

CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a rezoning.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

You may speak in favor or in opposition to the rezoning during the public hearing. You may also submit a written approval or protest. A form is attached for your convenience.

PUBLIC HEARING INFORMATION

Date: Thursday, November 19, 2009

Time: 7:30 p.m.

Location: Mayor and Council Chambers* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

APPLICANT

Name: Garfield Traub Development
Address: Two Galleria Tower
13455 Noel Road, Suite 2150
Dallas, TX 75240

PROPOSED REZONING

Case: C9-09-12 TCC – PAD 5 Amendment

Requested Zoning Change: Amendment to Tucson Community Center (TCC) Planned Area Development (PAD) 5 which is the zoning for the TCC

Location: Northwest corner of Church Avenue and Cushing Street

Proposed Development: A 525-room hotel, parking garage and associated community center improvements

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C9-09-12 TCC – Enmienda al PAD 5

Petición de Rezonificación: Enmienda al Desarrollo de Área Planeada (PAD, por sus siglas en inglés)

Ubicación: Esquina noroeste de la Avenida Church y la Calle Cushing

Desarrollo Propuesto: Un hotel de 525 cuartos, estacionamiento, y mejoramientos al Centro de Convención de Tucson.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550

For further information, please call Michael Wyneken, Deborah Corral or Peter McLaughlin at 791-5550 or write to Planning & Development Services Department – Rezoning Section, P.O. Box 27210, Tucson, AZ 85726

*To better serve everyone in the community, the Mayor and Council Chambers is wheelchair accessible. An assistive listening system for the hearing impaired is in place. A request for reasonable accommodation for persons with disabilities must be made in the City Clerk's Office at least two working days prior to the meeting and can be made by calling 791-4213 or 791-2639 (TDD).

ZONING DISTRICT NARRATIVE SUMMARIES

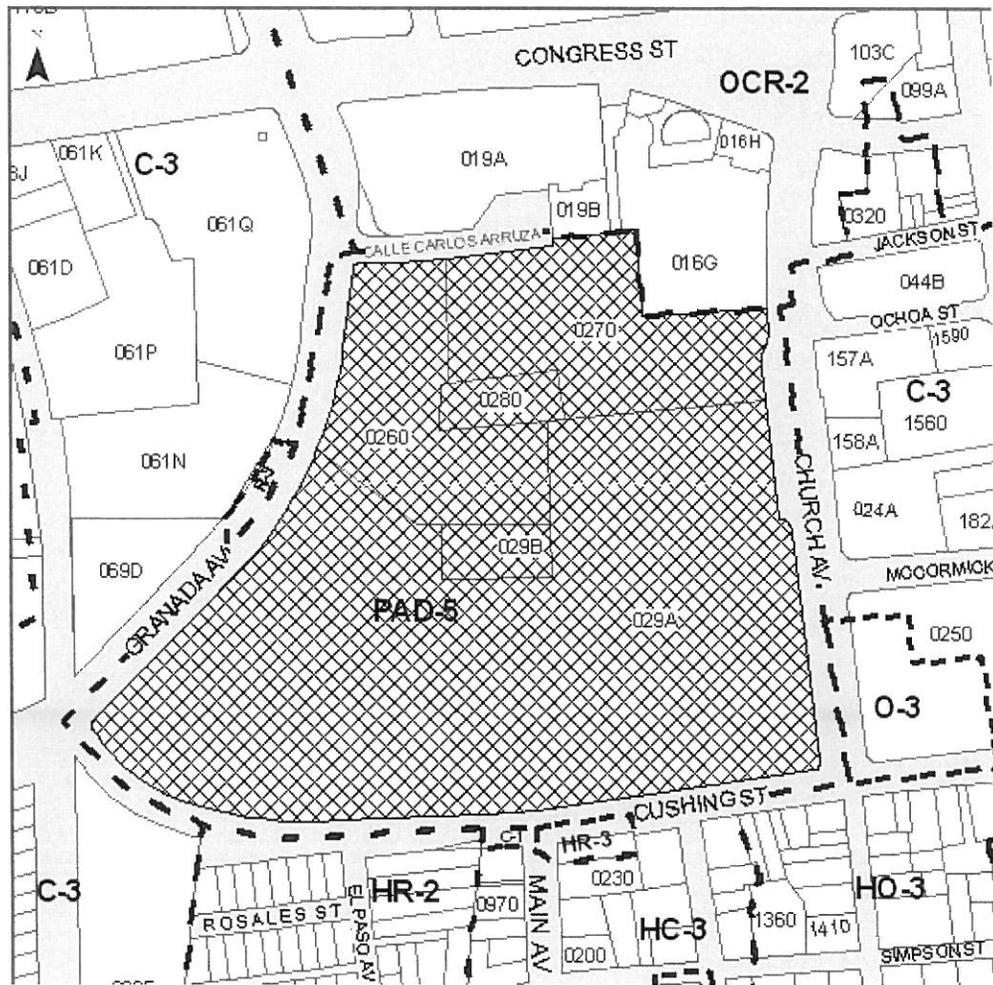
(For a complete description, refer to Land Use Code, Chapter 23, Tucson Code, which can be found at <http://www.ci.tucson.az.us>)

Current Zoning:

PAD *PLANNED AREA DEVELOPMENT (PAD) ZONE* – A zoning classification which provides for the establishment of zoning districts with distinct regulations as adopted by Mayor and Council.

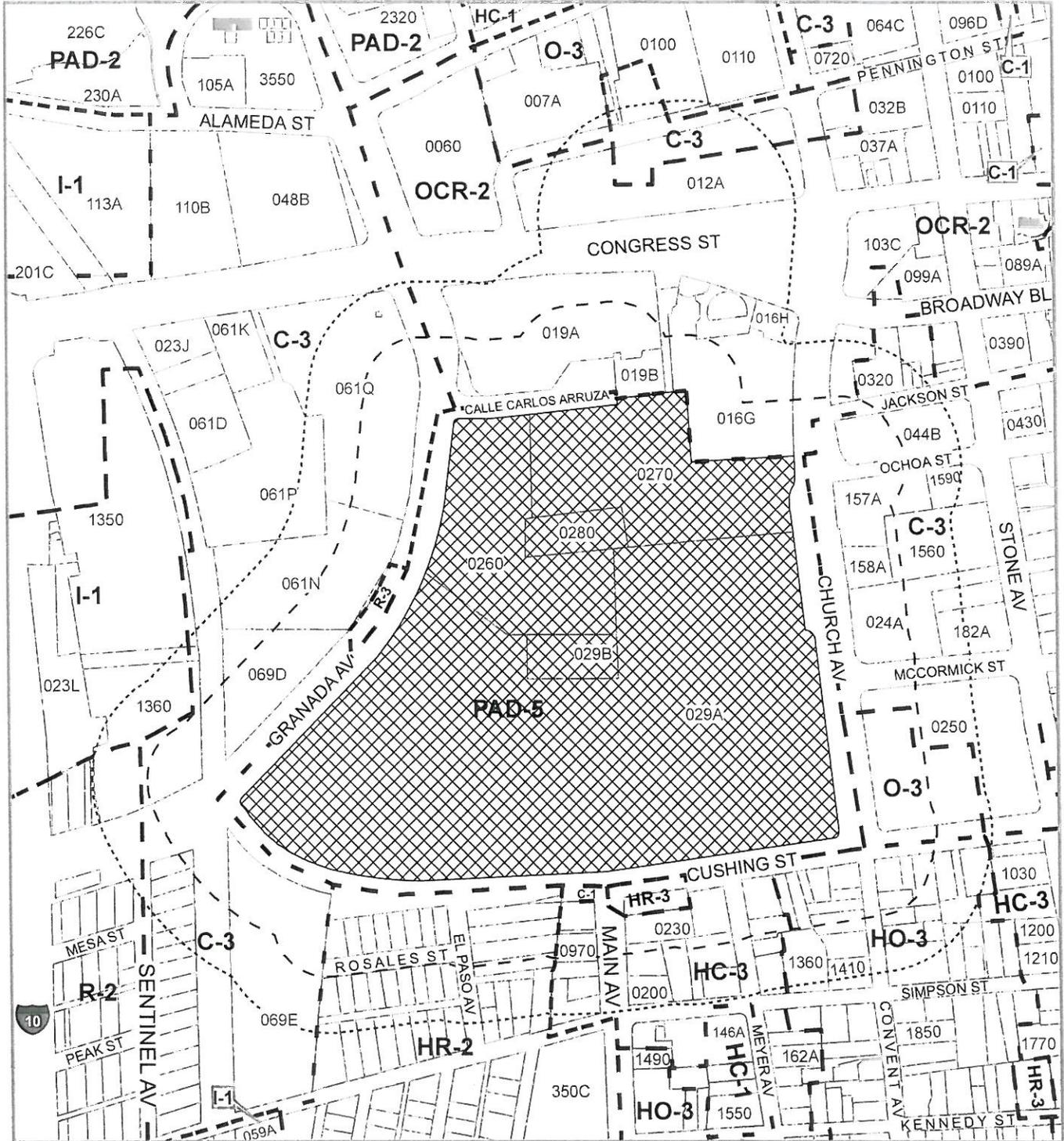
Proposed Rezoning – Amendment to:

PAD *PLANNED AREA DEVELOPMENT (PAD) ZONE* – A zoning classification which provides for the establishment of zoning districts with distinct regulations as adopted by Mayor and Council.



C9-09-12 TCC PAD-5 Ammendment

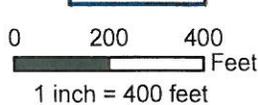
Rezoning Request: from PAD-5 to PAD-5



-  Area of Rezoning Request
-  Protest Area (150 foot radius)
-  Notification Area (300 foot radius)
-  Zone Boundaries



Plan(s): General Plan
 Address: 206 S. Church Avenue
 Base Maps: Sec.13 T.14 R.13
 Ward: 6





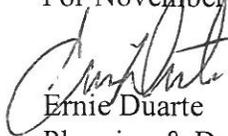
C9-09-12 TCC PAD-5 Amendment
October 2009 Aerial



MEMORANDUM

DATE: November 4, 2009
For November 19, 2009 Hearing

TO: Peter M. Gavin
Zoning Examiner

FROM: 
Ernie Duarte
Planning & Development Services
Director

SUBJECT: **REZONING – PLANNING & DEVELOPMENT SERVICES REPORT
C9-09-12 TCC – PAD-5 Amendment (Ward 6)**

Issue – This is a request by Garfield Traub Development, on behalf of the property owners, Rio Nuevo Multipurpose Facilities District and the City of Tucson to amend the Tucson Community Center (TCC) Planned Area Development (PAD) 5. The site is located at the northwest corner of Church Avenue and Cushing Street (see Case Location Map). The proposed PAD amendment is to modify the Development Area “A” boundaries to support a proposed 525-room hotel with meeting facilities, expansion of the convention center exhibit hall and meeting rooms, and construction of a new parking garage to serve the new hotel and convention center.

The PAD consists of approximately 32.8 acres. Section 2.6.3.5.B. of the *Land Use Code* allows parcels of land consisting of 40 acres or more to be comprehensively planned and zoned to a PAD for specialized uses. Sites located in the Downtown Redevelopment District, as defined in Sec. 6.2.4, or in the Rio Nuevo and Downtown (RND) Zone as defined in Sec. 6.2.18, are exempt from the minimum site area requirement.

Planning & Development Services Recommendation – The Planning and Development Services Department recommends approval of the amendment to the Tucson Community Center PAD-5.

Background Information

Existing Land Use: Music Hall and Auditorium, Arena, Convention Center and Exhibition Hall.

Surrounding Zones and Land Uses:

North: OCR-2, La Placita Village, a commercial complex.
South: HR-2, HR-3 & HO-3, and HC-3, Barrio Historico, residential, commercial and office uses
East: C-3 and O-3, City of Tucson Police and Fire complexes.
West: C-3, vacant parcels and the Federal Court House

Previous Cases on the Property: TCC PAD-5 was originally adopted on August 3, 1987 as a Specific Plan (SP) District. The SP Districts were changed to Planned Area Development (PAD) Districts by Ordinance 9374, which was adopted by the Mayor and Council on April 10, 2000. Consequently, the zoning of TCC changed from SP-5 to PAD-5.

Related Cases: None

Applicant's Request – The applicant requests to amend PAD-5 to allow a proposed 525-room hotel, parking garage and associated Convention Center improvements.

Planning Considerations

The Tucson Community Center PAD-5 is located on the southwest edge of downtown and is part of a commercial node that abuts a historical residential neighborhood located to the south. It is a major downtown activity center with direct access, through arterial and collector streets, to Interstate-10. The inception of the Tucson Community Center (TCC) in 1965 involved the City of Tucson commissioning a land utilization/marketability study, which recommended the construction of a music hall, arena, and exhibition hall. In August of 1987, Mayor and Council adopted the Tucson Community Center PAD-5. The Mayor and Council, in 2009, made the expansion of the Community Center and construction of a new hotel and parking garage a top priority in the City's efforts to revitalize downtown.

The *General Plan* policies, and the goals of the *Tucson Community Center PAD*, provide relevant guidance for the proposal. These documents support the viability and sustainability of the Tucson Community Center as a major component of Downtown revitalization. *General Plan* policies support a downtown activity center that integrates a mix of private and public uses, including entertainment, recreation, retail, restaurants, office, libraries, hotels, public meeting facilities, child care, transit facilities, and other services into activity nodes.

The *General Plan* recognizes that a downtown activity center can greatly impact the general economy of the City and, therefore, includes policies that support the redevelopment of Tucson Community Center site to foster private sector development throughout the downtown area. Policies recognize that to remain competitive, to support tourism, and to increase convention trade, facilities will require periodic expansions and enhancements.

The *General Plan* and the *Tucson Community Center PAD* encourage and support development and redevelopment of activity centers that respond to physical characteristics of the site, location, adjacent land use patterns; enhance the visual appeal of the streetscape; and, incorporate neighborhood recommendations into site planning and design. Policies further recommend that civic center design enhance the identity of the area, and reinforce connections with the past and the adjacent, historic neighborhoods.

The PAD as adopted is divided into Development Areas A through D. Development Area A provides for the hotel, restaurants, entertainment facilities, retail shops, and parking garage. It has a 300 foot height limit. Development Area B contains the Music Hall and Theatre. The 75 foot height limit provides for a transition to surrounding elements. Development Area C contains the Fremont House and other historical elements, and maintains a 30 foot height limit to preserve the historical context. Development Area D permits the convention center and exhibit halls, banquet/meeting rooms, and necessary service facilities. The height limit is 75 feet.

Current practice is to have the primary convention hotel as close to the convention center as possible. This required placing the hotel closer to the convention center that had been originally planned in the PAD. Development Area A, in the amendment, is to be expanded to accommodate the hotel use.

Design Considerations

Land Use Compatibility – The amendment addresses the need for the PAD to function as a unified development. The project enhances appropriate pedestrian connectivity, such as a pedestrian promenade along Cushing Street, and creates interior landscape plazas where the public can gather for outdoor activities. With the planned modern streetcar stop at Granada Avenue, in close proximity to the proposed hotel, the TCC will develop with a transit orientation, linking it to future downtown redevelopment projects, the greater downtown commercial district, the 4th Avenue business district, and the University of Arizona.

Pedestrian access will be available from the hotel, through the existing courtyard, north to downtown. Access will also be available from two points on Cushing Street, one of which will be through the main entry plaza, encouraging people to walk through the center toward downtown.

The hotel itself, will occupy a relatively small footprint. To create 525 rooms, the structure could rise to 25 stories. The north façade of the hotel will be predominantly glass to take advantage of the views. The south façade will consist of earth-toned concrete to minimize solar gain. This will also provide a greater sense of privacy to the residential neighborhoods to the south.

The parking garage will provide between 680-1000 parking spaces, depending on the ultimate need. The hotel will require 525 spaces. There are 290 spaces available at the TCC, for a total of 815 spaces. The minimum provided in the structure will be 680. Due to the cost of structured parking, the need for parking will be managed carefully to avoid creating a parking-related economic burden.

PAD Document

Staff has worked with the developer's team over a period of months to develop and refine the PAD amendment and prepare the final document for the rezoning process. The developer's team also held a series of three meetings with the surrounding property owners, during this time period. On August 18, 2009, the developer's team and staff held the required neighborhood meeting with surrounding property owners. A total of 19 people attended, including the applicant, consultants, and City staff. Discussions included hotel architectural renderings, structure height, number of required parking spaces, and pedestrian access. The PAD amendment addresses these issues.

Conclusion – The proposed land use and overall concept is consistent with applicable policies of the *General Plan* and the goals of the *TCC PAD*. The facility improvements are recognized as necessary to remain competitive in the convention marketplace. The proposed design addresses a complex array of issues, including the spatial relationship of the hotel to the nearby neighborhoods, pedestrian access, transit availability, and the convention trade requirements. The amendment to

PAD 5, as proposed, is appropriate. No additional conditions are recommended for the Tucson Community Center PAD-5 amendment.

s:/rezoning/2009/C9-09-12 sr.doc

Place
Stamp
Here

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

C9-09-12

Expose this flap - Affix stamp and return



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

C9-09-12

IMPORTANT REZONING NOTICE ENCLOSED

F:\Sharedir\REZONING\Rezoning TEMPLATES\ZE mailout



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: C9-09-12 TCC – PAD-5 Amendment (Ward 6)

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 _____