

July 9, 2015

Dear Neighbor:

You are invited to attend a follow up 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). The meeting will be held on **Thursday, July 23 at 5:30 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 to those who were unable to attend the first meeting.

The property history indicates 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 new buyer is proposing a development including a Fry's Marketplace Grocery Store, a Fry's 9-pump gas station, and two pads proposed for retail and/or restaurant use. The existing Fry's Food and Drug Store at 22nd and Harrison will be closed and sold to another property owner upon approval of this plan.



The property is located within the Houghton East Neighborhood Plan (HENP) and the HENP land use policies encourage commercial development at this intersection. This request is to amend the following items within the HENP:

- 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 percent and the proposed site plan will mitigate the reduction through enhanced landscape along the perimeter of the property.
- Exception to Consolidated Open Space Definition- Nonresidential Policy #5- The Consolidated Open Space Areas for NE corner of Houghton & 22nd (parcel #'s 133-38-008F & 133-38-008J) shall include undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and required drainage structures.

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. The City of Tucson Planning and Development Services contact phone number is (520) 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, Project Manager at The Planning Center at **(520) 623-6146** or klee@azplanningcenter.com



PLANNING & DEVELOPMENT SERVICES
 201 N. Stone Avenue, 1st Floor Tucson, AZ 85701
 Phone: 791-5550 Fax: 791-4340

RECEIPT

ACTIVITY #: T15PRE0011

FEES RECEIPT #: R1509391

Title:
 Date: 06/23/2015

Online Trans #:
 Time: 08:50 AM

Address:

Legal: SW4 SW4 SW4 EXC W100' & EXC S75' FOR RD 7.50 AC SEC 13-14-15

Square Footage: 0
 Composition Type: PREAPPLY
 Activity Description:

Valuation: \$0.00
 Construction Type:

Applicant: KELLY LEE/THE PLANNING CENTER
 110 S. CHURCH, SUITE 6320
 TUCSON, AZ 85701

PAID BY:

Type	Method	Description	Amount
Payment	Check	12148	220.00

Notation:

FEES PAID:

ACCOUNT CODE	DESCRIPTION	CURRENT PMTS
001-174-8602-01	PLAN - PUB NOTIFICATION	220.00

Issued by: EMORRIS1

TOTAL: 220.00

APA BALANCE:

=====

CITY OF TUCSON
Collections Section
791-4583
Water Inquiries 791-3242
Permit Inquiries 791-5550
CUSTOMER RECEIPT

Standard Payments

Payment Type:
IN - Inspection Fee Payments
Trans Type:
01 - Public Notification
Lic./Per./Cit. Nbr: PRE0011

Amt Paid: 220.00

<12/6 #18-1>

1517306-2 23Jun15 08:54AM 220.00

0015

1 ITEMS: AMT DUE \$220.00

Check# 12146

220.00 Check

Tue, June 23, 2015 08:54:23AM

AMOUNT DUE: \$220.00

AMOUNT PAID: \$220.00



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

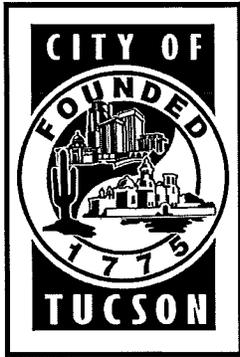
Before rezoning or special exception land use applications requiring public hearings, can be filed, the applicant must hold a neighborhood meeting. All the property owners within 300 feet of the rezoning or special exception site, representatives of all registered neighborhood associations within one (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.



Plan Amendment Mailing Labels

ACTIVITY #: T15PRE0011

PREPARED FOR: Tim Craven (The Planning Center)

PROJECT LOCATION: 10325 E. 22nd Street

EXPIRATION DATE: August 25, 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.

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:

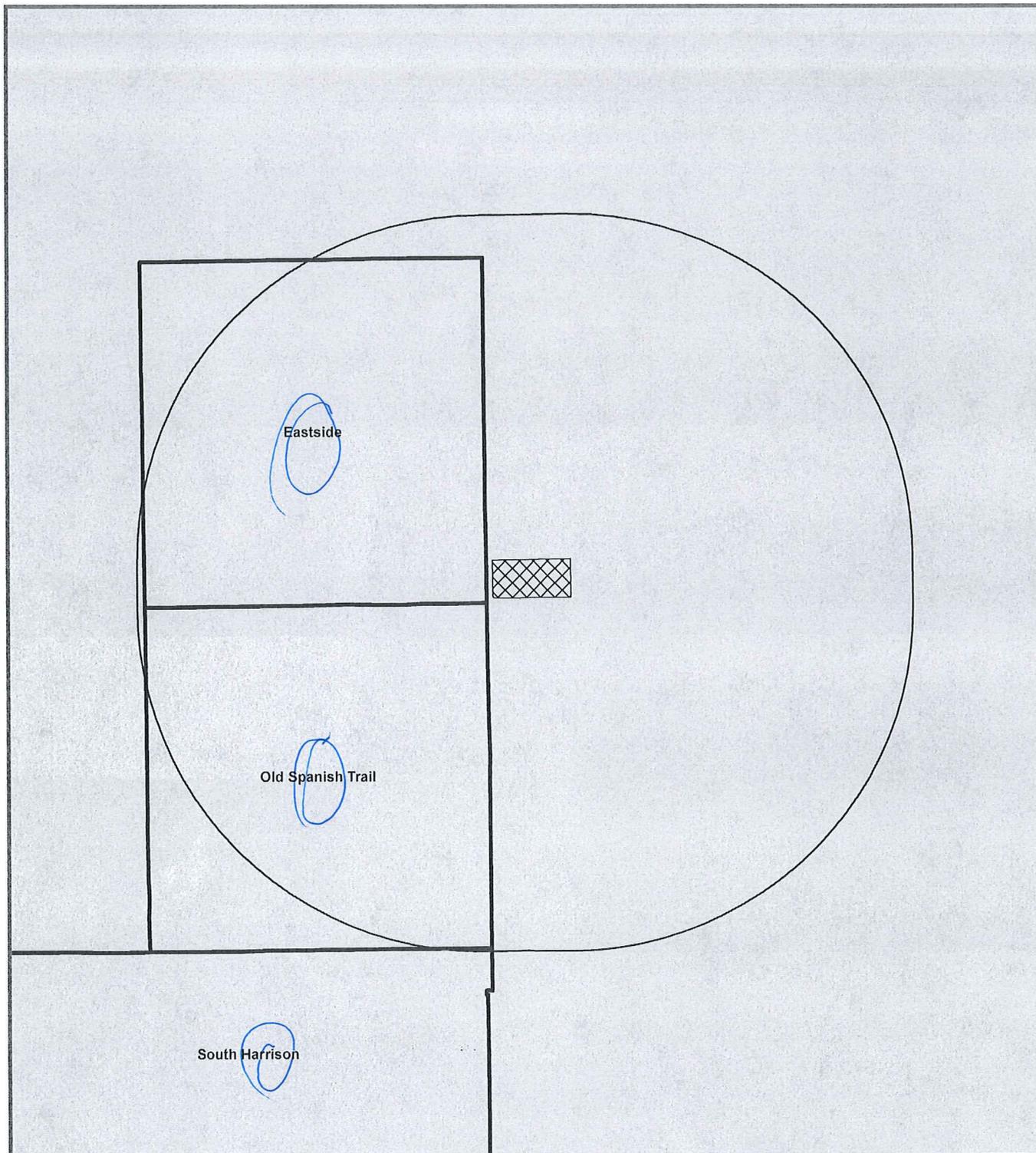
PROJECT LOCATION:

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

T15PRE0011
Plan Amendment



Address: 10325 E. 22nd Street
Base Maps: Sec.13 T.14 R.15
Ward: 2



Plan Amendment Site



020400
Feet

1 inch = 2,249.916667 feet



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
SCRIFFIN 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
TUCSON
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: BROKER SOLUTIONS DBA
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 FAMILY TR
ATTN: ROBERT T & CYNTHIA M DORR TR
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: CHARLES R & MARY EDMONDS TR
1000 S CAMINO DE LAS COLINAS
TUCSON AZ 85748

133380220
OUELLETTE FAMILY TR
ATTN: TERRY & MARY J 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

13608688A
DESERT HERITAGE LTD & TST CHU FAMILY
ATTN: TZE SHAR TOM CHU & SUSAN ONG TR
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

136090490
BROWN PERRY L & ELSA O JT/RS
10480 E BARBARA PL
TUCSON AZ 85748

136090390
GILMAN LEONARD
1300 S BARBARA DR
TUCSON AZ 85748

133382260
TRUSO MAUREEN PATRICIA
1300 S AVENIDA CONALEA
TUCSON AZ 85748

136090480
BENSON CHRISTIA
9356 E OLD PELLEGRINO RD
TUCSON AZ 85749

T15PRE0011 created 6/25/2015
Expires 8/25/2015
2 pages

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

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

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

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

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

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

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

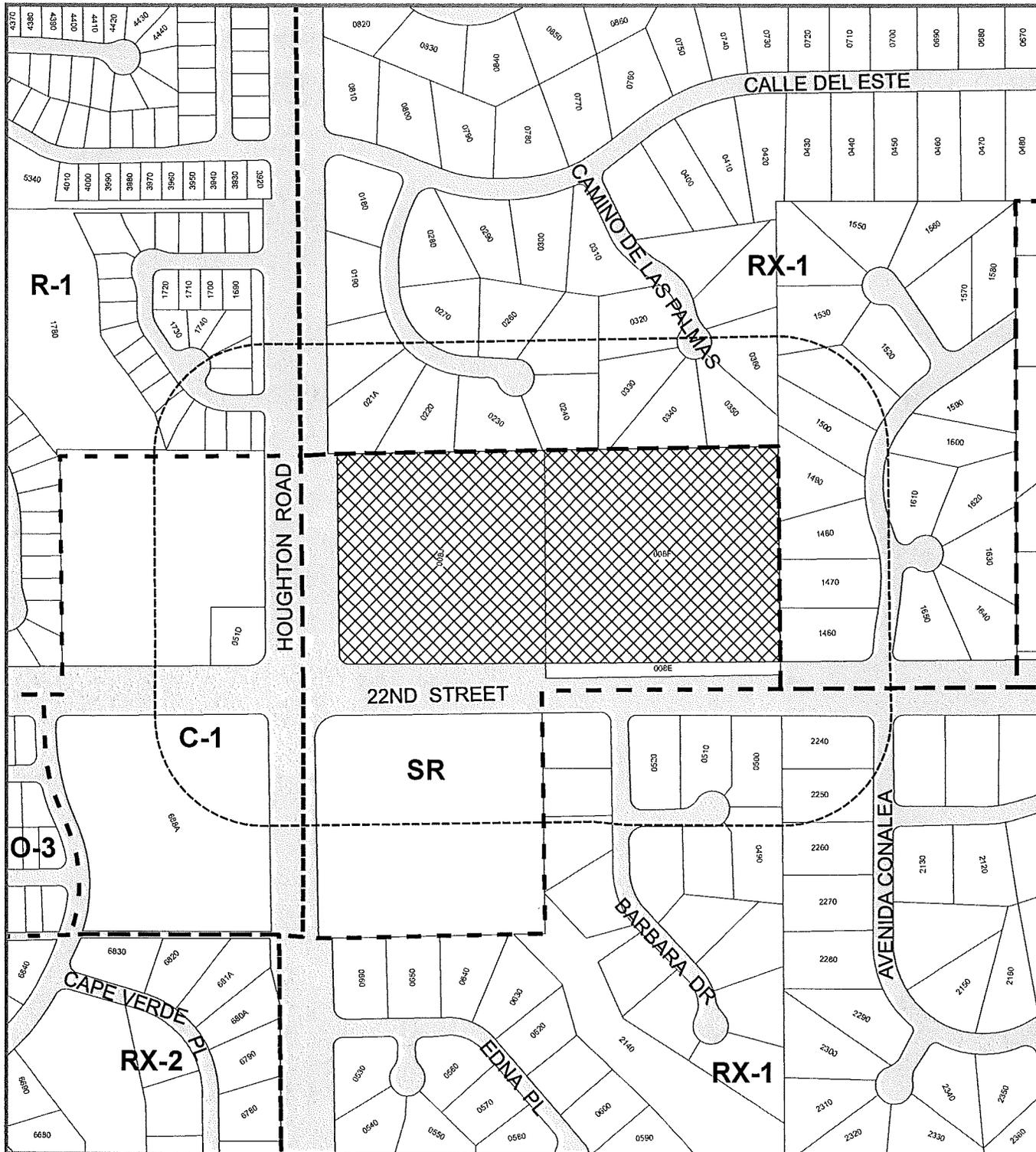
Frank Salbego
N.A.-Eastside
144 S Bonanza Ave
Tucson, AZ 85748

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

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

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

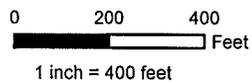
T15PRE0011 Plan Amendment



-  Plan Amendment Site
-  300' Notification Area
-  Zone Boundaries



Address: 10325 E. 22nd Street
 Base Maps: Sec.13 T.14 R.15
 Ward: 2



~~Bersbach~~
ADD:

① Peter & Caroline ~~Bersbach~~
~~Bersbach~~
Bersbach
933 Placita Conalea
Tucson, Az 85748

② Jim & Vicki Sheley
920 S Camino de las Colinas
Tucson, Az 85748

③ Roger Blumenthal
1705 S. Houghton Rd
Tucson, Az 85748

④ William Martin
10249 E. Madonna Canyon
Tucson, Az 85748

⑤ Don Goebel
9996 E. Emberwood
Tucson, Az 85748

⑥ Viola Romero
10321 E Calle Del Este
Tucson, Az 85748

⑦ Corina Chavez
10622 E Calle Del Este
Tucson, Az 85748

⑧ Richard
Coutre
1710 Kevin
Tucson Az 85748

⑨ Marilyn Sheehy
10355 Calle
Magdalena
Tucson Az 85748

~~Franklin~~
Franklin

DATE: 7.9.15

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 PRE0011

PROJECT LOCATION: 10325 E. 22nd Street

This serves to place on record the fact that on July 9, 2015 Samantha
(date) (name) Sickens
mailed notice of the 7/23/15 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: 7/9/15

Attachment: copy of mailing labels



THE PLANNING CENTER
a division of TPC Group, Inc.

Neighborhood Meeting
Sign-in Sheet
22nd & Houghton

7/23/2015

Name	Address, Zip Code	Phone	Email Address
Sagehen Eckert	1005 S. Landlos Downs		
Daniel Porzio	10788 E. Avenida Hacienda	9047867	dporzio@cox.net
Kathleen Vitell	10870 E. 22nd St	895-8357	Kayesgarder@att.net
Roger & Viki Bingham	1200 S. Barbara Dr.	403-1529	roger@bingham.net
Steven Smolensky	1141 E. Escalante Rd.	845-3897	rtsonn@g.com
John Kuebler	720 N. Freeman Rd	419-0686	JKUEBLER@earthlink.net
Amira Isaac	1030 S. Pappas Flower	349-2123	Lisaac3@cox.net
Mr. J. Lee	10084 E. Audubon Tr	885-2050	howtjlee@gmail.com
Delia	10305 E. Calle Trece		
Bill Winters	1022 S. Camino De las Palmas	465-1258	billwinters@quest
Steve Harrington	11500 E. Calle Aurora	795-4560	bizpro12@yahoo.com
Bob & Sarah Mc Kusker	1775 S. Millonville Tr	722-2325	
Frank Francis	Frank, Francis Pima. Gov.		Supervisor Ray Croy
TEN PREZELSKI	7575 E. SPEEDWAY	791-4687	ten.prezelski@tucsonaz.gov
Lanier Patel	8123 E. Pomeroy	791-3999	lanierpatel@thesmarzgo
Don Goebel	9996 E. Emburywood	901-0604	on file
Laurie Colburn	1020 S. Camino de las Colinas	490-4887	lcolburn@hanover.com



THE PLANNING CENTER
a division of TPC Group, Inc.

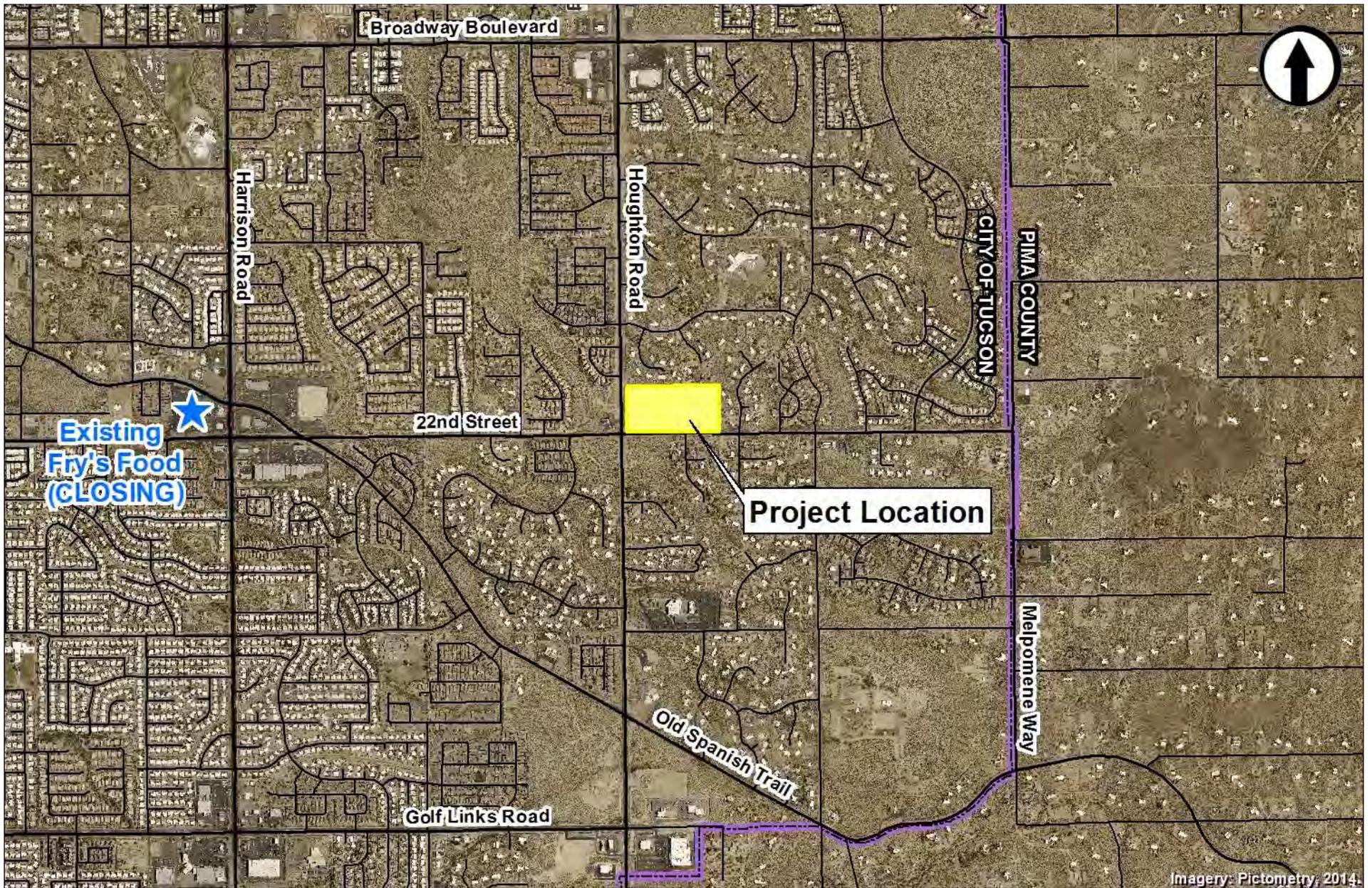
Neighborhood Meeting
Sign-in Sheet
22nd & Houghton

7/23/2015

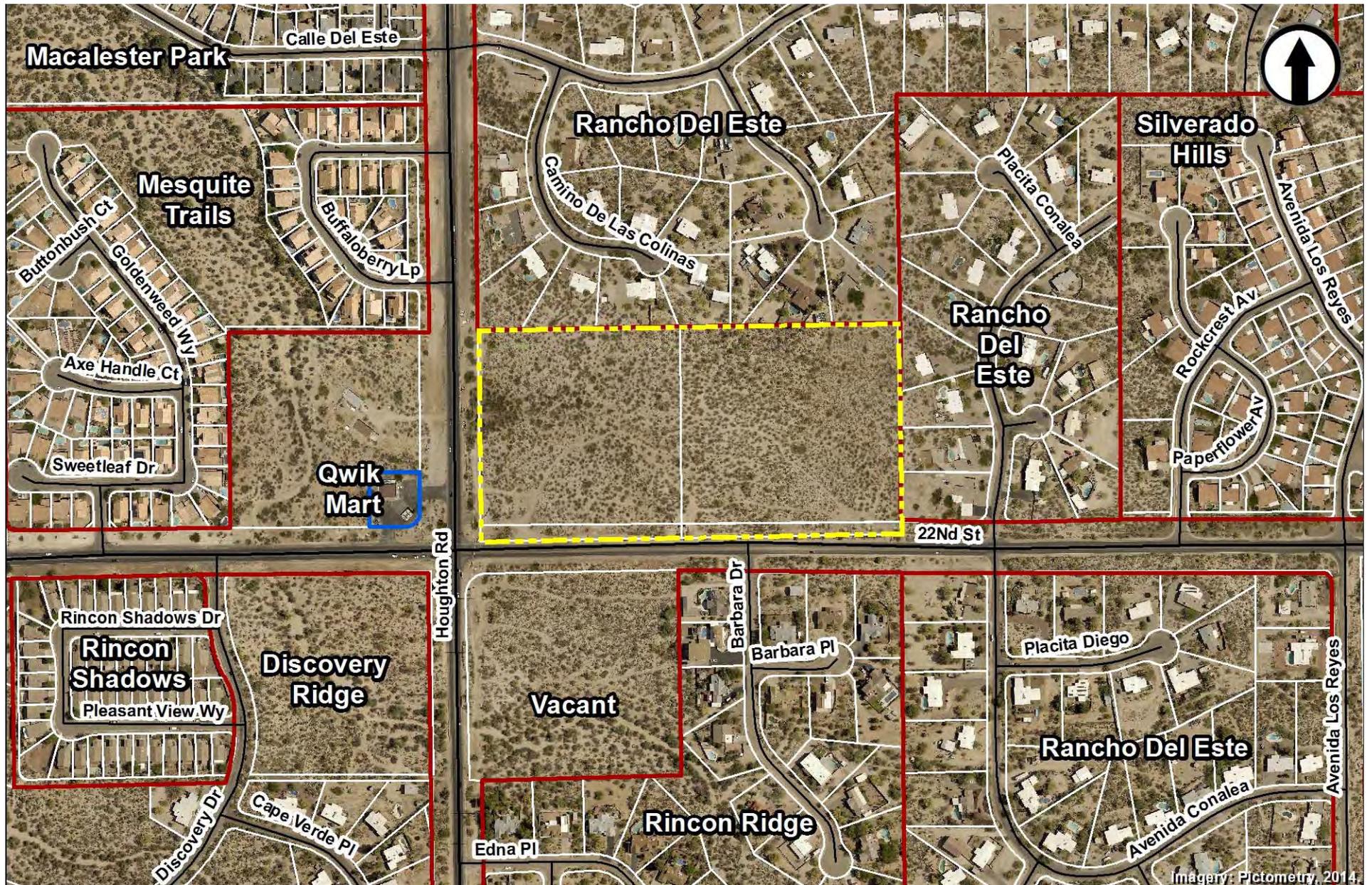
Name	Address, Zip Code	Phone	Email Address
MARILEE KUIPERS	1030 S. CAMINO DE LAS COLINAS	520-886-8067	
KEN KUIPERS	1030 S. Camino De Las Colinas	5208203500	KKUIP@ME.COM
MIKE & LINDA SCHUB	1341 S. Barbara Dr. 85748	520-405-4949	Lindasl@cox.com
SAC & DANNY WALTERS	1100 S. AVENIDA DE WAGEN 85748	520-7229169	
RICHARD HAGENAH	10619 E. PLACITA LAS REYES 85748		hagenahr@aol.com
Robert Davis	130 S. Avenida Complex 48		
Richard Couture	1710 S. Keurvi Dr 48		
Dinos Okeete	9642 E. Burnett, Tucson		TimboTucson@aol.com
HENRIK CHRISTENSEN	10461 E. Barbara Place	520-886-7683	henrik@cox.net
OSFRANK	11631 E. CALE STREET NW		CFRANZ144@aol.com
Nichelle Lares	1001 S. Camino De Las Palmas	721-4187	Pel1986@cox.net
BILL MARTIN	7739 E. BROADWAY #181 85710	749-0066	
Jim: Geun Boyd	1400 S. Barbara Dr. 85748	404-0959	
Dawn Brown	9867 E. WASH CASS RD 85748	331-8170	DPDBROWN3745@cox.net
TRACY SCHEINUKMAN	11580 E. SANI JAMES RD. 85748	885-7710	MISTYMTARA@AOL.COM
JAN KALTHOFF	11715 E. TWIN HILLS TRL. 85748		CLEMJAN@CENTRYLINK.COM OR NET

HOUGHTON EAST NEIGHBORHOOD PLAN PLAN AMENDMENT

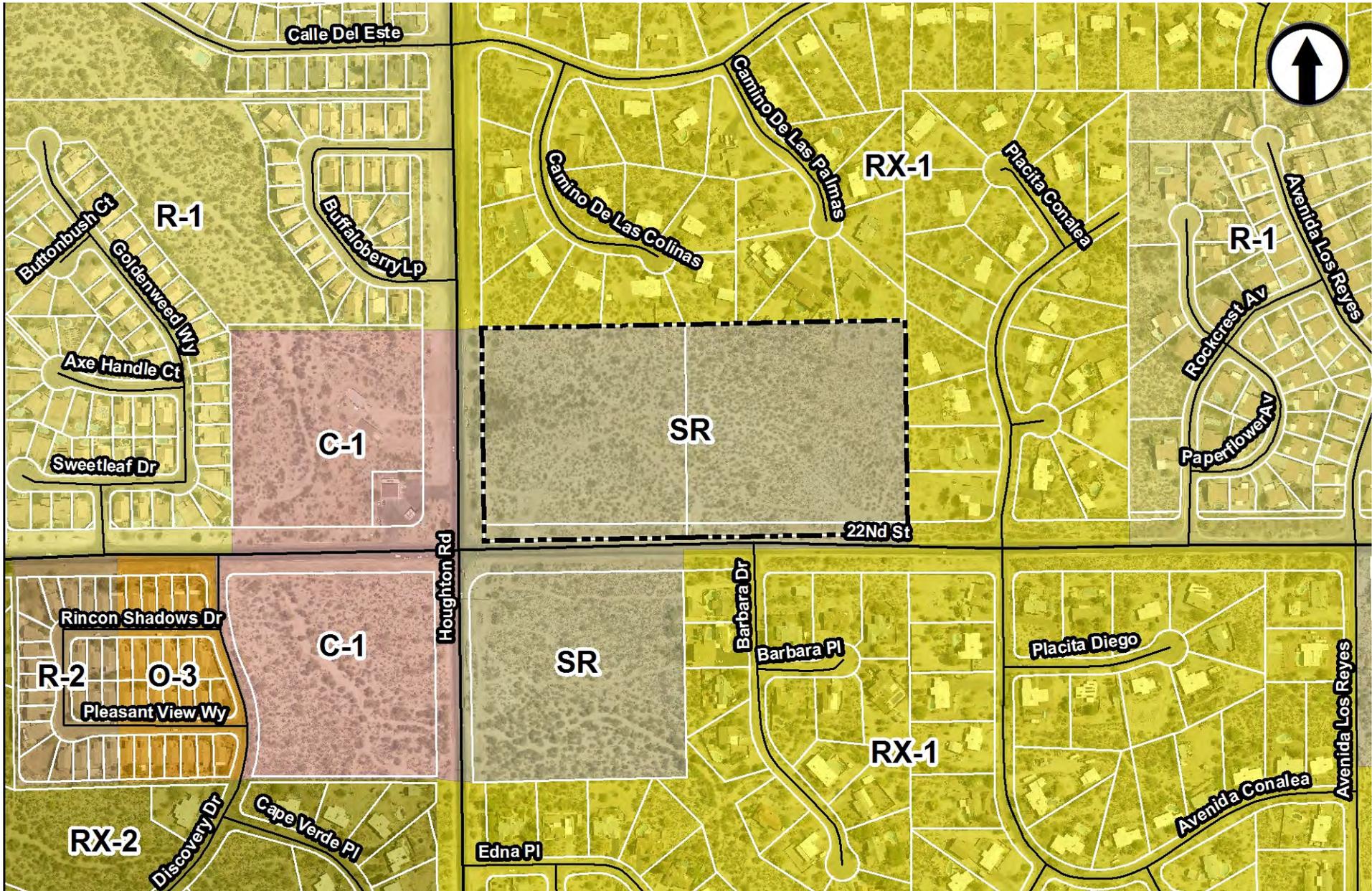
7.23.15



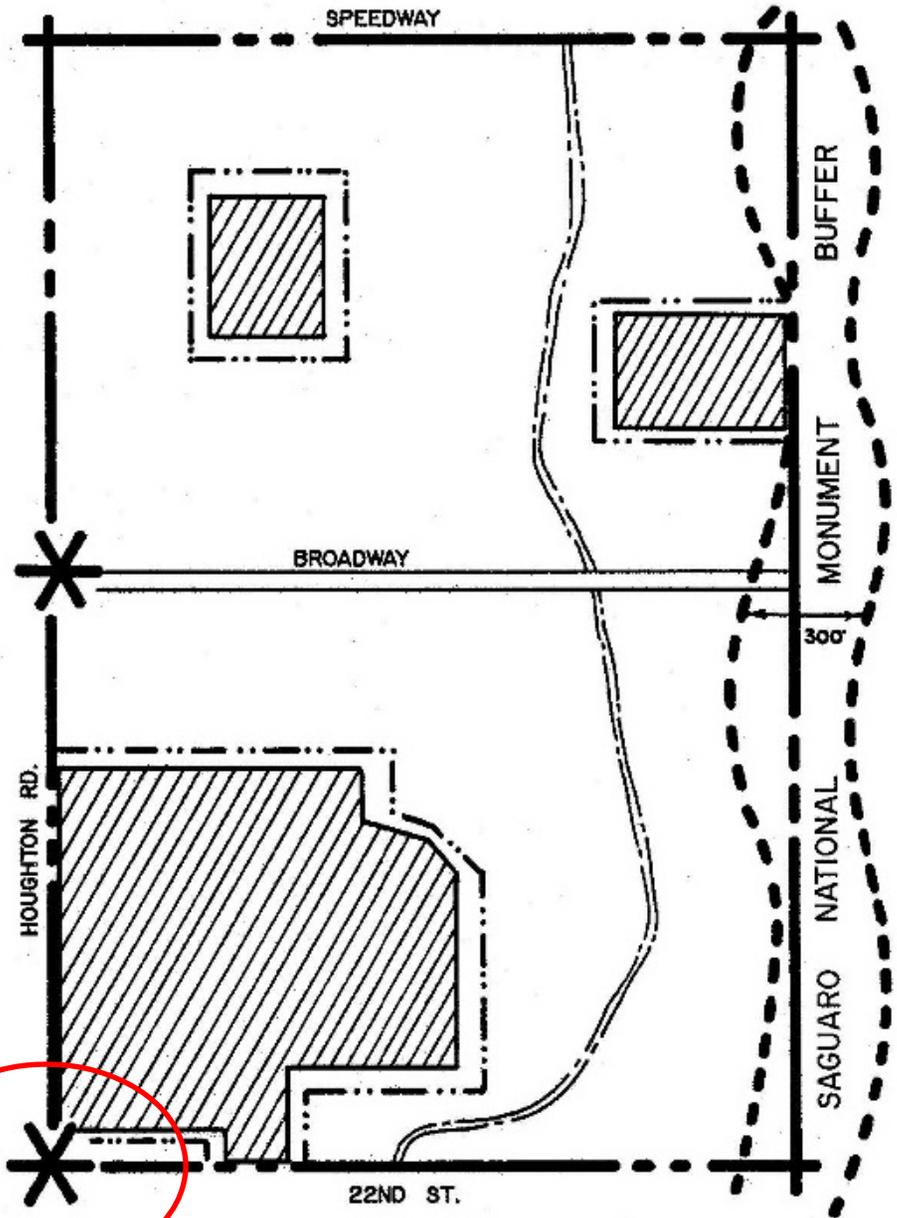
LOCATION MAP



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.

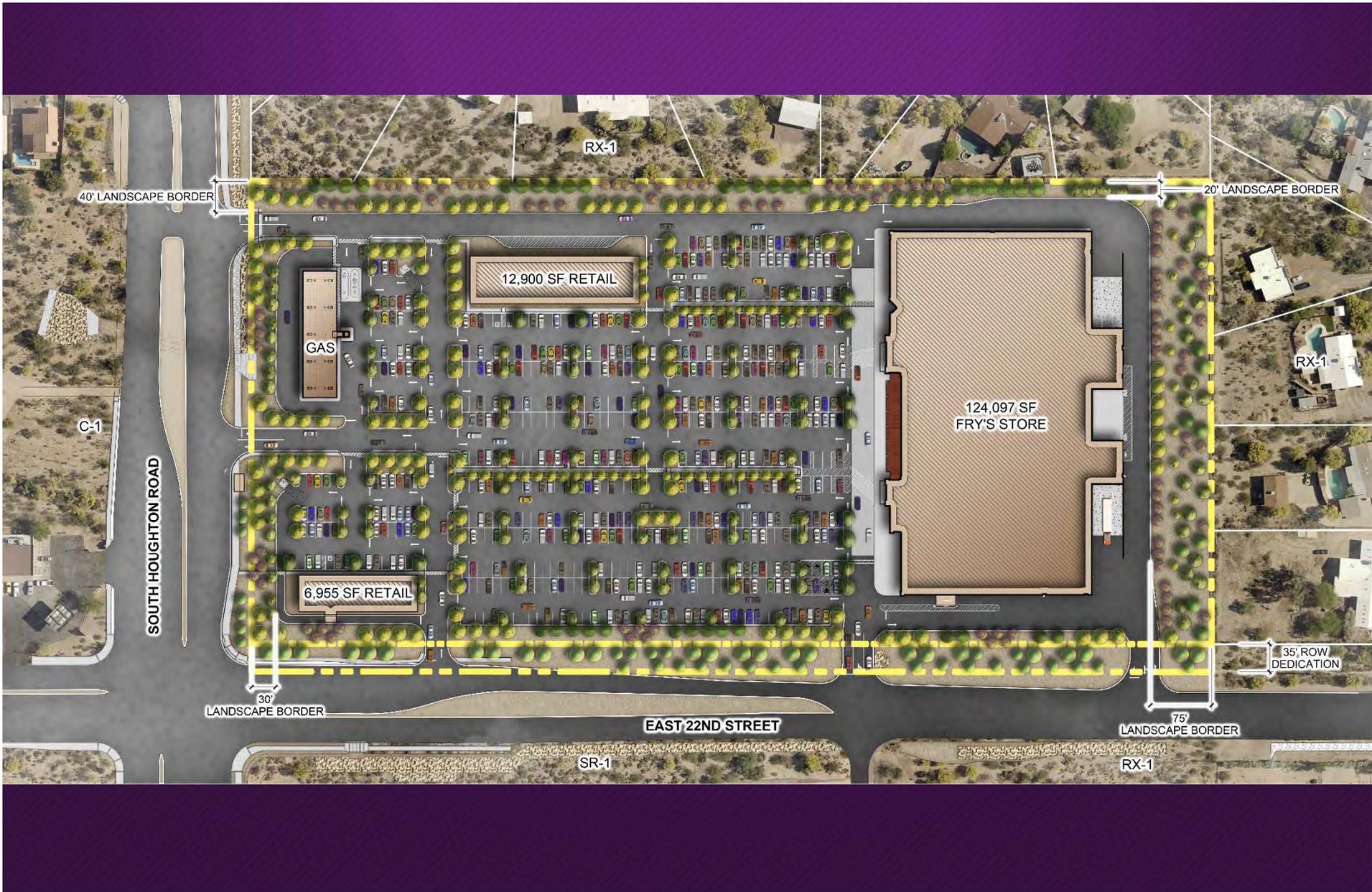
HOUGHTON EAST AREA PLAN MAP



The HENP recognizes that 22nd/Houghton:

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

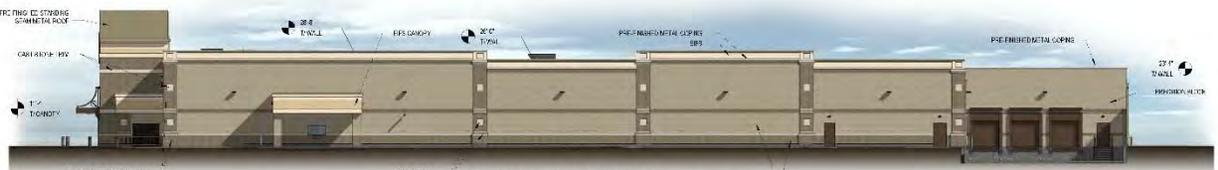
- Nonresidential Policy #2D - Restrict nonresidential uses to 20 feet in height.
 - Amendment request to increase building height to 26 feet for the Fry's Grocery Store. All other structures are proposed for 20 foot building height.
- Nonresidential Policy #4C - Consolidated Open Space requires neighborhood commercial to retain 20 percent of the site as consolidated open space.
 - Amendment request to 18%
- New HENP Policy #5- Revise Definition of Consolidated Open Space for only this property
 - Amendment request: Consolidated Open Space Areas for NE corner of Houghton & 22nd (parcel #'s 133-38-008F & 133-38-008J) shall include undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and required drainage structures.



CONCEPTUAL SITE PLAN



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



March 23, 2015

Fry's Store FRY642

Tucson, AZ
K515075



FRY'S ELEVATIONS

Landscape Borders

- 20 to 75-foot landscape borders
- 8-foot masonry screening walls

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 within 300 feet of residential areas
- Delivery limited from 6 AM to 11PM

Security Plan

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

NEIGHBORHOOD MITIGATION





PLAN AMENDMENT SCHEDULE

QUESTIONS???

Houghton East Area Plan Amendment

SE Corner of 22nd & Houghton

5:30 pm, Thursday, July 23

Location: Miller- Golf Links Library

In attendance:

Brad Griffith, Brentwood Developments, Developer
Ryan Gaston, Fry's Grocery Representative
Ben Becker, CBRE, Owner Representative
Linda Morales, Consultant- The Planning Center
Kelly Lee, Consultant – The Planning Center
Frank Franco, Pima County District
Lannie Patel, Ward 4 Office
Ted Prezelski, Ward 2 Office

Meeting Notes:

This was the **second** public meeting as required by the City Neighborhood Plan amendment process. All neighbors within 300 feet and all neighborhood associations within one mile were invited to this meeting. In addition, all neighbors who expressed interest in the project via email were notified and meeting attendees from the 4.1.15 meeting. 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
- Neighborhood Mitigation
- Plan Amendment Process Slide

Linda Morales presented the project to those who did not attend the first meeting and included new items from last meeting (see new items below). 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, changes to the open space definition and increase in building height. Additional details are found within question/answer section.

New items from the last meeting included:

- *Moving the proposed building pad at the NW corner east to meet the Houghton Road scenic corridor requirements. The building is 20 feet and the setback is now 60 feet.*
- *Limiting delivery hours from 6 AM to 11 PM*
- *Restricting truck idling to 300 feet from existing residential properties*

- *Adding open space areas and increasing the buffer width along the east from 65 to 76 feet.*
- *Proposing a 8-foot from a 5-foot screening wall along north and east boundaries*
- *Reducing parking and providing for larger pedestrian ways and trees throughout the middle of the site.*
- *Committing to increasing the open space to reflect the required 20% by the HENP*

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

HENP

Neighbor question: When was the HENP adopted? When was it amended?

- Response: The HENP was adopted in 1985 and amended in 1990. The 1990 amendment site is located at the southeast corner of Broadway and Houghton was amended for building heights up to 35 feet.

Neighbor question: I've read through the entire HENP plan and it indicates that Broadway & Houghton is permitted for more intense development than Houghton and 22nd.

- Response: Both intersections at Houghton/22nd and Houghton/Broadway are recommended for non-residential development. The HENP does not identify land use intensities.

Neighbor question: Can you tell me how you are configuring the open space? I don't see how you can get 20%. Also, the HENP requires that washes be preserved. Your plan show no wash preservation.

- Response: The open space is proposed along the borders of the property to provide for landscape and setbacks to adjacent neighbors. The open space definition will be amended within these buffers to allow for screening walls at the request of the adjacent neighbors.

Neighbor comment: The purpose of the HENP is to protect existing neighborhoods and Saguaro National Monument buffer zone. The buffer zone is one mile of the park and the transition area is 2 miles from the park. Why isn't there a park representative here?

- Response: We will contact the park and meet with them on these issues. –
 - Follow up with City staff 7.29.15- The Monument Buffer Zone identifies area within one mile of the Saguaro National Park. There is nothing in the area plan that identifies a 2 mile buffer zone.

Neighbor question: You are presenting this project like it is a done deal. I am here representing "Save the Saguaro National Park", and did you know that this is the only city in the country bordered by a national park? We have drawn a line two miles from the park boundary and our goal is to protect his area by minimizing high density use east of Houghton. I am not a nimby but

it blows my mind that there is an 8-story building going up within two miles of the park. I am told that the project down the street at Golf Links and Houghton is proposed for commercial with an 8-story building.

- Response: the HENP recommends nonresidential uses for this site. We have had presubmittal application meetings and discussions with the city that indicate this is an appropriate request in regards in the neighborhood plan recommendations.

Neighbor question: A Fry's Marketplace is not the type of commercial meant for this area. We don't think this amendment is minor. I understand the city is interested in tax revenues and developer interested in profit but this is too intense for this intersection.

- Response: Houghton Road is a major thoroughfare and appropriate for a neighborhood commercial center including this grocery store development. See responses above.

Neighbor question: We are asking that you protect the park. The Saguaro National Park consists of giant saguaros and an ecosystem. You can see the space degenerating around it. Have you talked with the park service?

- Response: We have not spoken with the park service. We will contact them.

Other Retailers in Area

Neighbor question: What is the size of the Harrison Fry's store?

- Response: Approximately 70,000 square feet.

Neighbor question: Can you identify the locations of existing Brentwood's shopping centers?

- Response: One example is The Montesa Plaza at Broadway & Houghton.

Neighbor question: I am concerned there are already two vacant large retail spaces in the area. You will also be vacating the existing Fry's building at Harrison and 22nd.

- Response: Fry's owns the building at Harrison/22nd and it is in our best financial interest to see the building gets occupied as soon as possible. Fry's has looked into the sale and they are confident that there will be interest in the property in a short time period. In our experience, a location next to a Target store is highly desirable in addition to the other thriving retail stores in the area.
- Response: Brentwood Development owns the vacated pads at Houghton & Broadway. We have had recent interest in the property as the economy gets better; however, we want to pick the right user for this area. I guarantee that a new user will occupy the space by the end of 2015.

Neighbor question: Can you build within the restrictions of the HENP?

- Response: Will you support the PAD process if we choose not amend the HENP?
 - Neighbor response: Yes, we will support the PAD if the HENP is left alone.
 - Other Neighbor response: I disagree with your statement. I am not willing to support the plan amendment. I still have questions and concerns.

Land Uses & Mitigation

Neighbor comment: We don't want gas stations and fast food restaurants.

- Response: In conjunction with Fry's, a gas station is proposed at the northwest corner of the site. This gas station will allow for customers to use their Fry's cards to get discounts on gas.

Neighbor question: What are the proposed lumens in regards to outdoor lighting?

- Response: Currently, we do not have that information available. We will know more about the proposed lighting as we go through the zoning/development plan process.

Neighbor question: Will the gas station be a 24-hour operation?

- Response: The gas station will be manned during business hours and available for credit card use during a 24-hour period.

Neighbor question: Where is delivery/trash pick-up permitted behind the Fry's building?

- Response: There are two loading docks behind the Fry's building that are depressed 4-feet below grade and consist of a 9-foot screening walls. Once the delivery truck has backed in to make a delivery, the loading door shuts and all loading is done indoors. In addition, all trash is put into a receptacle inside the building; no trash is put outside into dumpsters.

Neighbor question: I am concerned about the customer's trash & litter throughout the parking lot. I don't want to be picking up trash blown onto surrounding properties.

- Response: I own 4 separate shopping center properties and can tell you from experience that you cannot stop customers from dumping their trash. In my experience, the newer shopping centers are well-run and have adequate maintenance to keep up with the litter. I will develop, own and maintain the proposed shopping center site. Daily maintenance and trash pickup will occur to help solve potential litter problems.

Neighbor comment: We don't need a supermarket. There are dozens of supermarkets, gas stations, and drug stores. 22nd Street is 45 mph. This development will add 30% increase in traffic along 22nd street. Why don't you put the Fry's Marketplace in Vail or Corona de Tucson where they need it?

- Response (Ryan Gaston- Fry's representative): We will not be adding another Fry's to the area. The 22nd/Harrison store is an older store model with only 70,000 square feet of building space and will be closed. We believe Fry's is underserving the area and this site will be the first opportunity 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.

Neighbor comment: I live 370 yards from the subject property and I am concerned about the proposed 12-acre of asphalt for parking, buildings and product display. There are road-runners, bobcats and owls. You're putting asphalt in an SR zone. I don't have objection to the store. I have a Fry's card in my pocket but build the store where the need is great.

Neighbor question: I am concerned about the crime.

- Response: There is very little crime in the area; we don't have crime issues at Montesa Plaza.

Neighbor comment: As representative for the Save the Saguaro National Park, we will accept smaller retail stores but not a Fry's Marketplace, large retail.

Neighbor question: How can you enforce delivery hours or truck idling?

- Response: Fry's will enforce the delivery hours and truck idling (no truck idling within 300 feet of residential properties) with signage. The City can also enforce it via a zoning violations and an on-site visit from the zoning inspector. The site will have to follow the PAD standards.

Neighbor comment: I live in close proximity to the subject property and I'd rather see this commercial development than 3-story apartments. I don't want to lose my privacy.

Traffic

Neighbor question: The 22nd Street plans show median break at Barbara Place. I won't be able to get out of my subdivision.

Response: The initial 22nd Street plans show a median past Barbara Place, which would make it more difficult to get out of your subdivision and go west. The new plans allow for a median break and there is more than one access with entrance and exit to and from the subject property that will allow for breaks in traffic.

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: What is the proposal for zoning?

- Response: We are proposing a PAD zone. This will enable us to permit and prohibit uses, create development standards specific to the neighborhoods desires for landscape borders, setbacks and screening.

Neighbor question: Our opportunity to comment on this proposal is now. We should plan on going to the Planning Commission to express our concerns.

Neighbor question: What is the mailing radius for noticing meetings?

- Response: We are required to notify property owners within 300-foot and all neighborhood associations within one mile. We also include all interested parties who have emailed us or attended previous meetings. Unfortunately, the city does not go by our list. They will notify the same radius of 300-feet and all neighborhood associations within one mile but no one from our list. If you would like to stay involved, please make sure you sign in and include your address and email address. We will keep you in the loop on upcoming meeting dates.

Neighbor question: The PAD zone is exactly what was approved south of the property at Golf Links and Houghton for a 100-foot tall building.

Neighbor question: Are you going to request C-1 or C-2 zoning?

- Response: We will be requesting a PAD zone based upon C-1 zone. The only difference between C-1 and C-2 is that Fry's will have some outdoor display but the display will be fully enclosed and open during business hours.

Neighbor question: Can you please consider holding the meetings at a different time? I am a working mother and cannot always be available for a 5:30 pm meeting during the week.

- Response: We will consider changing the meeting time for our next meeting.

Meeting end time: 8:00 p.m.
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