

March 17, 2015

Dear Neighbor:

You are invited to attend a neighborhood meeting regarding a plan amendment request for a 17-acre property at the northeast corner of 22nd Street and Houghton Road (see location map below). The current property owner, The 22nd Street Baptist Church, purchased the land in 1979 with plans to relocate to the site. . However, with the passage of time it has become apparent the Church's current location is best for its congregation and the decision has been made to sell the property. The buyer is proposing a development including a Fry's Grocery Store, 9-pump gas station, and two pads proposed for retail and/or restaurant use. The property is located within the Houghton East Area Plan (HEAP) and the HEAP land use policies encourage commercial development at this intersection.

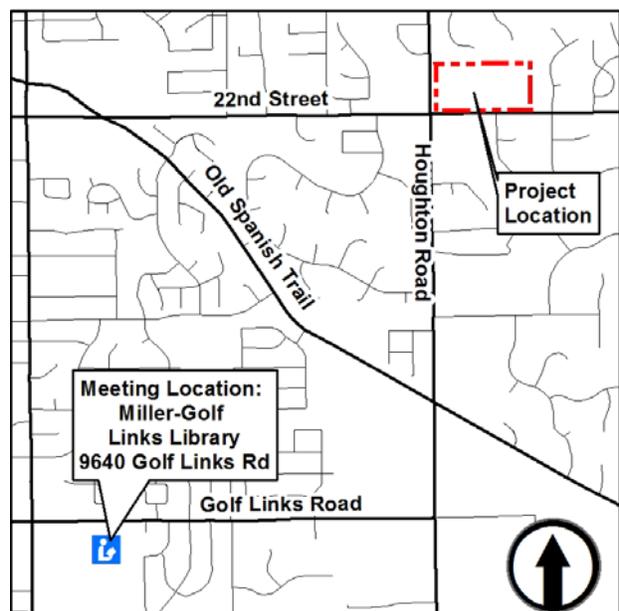
This request is to amend following items within the Houghton East Area Plan:

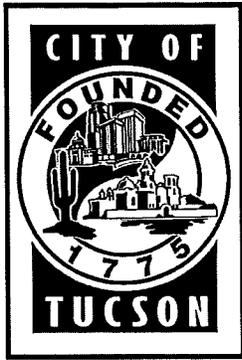
- Nonresidential Policy #2D- Restrict nonresidential uses to 20 feet in height. The request is for a minor increase in building height to 26 feet for the Fry's Grocery Store. The proposed building setbacks and landscape borders will mitigate for an increase in building height.
- Nonresidential Policy #4C- Consolidated Open Space requires neighborhood commercial to retain 20 percent of the site as consolidated open space. The request is for a reduction to 14 percent and the proposed site plan will mitigate the reduction through enhanced landscape along the perimeter of the property.

The meeting will be held on **Wednesday, April 1 at 6 pm at the Miller-Golf Links Library at 9640 E. Golf Links Road, Tucson AZ 85730.** At this meeting, we will present the proposed site plan and receive comments on the plan amendment proposal.

Upon approval, a rezoning request would be submitted from the existing SR (Suburban Ranch) Zone to a C-1/PAD Zone. Comments on the proposed plan amendment may also be submitted to the City of Tucson Planning and Development Services at 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 Planning and Zoning Commission public hearing.

If there are specific areas of concern you would like to discuss, please contact Kelly Lee at The Planning Center at **(520) 623-6146** or klee@azplanningcenter.com





REZONING MAILING LABELS

ACTIVITY #: T15PRE0001

PREPARED FOR: Kelly Lee (The Planning Center)

PROJECT LOCATION: 10325 E. 22nd Street

EXPIRATION DATE: May 13, 2015

****IMPORTANT: PLEASE READ THE FOLLOWING INSTRUCTIONS.****

*** Display the words “IMPORTANT ZONING NOTICE” on the envelope***

- Mailing labels must be used by the expiration date.
- If mailing labels expire, an additional \$220 must be paid for a second set of labels - be sure to include the T#
- Neighborhood meetings must be held no sooner than 10 days after the notice is mailed.
- The rezoning application must be submitted within 60 days of the date of the neighborhood meeting.
- If the neighborhood meeting is more than 60 days old at the time of application submittal, an additional \$220 will be charged and a new neighborhood meeting may be required prior to resubmitting the application.
- Complete the attached “Neighborhood Mailing Certification”, include a copy of the mailing labels and submit with the rezoning application.



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 at least 15 days and 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 (*Insert Department Name*) 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.

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:

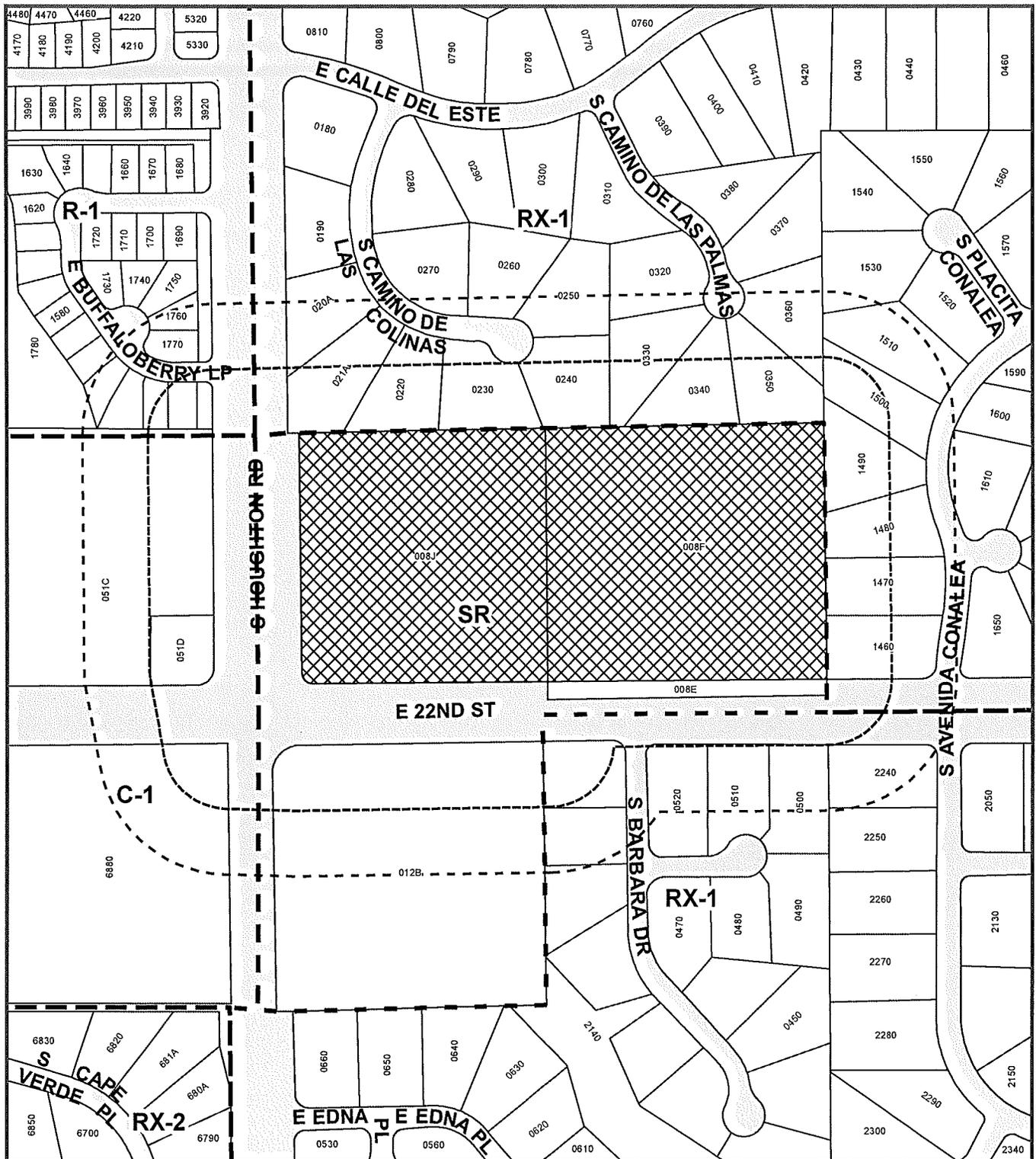
PROJECT LOCATION:

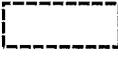
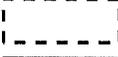
This serves to place on record the fact that on _____, _____,
(date) *(name)*
mailed notice of the _____ neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature: _____ Date: _____

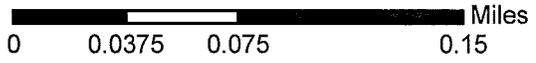
Attachment: copy of mailing labels

T15PRE001: 22nd Street and Houghton Road



-  150 foot Protest Area
-  300 Foot Notification Area
-  T15PRE001 SITE
-  Area of Annexation

Address: 22nd St. & Houghton Rd.
 Base Maps: Sec.13 T.14 R.15
 Ward: 2



133541780
MESQUITE TRAILS HOA
8880 E SPEEDWAY BLVD STE 302
TUCSON AZ 85710

133381530
HARRIGER MARY ANN
308 ACR 3075
SHOW LOW AZ 85901

133380360
LARES ALFREDO & MICHELLE LIVING TR
1001 S CAMINO DE LAS PALMAS
TUCSON AZ 85748

133381510
SCRIFIN WILLIAM B & GISELA REVOC LIVING TR
1044 S AVENIDA CONALEA
TUCSON AZ 85748

133380350
LUNDGREN DENNIS N & CINDY M CP/RS
1021 S CAMINO DE LAS PALMAS
TUCSON AZ 85748

133541770
MC DOWELL RYAN C & JULIE C CP/RS
10277 E BUFFALOBERRY LOOP
TUCSON AZ 85748

133380230
COLBURN LAURIE & TIMOTHY C CP/RS
1020 S CAMINO DE LAS COLINAS
TUCSON AZ 85748

133541530
ZAZUETA GEORGE A & CHAVEZ IRIT ZUZETH
ANGULO JT/RS
10286 E BUFFALOBERRY LOOP
TUCSON AZ 85748

13338008F
TWENTY-SECOND STREET BAPTIST CHURCH OF
6620 E 22ND ST
TUCSON AZ 85710

133381480
WALTON JACKIE DEAN & DONNA K JT/RS
1100 S AVENIDA CONALEA
TUCSON AZ 85748

133380270
ECKERT GREGORY EVAN & CLARKE JOAN
ELIZABETH
1005 S CAMINO DE LAS COLINAS
TUCSON AZ 85748

133380320
KIDNEY LARRY L & LOIS D JT/RS
930 S CAMINO DE LAS PALMAS
TUCSON AZ 85748

13338020A
LASONDER ELIZABETH ANNE
940 S CAMINO DE LAS COLINAS
TUCSON AZ 85748

133380330
ADAMS CRAIG HENRY
1002 S CAMINO DE LAS PALMAS
TUCSON AZ 85748

133380340
WINTERS WILLIAM L & CHRISTY L CP/RS
1022 S CAMINO DE LAS PALMAS
TUCSON AZ 85748

133541560
GAY NORMAN DAMON & BERNARD JOSEPH
ATTN: NEW AMERICAN FUNDING
14511 MYFORD RD STE 120
TUSTIN CA 92780

133541550
LUCAS DAVID E & YVETTE M CP/RS
2531 E BUENA VISTA PL
CHANDLER AZ 85249

133541520
PERALTA CARLOS G & TERESA CP/RS
10292 E BUFFALOBERRY LOOP
TUCSON AZ 85748

13339051C
WAA HOUGHTON & 22ND LLC
5901 S BELVEDERE AVE
TUCSON AZ 85706

133381470
DORR ROBERT THOMAS & CYNTHIA MARIE
1130 S AVENIDA CONALEA
TUCSON AZ 85748

133380260
AUDILET SCOTT D & CAROLYN A CP/RS
1015 S CAMINO DE LAS COLINAS
TUCSON AZ 85748

133380250
BLAKEMORE LISA J
1025 S CAMINO DE LAS COLINAS
TUCSON AZ 85748

133541760
LANSING CURTIS & KRIS CP/RS
10273 E BUFFALOBERRY LOOP
TUCSON AZ 85748

13338021A
EDMONDS REVOC TR
ATTN: EDMONDS TR
1000 S CAMINO DE LAS COLINAS
TUCSON AZ 85748

133380220
OUELLETTE FAMILY TR
ATTN: OUELLETTE TR
9640 ALTO DR
LA MESA CA 91941

133380240
KUIPERS KENNETH R & MARJIE G JT/RS
1030 S CAMINO DE LAS COLINAS
TUCSON AZ 85748

133541540
MARA DENNIS G & PAULETTE CP/RS
10280 E BUFFALOBERRY LOOP
TUCSON AZ 85748

133381490
SAPP TERRY ALAN
1080 S AVENIDA CONALEA
TUCSON AZ 85748

133381610
HOFER DEANNA L REVOC TR
PO BOX 13203
TUCSON AZ 85732

13339051D
QUIK MART STORES INC
8351 E BROADWAY BLVD
TUCSON AZ 85710

133381460
RODRIGUEZ RAMIRO G
1150 S AVENIDA CONALEA
TUCSON AZ 85748

13338008E
CITY OF TUCSON
ATTN: PROPERTY MANAGEMENT
PO BOX 27210
TUCSON AZ 85726

136090370
BINGHAM VICTORIA R & ROGER D TR
1200 S BARBARA DR
TUCSON AZ 85748

13609012B
STEWART TITLE & TRUST TR 3284
ATTN: SOUTHWEST VALUE PRTRNS HOLDINGS
12790 EL CAMINO REAL STE 150
SAN DIEGO CA 92130

136086880
DESERT HERITAGE LTD PARTNERSHIP 1/2 &
CHU TZE SHAR TOM & ONG SUSAN TR 1/2
4365 N SILVERBELL RD
TUCSON AZ 85745

136090520
FRANK DARREL E & ELLEN A CP/RS
10441 E BARBARA PL
TUCSON AZ 85748

136090510
CARPENTIER HENRI ROGER
10461 E BARBARA PL
TUCSON AZ 85748

136090500
LEWIS JEAN E
120 S HOUGHTON RD STE 138
TUCSON AZ 85748

133382240
AGUIAR RENE & MARTINEZ RAFAELA JT/RS
1220 S AVENIDA CONALEA
TUCSON AZ 85748

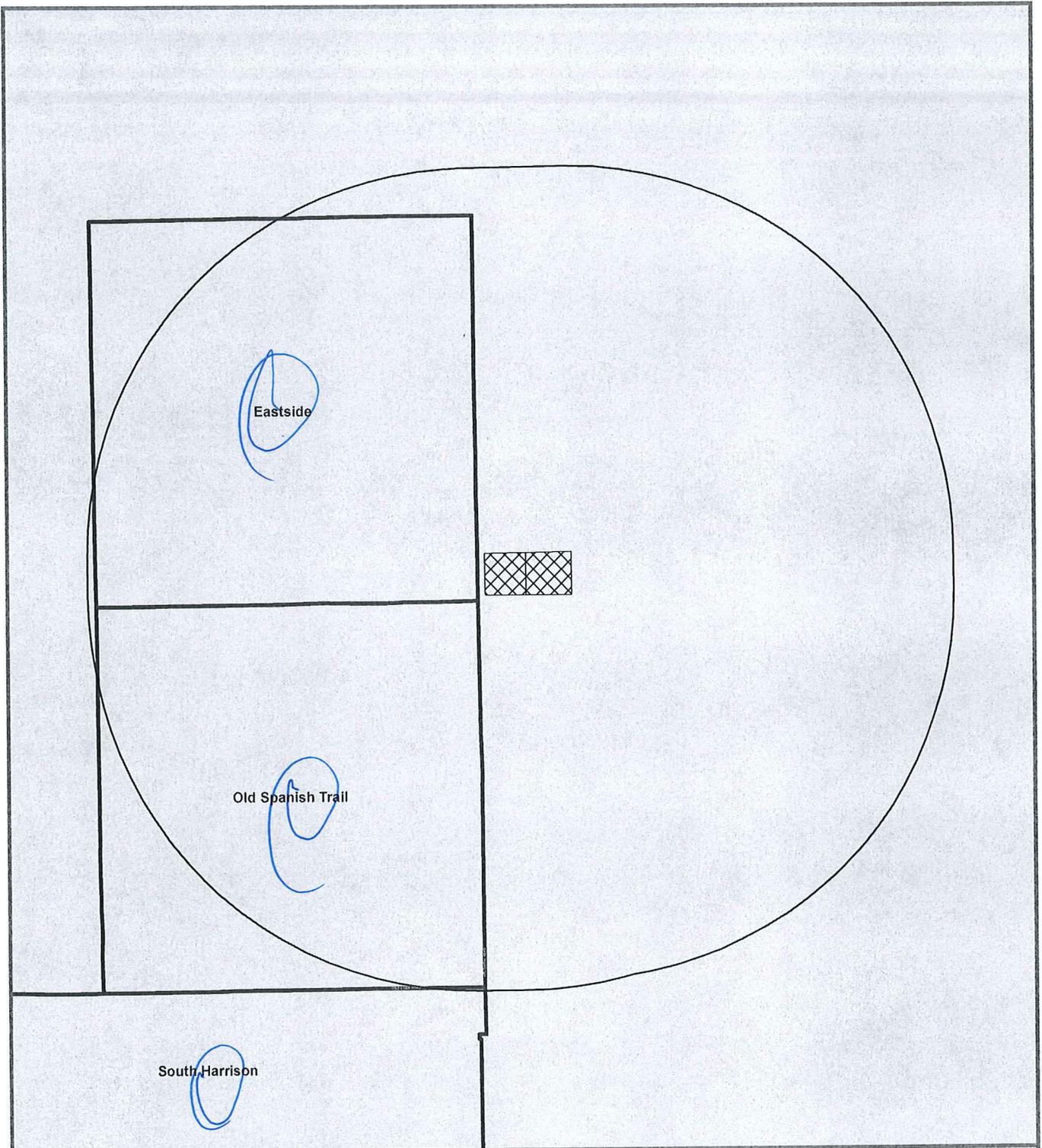
133382250
SPALTEN JAMES H & KATHLEEN JT/RS
1260 S AVENIDA CONALEA
TUCSON AZ 85748

136090380
RENDON VICTOR R & EILEEN F CP/RS
1250 S BARBARA DR
TUCSON AZ 85748

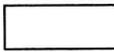
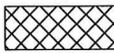
136090390
GILMAN LEONARD
1300 S BARBARA DR
TUCSON AZ 85748

T15PRE0001 created 3/13/2015
Expires 5/13/2015
2 pages

T15PRE0001 - 22nd Street
Rezoning Request: C-1 to ???



Address: 22nd St. & Houghton Rd.
Base Maps: Sec.13 T.14 R.15
Ward: 2

-  T15PRE001_FORBUFFER_1
-  T15PRE001_SITE



0 450 900
Feet
1 inch = 2,000 feet



Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701

Betty Karkosky
N.A.-Eastside
9542 E Catalina Hills Rd
Tucson, AZ 85748

Aston Bloom
N.A.-Eastside
88 S London Station Rd
Tucson, AZ 85748

Frank Salbego
N.A.-Eastside
144 S Bonanza Ave
Tucson, AZ 85748

Moon Joe Yee
N.A.-Old Spanish Trail
10080 E Old Spanish Trail
Tucson, AZ 85748

William H (Howie) Hibbs
N.A.-Old Spanish Trail
9541 E Thomas Place
Tucson, AZ 85748

Patrick Bunker
N.A.-Old Spanish Trail
9571 E 28th St
Tucson, AZ 85748

Ruth Blanchard
N.A.-South Harrison
9563 E Stella Rd
Tucson, AZ 85730

Ruth Blanchard
N.A.-South Harrison
9563 E. Stella Rd
Tucson, AZ 85730

James M. O'Keefe
N.A.-South Harrison
9642 E. Burnett
Tucson, AZ 85730

Paul Cunningham
Ward 2
7575 E. Speedway Bl
Tucson, AZ 85710

Shirley Scott
Ward 4
8123 E. Poinciana
Tucson, AZ 85730

DATE: March 18, 2015

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: T15 PRE 0001

PROJECT LOCATION: 10325 E. 22nd Street

This serves to place on record the fact that on 3/18/15, Samantha Dickens
(date) (name)
mailed notice of the April 1, 2015 neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature: SDickens Date: 3/18/15

Attachment: copy of mailing labels



THE PLANNING CENTER
a division of TPC Group, Inc.

Neighborhood Meeting
Sign-in Sheet
22nd & Houghton
Houghton East Area Plan Amendment

4/1/2015

Name	Address, Zip Code	Phone	Email Address
CAROLYN AUDLET	1015 S ORO DE LAS COLINAS	520-834-3800	caudilet@cox.net
SCOTT	"	520-834-3801	saudilet@cox.net
DONNA+JACK WALTON	1100 S. AVENIDA CONALEA	520-782-9164	FIGHTERS1@MSN.COM
MARIE KUIPERS	1030 S. CAMINO DE LAS COLINAS	520-886-8067	
KEN KUIPERS	"	520-820-3500	KKUIP@MC.COM
Ellen Frank	10441 E. Barbara Pl.	520-731-1667	-
JOE YEA	10088 E. SANDSPRUSH TR	885-2080	
HEMIK. CARPENTER	10461 E. BARBARA PL.	886-7683	henriy@cox.net
CHRISTY WINTERS	1022 S. CAMINO DE LAS PALMAS	605-1958	:
TERRY SAPP	1080 S. AVENIDA CONALEA	298-8830	terry@localnet.com
HUIRE ALIBS	9841 E. THOMAS P1	403-7170	huire@alibsmc.com
Peter Bensbach	933 Placita Conalea	721-2077	pbensbach@yahoo.com
Trudy Sherley	920 S. Camino de las Colinas	886-1138	trudy@cox.net
Ruth Standish	9503 E. Stella Rd	751-3910	
Roger Blumfeld	1705 S. Houghton Rd	298-5395	
WILLIAM MARTIN	10249 E. MADRONA CANYON DR. (WEST SIDE)	749-0906	awmartin2000@yahoo.com
Dennis Cluedy, Leudgera	1021 S. Camino de las Palmas	721-5851	leudgera@yahoo.com

*notes

*

*



Neighborhood Meeting
 Sign-in Sheet
 22nd & Houghton
 Houghton East Area Plan Amendment

4/1/2015

Name	Address, Zip Code	Phone	Email Address
Don Goebel	9996 E. Emburywood	9010604	otherd1@dongoebel.net
Nicole Lares	10015. Camino De las Palmas	721-4487	Re1986@cox.net
Chuck & Mary Beth Edmonds	1000 S. Camino de las Colinas	856-7735	cpinatrio@g.com
Virginia C. Ross	1036 S. Avenida Conalea	296-4088	atross@regshawn.com
William Serrano	1042 S. Avenida Conalea (Borin)	298-9960	
J.C. and Fannie Llanos	1020 S. Camo de las Colinas 85748	790-8815	
* Viki Birmingham	1300 S. Barbara Dr 85748	998-5314	viki@birmingham.net
Chris Felton	1085 S. Cam de las Colinas	732 8597629	Greg felton@earthlink.net
Jammy Embury	930 S. Camo de las Palmas	732-4425	
Daniel O'Keefe	9642 E. Burnett Avenue, #85730		
Elizabeth Gaconda	940 S. Camino De las Colinas	290-2363	

22ⁿd Street & Houghton Road
HOUGHTON EAST PLAN AMENDMENT
AGENDA & PROJECT INFORMATION SHEET

Project Summary

Site Acreage: Approximately 17 acres

Existing Land Use: Vacant

Area Plan: Houghton East Area Plan (HEAP)

HEAP Land Use Designation: Commercial

Proposed Land Use: Neighborhood Commercial Center

Existing Zoning: SR (Suburban Ranch)

Proposed Zoning: PAD (Planned Area Development Zone)



The proposed plan amendment is to amend the following:

- Nonresidential Policy #2D - Restrict nonresidential uses to 20 feet in height. The request is for a minor increase in building height to 26 feet for the Fry's Grocery Store. The proposed building setbacks and landscape borders will mitigate for an increase in building height.
- Nonresidential Policy #4C - Consolidated Open Space requires neighborhood commercial to retain 20 percent of the site as consolidated open space. The request is for a reduction to 17.3 percent and the proposed site plan will mitigate the reduction through enhanced landscape along the perimeter of the property.

The proposed techniques will be utilized to minimize the impact on adjacent neighbors:

Landscape Border

- 20 to 65-foot landscape borders
- 5-foot masonry screening walls

Lighting

- The lighting will be in accordance with the Dark Skies Ordinance; all lighting will be:
 - Downward directed
 - No spillover onto adjacent properties
 - Dimmed at night after business hours

Sound Attenuation

- Screening walls along the north and east boundaries
- Fry's loading area within enclosed building
- Refuse areas screened
- Truck idling is prohibited

Security Plan

- Employee mandated trash pick up/graffiti check
- 24-hour video monitoring inside and outside

Plan Amendment Applications

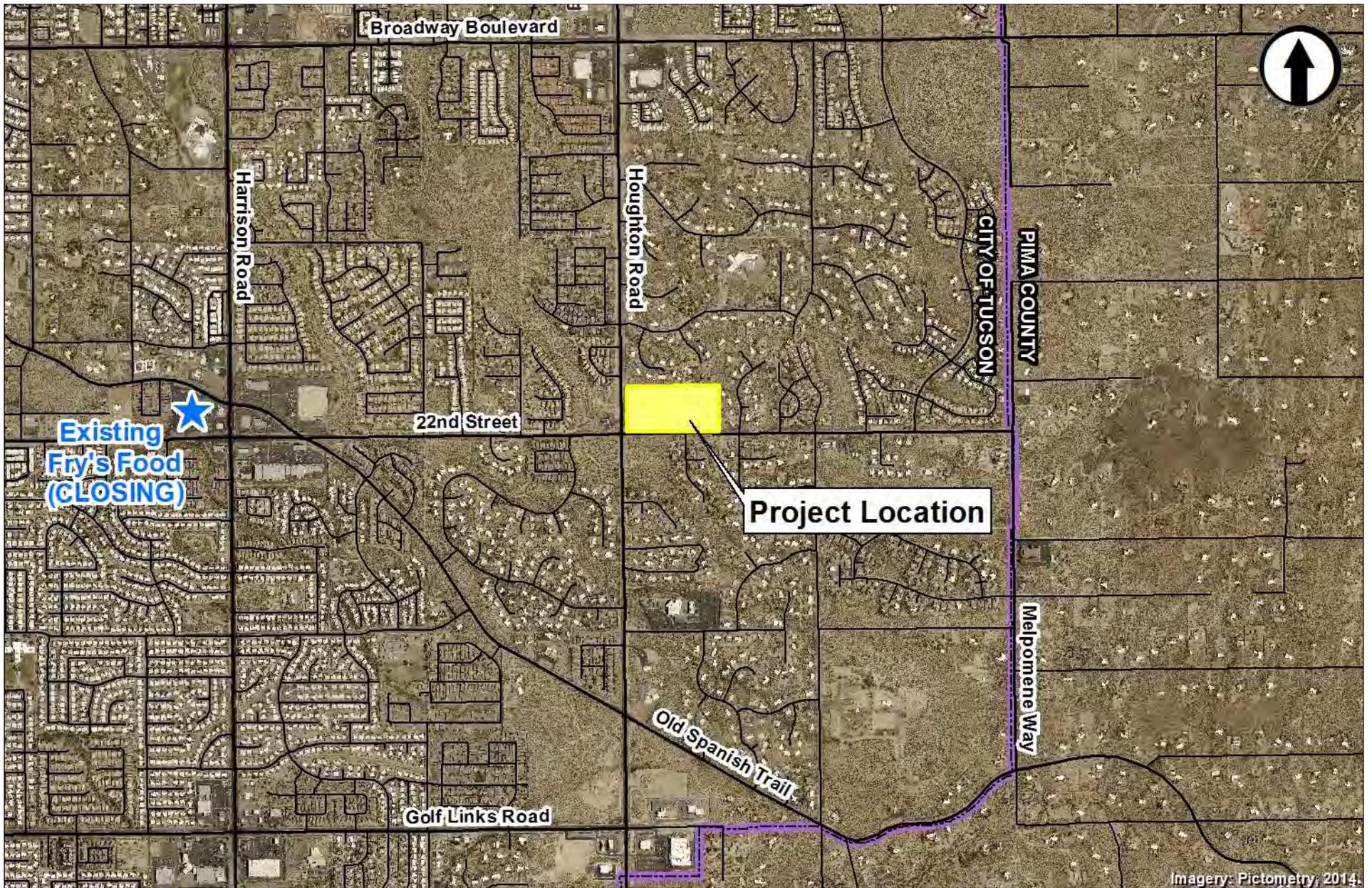
- To be submitted within one week
- Amend the area plan with two policy changes regarding building height and open space

For additional information, please contact:

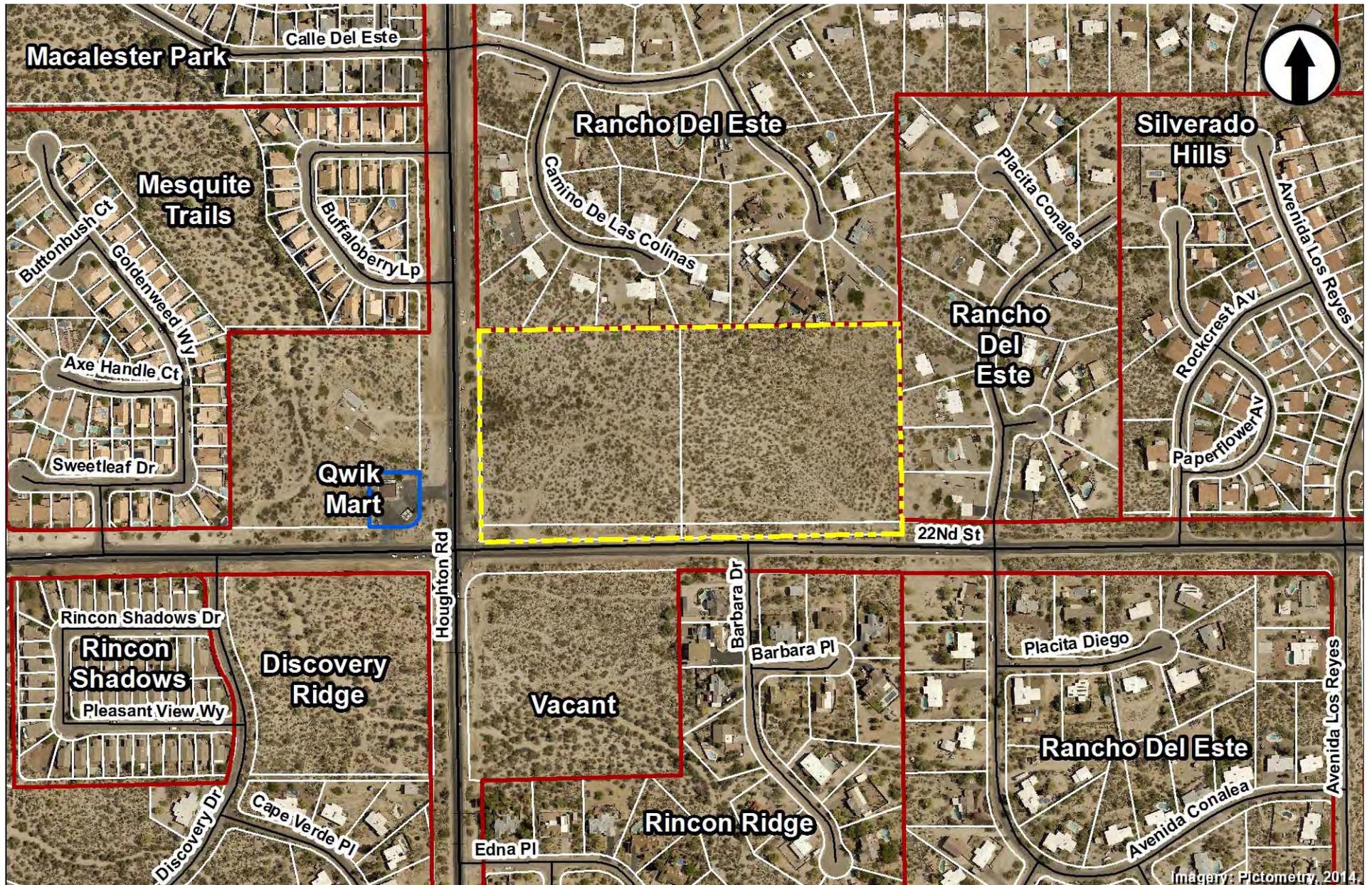
The Planning Center
Linda Morales or Kelly Lee
110 South Church, Suite 6320
Tucson, Arizona 85701
(52) 623-6146
Klee@azplanningcenter.com

HOUGHTON EAST AREA PLAN PLAN AMENDMENT

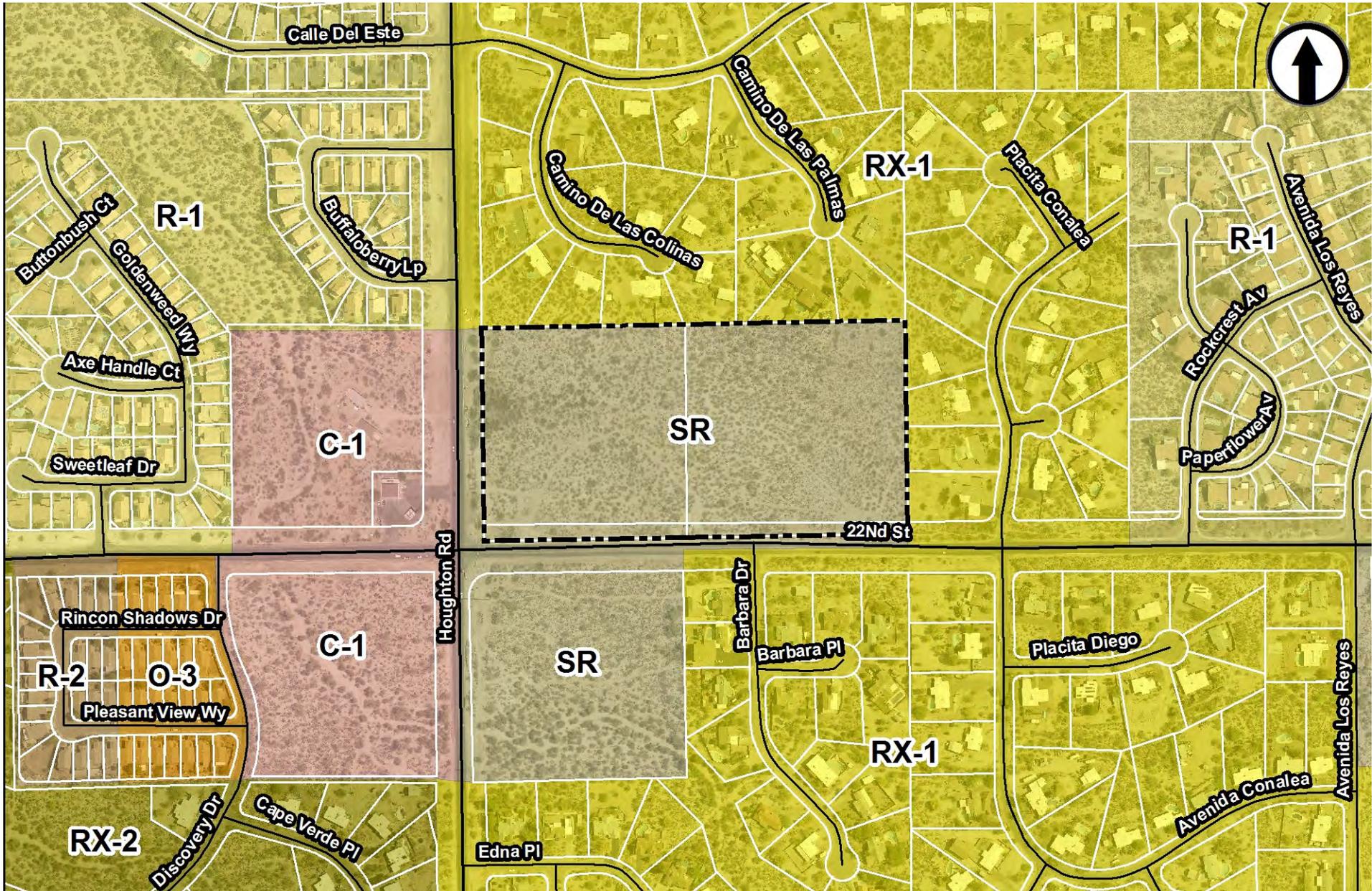
4.01.15



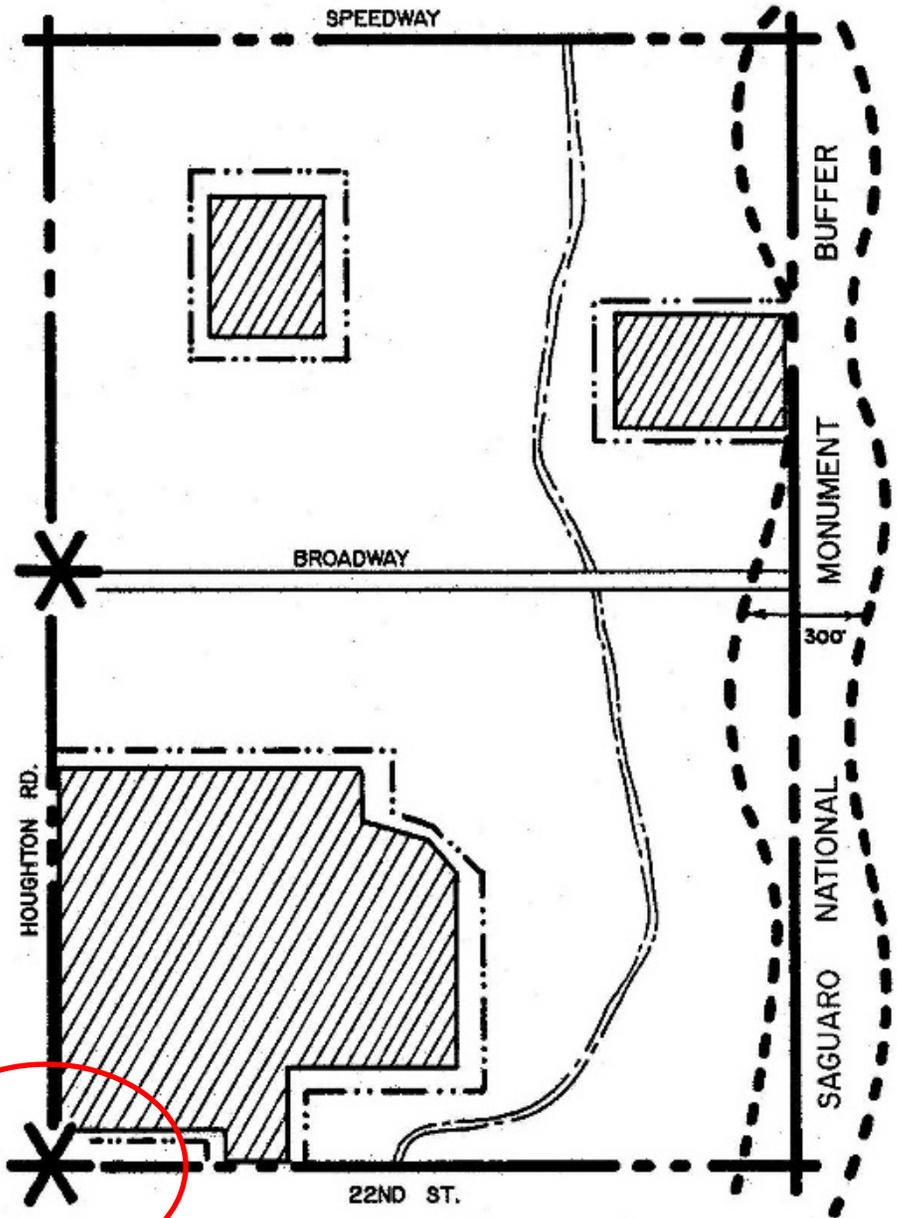
LOCATION MAP



AERIAL VIEW



ZONING MAP



HOUGHTON EAST NEIGHBORHOOD PLAN POLICY CONCEPTS MAP*

- LEGEND
- NEIGHBORHOOD BOUNDARY
 - EXISTING RESIDENTIAL UNITS
 - TRANSITION AREA (RESIDENTIAL POLICIES 1&4)
 - DEVELOPMENT OPPORTUNITY AREA:
GROSS DENSITY UP TO 4.2 RAC
IF MEET RESIDENTIAL POLICY 4.
 - NON-RESIDENTIAL USES
 - PROPOSED COLLECTOR STREET CONCEPT
 - 300' BUILDING SEPARATION: (RESIDENTIAL POLICY 4 & VI)
- * NOTE: FOR SPINE WASH CONSIDERATIONS SEE CONCEPTUAL FLOODPLAIN MAP.

HOUGHTON EAST AREA PLAN MAP



The HEAP recognizes that 22nd/Houghton:

- Is a major intersection
- Supports commercial/retail development
- Access is provided to an arterial street

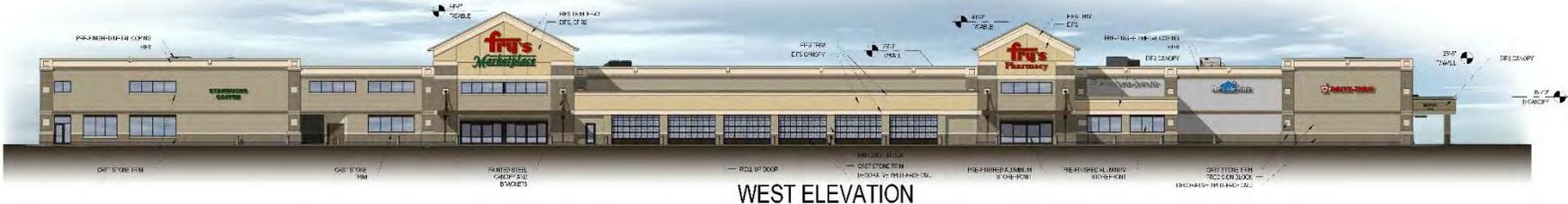
- Nonresidential Policy #2D - Restrict nonresidential uses to 20 feet in height.
 - Amendment request to increase building height to 26 feet for the Fry's Grocery Store.
- Nonresidential Policy #4C - Consolidated Open Space requires neighborhood commercial to retain 20 percent of the site as consolidated open space.
 - Amendment request to 17%



SITE CALCULATIONS
 SITE AREA: 711,090 SF
 TOTAL REQUIRED OPEN SPACE (20%): 142,218 SF
 TOTAL PROVIDED OPEN SPACE: 122,804 SF (17.3% OF SITE AREA)

CONCEPTUAL SITE PLAN (subject to change)





March 23, 2015

Fry's Store FRY642

Tucson, AZ
K515075



FRY'S ELEVATIONS

Landscape Border

- 20 to 65-foot landscape borders
- 5-foot masonry screening walls
- Water harvesting

Lighting

- Dark Skies Ordinance
- Downward directed
- No spillover onto adjacent properties
- Dimmed at night after business hours

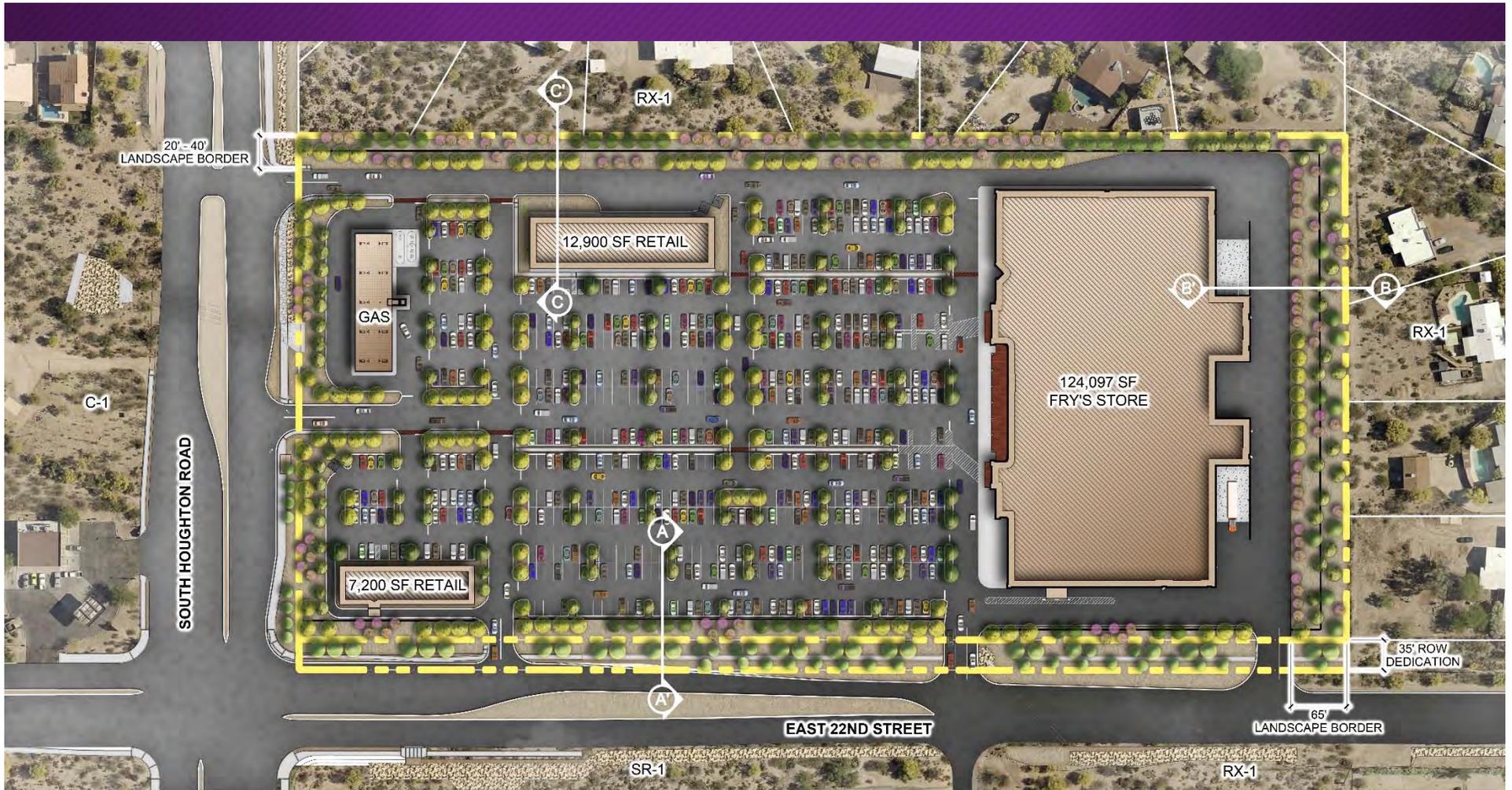
Sound Attenuation

- Screening walls
- Fry's loading area within enclosed building
- Refuse areas screened
- No truck idling

Security Plan

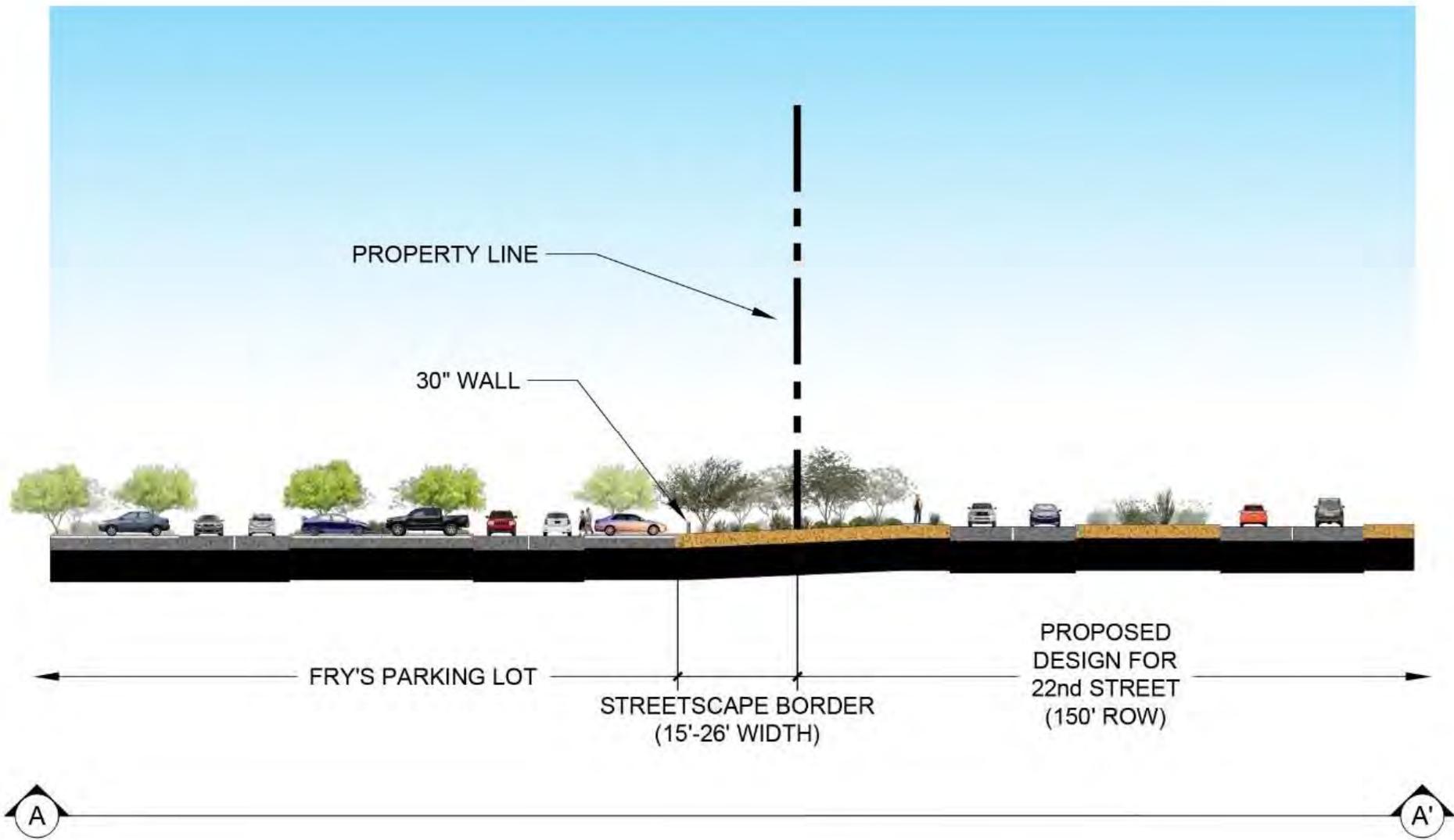
- Employee mandated trash pick up/graffiti check daily
- 24-hour video monitoring inside and outside

NEIGHBORHOOD MITIGATION

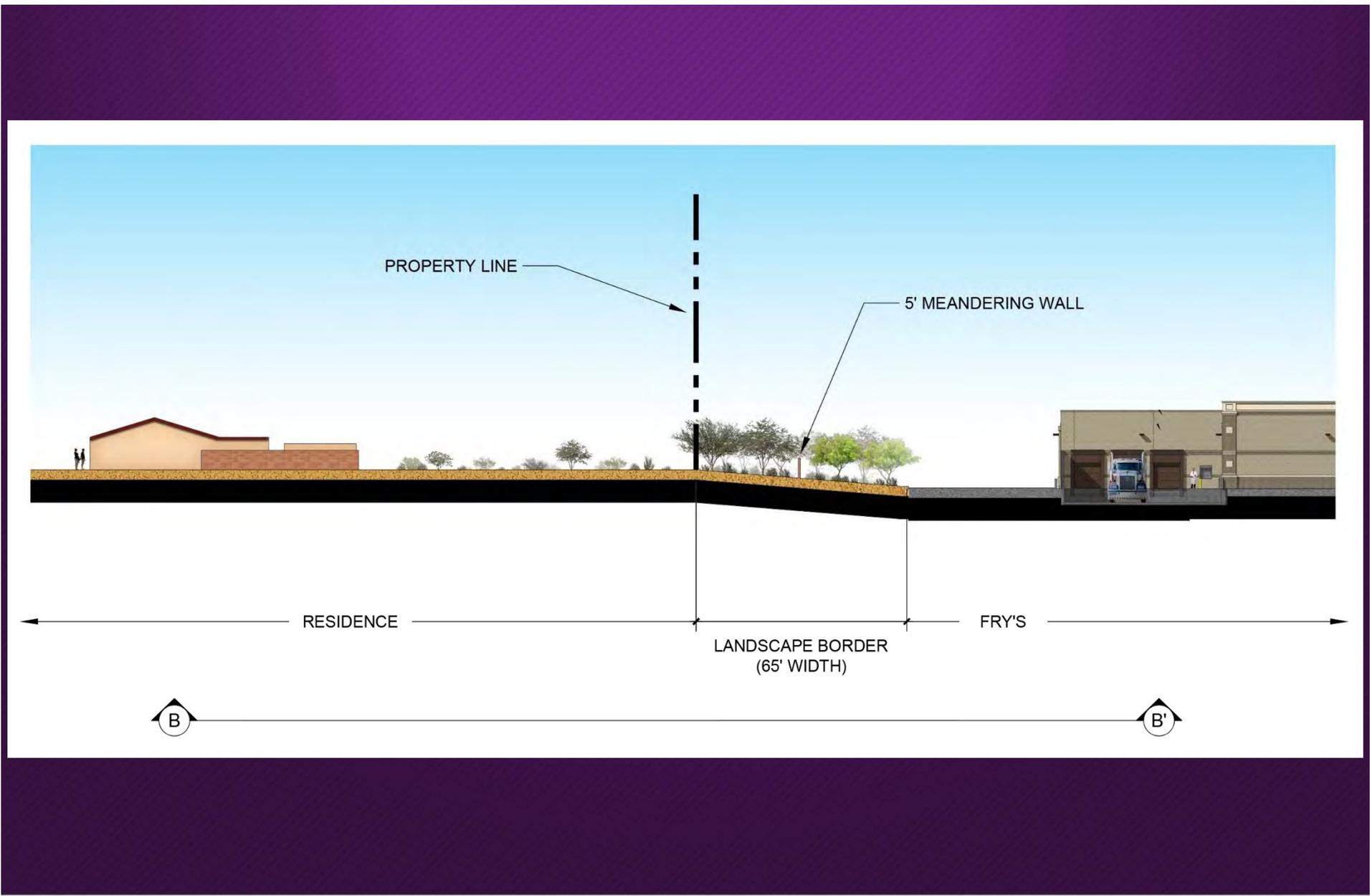


SITE CALCULATIONS
 SITE AREA: 711,090 SF
 TOTAL REQUIRED OPEN SPACE (20%): 142,218 SF
 TOTAL PROVIDED OPEN SPACE: 122,804 SF (17.3% OF SITE AREA)

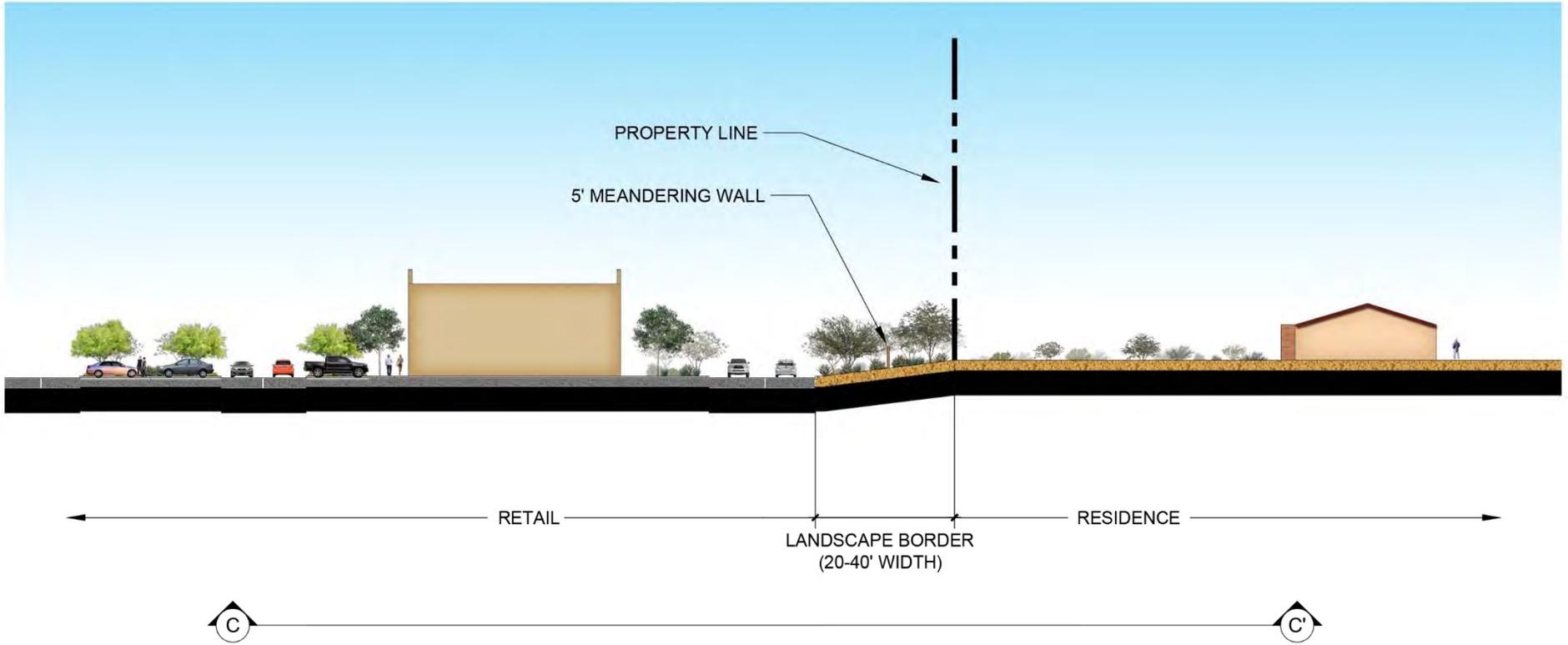
CONCEPTUAL SITE PLAN



CROSS SECTIONS



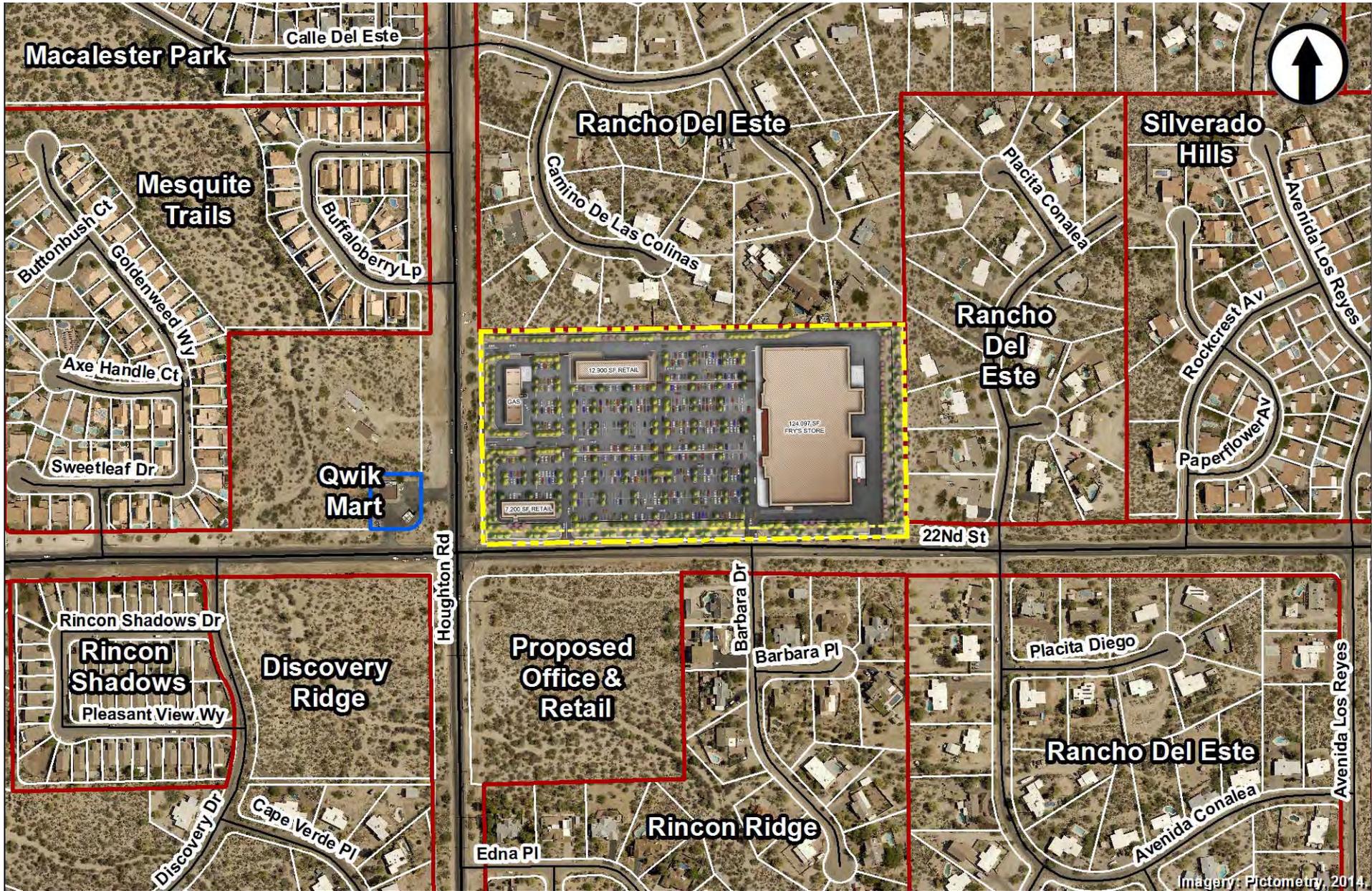
CROSS SECTIONS



CROSS SECTIONS

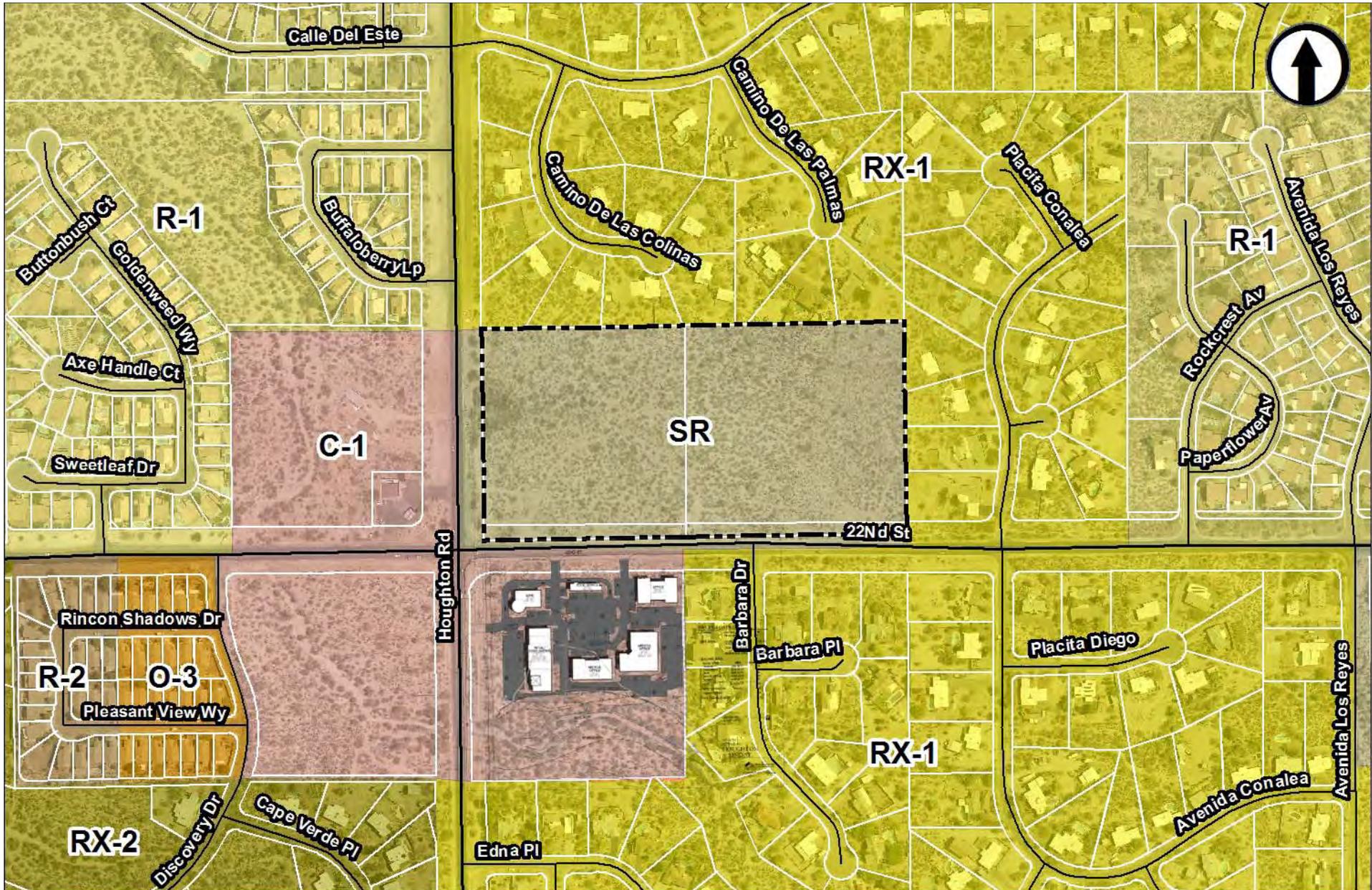


PLAN AMENDMENT SCHEDULE



CONCEPTUAL SITE PLAN

QUESTIONS???



ZONING MAP

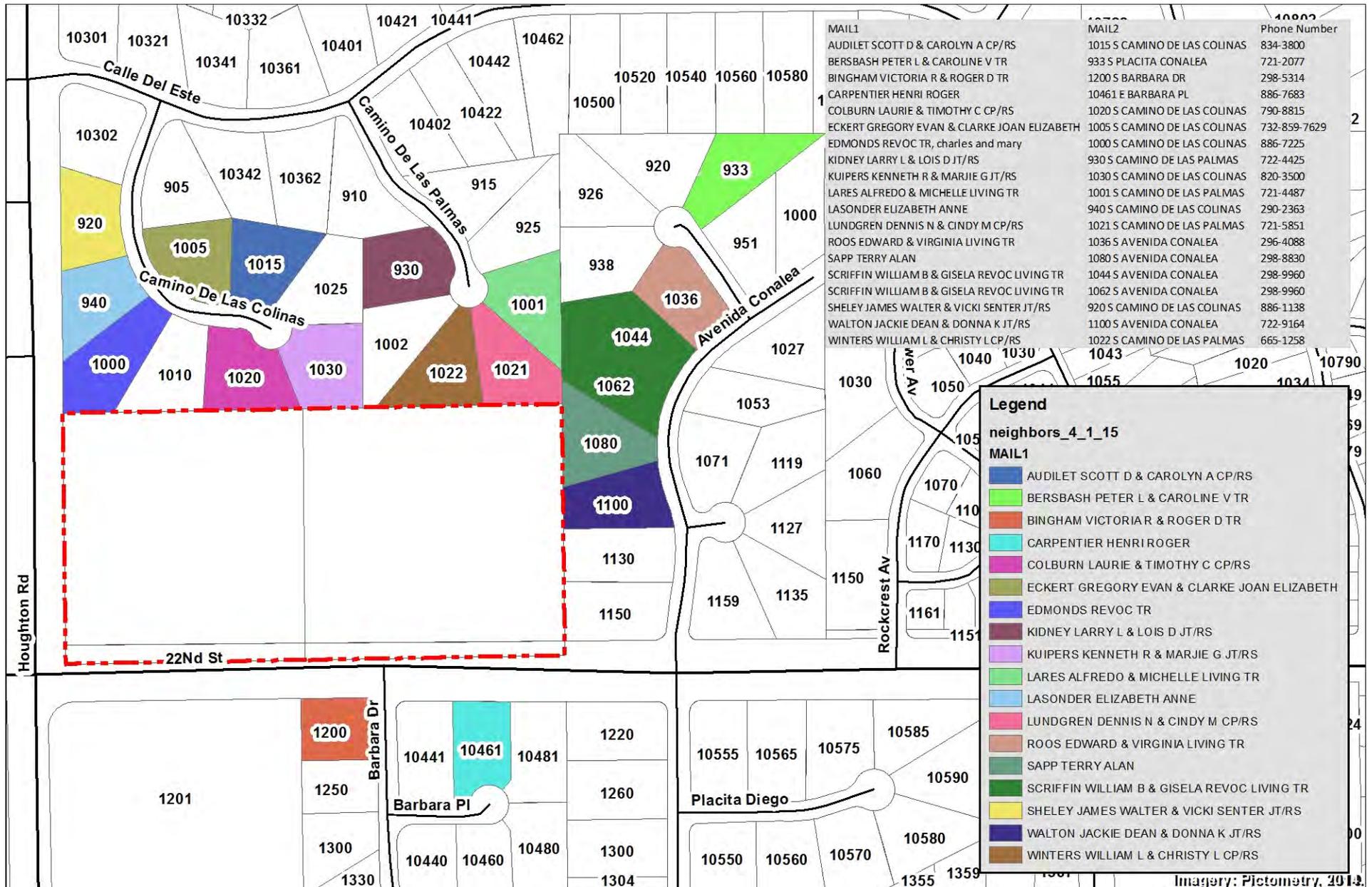
- **The property will be redeveloped, land uses may include but not limited to:**
 - Commercial stables
 - General farming
 - Government owned cultural facility
 - Elementary & secondary school
 - Church
 - Protective service
 - Animal Service
 - Adult Day Care
 - Child Care (up to 30 kids)
 - Traveler's Accommodation with accessory uses:
 - Alcoholic beverage service
 - Commercial recreation
 - General merchandise sales
 - Personal service
 - Golf course
 - Parks and Recreation
 - Manufactured Housing
 - Residential Care Services (10 residents)
 - Single Family Residential
 - Home Occupation

KEY POINTS

The HEAP supports Commercial uses. C-1 uses allowed in the UDC:

- Administrative and Professional Office
- Alcoholic Beverage Service, Large Bar
- Animal Service
- Artisan Residence
- Automotive – Service and Repair
- Building and Grounds Maintenance
- Communications
- Construction Service
- Day Care
- Entertainment
- Financial Service
- Food Service with a Microbrewery as an [accessory use](#) to a Food Service,
- Medical Service – Extended Health Care
- Medical Service – Major
- Medical Service – Outpatient
- Parking
- Personal Service
- Research and Product Development
- Technical Service
- Trade Service and Repair, Minor
- Traveler’s Accommodation, Lodging with [Alcoholic Beverage Service](#) as an [accessory use](#)
- [Retail Trade Use Group](#)
- Food and Beverage Sales
- General Merchandise Sales
- Seasonal Sales and Farmers Markets
- Vehicle Rental and Sales
- Civic Assembly
- Cultural Use (Government Owned and Operated Only)
- Educational Use: Elementary and Secondary Schools,
- Educational Use: Postsecondary Institution
- Educational Use: Instructional School
- Membership Organization
- Postal Service (government owned and operated only)
- Protective Service (government owned and operated only)
- Religious Use
- Neighborhood Recreation
- Recreation
- Open Space
- Commercial Storage
- Personal Storage
- Distribution System
- Family Dwelling:
 - Duplex
 - Multifamily Development
 - Single Family Detached
- Home Occupation as an accessory use to any permitted
- Family Dwelling
- Flexible Lot Development
- Group Dwelling
- Residential Care Services, Adult Care
- Business Equipment Supply and Wholesaling
- Food and Beverage
- Wholesaling Household goods donation center

KEY POINTS



Neighbors attended 4.1.15 meeting



Houghton East Area Plan Amendment

SE Corner of 22nd & Houghton

6:00 pm, Wednesday, April 1, 2015

Location: Miller- Golf Links Library

In attendance:

Pastor Ashley, 22nd Street Baptist Church of Tucson, Owner
Ben Becker, CBRE, Owner Representative
Ryan Gaston, Fry's Grocery Representative
Brad Griffith, Brentwood Developments, Developer
Craig Finrock, Commercial Retail Advisors, LLC, Developer Representative
Linda Morales, Consultant- The Planning Center
Kelly Lee, Consultant – The Planning Center

Meeting Notes:

This meeting was a requirement of the plan amendment process for the City of Tucson. All neighbors within 300 feet and all neighborhood associations within one-mile were invited to this meeting. Meeting Fact Sheets (enclosed) were handed out and a PowerPoint presentation was shown. The PowerPoint slides included:

- An aerial display showing the site and surrounding property
- An existing zoning display showing the existing property zoning and surrounding zoning
- HEAP Map
- HEAP Policies
- Requested Amendments
- Conceptual Site Plan
- Building Elevations
- Cross Sections
- Neighborhood Mitigation
- Plan Amendment Process Slide

Linda Morales gave the presentation. She presented the background information on the site location, existing zoning, area plan, area plan policies and existing land uses. It was disclosed that the existing Fry's at 22nd and Harrison is closing and the proposal includes opening up a new Fry's Marketplace at 22nd and Houghton. The requested amendments were discussed including the open space reduction and increase in building height, and building elevations were shown. Brad Griffith presented background information on Brentwood Developments and Ryan Gaston presented details on the Fry's Corporation. Pastor Ashley also presented the history of the parcel and the reason for this land use change. (Additional details are found within question/answer section.)

The following is a list of questions (grouped in categories) from the neighbors in attendance and responses.

Open Space/Buffers/Walls

Neighbor question: Is the 22nd Street right-of-way dedication part of the required open space?

- Response: No

Neighbor question: How wide is the buffer along the north boundary?

- Response: 20 to 40-feet wide

Neighbor question: What is your definition of consolidated open space?

- Response: The consolidated open space is located along the buffer areas. If any disturbance occurs within these open space areas, they will be enhanced with additional native landscaping.

Neighbor question: The existing wall along the Safeway grocery store is 8-feet high. Can we get an 8-foot wall? 5-feet is not enough.

- Response: Yes, we are open to discussion of wall height, placement and landscaping. That is why we are here tonight to discuss mitigation techniques that work for the neighbors.

Neighbor question: A 20-foot buffer and 5-foot wall is not enough along the north property line.

- Response: We are willing to install an 8-foot wall along the north and east perimeters. We will also look into obtaining more open space.

Neighbor question: Can your architect produce a scaled rendering that shows the proposed 8-foot wall at the highest elevation within the buffer area? This will help us decide where we want the wall to be placed.

- Response: Yes, we can do that.

Neighbor question: Who maintains the wall?

- Response: The master developer and Fry's will maintain the on-site landscaping and walls.

Neighbor question: We can choose what types of vegetation is planted?

- Response: Yes, we would like to sit down with those most affected adjacent property owners to talk about landscaping within these buffer areas/open space areas.

Neighbor question: Why do you need a 3% open space reduction?

- Response: The Fry's Corporation is the second largest company behind Walmart. The store requires a certain amount of parking to ensure customer satisfaction. We have

studies showing that the customer will not come back if there isn't enough parking to accommodate the store. We've already adjusted our open space request from the time we sent out the meeting notice to now. We started at 14% and now we are at 17%. We will continue to look for additional open space as we move through the area plan amendment process.

Neighbor question: Can you propose underground parking?

- Response: Underground parking is not cost effective.

Neighbor question: How many parking spaces are needed for a Fry's Marketplace?

- Response: 1 stall per every 250 square feet of building space.

Neighbor question: You have 7,200 sf of building wall facing north. Can you make sure it doesn't become a bulletin board of graffiti?

- Response: Yes, the master developer and Fry's are responsible for maintenance of building walls, screen walls, landscaping and litter.

Neighbor question: Are you responsible for both sides of the screening walls?

- Response: Yes.

Lighting

Neighbor question: What type of lighting is proposed? Will it be over 3000K?

- Response: All lighting will be in accordance with the Dark Skies Ordinance and Pima County/City of Tucson Outdoor Lighting Code.

Neighbor comment: I'm concerned about the gas station lighting.

- Response: The lighting will be in accordance with the Dark Skies Ordinance. We've conducted a photometric study and all lighting will be downward directed with zero bleed off to adjacent to properties.

Neighbor question: Will the loading area be lighted?

- Response: Yes, the loading area will consist of outdoor lighting in accordance with City Codes. The lighting is for safety purposes and will be downward directed and will not bleed onto adjacent properties.

Traffic

Neighbor comment: Are you aware of what you are coming into regarding previous neighborhood participation. We were involved in the RTP plan for the Houghton Road improvements. We made suggestions regarding that plan and our suggestions were not incorporated into the final improvements.

- Response: Acknowledged.

Neighbor question: Why is the access point along the south boundary have to align directly with Barbara Place? Can we get a traffic light in this location?

- Response: The access point is strategically located adjacent to Barbara Place between that location contains the first median break to get into the site going eastbound. It also is recommended by City Traffic Engineering that the access be across from the existing street for safety reasons. We cannot install a traffic light at this location because of the proximity to the existing traffic light at 22nd and Houghton. Typically, the city requires at least ½ mile between traffic signals.

Neighbor question: What will happen to the parking lot when you move out? There are two big empty parking lots within one mile of my property. I don't want to see another grocery store go out of business.

- Response (Brad): I own the shopping center down the street (Montessa Plaza). I can tell you that it won't be vacant for long. We don't have a secured tenant yet but there are companies interested in moving in. Also, the existing Fry's is slated for closure pending the success of this land use change. It is not anticipated to remain vacant for long because it is a successful shopping center with a Target Anchor. In our experience this location will draw upon many interested companies in locating next to Target.

Neighbor question: Why are you closing the 22nd and Harrison Fry's store?

- Response: The 22nd/Harrison store is an older store model with only 60,000 square feet of building space. Currently, all stores within the Tucson area are Food/Drug Stores. This is the first opportunity we have to construct a new marketplace for the Tucson area. The new model has more amenities than the existing stores, including areas for a sushi bars, enhanced meat products, enhanced organic produce products, a Pan Asian bistro, Starbucks and a wine bar. The new model requires more building space and thus more land. The land available at the 22nd/Harrison site is not sufficient to meet the requirements of the Marketplace model.
- As for the existing Fry's location, we are confident that a new tenant will be located there within a short time period after store closing. In our experience, a location next to a Target store is highly desirable in addition to the other thriving retail stores in the area. Also, it's in our best interest to get another tenant in this location as soon as possible.

Fry's Operation/Building Height

Neighbor comment: Does Fry's own the store at 22nd and Harrison?

- Response: Yes

Neighbor question: Will this be a 24-hour store? What are gas station hours of operation?

- Response: The Fry's store will not be 24-hours. The gas station will be manned during Fry's business hours and the pumps will be available after hours by use of a card reader.

Neighbor comment: Why can't you move the gas station to the corner of 22nd and Houghton? Why does it have to abut the northern properties?

- Response: The gas station was strategically located at the northwest corner of the property for traffic safety reasons. The only median break adjacent to the site is located adjacent to the northwest corner. There is no median break closer to the intersection that would allow for easy access to the gas station. With the current plan, this allow gas customers to quickly enter and exit the site. Otherwise, the gas customers would have to drive through the site causing more traffic congestion within the site boundaries.

Neighbor comment: Why don't you remove the gas station?

- Response: The gas station is part of the Fry's store. It is an amenity to our customer and there are great benefits if you shop at Fry's to save on gas. It is referred to as "Fry's fuel points" and for every \$100.00 you spend, you receive 0 .10 cents off per gallon of gas. It is a great deal for our customers and many utilize it at our other stores with an associated fuel pumping station.

Neighbor question: Why do you need 26 feet of height for the Fry's store?

- Response: The main reason for store height is to maintain the proportional scale of the building. When the store gets bigger, it gets taller to maintain the scale. The building also include a mezzanine level in between the bottom floor and the ceiling, where the offices will be located.

Neighbor comment: Why can't you eliminate the offices?

Neighbor question: What is the proposed building height for the other building pads shown on the site plan?

- Response: 20 feet

Neighbor question: Can you decrease the grades like Target did for their store down the street?

- Response: We haven't done a grading plan yet for the Fry's store; however, preliminary plans show that grades will decrease at the east end of the Fry's store. Response: Per preliminary grading plans, we show the back of the Fry's building at a 24-foot height and an additional 2 or 3 feet in parapet

Neighbor question: The cross section shown within the presentation shows the store lower than adjacent grades. Will this area of the site be graded down?

- Response: Same answer as above. We haven't done a grading plan yet for the Fry's store; however, preliminary plans show that grades will decrease at the east end of the Fry's store.

Neighbor question: What is the ultimate building height?

- Response: 26-feet to the top of the roofline and a 4-foot parapet. The outlying retail parcels will be a maximum of 20-feet to the roofline.

Neighbor question: Will the trucks be turned off during loading? What about the refrigerated units?

- Response: The Fry's delivery trucks automatically turn off after two minutes of idling. The refrigerated units will remain on in order to keep the products cold.

Neighbor question: Will there be screen walls surrounding the loading zones?

- Response: Yes, the loading areas will be screened with a 9-foot wall. The loading areas will be depressed 4-feet resulting in a total 13-foot screen. In addition, the loading will be conducted in an enclosed building. Once the truck enters the loading dock, the door to the dock opens and then the product is unloaded inside of the loading dock.

Neighbor question: When will deliveries occur?

- Response: There are no restricted hours for delivery. The Fry's delivery trucks automatically turn off after two minutes of idling. The refrigerated units will remain on in order to keep the products cold. In accordance with City Code, truck idling is prohibited within 300 feet of residential properties.

Misc

Neighbor question: What is your timeline for development?

- Response: We anticipate the plan amendment/zoning process to take approx. 1 year (if successful). The development plan will take another 6 months. Grading will not occur until late 2016.

Neighbor question: Do you plan on using local contractors?

- Response: We plan on using contractors out of Tucson and Phoenix.

Neighbor question: Where is the wall proposed along the east boundary?

- Response: Currently, the wall is proposed approx. 10-feet west of the property line.

Neighbor question: We are not NIMBY's. We moved here adjacent to a vacant property. The church owners led us to believe that a church or retirement facility would be built.

- Response: In accordance with the HEAP (adopted in 1985), this intersection is envisioned for commercial and/or retail development. It is along two major corridors at 22nd and Houghton, which are currently in the process of widening to allow for additional traffic.

Neighbor question: can we obtain a copy of the site plan and plan amendment schedule shown tonight?

- Response: Yes, please makes sure to sign in tonight and Kelly will send you a copy of the plan via email.

Neighbor question: What happens to the animals in the area when this is developed?

- Response: They will still have the opportunity for smaller animals to move through the site along the landscape buffers, which are adjacent to neighbors' back yards, many of which have open space as well.

Neighbor question: How will the rainwater be replenished into the ground?

- Response: We will have an underground retention system capturing the water through pipes underground. This system will be retained back into the ground. We will also have a rainwater harvesting requirement, which will also help put water back into the ground.

Neighbor question: Can we see an elevation of the building shown at the corner?

- Response: We are so early in the process; we don't have any elevations of the building and cannot determine what it will look like.

Neighbor question: Where are the refuse containers?

- Response: The Fry's refuse containers will be kept inside the building inside a trash compactor. All other refuse areas must be a minimum of 50 feet away from residential property lines.

Neighbor question: Will you allow a fast food restaurant?

- Response: We can't say whether or not a fast food will be a tenant on the site yet. It is our vision that the site will attract sit-down restaurants with outside patios rather than drive-through fast food. We also envision a hair salon and a coffee shop (prefer local operators). If a fast food restaurant does happen to be interested in locating on the site, we will make sure that we specifically address the lighting, odors, noise, loading zones, and hours of operation

Meeting end time: 8:00 p.m.
Author: Kelly Lee, The Planning Center