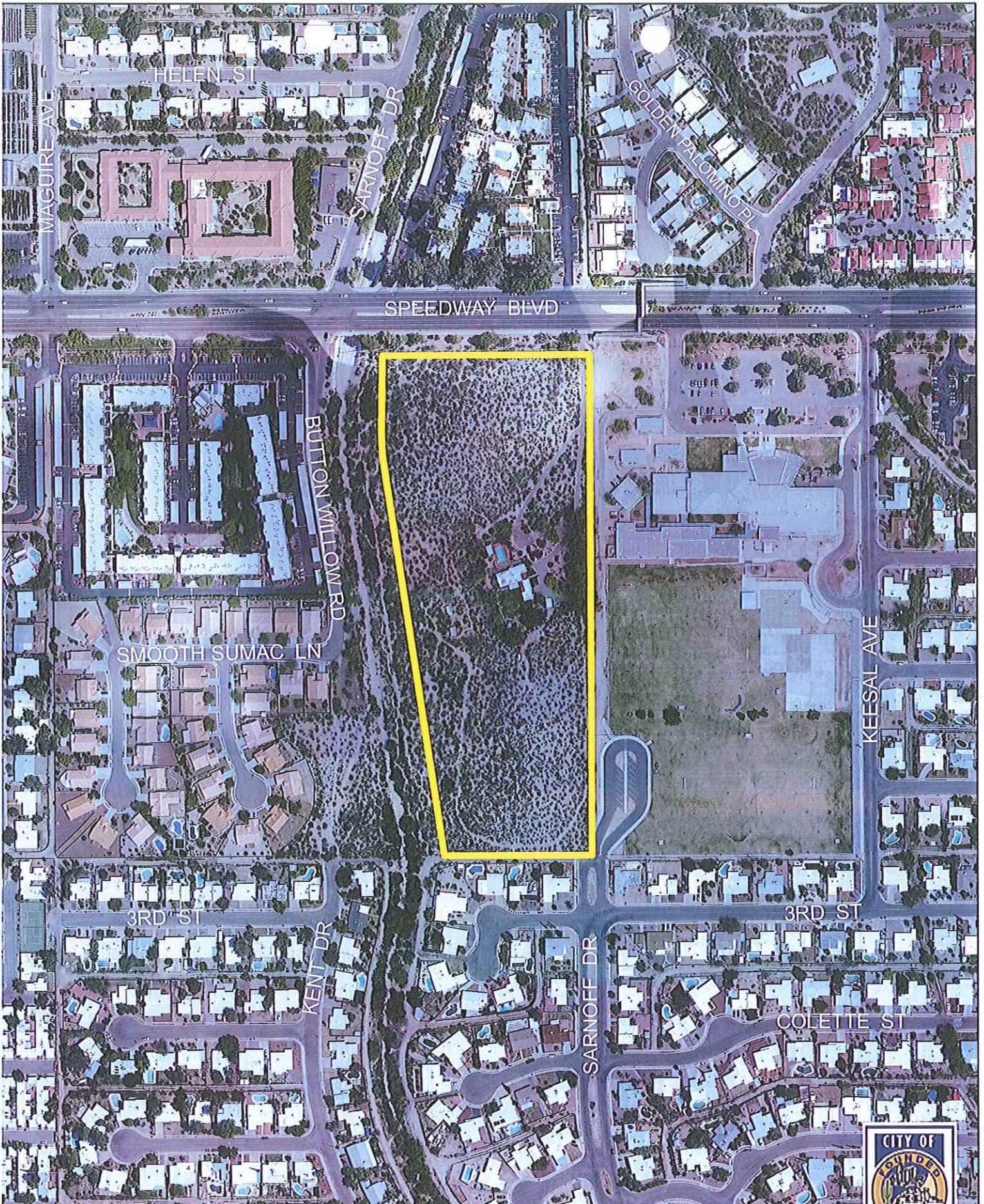
Current Zoning:

The rezoning request is associated with the development of a large lot residential parcel (133-24-001G) currently zoned **Residence Zone (RX-1)** to **Residence Zone (R-2) - FLD** (flexible lot development). The rezoning would allow for the development of a 64 lot single-family residential subdivision. The proposed site plan reflects the clustering of lots and use of functional open space areas. The Robb Wash is located west of the site and will remain undisturbed.



C9-13-13

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, *January 16, 2014* at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html



C9-13-13 Schneider - Speedway Boulevard
2010 Aerial

0 75 150 300 Feet
1 inch = 300 feet





Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: C9-13-13 Schneider – Speedway Boulevard RX-1 to R-2
Ward # 3**

I/We the undersigned property owners, wish to APPROVE the proposed rezoning.
 PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

CL
IMPORTANT REZONING NOTICE ENCLOSED

City of Tucson
Planning and Development Services
Department - Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210



C9-13-13

Expose this flap - Affix stamp and return

City of Tucson CL
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

Place
Stamp
Here