



PLANNING COMMISSION

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

DATE: July 1, 2009

TO: Planning Commission

FROM: Jim Mazzocco
Executive Secretary

SUBJECT: *Grant-Alvernon Area Plan Amendment, PA-09-01*
Fort Lowell Road/Walnut Avenue alignment – Office
Public Hearing (Ward 2)

Issue: This is a request by Michael Grassinger of The Planning Center, on behalf of the property owner, Abraham Slilaty/Fort Lowell Park, LLC, to amend the *Grant-Alvernon Area Plan* to allow offices in an area designated on the Conceptual Land Use Map for residential purposes (high-density along the Fort Lowell frontage, and low- to medium-density on the southern portion of the site). The amendment site consists of two R-3 zoned parcels totaling about 1.3 acres, on the south side of Fort Lowell Road, approximately 1200 feet east of Alvernon Way. Both parcels are vacant, and the applicant wants to redevelop them with a small office complex. In order to process a rezoning on the site, the *Grant-Alvernon Area Plan* needs to be amended first to support office uses on the site.

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

Recommendation: Staff recommends the Planning Commission forward this item to the Mayor and Council with a recommendation to amend the *Grant-Alvernon Area Plan* Conceptual Land Use Map to allow office and high-density residential uses on the entire amendment site, as requested by the applicant. A copy of the existing and proposed Conceptual Land Use Maps are provided as Attachments F-1 and F-2, respectively. No other changes to the *Grant-Alvernon Area Plan* are proposed.

Background Information: The *Grant-Alvernon Area Plan* was adopted in September 1999 for an area bounded by Fort Lowell and Grant Roads on the north, Speedway Boulevard on the south, Columbus and Swan Road on the east, and Country Club on the west. The predominant land use in the plan area is medium-density single-family residential, in the interior of neighborhoods and along some of the major streets; and office, commercial, and high-density residential along the arterials. Due to its mid-town location, and the extensions of Camp Lowell Road east to Swan Road, and Alvernon Way north to River Road, this area is expected to continue experiencing development and redevelopment activity.

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Since it was adopted, this plan has been amended four times. The first three amendment sites were all located on Alvernon Way, south of Pima Street. The fourth amendment, which was brought before the Commission in 2007, was similar to the current proposal. That request, to allow office uses on several parcels located south and west of, and under the same ownership as the current amendment site, was approved by the Mayor and Council in November 2007. It was subsequently authorized for rezoning to O-3 on June 3, 2008 (please see Attachment A).

Public Contact: Staff has received no communication from the public about this amendment proposal.

Study Session: Questions raised by the Commission at the May 20, 2009 study session included if the applicant's client planned to buy the apartment complex to the west (no, because the owner of the apartments isn't interested in selling); and if offices are an appropriate use next to residential uses. Mr. Grassinger said residents of Barrio Centro prefer offices to apartments, which the site is already zoned for. He added that offices would provide a buffer between Barrio Centro and the apartments to the west.

Another Commissioner asked why they need O-3 zoning, and noted the site is next to R-1 zoning. Mr. Grassinger said they need O-3 because of the proposed height, which is 40 feet. He reiterated that neighbors in Barrio Centro would rather have offices than the apartments allowed under the current R-3 zoning (which allows heights of up to 40 feet). There was also a question about where the loading zone is (it's in the middle of the site). Another Commissioner said he wants to see security issues addressed during the rezoning phase. Mr. Grassinger said his client is sensitive to that issue.

Another question was why the two office projects (this one and the one to the south and west) aren't connected. Mr. Grassinger said the current site design would decrease through-traffic next to single-family residential uses (Barrio Centro). He added that the sites could be re-designed in the future to provide vehicular access between the two sites, if desirable.

ANALYSIS

Existing Zoning and Land Use: The site is at a transition between residential uses to the east and nonresidential uses to the west. East of the site is the Barrio Centro single-family residential development in R-2 zoning, and further east are the McCormick Place townhomes, also in R-2 zoning. South and southwest of the site is vacant land that was authorized for O-3 zoning in June 2008, and which is under the same ownership as the current amendment site. Further south is an established mobile home park in MH-1 zoning. West of the site is a small, two-story apartment complex in R-3 zoning. Further west along Fort Lowell is vacant land that was authorized for O-3 zoning, a small office development in O-2 zoning, and a mix of commercial and office uses, with an intermixed single-family residence, mostly in C-1 zoning.

Fort Lowell Road, a four-lane arterial street, is directly north of the site. On the north side of Fort Lowell are single-family residences and manufactured homes, with some intermixed commercial and office uses. Zoning is R-1, RX-1, MH-1, and C-2. To the northeast is a self-

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storage facility. Northwest of the site, on the former site of Davidson Elementary School at the northeast corner of Alvernon Way and Fort Lowell Road, a new commercial and office development is nearly complete.

Policy Direction: The City of Tucson's *General Plan* and the *Grant-Alvernon Area Plan* provide policy guidance for the proposed land use changes. *General Plan* policies are long-term, broad-based, and apply to the entire City, whereas *Grant-Alvernon Area Plan* policies are more narrowly focused and apply only in the plan area. A summary of relevant policies follows; Attachment G provides a complete policy listing.

General Plan policies support commercial and office development along arterial streets in the urbanized area if those uses can be designed to be compatible with adjacent uses, including established residential uses. Commercial and office uses are supported, in appropriate locations, to promote use and improvement of existing infrastructure, increase pedestrian activity and transit use, and meet residents needs for goods and services in a cost-effective manner.

Grant-Alvernon Area Plan policies promote development of vacant properties if the use is compatible with and the design sensitive to the surrounding land uses. Primary access is to be provided to an arterial street. To concentrate activity near the street frontage, commercial and office buildings should be located near the street when adjacent to residential areas. An overall plan goal is to improve the visual appearance of the area.

Planning Considerations: Conversion to Office Use/Compatibility. The site is located in a transition area between commercial/office and residential uses, approximately 1200 feet east of the intersection of two arterial streets, Alvernon Way and Fort Lowell Road. Historically, offices have often served as a transition between the more intense commercial and less intense residential uses. Because offices typically have weekday business hours, traffic and noise impacts on residential neighbors are generally less than impacts of commercial uses. Many residential neighbors prefer offices to apartments, which could be developed under the existing zoning, and some residents of Barrio Centro have indicated this. Also, locating offices near residences would allow increased opportunities to live near work places.

Regarding potential noise and privacy concerns, as well as safety and security concerns, staff believes these issues can be addressed during the rezoning. Although the site is small and somewhat narrow, limits on hours of trash removal and loading could mitigate noise impacts, in addition to required visual screening. Security lighting and possibly other means can be used to discourage unwanted activities. Privacy concerns can also be addressed, for example, by limiting second-story balconies adjacent to low-intensity residential development.

Traffic. The extensions of Camp Lowell Road east to Swan Road and Alvernon Way north to River Road have generated increased traffic along Fort Lowell. For several years, neighbors have expressed concern about the increasing traffic, and have requested that the City install a center turn lane. If this site is rezoned, sufficient right-of-way would need to be dedicated

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along Fort Lowell to enable a center turn lane to be extended from approximately Alvernon to Columbus. Also, the traffic generated by an office complex would be less than that associated with a high-density residential or a commercial development.

Improved Streetscape Appearance/Stabilized Neighborhood Edge. One of the goals of the *Grant-Alvernon Area Plan* is to improve the visual character of the area. This site is in a prominent location, and recent development along Fort Lowell Road between Alvernon and Swan has improved the streetscape appearance. Buildings are visually interesting and close to the street, which, together with the landscaping, has helped to create a more inviting environment for pedestrians and bicyclists. A small office development that was recently completed on the south side of Fort Lowell, west of site, is consistent with this design theme.

The amendment site proposes parking in the rear and the building near the street. The proposal is consistent with the other development in the area that creates a less car-oriented streetscape appearance. Further, office uses traditionally transition well with residential uses.

Conclusion: Staff recommends the Planning Commission forward this item to the Mayor and Council with a recommendation to amend the existing conceptual land use map to allow office and high-density residential uses on the subject properties, as requested by the applicant. Copies of the existing and proposed conceptual land use maps are provided as Attachments F-1 and F-2, respectively.

Offices would provide an appropriate intensity transition and serve as a buffer between the commercial and office uses to the west, and the residential uses to the east. Also, the site can be designed to be compatible with the adjacent residential uses. The visual character of the streetscape would be improved, and the neighborhood edge would have a compatible transition. This proposal is consistent with and supported by policies in the *Grant-Alvernon Area Plan* and the *General Plan*.

ED:JSH\jh

Attachments: A – Location Map
B – Zoning and Land Use Map
C – Existing Conceptual Land Use Map (a Portion of)
D – Amendment Application
E– Aerial Photograph of Site and Surroundings
F-1 – Existing Conceptual Land Use Map
F-2 – Proposed Conceptual Land Use Map
G – Relevant Land Use Plan Policies

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



Plan Amendment Site



Authorized Rezoning to O-3
June 3, 2008



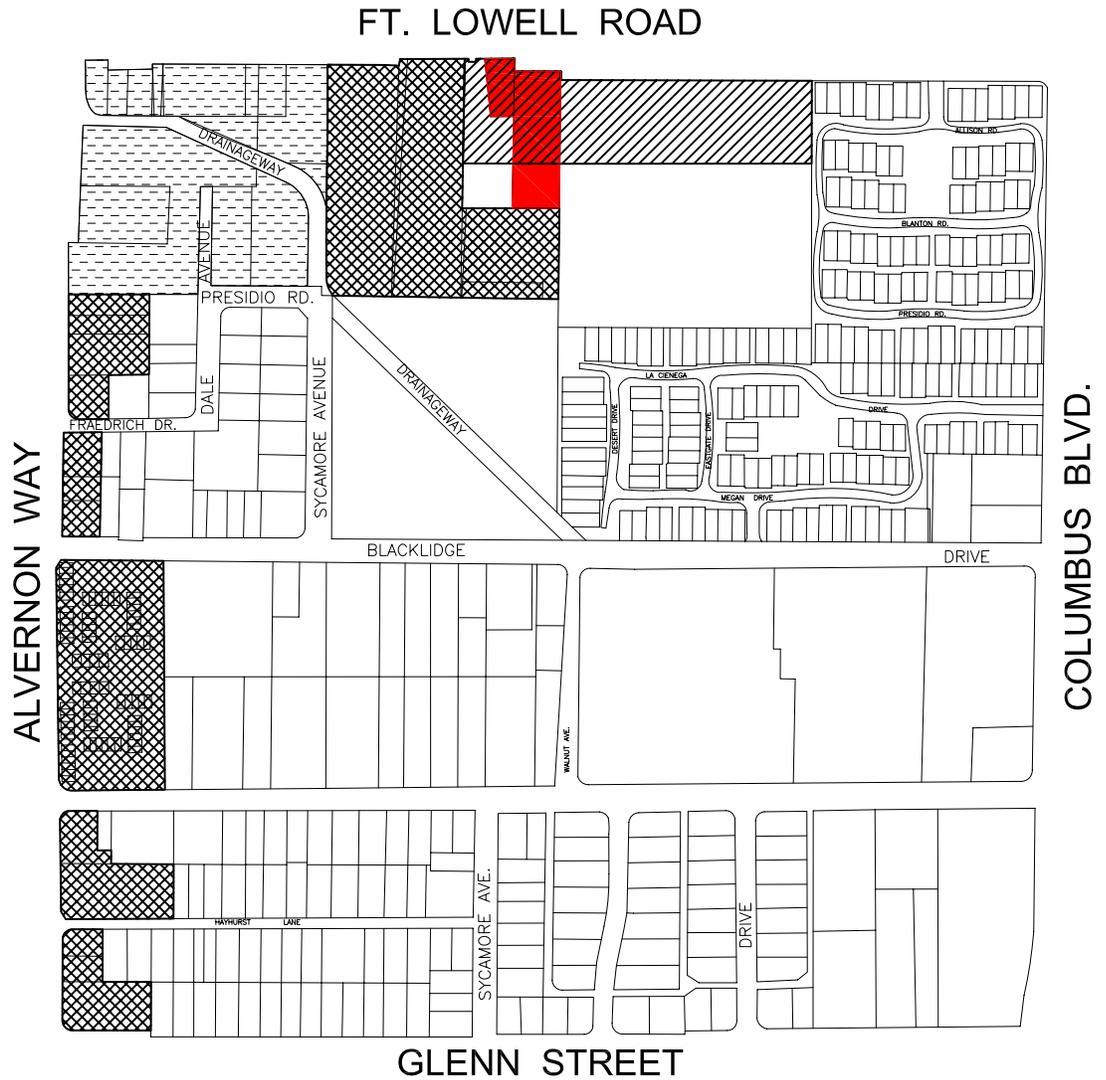


Grant-Alvernon Area Plan Amendment Fort Lowell / Walnut Ave. - Offices Zoning and Land Use Map

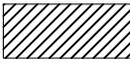
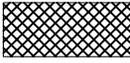
-  Plan Amendment Site
-  Commercial and Office
-  Industrial
-  Mobile Homes
-  Multi Family
-  Public
-  Single Family
-  Vacant



April 2009



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

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





SECTION 1 - Case Filing Information

This section to be filled out by staff

Date Filed: _____ Received by: _____

Area/Neighborhood Plan to Be Amended: _____

Date Plan Was Adopted by Mayor and Council: _____

Plan Amendment Name: _____

Plan Amendment Number: _____ Processing Fee: _____

SECTION 2 - Site Identification

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

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

Nearest Major Cross Street: Alvernon Way

Amendment Site Size: 1.12 Acres

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

SECTION 3 - Applicant Information

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

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Michael Grassinger

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

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


Signature

4/1/09
Date

SECTION 4 - Site and Surrounding Conditions

SITE

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

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

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

SURROUNDING AREAS

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

Describe Land Uses and Development on Surrounding Properties:

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

South: Vacant, Planned for Office Development

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

West: Apartment Complex

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

Proposed Site Development

Proposed Use: Office Proposed Zoning: O-3

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

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

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

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

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

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

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

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

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

SECTION 5 - Plan Amendment Information Cont'd.

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

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

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

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

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

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

SECTION 6 - Pre-Submittal Meeting Information

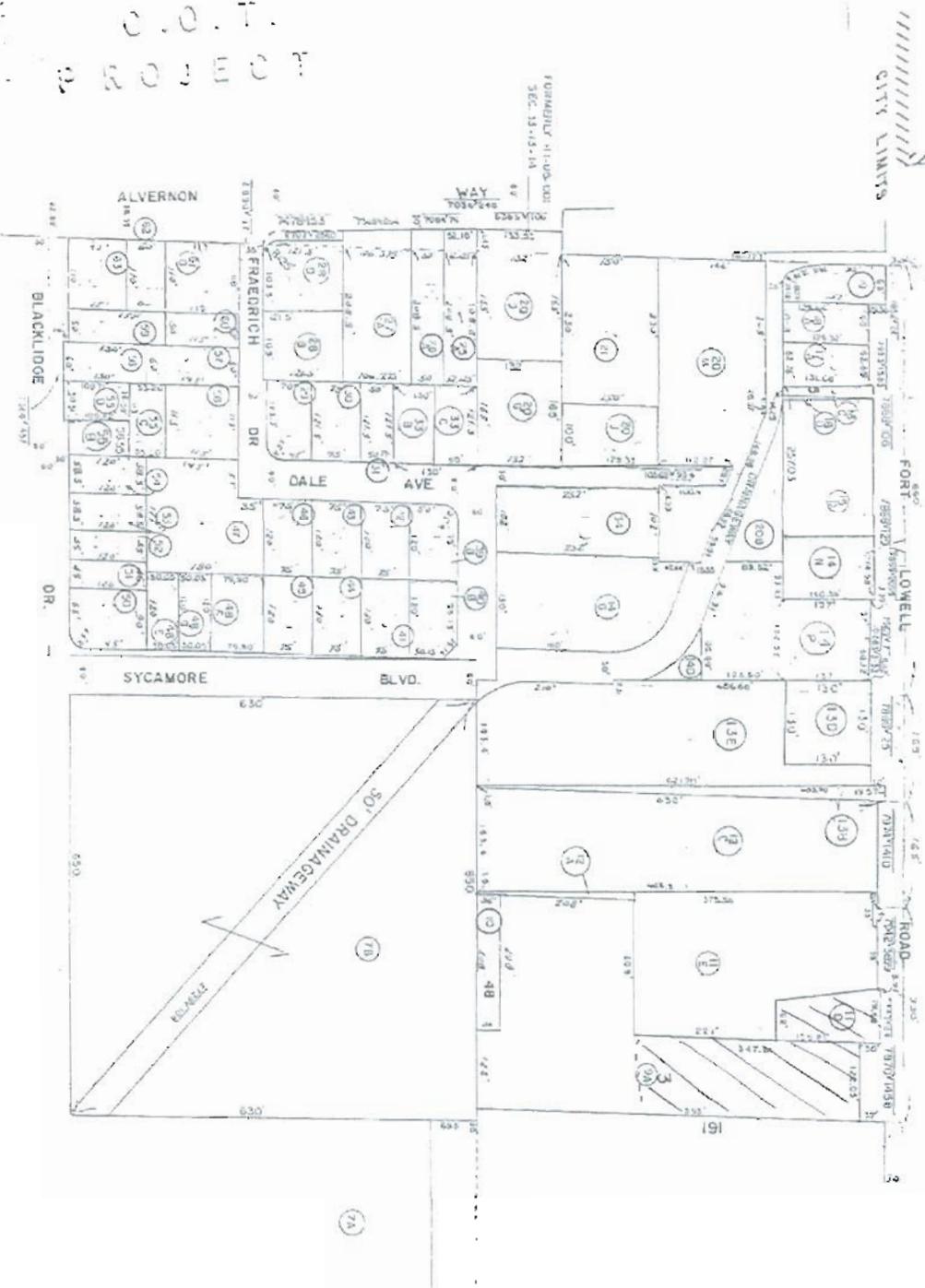
The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

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

ASSESSOR'S RECORD MAP

110-06
2/7

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



2006-1

131424002
SCANNED

1/3

D-5

AERIAL CONTEXT



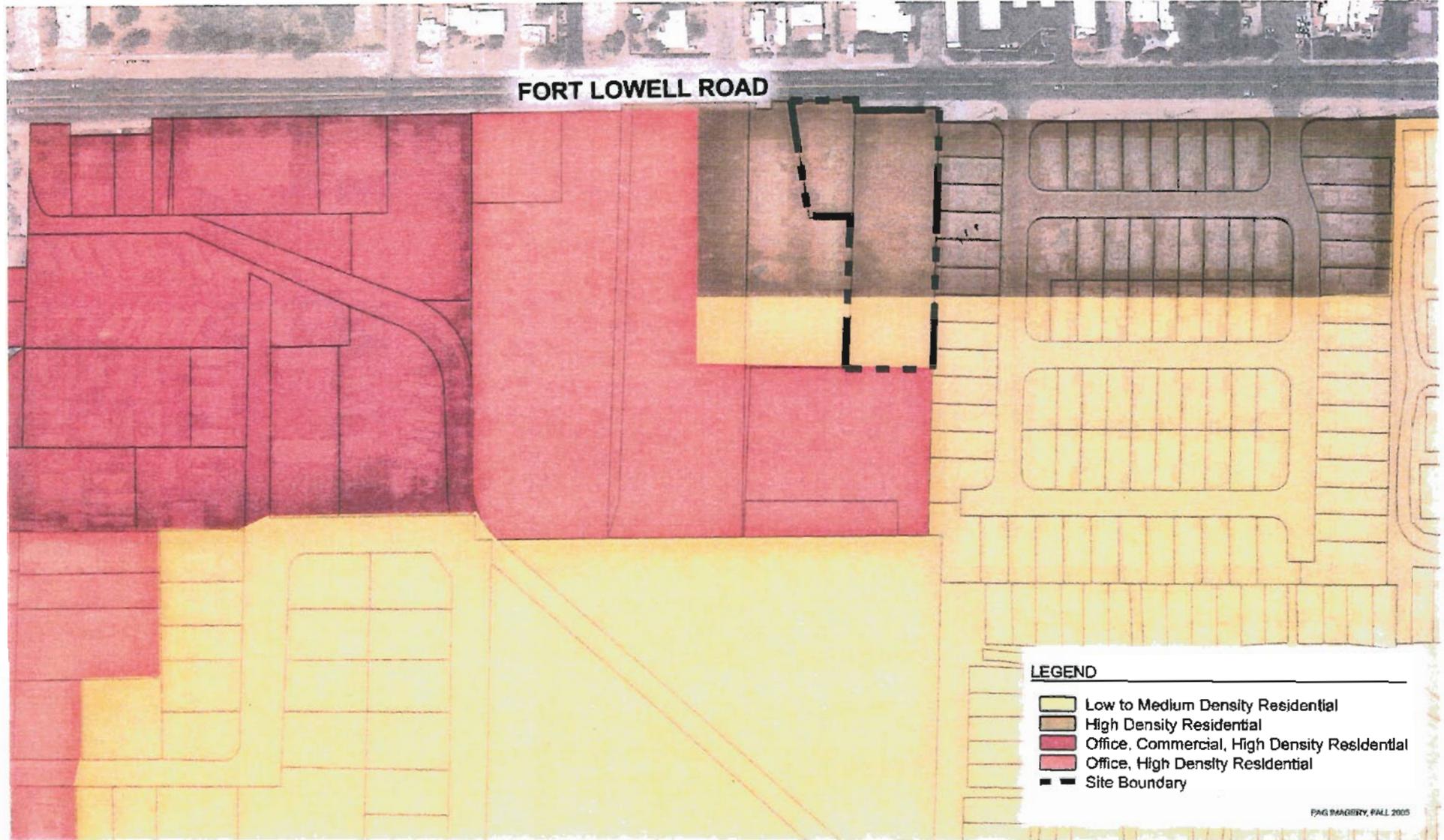
FORT LOWELL OFFICES

9-0

PROJECT: 040302007
FILE NAME: RP_02_Fort Lowell Offices_11x17.dwg

 THE PLANNING CENTER
A DIVISION OF TPC GROUP, INC.
110 N. CHURCH, SUITE 4200, PHOENIX, AZ 85004

GRANT/ALVERNON AREA PLAN (Before)



FORT LOWELL OFFICES

0-7

GRANT/ALVERNON AREA PLAN (After)



FORT LOWELL OFFICES



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

Goals and Policies of Grant-Alvernon Area Plan

Overall Goals

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

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

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

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

Land Use and Development Policies

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

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

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

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

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

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

Access is restricted to Fort Lowell Road only.

Office and Commercial Land Use Policies

Policy 1: Consider office/commercial development only when:

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

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

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

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

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

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

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

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

General Site Design Guidelines

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Tucson General Plan

Growth Area: Mid-City Growth Area

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

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

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

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

Community Character and Design

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

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

Conservation, Rehabilitation and Redevelopment

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

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

NEIGHBORHOOD MEETING NOTES

FLP-03: Grant-Alvernon Area Plan Amendment

March 17, 2009

6:00 pm

Tucson Jewish Community Center

ATTENDANCE:

Consultants

Mike Grassinger, The Planning Center

Aaron Einfrank, The Planning Center

The meeting commenced at 6:00

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

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

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

Question: What types of water harvesting will be used?

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

Question: Where will delivery vehicles park?

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

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

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

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

The meeting concluded at 7:00 pm.



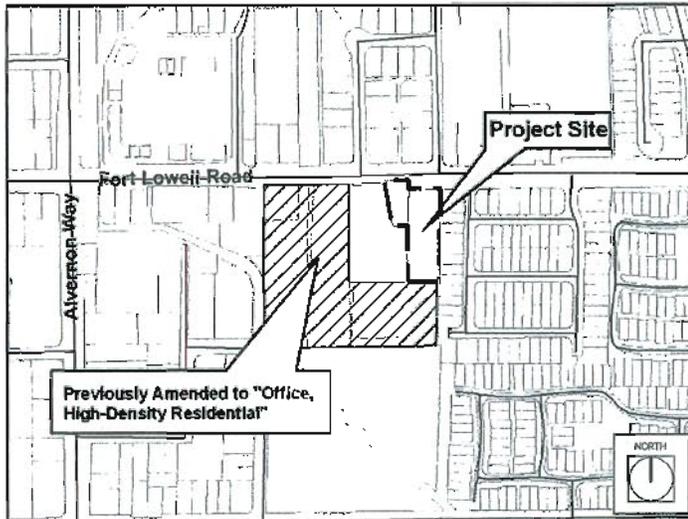
Handout at
neighborhood
meeting

Fort Lowell Offices
Grant-Alvernon Area Plan Amendment

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

Project Information:

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



For more information please contact :

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 Aaron Einfrank
 The Planning Center
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 Tucson, AZ 85701
 Ph. (520) 623-6146
 Fax (520) 622-1950
 aeinfrank@azplanningcenter.com



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FORT LOWELL OFFICES



FORT LOWELL OFFICES

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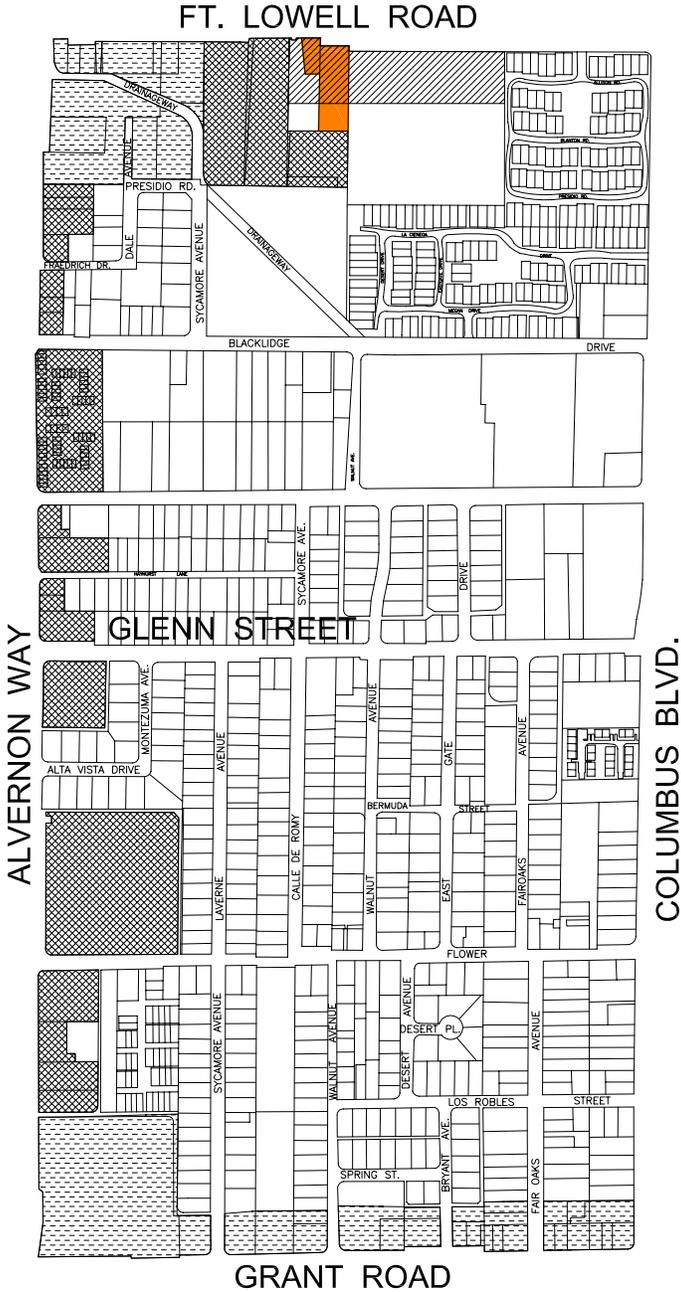
Grant-Alvernon Area Plan Amendment Fort Lowell / Walnut Ave. - Offices



Plan Amendment Site

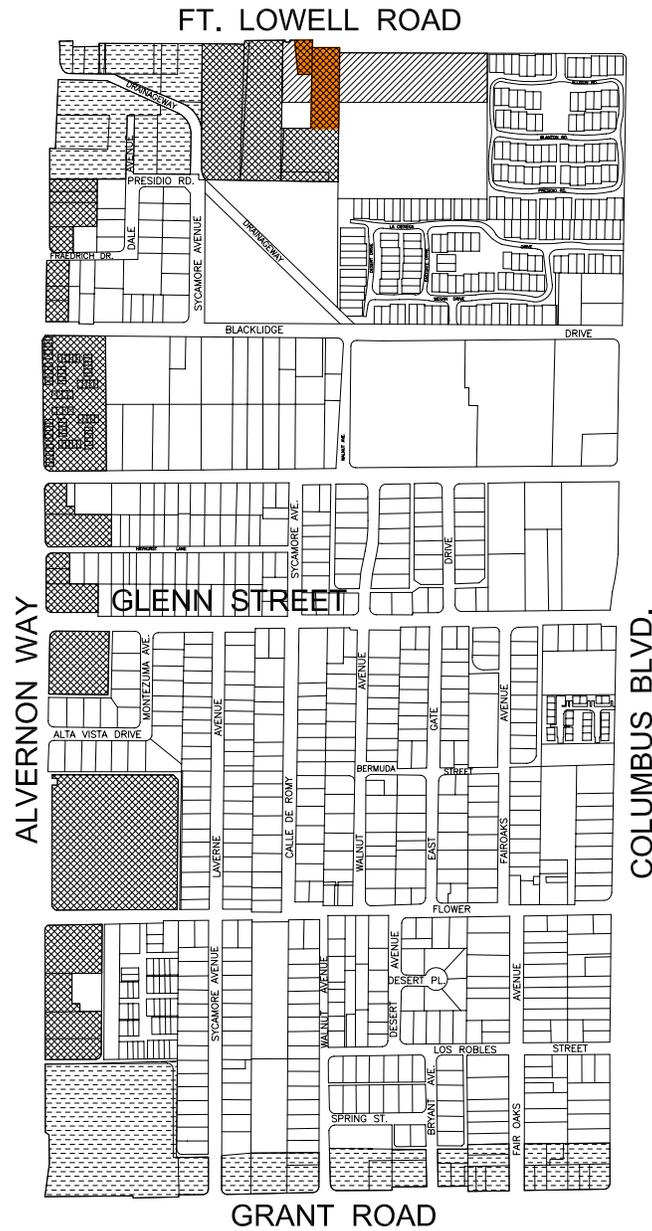


April 2009



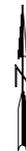
Grant -Alvernon Area Plan Conceptual Land Use Map Existing

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



Grant -Alvernon Area Plan Conceptual Land Use Map Proposed

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



 Amended _____, Resolution No. _____ to allow Office and High - Density Residential Uses on two parcels on the south side of Fort Lowell Road east of Alvernon Way.

PA-09-01, *Grant-Alvernon Area Plan* Amendment, Fort Lowell/Walnut – Offices
Planning Commission Public Hearing – July 1, 2009

LAND USE PLAN POLICIES

GRANT-ALVERNON AREA PLAN

□ General Goals

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

□ II.A. General Land Use Policies

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

Policy 3. Support development on the perimeter of residential areas that serves to protect and enhance the quality of life for neighborhood residents.

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

□ II.C. Office and Commercial Land Use Policies

Policy 1. Consider office/commercial development only when:

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

□ Design Guidelines – General Site Design

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

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

Guideline 7. Protect the privacy of adjacent residential uses by locating balconies and upper story windows away from residential uses.

Guideline 13. In nonresidential development, encourage the use of exterior building colors that are predominant in the natural desert landscape.

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

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

Parking and Outdoor Storage

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

GENERAL PLAN

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

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

- ELEMENT 4 (Community Character and Design) Policy 1 is to preserve and enhance Tucson's natural setting, urban form, and community image.

Policy 5 is to promote neighborhood identity and visual character.

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

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

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

- ELEMENT 14 (Environmental Planning and Conservation) Policy 4 is to promote the development and management of healthy and attractive urban vegetation.

Policy 5 is to promote the long-term management and maintenance of Tucson's urban vegetation to maximize environmental and other benefits to the community.