



Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: 7-18-14 Received by: Jol Beull

Area/Neighborhood Plan to Be Amended:

Broadmoor- Broadway Village Neighborhood Plan & Arroyo Chico Area Plan

Date Plan Was Adopted by Mayor and Council: 03/28/1988, 03/24/1986

Plan Amendment Name: 151 South Eastbourne Avenue

Plan Amendment Number: PA-13-02 Processing Fee: \$2052.00

SECTION 2 - Site Identification

Street Address: 151 South Eastbourne Avenue

Township/Range/Section: 14S/14E/17 Tax Code No: 129-02-0930

Nearest Major Cross Street: Broadway Boulevard & Country Club Road

Amendment Site Size: 0.5 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: Kelly Lee
Firm's Name: The Planning Center Phone No: (520) 623-6146
Address: 110 South Church, Suite 6320, Tucson, Az 85701 Fax No: (520) 622-1950
Kelly Lee July 3, 2014
Signature Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: O-3 Office Zone Current Use of Site: Apartment Complex

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

The site is developed with a 10-unit apartment complex, referred to as the Americana apartments. It is comprised of 3 structures, (2) 1-story structures and (1) 2-story structure. A 20-foot wide public alley is located along the east boundary leading to 8 covered parking spaces. A 5-foot tall wooden privacy fence screens the property from Manchester Street to the north and Eastbourne Avenue to the west. A 5-foot masonry wall screens the property to the south. There are no landscape borders along the perimeter of the property.

SURROUNDING AREAS

Existing Zoning: North PAD-19 South R-1 East PAD-19, R-1 West R-1, O-3

Describe Land Uses and Development on Surrounding Properties:

North is the Broadway Village shopping center (PAD-19), which includes restaurant space, personal services and specialty retail stores for clothing, home accessories and miscellaneous merchandise. The existing building square footage is 37,459 and the proposed is an additional 10,000 square feet. To the south and west are single family and multi-family residences within the Broadway Village and Broadmoor Subdivisions. East of the site is Broadway Village Shopping Center parking and single family residences.

Neighborhood Context: The Broadmoor-Broadway Village Neighborhood Plan (BBVNA) represents a mixed use neighborhood within the City of Tucson. Single family residential is the dominant land use, multi-family residential exists to the west of the site and the Broadway Village shopping center directly supports the neighborhood through providing commercial support services and economic development for the area. The shopping center serves to provide the neighborhood with a unique sense of place. Located on 2 major points of access, Broadway Boulevard, an gateway arterial roadway and Country Club Road, a arterial roadway.

Proposed Site Development

Proposed Use: Parking Lot **Proposed Zoning:** TBD

The project proposal is for a parking lot to serve the customers of Broadway Village Shopping Center, employees of the Broadway Village Shopping Center and the general public.

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

See attached description #1.

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.

Two map revisions and one exception to policy I.C are proposed. See attached description #2.

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

Same #2 attached description.

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 description #3.

SECTION 5 - Plan Amendment Information Cont'd.

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

See attached description #4

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

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

1. PROPOSED SITE IMPROVEMENTS (refer to page 3 of 4 Application for Plan Amendment)

- **Demolition of existing apartments** – the existing Americana Apartments and covered parking area are proposed to be removed to construct a new parking lot. The proposed parking lot will consist of approximately 60 parking spaces.
- **Alley Realignment & Vacation**- The proposal is to realign from the east boundary to southern boundary of the subject property, moving the alley access from Manchester Avenue west to Eastbourne Avenue. The applicant is currently working with Jim Rossi of the City of Tucson Real Estate to provide the most efficient and safe parking alignment while prohibiting direct access to the residential areas and local streets.
- **Shared Access**- The alley realignment will combine the two parking areas through the use of a cross-access agreement, create a common parking area and shared on-site circulation. This will eliminate any vehicular or pedestrian safety concerns with access points within proximity to the Manchester/Eastbourne intersection.
- **Proposed Screening Techniques**- The parking lot will be screened with a 30-inch-high vegetative screen from Manchester Avenue and Eastbourne Avenue. A 5-foot-high vegetative screen will be planted along the south adjacent to the realigned public alley. A 5-foot-high wrought iron security fence will be installed along the Eastbourne, Manchester and alley boundaries.
- **New Healthy Vegetation & Landscape Borders** - Landscape borders will be planted with canopy trees every 33 feet and fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover.
- **Parking Lot Landscaping**- One canopy tree per every four parking spaces.
- **Security**- An electronic security monitoring system will be incorporated on the site.
- **Employees**- The new parking will be used primarily for employees, overflow customer parking and overflow parking for adjacent local businesses. Management will be directed to encourage employee parking in this new lot to help reduce the amount of trips into the new parking area as the employees would remain parked during their shifts. It will also encourage customers to park closer to the existing businesses.
- **Rainwater harvesting** – Rainwater harvesting will be employed to the extent feasible.
- **Lighting**- Pedestrian-height parking lot lighting will be installed in accordance with the City of Tucson Dark Sky Ordinance.
- **Pedestrian circulation**- A sidewalk proposed along Eastbourne Avenue, and crosswalks across Manchester and Eastbourne to the existing Shopping Center
- **Vehicular circulation**- Additional signage will be incorporated at the Eastbourne & Manchester intersection and along Eastbourne to improve safety.

2. 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 (refer to page 3 of 4 Application for Plan Amendment)

- **The Arroyo Chico Area Plan:**
 - **Residential Subarea 2 Plumer-Country Club Neighborhood Map** is proposed from Existing and Proposed Low and Medium Density Residential to Parking. (See Exhibit A: Arroyo Chico Map).

- The Broadmoor-Broadway Village Neighborhood Plan:
 - Recommended Land Use Map is proposed to be changed from Medium to High Density Residential to Parking for only this site. (See Exhibit B: BBVNP Map).

- The Broadmoor- Broadway Village, Policy I.C on page XX. Request to add the following language to Policy I.C: Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas **(except for Parcel 129-02-0930, as identified on Exhibit B).**

Exhibit A: Arroyo Chico Map

Arroyo Chico Area Plan

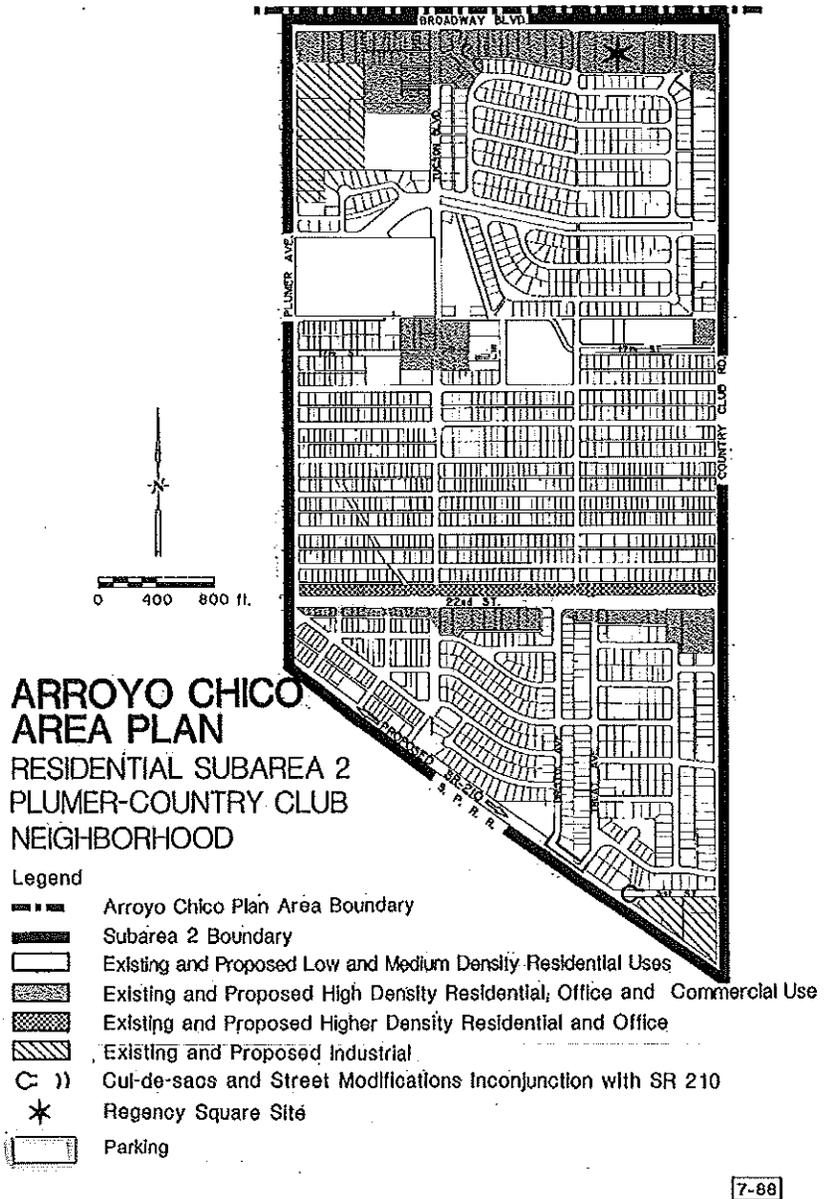
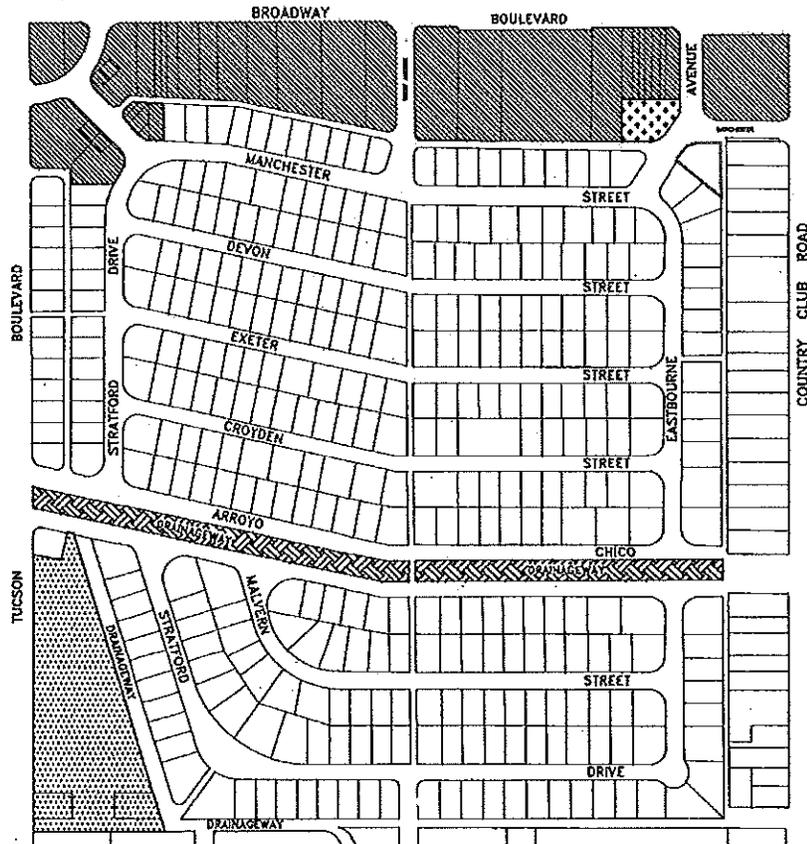


Exhibit B: BBVNP Map

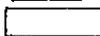
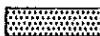
Broadmoor-Broadway Village Neighborhood Plan

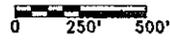
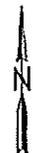


BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN

RECOMMENDED LAND USE MAP

Legend

-  Low Density Residential
-  Medium to High Density Residential
-  High Density Residential / Office / Commercial
-  Institutional
-  Drainage / Open Space
-  Parking



3. Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan (refer to page 3 of 4 Application for Plan Amendment)

Arroyo Chico Area Plan

The intent of the ACAP is to guide future development while protecting and enhancing existing neighborhoods. The goals include encouraging a compatible mix of residential, industrial and business uses in the plan area, while protecting the integrity of existing neighborhoods. Policies that apply to the project proposal include:

- AACP- Commercial Policy IA: Require appropriate design elements (screening, landscaping, setbacks, height restrictions, screened or covered storage, shielded or directed lighting, etc) during the rezoning and development review process when locating commercial uses in proximity to established neighborhoods.
- AACP-Commercial Policy 2A: Ensure future commercial developments be:
 - Limited to a minimum number of access points
 - Integrated with adjacent commercial development (including joint access, shared parking, etc); and
 - Designed to be compatible with adjacent residential uses (including existing screening, landscaping, setbacks, and height restrictions).
- AACP- Commercial Policy 2D: Encourage parking areas to be located to the side or rear of commercial structures.

Broadmoor- Broadway Village Neighborhood Plan

The intent of the BBVNP is to maintain a safe and enjoyable living environment that enhances the residential, historical and architectural elements of the Broadmoor neighborhood. The Broadway Village shopping center is considered one of the most important features to the neighborhood. Begun in 1939, the shopping center is a masterpiece designed by prominent Swiss architect, Josiah Joseler and built by John and Helen Murphey. It provides a commercial anchor to the Broadmoor & Arroyo Chico residential neighborhoods and architecturally blends with the residential area. Residents are very proud of this cultural facility which has been a meeting place and has given the neighborhood a source of identify. The vast majority of residents are dedicated to safeguarding all these features. Other policies that apply to the project proposal:

- BBVNA-Policy I.A: Design new non-residential uses to be sensitive to existing adjacent residential areas.
- BBVNA- Policy I.C: Encourage the use of drought tolerant landscaping, including trees and understory vegetation.
- BBVNA-Policy II.A, II.B, II.C: Encourage the integration of new office/commercial development compatible with adjacent existing or proposed office/commercial uses through the use of shared access, common parking and maneuvering areas, and shared on-site circulation.
- BBVNA Neighborhood Landscape Design Guide- Policy I: Maintain existing mature vegetation and replace lost mature vegetation, especially large trees.
- BBVNA-Policy I.L: Encourage consultation with immediate neighbors for the siting of buildings and additions to provide privacy, noise attenuation, and protection of view corridor for adjacent uses.

Plan Conformance

The goal of the redevelopment proposal is to help to preserve and revitalize the Broadway Village Shopping Center. As stated in the BBVNP, Broadway Village Shopping Center is considered one of the most important features to the neighborhood. The addition of new parking will aid the vitality of the shopping center and serve the parking needs for employees, overflow customer parking and overflow parking for adjacent local businesses. Management will encourage employees to park in this area, which will reduce the amount of trips into the new parking area as the employees would remain parked during their shifts and allow customers to park closer to existing businesses. It will also reduce the potential overflow parking on neighborhood streets, help prevent traffic congestion into the adjacent neighborhood, and provide a better transition use. The parking zone limits the site to parking only. Buildings, loading zones, dumpsters and multi-story parking structures (added per neighborhood input) will be prohibited.

The applicant is currently working with Jim Rossi of the City of Tucson Real Estate on an alley realignment to provide a common parking area with shared on-site circulation. This will result in the most efficient and safe parking alignment while prohibiting direct access to the residential areas and local streets. A sidewalk will be added along Eastbourne Avenue, and crosswalks across Manchester and Eastbourne to the existing Shopping Center. Additional safety improvements include installation of stop signs at the Manchester and Eastbourne intersection, the realignment of existing parking spaces along the northern frontage of the parcel near the Manchester/Eastbourne intersection and the realignment of the Manchester roadway pavement marking to allow for a wider turn onto Manchester Avenue from Country Club Road.

The proposed parking lot is designed to be sensitive to the adjacent neighborhood. Enhanced screening with drought tolerant vegetation will be provided on all sides adjacent to public right-of-way and the public alley realignment with new healthy vegetation. Proposed screening includes vegetative screens and landscape borders to prevent vehicle headlights shining onto adjacent properties. For security, Tucson Police Department has been contacted regarding the screening and masonry screen walls are not recommended due to the history of car thefts in the area. Tucson Police Department has recommended we install a 5-foot-high wrought iron security fence and the applicant is also installing new security cameras.

The neighbors immediately adjacent to the site and the applicant have signed agreements allowing the applicant to improve the visual and sound attenuation of the existing adjacent screening walls by extending and enhancing them. In addition, the property owner, as a member of the Broadmoor Broadway Village Neighborhood, values the existing mature vegetation surrounding Broadway Village and is in the process of evaluating a mature tree located on the subject property.

In summary, the applicant and owners of Broadway Village are dedicated to maintaining the historic nature of Broadway Village and safeguarding these features. With the addition of 60 parking spaces to the center, the existing and future businesses will continue to thrive and maintain this cultural facility which has historically been a meeting place for the residents of Broadmoor and Arroyo Chico neighborhoods.

4. Explain how the proposed changes are consistent with and supported by the goals and policies of *Plan Tucson* (refer to page 4 of 4 Application for Plan Amendment)

Plan Tucson is a long-term policy document intended to guide decisions affecting elements that shape the city, such as housing, jobs, land use, transportation, water, and energy resources. According to the Plan Tucson Future Growth Scenario Maps, this area is identified as a mixed use corridor. A mixed use corridor includes a higher-intensity mix of jobs, services, and housing along major streets. The following Land Use, Transportation and Urban guidelines apply to the subject property:

- LT26.1.7- Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.
- LT26.1.9- Support strategically located mixed-use activity centers and activity nodes in order to increase transit use, reduce air pollution, improve delivery of public and private services, and create inviting places to live, work, and play.
- LT26.1.14- Support the continuation of original use or adaptive reuse of historic landmarks.
- LT26.6.4- Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.
- LT28.6.6- Support the redevelopment and/or expansion of existing strip commercial development that will improve traffic flow, pedestrian mobility and safety, and streetscape quality when:
 - a. The project stabilizes and enhances the transition edge when adjacent to existing and future residential uses;
 - b. Primary access can be generally provided from a major street;
 - c. Required parking, loading, and maneuvering can be accommodated on site;
 - d. Screening and buffering of adjacent residential properties can be provided on site;
 - e. Adjacent uses can consolidate design elements, where feasible, such as access points, parking, landscaping, and screening;
 - f. Current or future cross access between parcels and uses can be feasibly accommodated; and,
 - g. Buildings and their associated activities, such as, but not limited to, loading zones and dumpsters, can be oriented away from adjacent residential uses, toward the interior of the site or toward boundaries adjacent to similar uses.

The proposed redevelopment project will help to preserve and revitalize the Broadway Village Shopping Center. As Arizona's first shopping center and considered an important architectural landmark of Tucson, it will allow Broadway Village to attract thriving businesses and continue to provide a sufficient amount of parking areas for the retail spaces, employees, and adjacent local businesses.

The new parking area will reduce the potential overflow parking on neighborhood streets and help prevent traffic congestion into the adjacent neighborhood. The proposed alley realignment will provide for better on-site circulation by combining the two parking areas through the use of a cross-access agreement, create a common parking area and shared on-site circulation. This will eliminate any vehicular or pedestrian safety concerns with access points within proximity to the Manchester/Eastbourne intersection.

The addition of sidewalks and crosswalks and directional signage will increase pedestrian and vehicular safety within this urbanized area. Adequate landscape borders and screening around the periphery will be implemented to mitigate the impact of noise and vehicular headlights.

June 27, 2014

City of Tucson
Attn: John Beall
Principal Planner
Planning and Development Services
201 North Stone, 2nd Floor
Tucson, AZ 85701

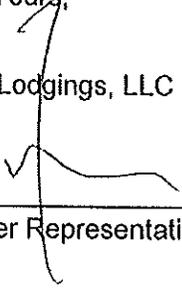
Subject: Americana Apartments Plan Amendment, T13PRE0058
Tax Parcel 129-02-0930
TPC Project No. ALL-01

Dear John:

As owners of the above referenced tax parcel, I hereby authorize The Planning Center to act as our agents throughout the plan amendment and rezoning process.

Very Truly Yours,

Americana Lodgings, LLC

By:  FRED J. HOWARD
Member Representative, Americana Lodgings, LLC