



CITY OF
TUCSON

DEPARTMENT OF
URBAN PLANNING
& DESIGN

November 3, 2008

Bruce Jones, RA, CSI
Project Architect
Lizard Rock Design
1640 E. River Road, Suite 206
Tucson, AZ 85718

Dear Mr. Jones:

Subject: Interpretation for Self-Haul Building Height in the Los Reales Landfill Planned Area Development (PAD-14)

Staff has reviewed your request (see attached letter) to allow approval of the proposed building height for the Self-Haul Building at the Los Reales Landfill development.

The proposed height for the Self-Haul building is 40 feet on the East, North, and South elevations based on the finished grade of the upper bypass road. However, the West elevation, designed to accommodate a recessed truck access road, creates a building wall height of 60 feet measured from finished grade of the lower level transfer road. The allowed building height per the Los Reales Landfill PAD is 40 feet.

The Los Reales Landfill is the sole solid waste disposal facility for the City of Tucson. The primary rationale for creating this PAD District was to provide more specificity and control over the design and operation of the proposed land uses than currently specified under the Land Use Code (LUC), and to provide specific performance standards to ensure environmental and aesthetic standards for this site. The Los Reales Landfill PAD is clear that the landfill is to provide visual strategies that mitigate visual impacts from distant viewpoints, and to screen the landfill from adjacent residents and travelers on adjacent roads.

While the LUC measures building height from grade, the actual grade for the West side of the Self-Haul building is really the upper bypass road. The grade on the West side reflects an innovative design that meets the challenges and specific concerns for this landfill site. This design helps to reduce noise, mitigate visual impacts, folds into the rolling terrain of the site, and improves the daily operation of the landfill. It should also be noted that the recessed truck access road is required for the daily operation to allow Environmental Services trucks/trailers

Bruce Jones

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November 3, 2008

removing the waste deposited in the drop-off pit by customers.

Staff has determined that the grade created by the design of the recessed truck access road is a function of improving the operational design for the Self-Haul building to reduce the noise and visual impact on adjacent neighbors. This request is consistent with the intent of the Los Reales Landfill PAD, and the PAD document supports your request that the measurement of the building height for the West side of the Self-Haul building be considered from the finished grade of the upper bypass road. Please include this letter with your development plan submittal.

Sincerely,



Albert Elias, AICP
Director of Urban Planning and Design

c: Jim Mazzacco, DUPD
John Beall, DUPD
Patricia Gehlen, DSD

Attachments: Applicant's Request Letter



MEMORANDUM

1640 E. River Road, Suite 206
Tucson, AZ 85718

Tel: (520)882-4484
Fax: (520)882-5560

Date: September 23, 2008

Memo To: **John Beall**
Company: Mr. John Beall
City of Tucson
Department of Urban Planning & Design

Address: 149 North Stone Avenue
City, St Zip: Tucson, AZ 85701

From: Bruce Jones

LRD Project Number / Name: 709.01 Los Reales Landfill Facilities

Subject: Approval Request -- Building Height for Self-Haul Building

We are requesting that DSD provide administrative approval of the proposed building height for the Self-Haul building at the Los Reales Landfill development. Please find attached an overall site plan (DSD-01), a site plan of the Self-Haul building location (DSD-02) and a cross section thru the building (DSD-03). This section has been extended out westward to illustrate the recessed Environmental Services (ES) truck access road as well as the grade level of the upper Environmental Services bypass road at the top of the adjacent berm to the west. Please note that the allowed building height per the Los Reales Landfill Planned Area Development document dated June 6, 2006, table C.1, page C-45 is 40 feet. The proposed heights for the Self Haul building are 40 feet on the North, East and South elevations. The West elevation is proposed to be 39 feet above the finished grade of the upper Environmental Services bypass road. Although the grade adjacent to the building on the West side is proposed at 60 feet to the lower truck access road, we assert that the measurement should be approved based on the 39 feet above the upper bypass road.

The recessed truck access road is required to allow Environmental Services truck/trailers removing the waste deposited in the drop-off pit by customers. This road is for City of Tucson staff only as is the upper bypass road. The upper bypass road thus effectively screens the building below the finish floor elevation as well as the lower truck access road functions from any properties west of the site. We thereby respectfully request administrative approval of this proposal. Please feel free to contact our office if you have any questions or require additional documents to support our position.

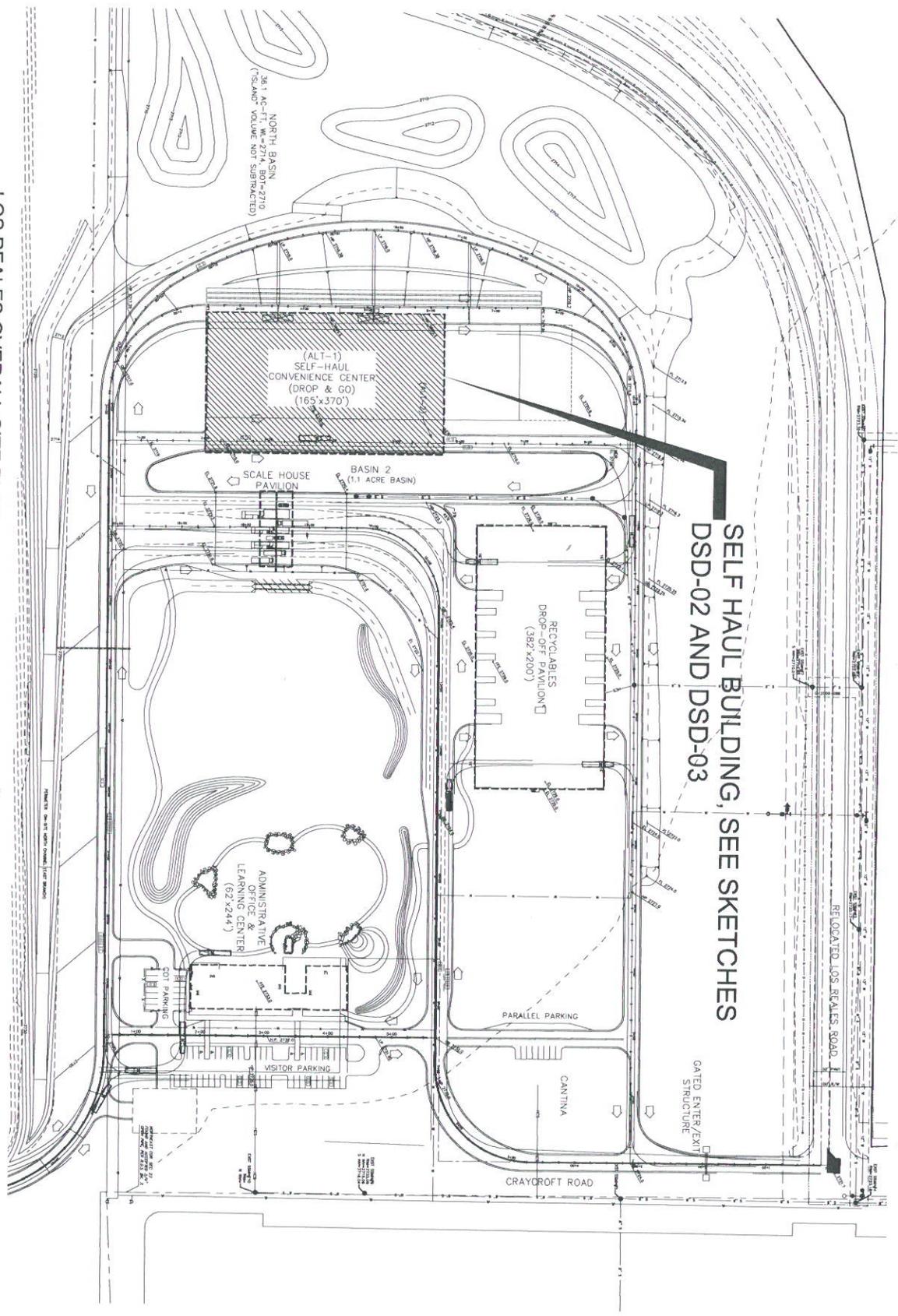
Please contact me with any questions.

Sincerely,

Bruce Jones, RA, CSI
Project Architect

xc: File
P:\700 Public Work\709.00 Los Reales\709.01 Los Reales Landfill\709.01 Documents\709.01 Correspondence\709.01 Memo
08-0923 to COT Beall.doc

LOS REALES OVERALL SITE PLAN
SCALE: NOT TO SCALE



**SELF HAUL BUILDING, SEE SKETCHES
DSD-02 AND DSD-03**

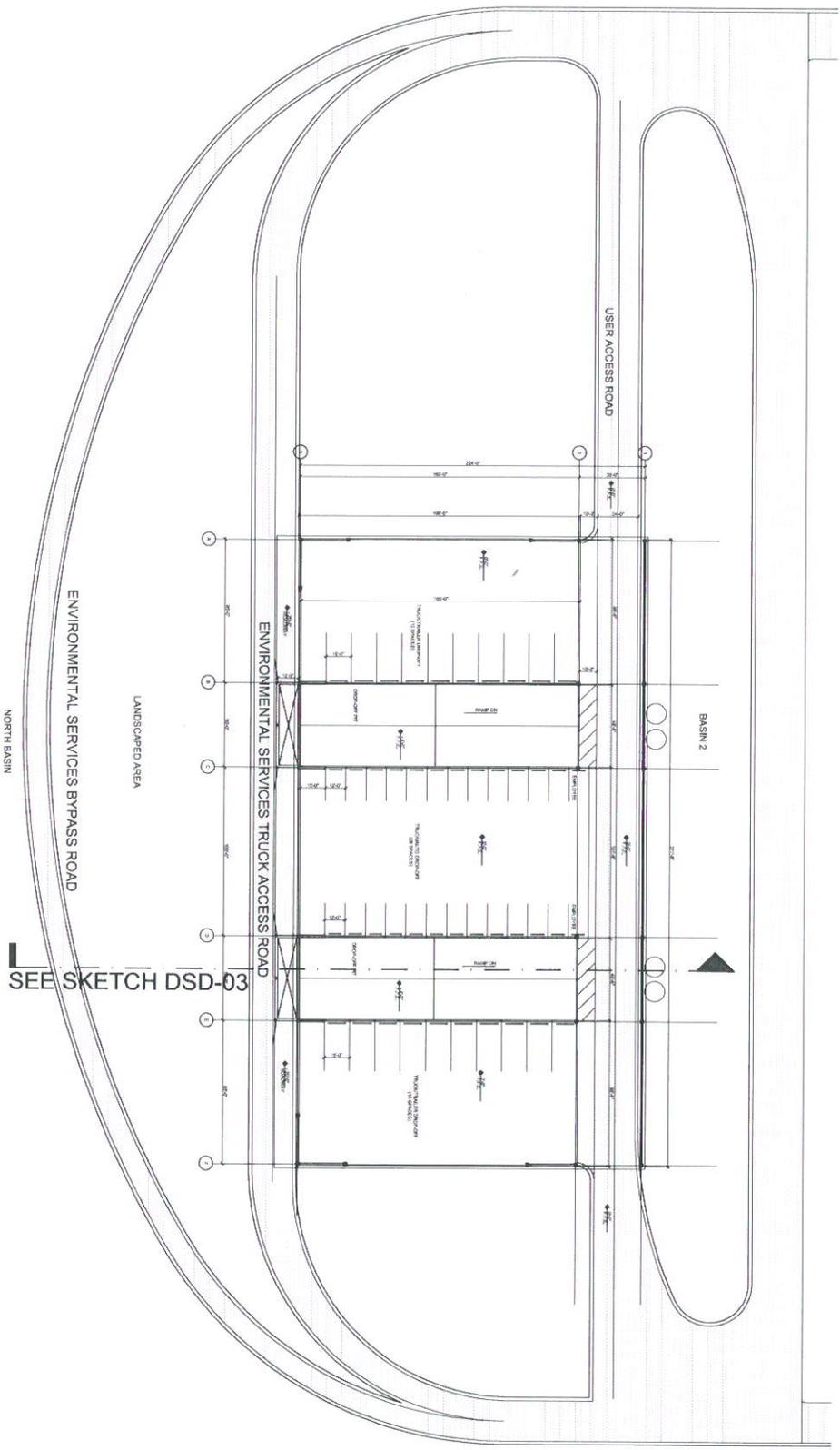
**LOS REALES
SELF HAUL BUILDING**

SKETCH NUMBER:
DSD-01
PROJECT NUMBER:
709.01
DATE:
09-09-23

L I Z A R O C K R O C K D E S I G N S
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TEL: 520-882-4500
FAX: 520-882-4504
WWW.LIZAROCKDESIGNS.COM

LOS REALES SELF HAUL SITE PLAN

SCALE: NOT TO SCALE



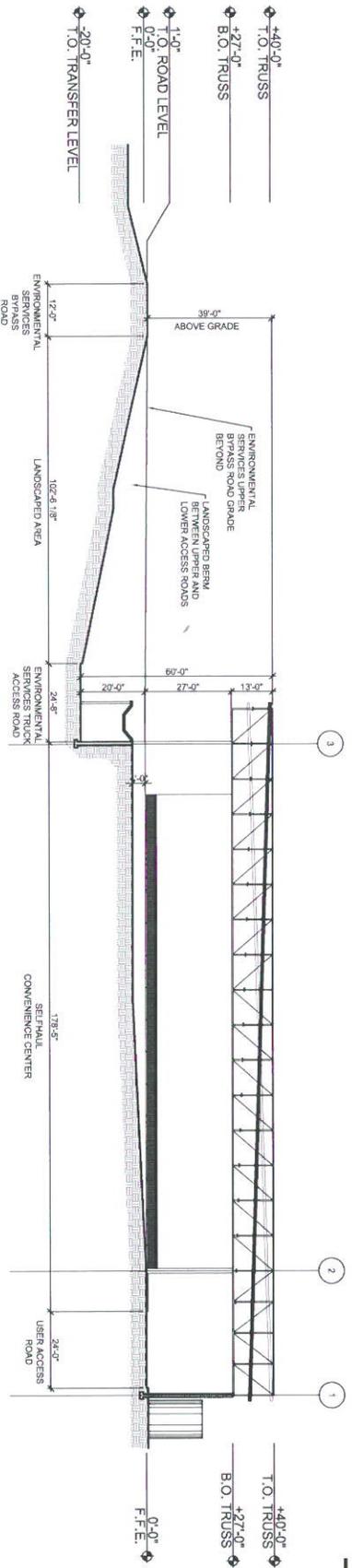
**LOS REALES
SELF HAUL BUILDING**

SKETCH NUMBER:
DSD-02

PROJECT NUMBER:
709.01

DATE:
09-09-23

L I Z A R O C K D E S I G N S
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1640 E. River Rd. Suite 200
P.O. Box 4444
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LOS REALES BUILDING/ SITE SECTION
 SCALE: NOT TO SCALE

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LOS REALES SELF HAUL BUILDING

SKETCH NUMBER:
DSD-03
 PROJECT NUMBER:
 709.01
 DATE:
 09-09-23



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

January 16, 2015

Mr. Thomas M. McQuillen, AIA
Principal
Lizard Rock Designs, LLC
201 West Cushing Street
Tucson, AZ 85701

Dear Mr. McQuillen:

SUBJECT: Los Reales Landfill Planned Area Development (PAD), Modification of C-6.b Fencing and Walls (Landscape Border C)

I have reviewed your letter (attached) requesting a modification as to the timing of the perimeter fencing and wall at the Los Reales Landfill Entrance Facilities, (Community Resource Center District).

The proposed minor amendment request is:

- 1) To allow approval of a temporary chain link fence along the eastern boundary, Landscape Border C (Exhibit C.8 Fencing Plan). This fence would remain until the full acquisition of the buffer yard along the eastern edge boundary is completed at which time a permanent decorative fence would be installed at the far eastern edge under a future phase of construction.

The PAD document recognizes that amendments to the PAD Districts may become necessary from time to time for various reasons to respond to changing market demands or financial conditions, and/or to respond to the requirements of potential users or builders on the property.

Therefore, it is determined that this request is a non-substantial change and is approved and supported by the following:

1. Minor amendment conforms to the criteria allowed for insubstantial changes (Los Reales Landfill PAD, D-3.b Insubstantial Changes);
2. The chain link fence is temporary until the full acquisition of the buffer yard along the eastern boundary is completed and at which time a permanent decorative fence would be installed;
3. The temporary chain link fence would address concerns that illegal dumping will occur if the perimeter of the current site is not enclosed, and is in keeping with the intent of the Los Reales Landfill PAD.

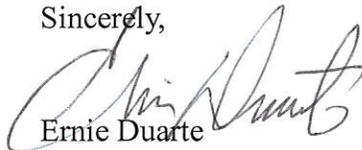
However, it should be noted that:

1. The proposed acquisition by Environmental Services to acquire the residential properties to the east of the landfill site and provide a buffer yard for the landfill would constitute a substantial change to the PAD with this change to the designated buffer and perimeter landscaping as delineated in the PAD (Los Reales Landfill PAD, D-3.d Substantial Changes);
2. And, while the proposed change to replace the required 6-foot masonry wall on the east side of the 80-acre parcel per the requirements of Landscape Border C could be considered a insubstantial change, however, as a consequence of the change to the perimeter boundary and landscaping this change cumulatively results in a significant change of the PAD.

Major changes to a PAD are processed in accordance with Unified Development Code Sections 3.5.3, Zoning Examiner Legislative Procedure, which requires a presubmittal conference, neighborhood meeting, Zoning Examiner public hearing, and Mayor and Council public hearing.

Please note that a copy of this letter must be attached to any development package submittal and/or permit application.

Sincerely,



Ernie Duarte

Director

Planning and Development Services Department

cc: Ms. Liz Farkas, Lizard Rock Designs, LLC
Mr. Michael Henrich, Environmental Services

Attachments: Applicant's Request



201 W. Cushing Street
Tucson, AZ 85701
t: (520)882-4484
f: (520)882-5560

January 8, 2015

John Beall
City of Tucson
Department of Urban Planning & Design
john.beall@tucsonaz.gov

Ernie Duarte
City of Tucson
Director, Planning & Development Services Department
ernie.duarte@tucsonaz.gov

RE: Los Reales Landfill Entrance Facilities Perimeter Fencing

Mr. Beall and Mr. Duarte:

On behalf of the City of Tucson Environmental Services Department, we would like to request that City of Tucson Development Services Department provide administrative approval for a temporary chain link fence along the eastern boundary of the Los Reales Entrance Facilities site. This fence would remain until the full acquisition of the buffer yard along this edge is completed, at which time a permanent decorative fence would be installed at the far eastern edge under a future phase of construction.

PAD 14 stipulates a masonry screen wall along this east boundary (currently a residential area). During the Development Plan review for this project, DSD reviewers indicated that a street landscape border was more appropriate than a screen wall at this location. The approved Development Plan includes a decorative pier-and-steel fence at the east side of the site.

Since the approval of the PAD and DP, plans to extend Craycroft along this eastern boundary have been abandoned. Instead Environmental Services received Mayor and Council approval to acquire the residential properties and provide a buffer yard for the landfill. ES has begun the process and expects to complete the acquisitions within the next two years.

The final landscaped buffer yard will provide a substantial visual amenity. However in the interim ES has concerns that illegal dumping will occur if the perimeter of the current site is not enclosed. We are requesting that DSD allow a temporary chain link fence to enclose the site until the final buffer yard can be acquired.

Please see the attached diagram. The blue fence line indicates the currently approved fence location, which does not enclose the site and provides the potential for illegal dumping. The green line represents the requested temporary enclosure (portions of which already exist), and the red line represents the final future decorative fence location.

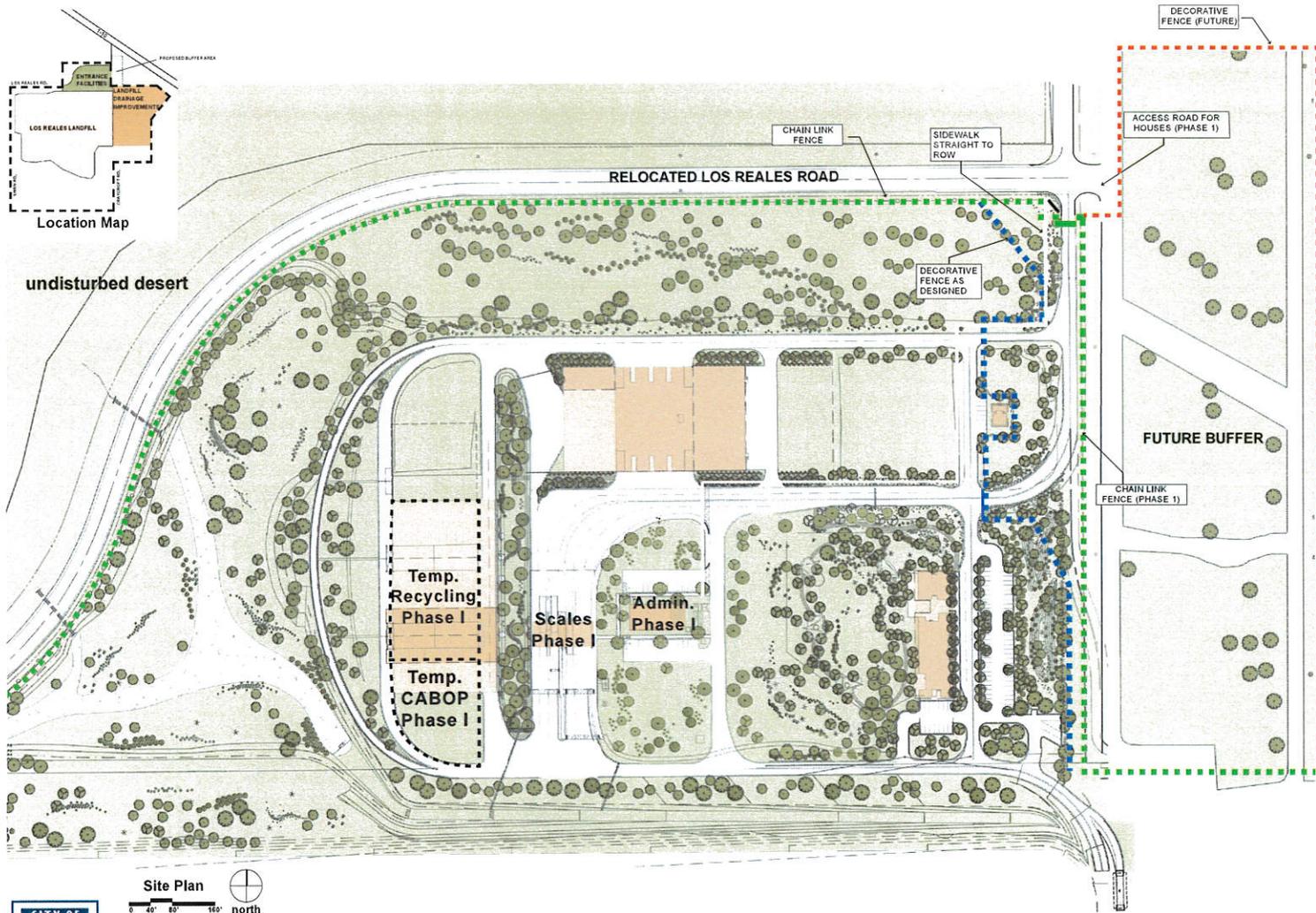
cc: File
P:\700 Public Work\709.00 Los Reales\709.02 DP, Ph 1, Admin Rev\709.02 Documents\709.02 Correspondence\709.02 Letters - Memos\709.02 Letter to John Beall, Ernie Duarte.docx

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "T. McQuillen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thomas M. McQuillen, AIA
Principal, LRD Architects



LOS REALES LANDFILL MASTER PLAN - FENCING DIAGRAM

DECEMBER 31, 2014

