



MEMORANDUM

DATE: June 25, 2008
For July 10, 2008 Hearing

Albert Elias

TO: Peter M. Gavin
Zoning Examiner

FROM: Albert Elias, AICP
Urban Planning & Design
Director

SUBJECT: REZONING – URBAN PLANNING AND DESIGN REPORT
C9-08-08 Western International - Williams Boulevard, PAD-1 (Ward 6)

Issue – This is a request by Thomas Saylor-Brown, on behalf of the property owners, DEB Block 25 LLC, to amend PAD-1, Lot 25-B (approximately 2.03 acres) of Development Area 'D' to allow for a 'hotel' use. The site is located at 384 South Williams Boulevard (see Case Location Map). The preliminary development plan proposes a four-story hotel that will accommodate up to 124 rooms.

Department of Urban Planning and Design Recommendation – The Department of Urban Planning and Design recommends approval of the amendment to PAD-1, Lot 25-B of Development Area 'D', subject to the attached preliminary conditions.

Background Information

Existing Land Use: Undeveloped

Surrounding Zones and Land Uses:

North: Zoned PAD-1; office
South: Zoned PAD-1; office
East: Zoned PAD-1; office
West: Zoned PAD-1; single-family residential subdivision

Previous Cases on the Property:

Resolution No. 11533 – Williams Addition Planned Area Development. Mayor and Council adopted the Williams Addition Planned Area Development by resolution on June 1, 1981.

Related Cases:

C9-06-08 Presidio Terrace – Paseo Redondo, Revision to PAD-2. This was a rezoning request for one acre of the 17 acre *La Entrada Planned Area Development* (PAD-2), located on the northeast portion of the block bounded by Granada Avenue on the west, Paseo Redondo on the

north, Main Avenue on the east and Alameda Street on the south. The request was to amend the PAD requirements to allow an alternative mix of land uses, increased residential density, increased building height, reduced parking, and reduced building setbacks. The applicant proposed 80 single-family residential units including nine townhomes, and 10,000 square feet of commercial uses in mixed-use buildings ranging from 26 to 100 feet in height. On June 27, 2006, Mayor and Council adopted Ordinance No. 10301.

C9-07-14 Rio Nuevo North- Commerce Park Loop, PAD-4 This was a request to revise the Development Regulations for Development Area 5, Lots 16 and 17, to allow an office, 48 feet in height, with general building setbacks from residential property of 75 feet. On October 9, 2007, Mayor and Council adopted Ordinance No. 10461.

Applicant's Request – The applicant requests an amendment to PAD-1, specifically Lot 25-B of Development Area 'D', that will allow for a four-story hotel capable of accommodating up to 124 rooms.

Planning Considerations

Land use policy direction for this area is provided by the *Williams Addition PAD*, the *General Plan*, and the *Broadway-Craycroft Area Plan*. These *Plans* call for more intense uses at appropriate locations, which discourage strip commercial development and preserve the integrity of established neighborhoods. The *Broadway-Craycroft Area Plan* identifies and refers to the *Williams Addition PAD* on its land use concept map. The *General Plan* calls out the Williams Center as an 'activity center' with high-density residential and commercial mixed uses. In addition, policies of the *Plans* encourage and support developments that respond to physical characteristics of the site, adjacent land use patterns; enhancing the visual appeal of the streetscape; and incorporating neighborhood recommendations into site planning and design.

The purpose of a Planned Area Development (PAD) is to enable and encourage comprehensively planned development in accordance with adopted plans and policies. A PAD zone offers large developments greater flexibility to create a 'special district' so these 'activity center' projects can be responsive to the marketplace over a longer period of time as the development is built out. The *Williams Addition PAD* specifically calls for a wide range of land uses that reduce automobile trips; take advantage of existing infrastructure; and benefit the entire community. The PAD calls for sensitivity to surrounding land uses, especially with regard to existing residential areas. It also calls for architectural and landscape treatment to be designed that is attractive and suggestive of the southwest. A major objective of the PAD is to create an integrated mixed-use development in which to live, work, dine, and shop, and to provide services which reduce travel demand.

The subject parcel was created by a lot-split that was approved by Mayor and Council on July 13, 1999. All adjacent uses are located within the *Williams Addition PAD*. The property is located between two existing office buildings (that are north and south of the site) and sits on the west

side of Williams Boulevard at the point where the roadway curves east towards Craycroft Road. On the east side of Williams Boulevard and directly across the site is an existing office building. A single-family residential development is located to the west of the site.

Vehicular access to the rezoning site is proposed from Williams Boulevard. Williams Boulevard, a publicly maintained collector roadway with a 90-foot right-of-way, is east of the subject site. Broadway Boulevard, identified as a 'gateway' arterial roadway on the *Major Streets and Routes Plan* map with a future right-of-way width of 150 feet, is north of the site. Craycroft Road, identified as an arterial roadway on the *Major Streets and Routes Plan* map with a future right-of-way width of 120 feet, intersects Williams Boulevard to the east of the site.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 1,013 vehicle trips per day.

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

Design Considerations

Land Use Compatibility – The proposed hotel, TownePlace Suites by Marriott, will serve primarily a professional clientele planning an extended stay of several days with a significant reduction in rental on the weekends. A 'hotel' use is allowed in Development Area 'D' to the north and east of Williams Boulevard, and the applicant's request is not only appropriate in response to the current marketplace, but is appropriate for its location within the Williams Centre. Lot 25-B is situated between two office building complexes, which is consistent with the PAD's goals of reducing the necessity of vehicular travel through an integrated development site.

Development Area 'D' allows for a maximum building height of 120 feet. The maximum height proposed is 50 feet as indicated on the preliminary development plan (PDP) and Design Compatibility Report (DCR). The PDP shows that the hotel will have three floors on its western wing and four floors on the main east-west wing. The main entrance to the hotel, located to the east of the three-story wing, will be approximately fifteen (15) feet in height. The PDP and DCR demonstrate that sufficient setbacks from the adjacent residential subdivision will be applied to this development. The setback from the three-story wing of the hotel to the west property line will be 94 feet. The setback from the four-story wing to the west property line will be approximately 170 feet.

The PAD amendment request also includes a reduction in parking that would allow for a parking ratio of 0.80 parking spaces per room, reducing the required parking from 120 to 102 spaces. The applicant's request is in response to the parking needs at typical TownePlace Suites in other locations. The applicant, in a letter submitted with the rezoning application, outlines that a parking ratio of 1 space to 1 room is rarely necessary, and typically, their hotels utilize approximately 70% of the available parking spaces. However, it should be noted that the applicant has made arrangements, if necessary, for overflow parking. The application contains a letter of support from the master developer of the Williams Centre for the parking reduction, and

the letter states that adjacent offsite parking areas would be available to accommodate, if it should be necessary, any parking requirements of Block 25 and the proposed hotel. The applicant is also requesting that the loading zone spaces be sized at 10' x 20'. If multiple uses (restaurant, retail, etc.) are proposed within the hotel an additional loading space may be warranted. The applicant's request for a reduction in parking allowed for a hotel use within the PAD, and the reduced loading zone dimensions, can be supported by the type of hotel clientele, and parking arrangements made with the master developer.

Privacy, the location of the trash collection areas, treatment of security lighting, and architectural design of the hotel are all issues identified in the required neighborhood meeting. The privacy of the west adjacent residential property owners was a significant issue identified in the neighborhood meeting. The parking reduction has allowed the applicant to enhance the west landscape border improving the overall screening of the site. Additionally, the applicant in response to the privacy concern, indicated that large-growing trees would be planted along the west landscape border to screen the neighbors' view of the hotel building. To further protect the residential neighbors, all windows will be of non-reflective glass to help reduce the glare associated with mirror or reflective glass. Finally, the applicant states that neither a restaurant nor a meeting space will be incorporated into this hotel. This will reduce local traffic to the hotel, and will limit evening activity to the hotel guests, mitigating much of the potential noise impact on the residential areas to the west. The lack of meeting space and restaurant also supports the reduction in parking and loading zone size.

The PDP demonstrates that the trash collection areas will be located on the eastern edge of the property away from the residential properties to the west. The Department of Environmental Services will require the development to accommodate for both refuse and recycle services with one double-wide enclosure or two single enclosures.

The PAD requires that parking lot lighting to be full cutoff type that meet City requirements, and that a lighting plan be submitted at time of development. The DCR indicates that lighting for the parking lot shall be pole-mounted, with a maximum height of eighteen (18) feet along the west side of the property. Residential shields will be added to the lighting to protect adjacent residential properties from unwanted light. Wall-mounted lighting on the building, designed to reflect light downward to minimize lighting impacts, will also be provided for safety along the sidewalk adjacent to the hotel.

The PAD also calls for architectural treatment that is attractive and suggestive of the southwest, with dimensioned elevation renderings submitted at the time of development review. The DCR proposes a stepped building with a one-story entrance wing, a three-story room wing and a four-story wing located east of the other wings. A flat roof with parapets of varying heights is also proposed. The applicant states that colors have not been finalized but will be chosen from a palate of desert colors.

Drainage/Grading/Vegetation – The site does not lie within a mapped floodplain. Detention/retention will be required as part of the master drainage scheme for Williams Centre. The

DCR indicates that water harvesting techniques will be applied to the site and that a landscape retention basin will be provided along the west property line. A water harvesting plan and detail sheet will be required at the time of development review. This sheet should show all water harvesting locations at the site, including common areas, perimeter buffering areas, and retention/detention basins, and that utilize water harvesting techniques from rooftop areas and parking area access lanes.

Road Improvements/Vehicular Access/Circulation – Access to the site is provided via two right-in, right-out driveway entrances off of Williams Boulevard. Williams Boulevard has access to Broadway Boulevard at a signalized intersection. Access onto Craycroft Road is currently controlled by a stop sign.

The proposed pedestrian circulation does not meet the requirements of D.S. 3-05 and 2-08. A minimum setback distance of five (5) feet for a pedestrian refuge area must be maintained between any enclosed structure and a parking area access lane (PAAL). A sidewalk shall be provided adjacent and parallel to any PAAL on the side where buildings are located. A pedestrian refuge and sidewalk are required along the north side of the building. In addition, a sidewalk does not currently exist along the site frontage. Therefore, a five- (5) foot wide sidewalk will be required at the time of development.

Conclusion – The request for an amendment to the *Williams Addition PAD*, specifically for Lot 25-B, to allow for a hotel to be built in Development Area ‘D’ is consistent with the goals and objectives of the PAD. The site, located within the Williams Centre, has been identified as an ‘activity center’ and as such the proposed hotel use is also consistent with the mix of uses and activities found in activity/employment centers. Subject to compliance with the attached preliminary conditions, approval of the requested change of condition to PAD-1 is appropriate.

Preliminary Conditions for Lot 25-B of Development Area 'D'

PROCEDURAL

1. A development plan in substantial compliance with the preliminary development plan dated May 12, 2008, and the Design Compatibility Report, is to be submitted and approved in accordance with Section 5.3.8 of the *Land Use Code*.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment".
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Archaeologist. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. Owner/developer shall enter into a Sewer Service Agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system, and the timing of said improvements.

LAND USE COMPATABILITY

7. Owner/developer shall provide two single or one double wide solid waste storage/enclosure areas for the purpose of storing one refuse and recycle container in each. Each enclosure shall be designed per DS 6-01.3.0 & 6-01.4.0.

DRAINAGE/GRADING/VEGETATION

8. Should buffelgrass be present on the site, a buffelgrass mitigation management plan shall be created for the site as a component of the Native Plant Preservation Plan portion of the Landscape Plan.
9. Preparation of a complete Drainage Report, including details of detention/retention, is required. Should detention/retention be required, the following will apply:
 - a. Each detention/retention basin shall include a sediment trap, or other sediment control measures as approved by the City Engineer, to prevent sedimentation of the detention/retention basin. Each sediment trap, or other sediment control measure, shall have a provision for total drainage.

Preliminary Conditions for Lot 25-B of Development Area 'D'

- b. Detention/retention basin floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
 - c. Detention/retention basins in or adjacent to the residential area shall be located adjacent to a street or accessible common area. Basin sideslopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
 - d. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
 - e. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter.
 - f. All security barriers and screening for detention/retention basins shall meet Safe By Design guidelines.
10. Rain water harvesting must be conducted at this site per the requirements in Land Use Code (LUC) section 3.7.1.1.A, requiring that landscaping should accomplish natural resources conservation; LUC Section 3.7.4.3.B requiring integration of grading, hydrology and landscaping to make the maximum use of stormwater for on-site irrigation; and LUC Section 3.7.4.5.B requiring that stormwater and runoff harvesting be used to supplement drip irrigation for both new and preserved vegetation. Techniques to design and implement water harvesting are described in the City of Tucson's Water Harvesting Guidance Manual. This document can be downloaded as a pdf file from the following website:
<<http://dot.ci.tucson.az.us/stormwater/>>.

To comply with the above-referenced LUC sections, rainwater harvested from building roofs, sidewalks, and parking lots shall be employed to assist in supporting landscaped areas including parking lot tree wells, landscape buffers, sidewalk plantings, and other vegetation locations at the site. Site plans shall include Water Harvesting Plan & Detail sheet(s) showing all water harvesting locations at the site including common areas, perimeter buffer areas and any retention/detention basins and should include the length, width and finished depth of the water harvesting areas, curb openings, raised walkways, use of mulch, and drainage arrows showing runoff routing to each water harvesting area and information on where overflow will be routed.

The Office of Conservation and Sustainable Development shall be consulted regarding water harvesting principles, techniques, and code requirements.

Preliminary Conditions for Lot 25-B of Development Area 'D'

The Development Regulations will be amended for Development Area D, as set forth below.

D. Development Area 'D'

1. Uses Permitted: residential dwelling units, offices, restaurants, and service retail uses if located within a principal building; hotel and accessory uses allowed in Area D north and east of Williams Boulevard and Lot25-B only.
2. Maximum Residential Density: 80 units per acre.
3. Building Setback Requirements from Public Streets: a distance equal to 60 percent of the building height, but not less than 20 feet.
4. Distance Between Buildings: a distance equal to 60 percent of the building height, but not less than 20 feet; providing, however, that if the buildings are linked either physically or architecturally, that there shall be no requirement of distance between the buildings.
5. Maximum Building Coverage: 80 percent of the lot area.
6. Maximum Floor Area Ratio: 6.0.
7. Minimum Usable Open Space Per Residential Dwelling Unit: 300 square feet, for all other uses a minimum of 10 percent of the total lot area.
8. Maximum Height: 120 feet.
9. Access: limited to Williams Boulevard and other wholly internal streets.
10. Lot 25-B allowed parking ratio of .80 parking spaces per room.
11. Lot 25-B allowed loading zone space to be sized at 10' x 20'.
12. * Lot 25-B: See Williams Addition PAD, Addendum section, for contents and requirements to be included with the development plan submittal.

Preliminary Conditions for Lot 25-B of Development Area 'D'

VII TRAFFIC PLAN

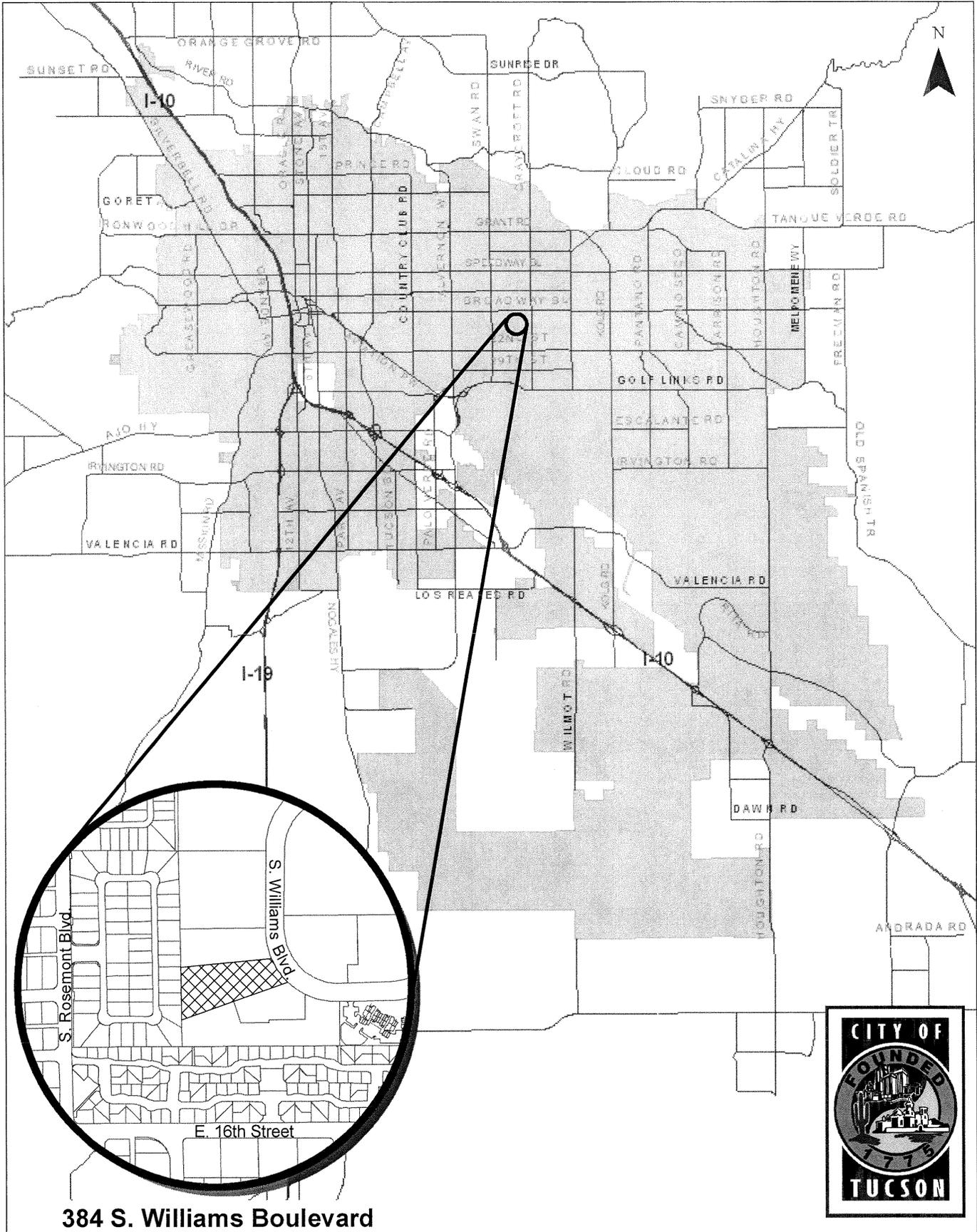
6. Parking

a. Space Requirements

2. Hotel: 1 space per room. Except Lot 25-B allowed parking ratio of .80 parking spaces per room.

7. **Loading:** Loading space requirements and specifications shall be in accordance with those required by Article V. Chapter 23 of the Tucson Code. * Except Lot 25-B allowed loading zone spaces to be sized at 10' x 20'.

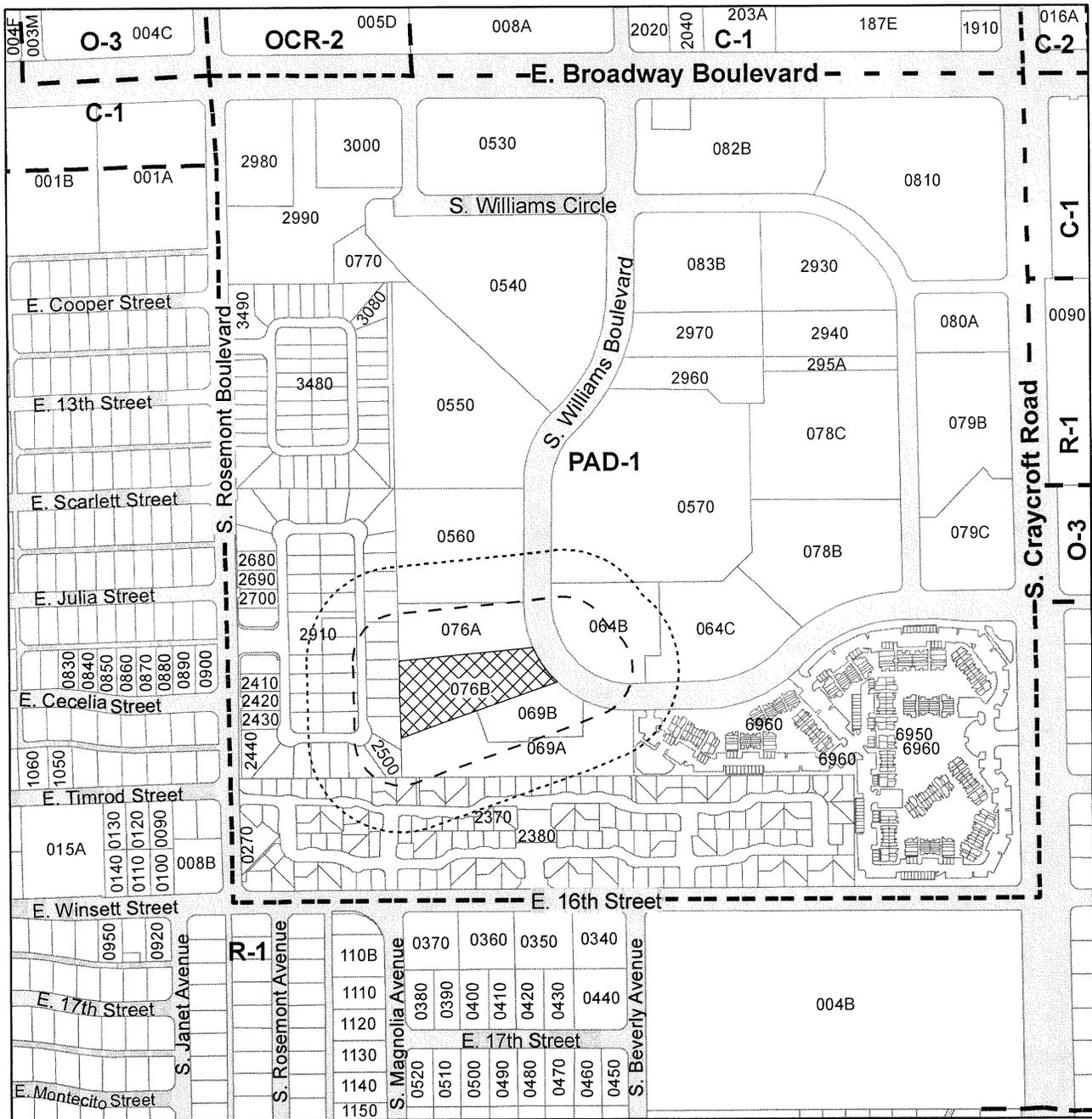
C9-08-08 Western International - Williams Boulevard



384 S. Williams Boulevard

C9-08-08 Western International - Williams Boulevard

Rezoning Request: Amendment to PAD-1

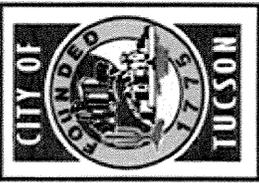


0 250 500
Feet
1 inch equals 500 feet

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

Neighborhood, Area Plan(s): Broadway-Craycroft Area Plan
 Address: 384 S. Williams Boulevard
 Base Maps: Sec.14 T.14 R.14
 Ward: 6





C9-08-08 Western International - Williams Boulevard
June 2008 Aerial