



Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: July 31, 2015 Received by: John Beall

Area/Neighborhood Plan to Be Amended:
Houghton East Neighborhood Plan

Date Plan Was Adopted by Mayor and Council: 11/12/1985

Plan Amendment Name: 22nd and Houghton

Plan Amendment Number: PA-15-02 Processing Fee: \$11,367.40

SECTION 2 - Site Identification

Street Address: 10325 East 22nd Street, 10395 East 22nd Street, Tucson, AZ 85748

Township/Range/Section: 14S/15E/13 Tax Code No: 133-38-008F & 133-38-008J

Nearest Major Cross Street: 22nd Street and Houghton Road

Amendment Site Size: 16.3 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 29, 2015

Signature

Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: SR Current Use of Site: Vacant

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

The subject property is currently vacant and undeveloped with the exception of disturbance associated with an Tucson Electric Power lines along the south and west boundaries and an electrical box located in the south-central portion of the property and a few two-track roads and trails that crisscross the site.

See attached description #1 for site photos and further details on the on-site conditions.

SURROUNDING AREAS

Existing Zoning: North RX-1 South SR, RX-1 East SR, RX-1, R-1 West R-1, O-3

Describe Land Uses and Development on Surrounding Properties:

North and east of the subject site consists of single-story single-family residential development zoned RX-1 (Residence Zone).

West of the site is a Qwik Mart convenience store and gas station zoned C-1 (Commercial Zone) located at the northwest corner of Houghton Road and 22nd Street. The property directly southwest of the site is vacant and zoned for C-1. Vacant property to the south is zoned SR (Suburban Ranch, however, this 9-acre site was rezoned in 2008 for C-1 (commercial zoning, rezoning case #C9-07-19, proposed for a multi-use facility that includes administrative and professional offices, medical offices, a financial institution, food service and retail uses. The site was never developed due to the recession and the zoning has since expired.

Neighborhood Context: The Houghton East Neighborhood Plan seeks to guide future development to protect the natural amenities of the area and to enhance existing neighborhoods. The plan recommends commercial uses that serve the neighborhood's needs such as retail, service and office uses at the intersection of Houghton Road and 22nd Street. Two of the four corners are zoned for C-1 uses while the land directly south of the subject site was zoned for commercial, but the rezoning case recently expired. The site is **outside of the Monument Buffer area**, which is one mile surrounding the Saguaro National Park.

Proposed Site Development

Proposed Use: Neighborhood Commercial & Retail Center **Proposed Zoning:** PAD

The proposed land uses shown on the conceptual site plan (attached) include a Fry's Marketplace Grocery Store with approximately 124,000 square feet of building space, an associated gas station, and two smaller retail buildings with 7,200 square feet and 12,900 square feet for a total of 144,000 square feet of building space.

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

See attached Description #2 and Exhibit A: Site Concept, Exhibit B: Architectural Elevations, Exhibit C: Open Space Concept, Exhibit C1, C2 and C3: Buffer Cross Sections and Exhibit D: Scenic Corridor.

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.

See attached Description #3

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

See attached Description #4

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 #5

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 #6

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



July 29, 2015

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

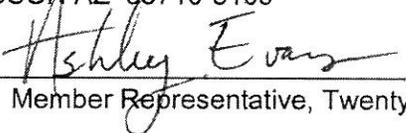
Subject: **Houghton/22nd Plan Amendment, T15PRE0011**
Tax Parcels: 133-38-008F & 133-38-008J
TPC Project No. BDU-01

Dear John:

As owners of the above referenced tax parcel(s), I hereby authorize Brentwood Developments, Fry's Corporation of Arizona and The Planning Center to act as our agents throughout the plan amendment and rezoning process.

Very Truly Yours,

Twenty-Second Street Baptist Church of Tucson
6620 E 22ND ST
TUCSON AZ 85710-5109

By:  *ASHLEY EVANS, PRESIDENT*
Member Representative, Twenty-Second Street Baptist Church of Tucson

1. ON-SITE CONDITIONS

- **Topography/Drainage**- The existing topography across the site gradually undulates from east to west with a change in elevation from approximately 2,860 feet at the eastern boundary to approximately 2,840 feet at the western boundary of the site. A small drainageway runs through the middle of the site from east to west with flows of slightly over 100 cfs.
- **Vegetation**- The existing vegetation on site consists largely of upland desert scrub predominately including Creosote, Foothills Palo Verde, Mesquite, Brittle Bush, and Prickly Pear. Plant density through the majority of the site is medium to low, typical of upland scrub vegetation in the region. A relatively small drainage area near the west end of the property (near the Houghton Road culvert), consists of slightly higher density vegetation including Foothills Palo Verde, Mesquite and a small number of Hackberries. There is no vegetation type or density on site that meets the Pima County Xeroriparian "C" habitat requirements (as mapped). A very small area near the Houghton Road culvert will be evaluated at time of Preliminary Development Package/Development Plan for density and species make up for inclusion in protected riparian habitat per City requirements.
- **Traffic**
 - Improvements to Houghton Road are currently underway, which include a six-lane roadway, Improved access control, landscape medians with water harvesting, intersection improvements with new signalization, bike lanes, sidewalks, bus pullouts, rubberized asphalt, improved drainage and all-weather crossings and a multi-use path along the east side of the corridor. The property owner & developer have worked with the City of Tucson Transportation for the past year on incorporating the proposed driveways and appropriate median breaks into the Houghton Road plans.
 - 22nd Street Improvements are also currently underway and the property owner and developer have worked with TDOT on this alignment on how it relates to the proposed access points. The 22nd Street Improvements are planned for widening to improve the intersection from two lanes to four lanes, bike lanes and sidewalks east to just beyond Barbara Place as part of the Houghton Corridor improvement. No new traffic signals are warranted or planned with the widening.
 - Houghton Road Greenway is proposed along the east side of Houghton Road. It will consist of 12-foot paved path and a landscaped corridor.
- **Sewer**- the nearest Pima County Regional Wastewater sewer network connection is located across Houghton Road. Agreements have been made prior to the Houghton Road moratorium to provide easements and public/private sewerline to the subject property. Capacity is available for this new sewer in public sewer G-88-038, downstream from manhole 9585-05. The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Tanque Verde Interceptor. A Type III Capacity Request Letter has been submitted under separate cover.
- **Water**- Tucson Water will serve the subject property. As part of the Houghton Road improvements, a preliminary water master plan has been submitted and approved for the subject property. The site will connect to an 8-inch line within Houghton Road.
- **Viewsheds**- The Catalina, Rincon and Santa Rita mountains are all largely visible throughout most of the site. Visibility onto the subject property from surrounding parcels and arterial roadways varies from low to high. The subject property is highly visible from the south and west given the elevated topography in these portions of the property as well as its location along two arterial roadways. The inner portions of the property vary from medium to low

visibility due to the lower topography and higher density vegetation in this area (see Exhibit D.2: Visibility). Photos of the project site are shown below. The site plan will adhere to all Scenic Corridor regulations within the Unified Development Code Section 5.3.



Photo 1: View looking northeast from the south boundary.



Photo 2: Looking east from the west boundary.



Photo 3: Looking south from the middle of the site.



Photo 4: Looking east from the middle of the site.

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

- **Neighborhood Grocery Store (Fry's Marketplace, See Exhibit A: Site Concept and Exhibit B: Architectural Elevation)** – A new, modern-version of the Fry's Food & Drug Store is proposed on the subject property, referred to as Fry's Marketplace. The existing Fry's Food & Drug Store located at 22nd and Harrison will be proposed for closure and sale. This new location, with approximately 124,000 square feet of building space, will be the first of its kind in the Tucson market, and will offer additional amenities such as: sushi bars, enhanced meat products, enhanced organic produce products, a Pan Asian bistro, Starbucks and a wine bar. Additional design and store details include:
 - A pharmacy and drive-through will be located on the south side of the building,

furthest away from adjacent single family residences located directly adjacent to the site.

- Employees- Fry's Marketplace will employ approximately 160 people, which equates to approximately 40 additional employees that are typically employed at a Fry's Food/Drug Store. The amount of employees for the retail centers is yet to be determined.
- Hours of operation for the grocery store will be limited from 6 am to 12 midnight.
- Parking is provided at a 1:250 sf ratio to provide grocery store customers with a sufficient amount of parking during peak business hours. Based upon past experience, Fry's customers are returning customers provided the store is parked at this ratio.
- Loading- The loading areas will be depressed 4-feet and screened with a 9-foot wall for a total 13-foot screen. Once the truck enters the loading dock, the door to the dock opens and then the product is unloaded inside of the loading dock.
- Trash- Refuse from the grocery store will be kept within the building inside a trash compactor. All other on-site refuse areas will be a minimum of 50 feet away from residential property lines.
- Trucks- Deliveries will be limited to hours of 6:00 am and 11:00 pm. In accordance with City Code, truck idling is prohibited within 300 feet of residential properties. A delivery truck staging area will be provided west of grocery store. Fry's delivery trucks are required automatically turn off after two minutes of idling
- Maximum Building Height is 26 feet with a 4-foot parapet. As shown on Exhibit B: Architectural Elevation, the building height is lower on the east end of the building, which is closest to existing neighbors. The east end is approximately 22 feet with 4 foot parapet and the west end of the building is a maximum 26 feet with 4-foot parapet. All other building proposed on-site will be limited to the 20-foot building height.
- Architectural Elevations will provide visual interest consistent with the community's identity, character, and scale.
 - Long building walls shall be broken up with projections or recessions with depths of at least 3% of the facade length along all sides of the building.
 - The building design will include windows, arcades, or awnings along at least 60% of the building length.
 - Architectural treatment, similar to that provided to the front facade, shall be provided to the sides and rear of the building to mitigate any negative view from adjacent properties and/or streets.
 - The buildings shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods.
 - Roof- or ground-mounted mechanical equipment shall be screened to mitigate noise and views in all directions. If roof mounted, the screen shall be designed to conform architecturally with the design of the building, whether it is with varying roof planes or with parapet walls. A wood fence or similar treatment is not acceptable.
 - Ground-mounted mechanical equipment shall be screened. The screen shall be of masonry construction and be of sufficient height to block the view and

noise of the equipment.

- Outdoor sales is permitted along the front side of the building. Photos 5 and 6 below are examples of roll up doors used to cover the “outside sales” area typically found in newer grocery stores. All of the product is within the vestibule and the doors are open during business hours and shut when the store is closed.



Photo 5: View of Outdoor Sales Area



Photo 6: View of Outdoor Sales area from parking lot

- **Fuel Center-** A new 9-pump fuel center is proposed in conjunction with the grocery store. The Fuel Center will feature discounts for shopping at Fry's Marketplace.
- **Two Retail Pads-** Approximately 20,000 square feet of retail building space is proposed to allow for additional shopping and/or convenience services to the local neighborhood. Typical uses include but are not limited to: a restaurant, hair salon, coffee shop and dry cleaner. During the PAD process, the master developer is willing to prohibit noxious uses that don't fit in with the neighborhood, such as a payday loans or automobile repair services.
- **Security-** An electronic security monitoring system for the public parking areas will be incorporated on the site.
- **Access-** Access to the site has been designed in conjunction with the Houghton Road and 22nd Street improvements. A traffic study was conducted and submitted to the City of Tucson. 22nd Street is intended to be widened to improve the intersection from two lanes to four lanes, bike lanes and sidewalks east to just beyond Barbara Place as part of the Houghton Corridor improvement. No additional traffic signals are warranted or planned with the widening. Per Traffic Impact Study recommendations, five access points are proposed to the site. There will be two access points on Houghton and three access points on 22nd Street.
- **Lighting-** Lighting will be installed in accordance with the City of Tucson Dark Sky Ordinance. It will be downward directed with zero bleed off onto adjacent properties. Parking lot lighting is proposed for a maximum 25 feet in height. At the rear of the grocery store, lights will be installed as low as possible, preferably facing downward within the proposed rear walls, providing the minimal lighting necessary for safety while minimizing the impact on the adjacent homes.
- **Pedestrian circulation-** Two new sidewalks are proposed along 22nd Street and Houghton Road. A 6-foot sidewalk with 4-feet of landscaping is included along the main entry way to the

Fry's store from Houghton Road. All interior pedestrian access will be designed in accordance with City of Tucson street standards.

- **Open Space /Landscape Borders (See Exhibit C)-** Approximately 3 acres will be set aside as an open space along the perimeter of the property and within landscaped parking areas with the majority interfacing between the existing single family residential and the subject property. Proposed HENP Policy #5 allows consolidated open space areas 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. Each open space area will have a minimum square footage of 1,000. The goal is to create a higher density of plantings than currently exists to create a visual screen between the single family residential properties and the subject property as well as provide for a more attractive pedestrian way/parking and help reduce the urban heat island.
 - South boundary: A 15-26-foot landscape border is proposed with canopy trees every 33 feet and fifty percent or more of the area must be covered with shrubs or vegetative ground cover. **See Exhibit C1: Cross Section A.**
 - East boundary: The buffer along the east boundary will have a 76-foot width. **See Exhibit C2: Cross Section C.**
 - North boundary: The open space buffer will be maintained at a 40-foot width along the north with the exception of a parking area access lane near the northeast corner where it narrows to 20-feet. **See Exhibit C3: Cross Section B.**
 - West Boundary: A 30-foot landscape border is proposed along the west boundary in accordance with the Houghton Road scenic route requirements. Any areas of disturbance will be revegetated with salvaged native vegetation or nursery grown native vegetation.
 - Open Space connections: The on-site open space system will connect with the Houghton Greenway along the western boundary of the site. The greenway improvements associated with Houghton Road include a 12-foot paved path and a landscaped corridor.
 - A landscaped pedestrian way is proposed east to west from Houghton Road to the entrance of the main building. This pedestrian way will be a total of 10 feet wide with 5- to 7-feet of landscaping.
- **Proposed Screening Techniques-** The site will be screened with a 30-inch-high vegetative screen along 22nd Street and Houghton Road. Per the official neighborhood meeting and individual meetings with neighbors, the majority of neighbors request that an 8-foot wall be installed along the north and east property lines; however, there were some neighbors living adjacent to the site that prefer a 10-foot or 5-foot wall. We will continue to work with the adjacent neighbors throughout the plan amendment and Planned Area Development process to develop a plan for wall height and placement along these boundaries.
- **Parking Lot Landscaping-** In order to provide shade and reduce the urban heat island effect, a minimum of one canopy tree will be installed per every four parking spaces. In addition, the pedestrian ways through the site will consist of 5- to 7-feet of landscaping and may include shade structures along proposed interior sidewalks.
- **Rainwater harvesting** – Rainwater harvesting will be incorporated throughout the site per the Commercial Rainwater Harvesting Ordinance.

- **Scenic Corridor (See Exhibit D)** - the provisions of the Scenic Corridor Zone (SCZ) apply to any portion of the subject property that is located within 400 feet of the future right-of-way line within Houghton Road. The site plan includes the following provisions:
 - **Natural Landscape Border**- A buffer area of 30 feet wide, adjacent to the Houghton Road shall be preserved and maintained in its natural state to the greatest extent feasible. No development or improvements shall occur in a Scenic Route buffer area except the required drainage improvements, driveways and/or utilities; The buffer area shall be restored as closely to its natural state as possible In areas of disturbance.
 - **Building Height**- The maximum building height of all buildings within 400 feet of Houghton Road is 20 feet as required by the Houghton East Neighborhood Plan policies. The setback for a 20-foot building is a minimum of 60 feet as shown on Exhibit C.
 - **Viewshed Corridors**- The view corridor(s) shown on Exhibit C is a combined width of approximately 60%, which is a significant percentage over the amount required by the Scenic Corridor Zone requirements.
 - **Utilities**- All new utilities will be placed underground.
 - **Additional Design Standards**- the following apply to the subject site:
 - The building colors and sign will complement the surrounding landscape and consist of desert and earth tones.
 - No commercial advertising sign, except a sign pertaining to a use conducted on the premises or a sign advertising the sale or lease of the property upon which the sign is located, and no billboard shall be erected within 400 feet of the right-of-way line on any Scenic Route.

3. 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 Houghton East Neighborhood Plan (HENP):
 - *HENP Policy 2.D (page 15 of HENP): Restrict nonresidential use to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard.*

Requested Amendment: Increase in building height from 20 feet to 26 feet for the main structure proposed on the site, a Fry's Marketplace. All other on-site buildings to maintain the 20-foot building height.

Justification: The HENP was adopted in 1985. At this time, a 20-foot commercial building height was typical. Currently most grocery store retailers have larger and taller building space with high ceilings. The Marketplace includes additional amenities for the surrounding neighborhood, and as such, requires additional building square footage and building height to balance out the proportions of the building. The building also include a mezzanine level in between the bottom floor and the ceiling, where the offices will be located.

Also located within the HENP is the major intersection of Broadway Boulevard and Houghton Road, one mile to the north of this site. This intersection is currently developed for commercial uses. Merely 5 years after the HENP plan was approved, this commercial corner was amended to allow nonresidential building heights to 28 feet. The stipulations include providing a minimum of 60 percent of the combined frontage along Houghton Road and Broadway Boulevard maintained as a view corridor and is not used for building purposes. Nonresidential building heights of up to 35 feet are permitted on the remaining area, when it can be demonstrated that the impacts from an increase in height on view corridors and viewsheds can be mitigated through the utilization of existing site features, such as site size and configuration, slope, Coronado Ridge Wash, and project design features, such as greater building setbacks and spacing, height transitions from major streets, varied roof lines, and landscaping.

The subject site as shown on Exhibit C also meets the above criteria of which the previous amendment was approved. The subject site consists of a minimum 60% view corridor along Houghton Road and a minimum 65% view corridor along 22nd Street. Both corridors maintain a sufficient views to the Santa Rita, Santa Catalina and Rincon Mountains. The building configuration, building elevations and screening also help mitigate for viewshed impact along these major corridors by configuring the building so that the largest and tallest building is setback the furthest from the Houghton Road scenic corridor. Additional design features of the building include varied rooflines. The shortest side of the main grocery building at 22 feet (to the roofline) is facing the adjacent residential development to the east while the maximum 26 foot (to the roofline) building height faces the parking area to the west.

Lastly, the majority of screening along the borders of the property exceed code requirements and the developer has been working individually with adjacent

neighbors to determine precisely where the screening wall will sit and the height of the wall. These commitments will be detailed and incorporated into a future PAD for the property.

Requested Amendment: Revise Definition of Consolidated Open Space for only this Parcel

Explanation/Justification: Consolidated Open Space (page 4 of HENP): An undisturbed area free of structures or other improvements concentrated in areas of sufficient size as to create visual diversity and interest and/or passive recreation opportunities. The open space should be contiguous within the project site and linked with other open space areas surrounding the site to create continuous areas of undisturbed natural vegetation.

- HENP Policy #5 (Exception to Consolidated Open Space Definition) 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. Each open space area should have a minimum square footage of 1,000.

The HENP consolidated open space is a blanket policy for the entire HENP, and was written at a time when large tracts of the neighborhood remained undeveloped. The location of this relatively small parcel at the intersection of a regional arterial roadway and a major arterial street does not particularly lend itself to passive recreation opportunities. Rather, the use of natural and revegetated open space as a buffer and to soften the appearance of the proposed development from the neighborhood and the adjacent scenic corridor appears to be preferred, which has led to the configuration shown in the proposed concept plan (Exhibit C). Since the site is surrounded by private property on the north and east boundaries, there are no large areas of common or public owned undisturbed open space adjacent to the site. However, most of the property owners have chosen to leave some or all of their yards as natural open space. The linear configuration of the open space as proposed corresponds with these privately owned desert areas. Selective placement of walls to be inset from the property line will reinforce this as a contiguous natural open space, provides additional privacy for the adjoining neighbors as well as create visual diversity between properties, and preserves native vegetation and cover for small wildlife that currently reside in the area.

Per preliminary discussions with neighbors adjoining the property to the north and east, the majority prefer an 8-foot screening wall placed in between the subject property and the neighboring properties. The placement of this wall will be dependent upon additional studies of the grading and topography and will be incorporated into a future PAD for the property. In addition, individual neighbors expressed interest in revegetating the open space area where grading may occur to mimic the natural vegetation that exists there now. The open space areas will be enhanced with salvaged native vegetation from on-site and nursery grown native vegetation in order to create a higher density of plantings and visual screening between properties. Additional canopy trees will be planted in the backyards of adjacent residences, if desired by the property owner. Again, details of what type and location of revegetation will also be determined in the PAD process.

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

HENP Policy 2.D: Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner **and Houghton Road and 22nd Street on the northeast corner** (see Nonresidential Policy 2.E and 2.F)

- Policy 2F: Allow nonresidential building heights to 26 feet with a 4 foot of parapet.

Consolidated Open Space (page 4 of HENP): An undisturbed area free of structures or other improvements concentrated in areas of sufficient size as to create visual diversity and interest and/or passive recreation opportunities. The open space should be contiguous within the project site and linked with other open space areas surrounding the site to create continuous areas of undisturbed natural vegetation.

- HENP Policy #5 (Exception to Consolidated Open Space Definition) 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 drainage structures. Each open space area should have a minimum square footage of 1,000.

5. 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)

Houghton East Neighborhood Plan

The intent of the HENP is to guide future development to protect the natural amenities of the area and to enhance existing neighborhoods. The general goals of the plan include developing a compatible mix of suburban and low-density residential uses with supportive neighborhood services, while protecting the integrity of the neighborhoods. Other policies that apply to the project proposal:

Nonresidential

- HENP-Policy I: Develop a variety of retail, service and office uses at appropriate locations.
 - HENP- Policy 1.A: Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - HENP Policy 1.B: Require nonresidential uses to provide access exclusively onto arterial streets.
- HENP Policy 2: Require nonresidential development to be compatible with adjacent uses.
 - HENP Policy 2A: Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - HENP Policy 2B: Required new nonresidential development to implement a landscape plan with a mixture of plant size, including mature trees, understory shrubs and ground cover.

- HENP Policy 2C: Require new nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
- HENP Policy 4 C: Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.

Flood Control & Drainage

- HENP Policy 1A: Require developers to submit a hydrology/hydraulic study of drainage conditions and design of proposed improvements, considering both upstream and downstream conditions, as established in the Floodplain Regulations

Implementation

- HENP Policy 1C: Require builders and developments to notify the designated representative of the Houghton Neighborhood Association and affected property owners of rezoning request and CDRC applications.

Plan Conformance

As stated in the HENP, the policies support retail, services and office uses at this intersection that access onto arterial streets. The HENP defines neighborhood commercial services as public, semi-public and commercial services which meet neighborhood needs, such as schools, churches, banks and grocery stores. The development proposal calls for various neighborhood services, including a large retail building housing a Fry's Marketplace Grocery Store, associated Fry's fuel center and two smaller retail pads that could accommodate for land uses such as, but not limited to: a hair salon, restaurant and/or coffee shops. These uses are compatible with the three other corners of this intersection, which are zoned for commercial uses or still zoned Suburban Ranch, but supported for commercial uses within the particular area plan in which the site is located within.

The site location is at two major arterials: Houghton Road and 22nd Street. This location and the resulting traffic counts make it an excellent commercial destination. Houghton Road is a scenic route on the Major Streets and Routes Plan and 22nd Street is also a Major Route. Both roadways are undergoing transportation improvements sponsored by the Regional Transportation Plan. These improvements include widening Houghton Road from four lanes to six lanes and 22nd Street from two to four lanes. The project team is working closely with City of Tucson Traffic Engineering to ensure the roadway widening and the proposed access points are planned for the safest possible locations and will be incorporated into the future traffic improvements.

The proposed site plan is designed to be sensitive to the adjacent neighborhood. Enhanced open space buffers and screening with drought tolerant vegetation will be provided on all sides adjacent to existing single family residential as well as along the Houghton and 22nd Corridors. Approximately 3 acres of the site or 20% of the site will be enhanced with trees and other native vegetation to provide for a visual diversity between adjacent residential properties and the subject site and within the parking areas. The neighbors who attended the neighborhood meetings and individual meeting with neighbors adjoining the property resulted in a request for a screen wall be installed along these boundaries to protect their privacy. The majority of surrounding neighbors suggested an 8-foot wall to help with noise attenuation and prevent vehicle headlights shining onto adjacent properties. Additional studies of the grading and topography of the site will reveal the best possible placement of

the screening wall. This information will be used to formalize the neighborhood agreements during the PAD process.

Other mitigation techniques utilized on this site to minimize the impact to the neighborhood include:

- Fry's loading areas will be screened, depressed a minimum of 4 feet and screened with a 9-foot wall resulting in a total 13-foot screen. The loading will be conducted in an enclosed building. Once the delivery truck enters the loading dock, the door to the dock opens and then the product is unloaded inside of the loading dock.
- The Fry's refuse containers will be kept inside the building inside a trash compactor and a minimum of 50 feet away from residential property lines. All other refuse areas will be a minimum of 50 feet away from residential property lines and will be screened by 5 foot masonry walls with gated entries.
- Lighting will be installed in accordance with the City of Tucson Dark Sky Ordinance. It will be downward directed with zero bleed off onto adjacent properties. Parking lot lighting is proposed for a maximum 25 feet in height. At the rear of the grocery store, lights will be installed as low as possible, preferably facing downward within the proposed rear walls, providing the minimal lighting necessary for safety while minimizing the impact on the adjacent homes.
- A landscape plan will be submitted in conjunction with the development plan with a mixture of plant size, including mature trees, understory shrubs and ground cover.
- The building elevations will include varied rooflines. The shortest side of the main grocery building at 22 feet (to the roofline) is facing the adjacent residential development to the east while the maximum 26 foot (to the roofline) building height faces the parking area to the west.

The master developer will ensure that flood control and floodplain management methods in the Houghton East Neighborhood are compatible with the natural and built environment. A Floodplain Use Permit has been approved by the City of Tucson. In addition, a hydrology/hydraulic study of drainage conditions and design of proposed improvements will be submitted as part of the development plan package, considering both upstream and downstream conditions, as established in the Floodplain Regulations. The perimeter of the site will remain as open space and buffer area. A water harvesting plan will be incorporated into the landscape plans for the property and retention will be incorporated into the site design. A riparian mitigation plan will be completed and submitted to the City of Tucson prior to any disturbance of the property.

In summary, the applicant and owners of the property are dedicated to ensuring this is a quality development and with appropriate transitions from the commercial uses to the surrounding neighborhood. The benefits to the neighborhood include:

- A new mixed use development consisting of employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.
- A sustainable neighborhood commercial shopping center within or near suburban residential neighborhoods for day-to-day living needs.
- If plan amendment is successful, the site will undergo the Planned Area Development process and will be subject to:
 - Notifying the designated representative of the Houghton Neighborhood Association and affected property owners of Plan Amendment and PAD rezoning request.

- A series of development and design standards that ensure an open space buffer, screening wall, landscape and architectural design standards that protect the privacy of surrounding residential land uses ensuring compatibility between the existing Southwestern architectural styles single family residential land uses and the proposed commercial property.
- Individual neighborhood agreements identifying details of screening and buffering the adjacent residential properties. The majority of property owners desire an 8-foot wall at or near the property line to ensure the screening is properly located to the best extent feasible. In addition, a few neighbors requested that graded areas be revegetated areas with like or higher plant density as natural conditions.

6. 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 neighborhood center. Neighborhood centers feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit. The following Land Use, Transportation and Urban guidelines apply to the subject property:

- LT9- Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.
- LT26.6.4- Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.
- LT28.1.17- Support an interconnected open space system.
- LT28.2.12- Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses and enhances the overall function and visual quality of the street, adjacent properties and the community.

Plan Tucson supports neighborhood commercial uses at the intersection of two major arterials roadways, such as 22nd Street and Houghton Road. The Houghton Road Corridor located along the western boundary of the site was designated by the Pima Association of Governments (PAG) as State Route 983 and has a long-term regional freeway/expressway plan. This regional freeway, known as the Houghton Road Corridor Study, is planned for improvements (currently underway) funded by the Regional Transportation Authority (RTA) for a regional multipath corridor with a total of 6 travel lanes. The Houghton Road Corridor Study as well as the Major Streets and Routes Plan have allowed for future development along Houghton Road by increasing the capacities of this major roadways.

Plan Tucson encourages neighborhood commercial businesses to locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car. The proposal allows for a sustainable neighborhood commercial shopping center within or near suburban residential neighborhoods for day-to-day living needs. The Houghton Road Greenway as well as the public transit system or SunTran will enable for other forms of transportation to further reduce the dependence of the car. The protected open

space buffer and future PAD development regulations and design standards will protect the established residential neighborhoods by orienting new development to protect the privacy of surrounding residential land uses and ensuring compatibility with existing Southwestern architectural styles and building materials of adjacent land uses.

The new retail services support an interconnected open space system around the perimeter of site. This open space system will be utilized as a buffer between existing residents and the proposed development. This on-site open space buffer is connected to the proposed Houghton Road Greenway that is currently under construction. The Greenway will consist of a landscape corridor and 12-foot paved path. Since the site is surrounded by major arterials and private properties, there are no connections to other open space areas without crossing an arterial roadway.

The plans will include standards to preserve the integrity of adjacent neighborhoods. Individual neighborhood agreements identifying details of screening and buffering the adjacent residential properties will be included in the Planned Area Development process. The site also adheres to the scenic corridor standards, the water harvesting ordinance and preservation/enhancement of the native vegetation areas as open space and buffer areas.

