



MEMORANDUM

DATE: August 12, 2009
For August 27, 2009 Hearing

TO: Peter M. Gavin
Zoning Examiner

FROM: 
Craig Gross
Planning & Development Services
Deputy Director

SUBJECT: REZONING PLANNING & DEVELOPMENT SERVICES REPORT
C9-08-16 Salpointe Catholic High School – Glenn Street, R-2 to Planned Area
Development (PAD) 17 (Ward 3)

Issue – This is a request by Mike Grassinger, of the Planning Center, on behalf of the property owners, Salpointe Catholic High School, to rezone approximately 33.5 acres from R-2 to PAD 17 zoning. The rezoning site is located on the southeast corner of Glenn Street and Mountain Avenue (see Case Location Map). The PAD will allow the campus to be reconfigured and updated to today's standards, improve the existing building and campus layout, improve the physical/spatial relationship between the school and the surrounding neighborhoods, and improve internal and external traffic circulation and on-site parking.

The purpose of the PAD zone is to encourage comprehensively planned development in accordance with adopted plans and policies. The minimum site area for a PAD is 40 acres, however, Mayor and Council may authorize initiation of a PAD of less than 40 acres. On March 4, 2009, the Mayor and Council authorized the initiation of the PAD and waived the 40-acres minimum land area requirement.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the requested PAD 17 zoning.

Background Information

Existing Land Use: A private high school campus.

Surrounding Zones and Land Uses:

North: Zoned R-2; Residential and office
South: Zoned R-1; Single family residential
East: Zoned R-2; Residential and Tucson Water well site
West: Zoned R-2; Single family residential

Previous Cases on the Property: none

Related Cases:

C9-04-23 UMC North PAD – Campbell Avenue R-2/O-3 to PAD-11. This was a request to rezone approximately 16.4 acres located on the east side of Campbell Avenue north and south of Allen Road, to develop a medical treatment campus for outpatient cancer treatment, and related medical and residential services. The proposed medical campus will consist of twelve buildings, varying in height from 45 to 75 feet tall including four parking structures. Mayor and Council adopted Ordinance 10197 on September 13, 2005, and the zoning was effectuated on October 14, 2005.

C9-07-17 TMC PAD – Grant Road, R-1, R-2 and O-3 to PAD 16. This was a rezoning request for 128.20 acres located at the northwest corner of Grant Road and Craycroft Road to allow the development a new vertical hospital, with a maximum height of 150 feet, and the addition of new or the expansion of, the existing related medical uses. On October 23, 2007, Mayor and Council adopted Ordinance No. 10468 and on November 23, 2007, the requested zoning was effectuated.

C9-09-02 Kino Health Campus Planned Area Development (PAD) – Ajo Way, P-I and R-1 to PAD 18. This was request to rezone approximately 184 acres from P-I and R-1 to PAD 18 zoning for a healthcare workforce development campus, comprised of existing hospital and supporting uses (including an existing helicopter pad), other major medical services, office, education and research facilities, long-term care facilities and possible residential uses. The site is located at the southwest corner of Ajo Way and Country Club Road. On May 15, 2009, the Zoning Examiner recommended approval of the requested PAD zoning. This case is scheduled to go to Mayor and Council on September 15, 2009.

Applicant’s Request – The applicant request approval of PAD 17 zoning to allow the campus to be updated to improve buildings, campus layout, traffic circulation and onsite- parking.

Planning Considerations

The *Cragin-Keeling Area Plan* and the *General Plan* provide relevant policy guidance. These *Plans* support development that protects and improves the existing residential character of neighborhoods, while providing appropriate design elements and buffering techniques to ensure sensitive design that mitigates the impact of more intense development. The *General Plan* also allows and encourages special overlay zoning, such as a PAD, that are suitable for redevelopment and enhancement of this existing high school campus.

The *Cragin-Keeling Area Plan* and the *General Plan* policies encourage and support redevelopment that: responds to physical characteristics of the site, location, adjacent land use patterns; enhances the visual appeal of the streetscape; and, incorporates neighborhood recommendations into site planning and design.

Salpointe Catholic High School is centrally located in a residential neighborhood, about one mile from the University of Arizona campus, in an area of high density residential land uses. Densities range between 6,000 and 10,000 people per square mile Salpointe is an established use, recognized by the *Cragin-Keeling Area Plan Land Use Concept Map*. The school is a legal nonconforming use in the R-2 zone.

The Salpointe campus is bound to the north by Glenn Street, Mountain Avenue to the west, Copper Street to the south, and Cherry Avenue to the east. Vehicular access to the rezoning site is provided from Glenn Street, Mountain Avenue and Cherry Avenue. Glenn Street and Mountain Avenue are identified as collector streets, with future rights-of-way of 64 feet, on the *Major Streets and Routes Plan* map. Through access is provided between Mountain and Cherry avenues. There is also a parking lot with two access points at the corner of Cherry Avenue and Copper Street.

Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The PAD is designed to provide Salpointe the flexibility needed to phase various upgrades, renovate and reconfigure existing uses, and reduce traffic impacts to the neighborhood. The design also addresses concerns acknowledged by Salpointe students and residents in the surrounding area, including:

- Improving student drop-off and pick-up areas for students
- Relocating the football stadium toward the middle of the campus - away from existing neighborhoods
- Upgrading lighting and loudspeakers and directing them inward, away from residential uses
- Upgrading landscaping and buffering of loading areas and parking lots
- Limiting sign area along street frontage and providing an inventory of signage visible from off-site
- Tailoring permitted land uses that are appropriate for this school site and surrounding neighborhoods

Permitted Land Uses – Permitted uses in the proposed PAD District include the permitted uses in the O-3 zone, with some modifications, as well as additional special exception land uses, permitted without requiring special exception review. The permitted uses include: 1) elementary and secondary education; 2) group dwelling consisting of a maximum of 20 priory dwelling units for priest, staff and guests; 3) entertainment, such as concerts, dances, educational, athletic and special events; 4) food service associated with athletic activities, and student and non-student special events; 5) wireless communication towers and antenna; 6) general merchandise sales during special events, such as fund raisers and other functions; 7) salvaging and recycling that is

limited to the collection of recycling materials. Secondary uses include, alcoholic beverage service for special non-student events, and child care, limited to 100 children.

Performance Criteria – The performance criteria identified in the proposed PAD District are based on O-3 zoning regulation, some of which has been modified to configure the PAD for Salpointe’s needs. Section 3 of the PAD document regulates development intensity and the physical characteristics including, building heights, setbacks, streets, parking area access lanes (PAALS), vehicular and bicycle parking, circulation, loading zones, landscaping, outdoor activities, and open space.

The PAD proposes relocating the football stadium away from the west property line to the center of the campus, and limiting the stadium height to 80 feet. The proposed height of the performing arts center is limited to 60 feet and the clock tower is limited to a maximum height of 50 feet. Other future structures will not exceed a height of 40 feet.

Setback requirements around the perimeter of the campus include, 20 feet from the north property line, 30 feet from the south property line, 10 feet from the east property line along Cherry Avenue and zero setback to the Tucson Water well site located to the east, and 25 feet from the west property line.

The PAD proposes limiting the hours of operation for educational uses from 7:00 a.m. to 7:00 p.m. Monday through Friday. However, athletic events and practices are proposed to be permitted Monday through Saturday from 6:00 a.m. to 10:00 p.m. Extracurricular and special events are proposed on Saturday or Sunday between 6:00 a.m. and 11:00 p.m. The PAD also states that there may be “unusual circumstances” where an event may not conclude by the proposed curfew.

Drainage/Grading/Vegetation – The PAD is proposed to be exempt from the Commercial Rain Water Harvesting Ordinance No. 10597. However, the PAD document states that the goals and objectives of the Water Harvesting Guidance Manual (Ordinance No. 10210) will be met with recessed planting areas, microbasins to intercept and collect stormwater surface flows, curb cuts or flush curbs to direct water to planting areas, loosening the soil, and/or using structural soils. Artificial turf is proposed for the football and practice fields to significantly reduce the amount of irrigation needed.

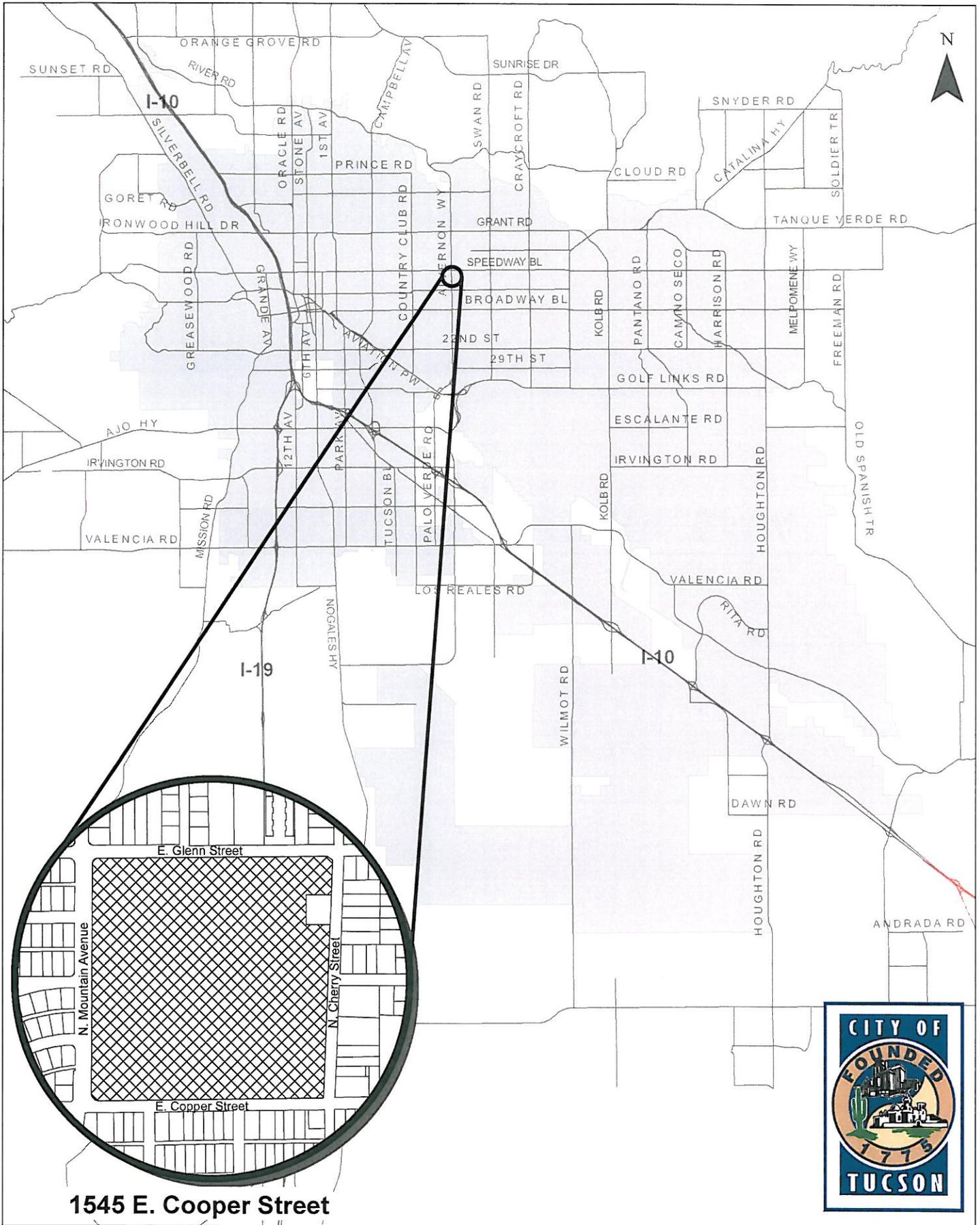
New landscaping within the campus will be designed to complement the existing site and the surrounding neighborhood. One tree for every four parking spaces will be provided for all redeveloped parking areas except for the southeast lot at Cherry Avenue and Copper Street. The perimeter of the southeast lot will be screened. All vehicle areas will consist of landscape border and special screening standards described in the Screening Plan of the PAD in Section 3.13. Landscape borders are also proposed at the perimeter of the campus according to the Landscape Border Plan illustrated in Exhibit C.3.12.

Road Improvements/Vehicular Access/Circulation – All new development and redevelopment of private streets, PAALS and access will comply with Section 3.5.3.7 of the *LUC*, the Development Standards and the *Major Streets and Routes Plan*, with some modifications. The existing access points will remain. The interior PAALS will be 20 to 24 feet wide and will also serve as fire lanes. The PAD proposes right-of-way dedication for a future right-turn lane at the Glenn Street and Mountain Avenue intersection, and a future bus stop located 100 feet west of the northeast property corner.

There are existing sidewalks on all sides of the rezoning site, except at the intersections of Copper Street at Mountain Avenue and Glenn Street at Cherry Avenue. The PAD proposes completing the sidewalk system at these intersections. Interior sidewalks are proposed to provide pedestrian connectivity throughout the campus. The existing through-access, located between Mountain and Cherry avenues, will be closed as part of the pedestrian improvements. The entry drives at Mountain Avenue and Glenn Street will end in cul-de-sacs and the area in between will be used for pedestrian gathering space.

Conclusion – The PAD zoning for this site is consistent with the City of Tucson’s *General Plan and Cragin-Keeling Area Plan*. The PAD will allow Salpointe Catholic High School to upgrade and reconfigure its campus and enhance compatibility with the surrounding neighborhood. Approval of the requested PAD 17 zoning is appropriate.

C9-08-16 Salpointe - Glenn Street

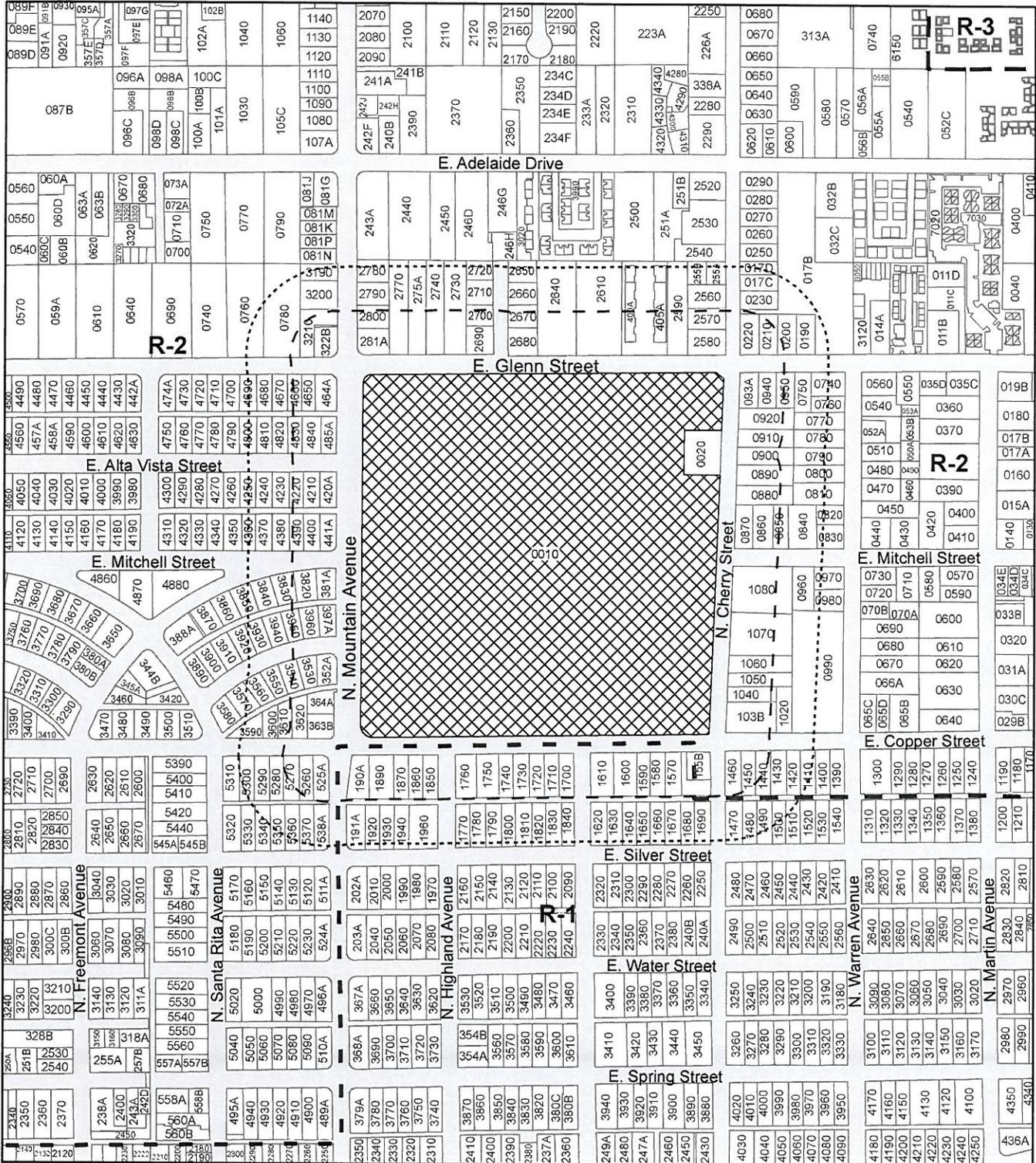




C9-08-16 Salpointe - Glenn Street
October 2008 Aerial

C9-08-16 Salpointe - Glenn Street

Rezoning Request: from R-2 to PAD 17



Neighborhood, Area Plan(s): Cragin Keeling Area Plan
 Address: 1545 E. Cooper Street
 Base Maps: Sec.31 T.13 R.14
 Ward: 3





Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

Case: **C9-08-16 Salpointe – Glenn Street, R-2 to PAD 17 (Ward 3)**

I/We the undersigned property owners, wish to APPROVE the proposed rezoning.
 PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-08-16

Expose this flap - Affix stamp and return



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Department -Rezoning Section
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Tucson, Arizona 85726-7210

C9-08-16

IMPORTANT REZONING NOTICE ENCLOSED