



# MEMORANDUM

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DATE: September 10, 2008  
For September 25, 2008 Hearing  
*Albert Elias*  
FROM: Albert Elias, AICP  
Urban Planning & Design  
Director

TO: Peter M. Gavin  
Zoning Examiner

SUBJECT: REZONING – URBAN PLANNING AND DESIGN REPORT  
C9-08-10 COT Water – Golf Links Road, SR to C-2 (Ward 4)

**Issue** – This is a request by Jim Meskan, City of Tucson Water Department, on behalf of the City of Tucson as the property owner, to rezone approximately 28.10 acres from SR to C-2 zoning. The rezoning site is located on the northeast corner of Golf Links and Houghton roads (see Case Location Map). The preliminary development plan (PDP) proposes a construction service use, for a City of Tucson Water Department service center, comprised of offices, warehouses, shop space and outdoor storage areas.

**Department of Urban Planning and Design Recommendation** – The Department of Urban Planning and Design (UPD) recommends approval of the requested C-2 zoning, subject to the attached preliminary conditions. Staff further recommends the rezoning be submitted to Mayor and Council for direct ordinance adoption, with the provision that Tucson Water will have to return to Mayor and Council for a change in preliminary development plan/rezoning conditions prior to submittal of a development plan for the future reservoir.

## **Background Information**

**Existing Land Use:** A City of Tucson Water reservoir.

### **Surrounding Zones and Land Uses:**

North: Zoned SR and RX-1; Saguardo Baptist Church and single family residences.  
South: Zoned C-1; CVS Pharmacy and single family residences.  
East: Zoned RX-1; Undeveloped and one single-family residence.  
West: Zoned SR; Single-family residences.

### **Previous Cases on the Property:**

**Danforth Reservoir Annexation District.** On November 30, 1987, the Mayor and Council adopted Ordinance No. 6850 annexing a new area to the City of Tucson.

**C15-87-4 Danforth Reservoir Annexation District.** On March 14, 1988, the Mayor and Council adopted Ordinance No. 6907 establishing the original City zoning boundaries for the Danforth Reservoir Annexation District.

Related Cases:

C9-87-02 Twenty-Second Street Investments – Harrison Road, SR to B-1 (C-1). This was a rezoning request on 18.0 acres of property located on the southeast corner of Harrison Road and 22nd Street for a shopping center. The Mayor and Council approved the rezoning request on April 20, 1987, and adopted Ordinance No. 8460 on March 20, 1995, when the subdivision plat was approved. The subdivision plat was recorded and the case was closed on March 24, 1995.

C9-89-13 Williamson – Houghton Road, SR to C-1. This was a rezoning request to construct ten, one story structures for 108,240 square feet of commercial use, on 13.23 acres located at the southeast corner of Golf Links and Houghton Roads. On July 6, 1999, Mayor and Council adopted Ordinance No. 9249 and building permit No. T99CM02589 was issued on August 6, 1999.

C9-06-03 Larsen Baker – Golf Links Road, SR to C-1. This was a rezoning request for to allow nine, one-story structures for a total of 120,600 square feet of office, financial services, and restaurant and retail uses on 18.73 acres located at the southwest corner of Golf Links and Houghton Road. On June 6, 2006, Mayor and Council authorized the rezoning. Development Plan D07-0014, was submitted but expired on April 9, 2007.

C9-07-18 S & L Real Estate Development LLC – Houghton Road, SR to C-1. This was a request to rezone approximately 8.97 acres to allow a one-story multi-use facility, approximately 45,600 square feet in size, that includes administrative and professional offices, medical offices, a financial institution, food service and retail uses. The rezoning site is located on the southeast corner of Houghton Road and 22nd Street. On January 8, 2008, the Mayor and Council authorized the requested zoning.

Zoning Administrator Determination

On April 28, 2008, the City of Tucson Zoning Administrator issued a determination regarding outdoor storage as part of a utility distribution system use in the C-2 zone (see attached letter). The Zoning Administrator determined that the proposed east side service center would be classified as a “Construction Service” use, provided the east side service center was developed, operated and maintained as a completely separate facility from the existing reservoir. To meet the criterion of this determination, the service center must be physically separated from the reservoir use.

**Applicant’s Request** – The Tucson Water Department is requesting C-2 zoning for the entire 28.10 acre property and proposing a service center on the southern third of the site, comprised of an administrative office, shop space, warehouse service yard and parking. The existing Danforth Reservoir is located in the center of the property, currently accessed from Houghton Road. The PDP also identifies 9.38 acres of natural undisturbed open space (NUOS), delineated with “set aside limit” boundaries and located generally around the perimeter of the site, except for the Golf Links Road frontage. A future reservoir location, in the northwest portion of the property, is identified but is not included as part of the PDP submitted for the requested rezoning. The

applicant will be required to obtain approval of a change of PDP/condition prior to constructing the future reservoir.

### **Planning Considerations**

Land use policy direction for this area is provided by the *South Pantano Area Plan* (SPAP) and the General Plan (GP). The Design Guidelines Manual also provides guidance for this rezoning request. The rezoning site is located within Subarea 7 of the SPAP. This subarea indicates that commercial node development is appropriate at major Houghton Road intersections, provided the final design of the proposed development is sensitive to natural topography, and that grading is minimized. The rezoning site is located at northeast corner of Houghton and Golf Links roads. Commercial development is appropriate at this location because both roads are designated arterial streets on the *Major Streets and Routes Plan* map.

*South Pantano Area Plan* Policy 1.B., recommends requiring appropriate design elements (fences, walls, vegetation, etc.) during the rezoning and development review process when locating commercial uses in proximity to established neighborhoods. Policy 1.C. allows rezoning to commercial uses when, the site is located on an arterial street, the proposed use is integrated with adjacent commercial uses, access is only to collector or arterial streets and all required parking and circulation is provided on site.

*General Plan* Element 4, Policy 6, promotes quality in design for residential, commercial, industrial, mixed-use, and publicly funded development. Supporting Policy 6.1 suggests that 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, be incorporated into all new development. The plans encourage appropriate planting themes for retention basins, therefore, drought tolerant vegetation should be planted around the basin area. Supporting Policy 6.6 recommends using solutions and strategies in the Design Guidelines Manual.

The Design Guidelines Manual suggests techniques that can be used to implement land use plan policies and to enhance the compatibility between commercial uses and adjacent residential neighbors. The Design Guidelines Manual states that positive visual impacts should be reinforced along major intersections. This includes designing side and rear building facades to architectural character and detail comparable to the front façade, particularly if rear and side facades are visible from the streets or adjacent properties. To improve the quality of the commercial development, the Design Guidelines Manual recommends using design features to reduce the visual impacts of freestanding walls over 75 feet in length and three feet in height. The *Plans* do not appear to support the fencing materials proposed by the applicant.

The entire City-owned property is 28.10 acres. The existing Danforth Reservoir was constructed in 1978 and occupies 2.34 acres of the site. Adjacent residential development exists to the north and east of the parcel. Vehicular access to the rezoning site is proposed from Golf Links Road, located on the south side of the parcel. Golf Links Road, identified as a Gateway arterial

roadway on the west side of Houghton Road, on the *Major Streets and Routes Plan (MS&R)* map. It is not an *MS&R* roadway east of Houghton Road. The *MS&R Plan* map shows a future right-of-way width of 200 feet for Golf Links Road, west of the rezoning site. Houghton Road, located along the west side of the rezoning site, is identified as a Scenic Arterial Street with a future right-of-way width of 200 feet, on the *MS&R Plan* map. Old Spanish Trail, located along the northern edge of the rezoning site, is also identified as Scenic Arterial Street with a future right-of-way width of 100 feet, on the *MS&R Plan* map.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 371 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the property.

### **Design Considerations**

Site Plan -The proposed service center development is to be located on the north side of Golf Links Road and consist of a total building area of 22,462 square feet. Specific building sizes include, 6,572 square feet for the warehouse, designated on the PDP as Building One, 7,980 square feet for Operations West/Building Two; and, 7,910 square feet for Operations East/Building Three. Parking is proposed on the north side of the service center site, and west and south of Operations West/Building Two. A shaded storage yard and open space separate the proposed warehouse and Operations West/Building Two. The Operations East/Building Three structure is located immediately east of Operations West. Septic reserve and trench areas are located north of Building Three, on the east side of the service center site.

Architecture - The architecture proposed for the one story service center buildings, consists of simple forms and clean lines. The building materials are metal panel, masonry and glass for the walls and metal roofs with low profile skylights. For walls facing east and west, textured masonry walls in three colors are proposed. The buildings are to include custom-formed rain gutters, downspouts and water harvesting tanks. The maximum building height is 28 feet. The structures are designed with low mounted lighting and acoustical treatment. Where buildings exceed 20 feet, staff recommends that a variety of rooflines and plane lines be applied to enhance the architectural character of the roof. Rooftop equipment should be screened from surrounding development using parapets or incorporating the equipment as part of the design features. Using parapets also contributes to a varied roofline.

Landscaping and Screening -The applicant proposes chain link security fencing along the north and west sides of the service center site. Residential development, located north of the parcel, is separated by Old Spanish Trail, and is located over 500 feet from the proposed north fence of the service center. The Scenic Corridor Overlay Zone along the north and west sides of the parcel, and the Golf Links Gateway, prohibits the use of non-wood, chain link fencing. The *Land Use Code (LUC)* requires fencing composed of masonry material, earth berms, vegetative hedges, opaque or wood fencing within the Scenic Corridor Zone. The applicant will be required to use one of the fencing materials specified by the *LUC* or secure a variance from the Board of Adjustment for the chain link fence.

A masonry acoustical wall, eight feet in height, is proposed along the east perimeter of the service center. The wall will mitigate views and noise impacts to the residents east of the property. Staff recommends that the wall be treated with decorative features, comprised of two or more materials. Staff also recommends desert landscape plantings, along the exterior of the walls, consistent with the existing site vegetation. According to the PDP, landscape borders, ten feet and forty feet in width, are proposed along the Golf Links and Houghton road frontages, respectively.

The urban heat island effect (UHI) is created by heat absorbent surfaces in urban areas. To mitigate heat island effects, staff recommends that the landscape plan include one tree for every four parking spaces within vehicle parking area. Reflective and pervious paving materials can also help to limit the impact of the heat island by reducing absorption, retention and heat radiation. While helping to mitigate the heat island effect, porous paving materials also allow storm water to pass through and permeate into the sub-base and ground. Staff recommends incorporating reflective, pervious paving materials in pedestrian areas and adjacent to planting areas.

Land Use Compatibility – Noise generating uses such as loading zones and trash containers are to be placed as far as possible from adjacent residential uses. A minimum fifty feet separation, and screening with walls and vegetation will be required. The locations proposed on the PDP appear to meet these criteria. In addition, staff recommends that lighting be located at an appropriate height to provide adequate security for the site, yet protect the adjacent residential properties and street traffic from light glare.

Cultural/Archeological Resources - The property lies within a zone of low archaeological sensitivity as defined in the Sonoran Desert Conservation Plan. A record review by the Pima County Cultural Resources Department, revealed the property has not been surveyed for cultural resources. Seven cultural resources surveys, conducted within a one-mile radius of the subject property, have not identified any archaeological or historical sites. Due to the extent of the land disturbance for the service center development, and the future reservoir, staff recommends a cultural resources survey, conducted by a certified archaeologist, be completed to identify any significant cultural or historic resources that may be present. The survey areas shall include the proposed area of grading for the service center, as shown on the PDP; and the area for disturbance for the future reservoir, as determined by the future reservoir plans.

Drainage/Grading/Vegetation – The northeastern portion of the site lies within the Hidden Hills Wash watershed and drains toward Old Spanish Trail. The majority of the site lies within the Eastview Wash watershed and drains toward Houghton Road and Golf Links Road. The existing corrugated metal pipes beneath Houghton Road are undersized for the 100-year event and will be replaced as part of the Houghton Road improvements. Two 36-inch reinforced concrete pipes (RCP) were installed beneath Golf Links Road as part of the CVS Pharmacy development and are designed to current standards. The site does not contain any regulatory floodplains, ERZ washes or WASH washes. Neither watershed is considered to be a balanced/critical basin. Detention is not required. Threshold retention for the 5-year event and water harvesting are required.

The proposed “set-aside area” identified in the Design Compatibility Report, is required to be protected in perpetuity as Natural Undisturbed Open Space (NUOS). Staff recommends that the NUOS area be surveyed and delineated on the development plan with a legal description, and on a document recorded with the Pima County Recorder. Staff also recommends that all areas of Protected Native Plants, individual Protected Native Plants outside of the proposed NUOS area, be identified and be preserved-in-place, to the fullest extent practicable. The designated NUOS area should be fenced before any on site grading activity occurs to prevent encroachment.

Road Improvements/Vehicular Access/Circulation - Access to the service center site is proposed from Golf Links Road. The applicant plans pavement improvements to Golf Links Road from the proposed entrance to the service center, west to Houghton Road, as part of this project. Access to the existing reservoir is from Houghton Road. Houghton Road is to be improved as part of Regional Transportation Authority Project (RTA)#32. City Transportation staff recommends limiting access to the rezoning site to one access on both Houghton Road and Old Spanish Trail.

Staff recommends that the applicant meet with the Tucson Department of Transportation to discuss coordinating future road projects and RTA plans with the rezoning site design/development, (i.e., the location of street frontage landscaping, slope area easement, right-of-way dedication and potential in-lieu fees, etc.).

Conclusion – The proposed service center is consistent with the *South Pantano Area Plan*, Subarea 7. The proposed use is located at the intersection of major arterial streets and represents commercial development designed with sensitivity to the surrounding natural environment, as well as the established neighborhoods to the north and east. The proposed service center has been located adjacent to an existing commercial use and separated as far as possible on site from existing residences. Subject to compliance with the attached preliminary conditions, approval of the requested C-2 zoning is appropriate.

PROCEDURAL

1. A development plan in substantial compliance with the preliminary development plan (PDP) dated July 3, 2008, and the Design Compatibility Report, is to be submitted and approved in accordance with Section 5.3.8. of the *Land Use Code*. Owner/developer shall request Mayor and Council approval of a change of rezoning condition/change of PDP before developing the future reservoir.
2. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place, within the proposed grading limits of the service center and the future reservoir. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and/or associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.
3. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at Tucson Water Department's expense to the public.
4. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
5. 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

6. The owner/developer shall maintain a fence between the proposed service center site and the remainder of the 28.10 acre site to separate the reservoir and service center operations. The owner shall operate the reservoir and service center as two independent uses.
7. Building height shall be limited to one story and shall not exceed 30 feet.
8. Facades at rear and side are to be designed with attention to the architectural character and detail comparable to the front façade, including but not limited to, comparable color palette, rooflines, and materials similar to surrounding commercial units. Elevation and color drawings shall be submitted as part of the development plan submittal.
9. When visible from adjacent public right-of-way and along the eastern and western portion abutting residential zones, structures shall be designed to have "five-sided" architecture. Building facades at rear and side are to be designed with attention to architectural character and detail comparable to the front facade, including but not limited to, comparable color palette, rooflines, and materials. Where buildings exceed 20 feet, a variety of rooflines and plane lines

should be applied to enhance the architectural character of the roof. Dimensioned elevations and color palette are to be submitted as a part of the development plan.

10. All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
11. An eight-foot-high acoustical masonry wall shall be provided along the eastern edge of the site as shown on the PDP to protect the neighborhood to the east and a 10-foot high acoustical masonry wall, along the loading dock on the west side of the site to isolate neighbors to the west. Walls over 75 feet in length and over three feet in height shall include the use of two or more wall materials and/or incorporate a visually interesting design on the wall surface consistent with the architecture of the site.
12. All exterior mechanical equipment, loading zones, and dumpsters shall be screened from view of adjacent residential development and street frontages, and shall be architecturally integrated into the overall design of buildings and development.
13. Six (6) inch wide fence block or greater shall be used for perimeter walls.
14. All outdoor lighting should be full cutoff, and it shall be directed down and shielded away from adjacent parcels and public roadways. Lighting detail shall be submitted as part of the Development Plan.

#### DRAINAGE/GRADING/VEGETATION

15. The “set-aside area” identified in the Design Compatibility Report, is required to be protected in perpetuity as Natural Undisturbed Open Space (NUOS). The NUOS area shall be surveyed and delineated on the development plan with a legal description and on a document recorded with the Pima County Recorder. The recording information shall be provided on the development plan.
16. Undisturbed natural open space areas to be fenced prior to any on site grading activity to prevent encroachment. Fencing shall be required during construction for all undisturbed natural desert areas of Protected Native Plants and for individual Protected Native Plants to be preserved-in-place. The area to be fenced shall be beyond the "drip-line" of the vegetation by one-half (½) the distance of the "drip-line" radius.
17. 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.

18. Provide additional plantings along Golf Links Road to provide a continuous screen (a solid 5' high visual barrier). Owner/developer shall provide a 10-foot landscape border along Golf Links. Landscape borders shall consist of native, drought tolerant, low-maintenance vegetation.
19. Applicant shall provide a 40-foot natural open space landscape border along Houghton Road and along Old Spanish Trail. Landscape borders may be enhanced with native, drought tolerant, low-maintenance vegetation.
20. Integrate landscaping along the exterior of perimeter walls on the eastern edge of the development where adjacent to residential development. Landscaping shall include native, drought-tolerant vegetation consistent with the desert appearance of the site.
21. One canopy tree shall be provided within the vehicular use area for each four motor vehicle parking spaces. Alternatively, the applicant may demonstrate, through a shade pattern analysis, that shade pattern created by mature canopy trees, buildings, and other structures on the vehicular use area from 9:20 to 3:20 p.m. MST on June 21, shall cover fifty percent of the paved area.
22. Preparation of a complete Drainage Report, including details of retention, is required. The following will apply:
  - a. Each retention basin shall include a sediment trap, or other sediment control measures as approved by the City Engineer, to prevent sedimentation of the retention basin. Each sediment trap, or other sediment control measure, shall have a provision for total drainage.
  - b. Retention basin floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
  - c. 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. Retention basin shall incorporate a native planting theme around the basin area.
  - f. All security barriers and screening for retention basins shall meet Safe By Design guidelines.
23. 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/>.

24. 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.

#### ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

25. Reflective and pervious alternative paving materials shall be incorporated in pedestrian areas and adjacent to planting areas. These paving materials shall be shown on the landscaping plans at the time of development plan submittal.
26. The owner/developer shall dedicate 105 feet for the east half right-of-way for Houghton Road, as well as a 35 feet slope easement, for a total of 140' from the current roadway centerline (the PDP currently shows a 100' half right-of-way with an additional 40' landscape buffer). The owner/developer shall coordinate with TDOT regarding proposed buffer areas and TDOT's plan for a slope easement for the future Houghton Road project.
27. Owner/developer shall dedicate a spandrel with a radius of thirty feet at the southwest corner of the site.
28. Owner/developer shall dedicate right-of-way for Golf Links Road as required by DSD/City Development Standards.
29. The owner/developer shall make an equivalent financial contribution for a portion of the fronting Houghton Road pavement and the full amount of the fronting Houghton Road curbs and sidewalks to the TDOT. Sidewalks, or an equivalent contribution, will not be required if an ADA accessible pedestrian element is included on the east side of Houghton Road, as part of the Houghton Greenway.
30. The owner/developer shall design and construct appropriate interim paving improvements/turn lanes and associated pavement transitions, on Houghton Road, as required by TDOT Traffic Engineering.
31. The owner/developer shall design, fund and construct or provide in-lieu fees, for the portion of the Houghton Road Greenway fronting the rezoning site. The Greenway elevation shall

be determined by the City Engineer to ensure that the Greenway will match the ultimate profile of the future Houghton Road Improvement Project.

32. The owner/developer shall install appropriate pavement, curbs and sidewalks along the Golf Links Road frontage of the site.
33. Access along Houghton Road and Old Spanish Trail shall be limited to one access drive on each roadway (existing or proposed). All access drives shall be in conformance with the Transportation Access Management Guidelines for the City of Tucson.
34. The owner/developer shall meet all parking, loading, and vehicle maneuvering requirements onsite.



CITY OF  
TUCSON

DEVELOPMENT SERVICES  
DEPARTMENT

April 28, 2008

Jim Meskan  
Project Manager  
Tucson Water Department  
P.O. Box 27210  
Tucson, AZ 85726-7210

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**Subject:** Tucson Water Eastside Service Facility – 10445 E. Golf Links Road

Dear Jim:

The subject property is 28.10 acres of which 2.34 acres is currently developed with a reservoir which was constructed in 1978. The 1978 Zoning Code permitted public utilities in all zones subject to the minimum lot size required for the particular zone. In this case, the reservoir needs to consist of a minimum 3.3 acre site to be a stand alone project. While under today's LUC a "distribution system" requires a Special Exception, this reservoir was developed prior to that requirement and therefore can be considered a legal use provided it meets the minimum lot area requirement and is not modified or expanded beyond the existing development.

The proposed Eastside Service Center can be developed separately from the reservoir and not be considered a "distribution system" as described in the Utility use Group provided that the reservoir is completely self-contained and does not rely upon the proposed Eastside Service Center development. If this is the case, the proposed Eastside Service Center would be classified as a "Construction Service" under the Commercial Services Use Group and could be developed in the C-2 and less restrictive commercial zones subject to the specific requirements of that zone. C-2 is the minimum zone that any private construction service would be able to have their offices, warehouses, shop space, and outdoor storage areas.

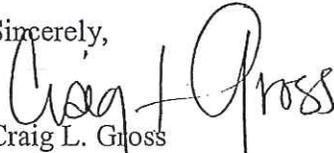


Jim Meskan  
April 28, 2008  
Page Two

In order for this to be supportable, each use must be designed to operate completely independently of the other. There needs to be a physical barrier such as a fence or landscape buffer that separates the two uses with each use providing separate access, parking, utilities, and be able to meet the applicable codes on their own.

If you have additional questions please contact me.

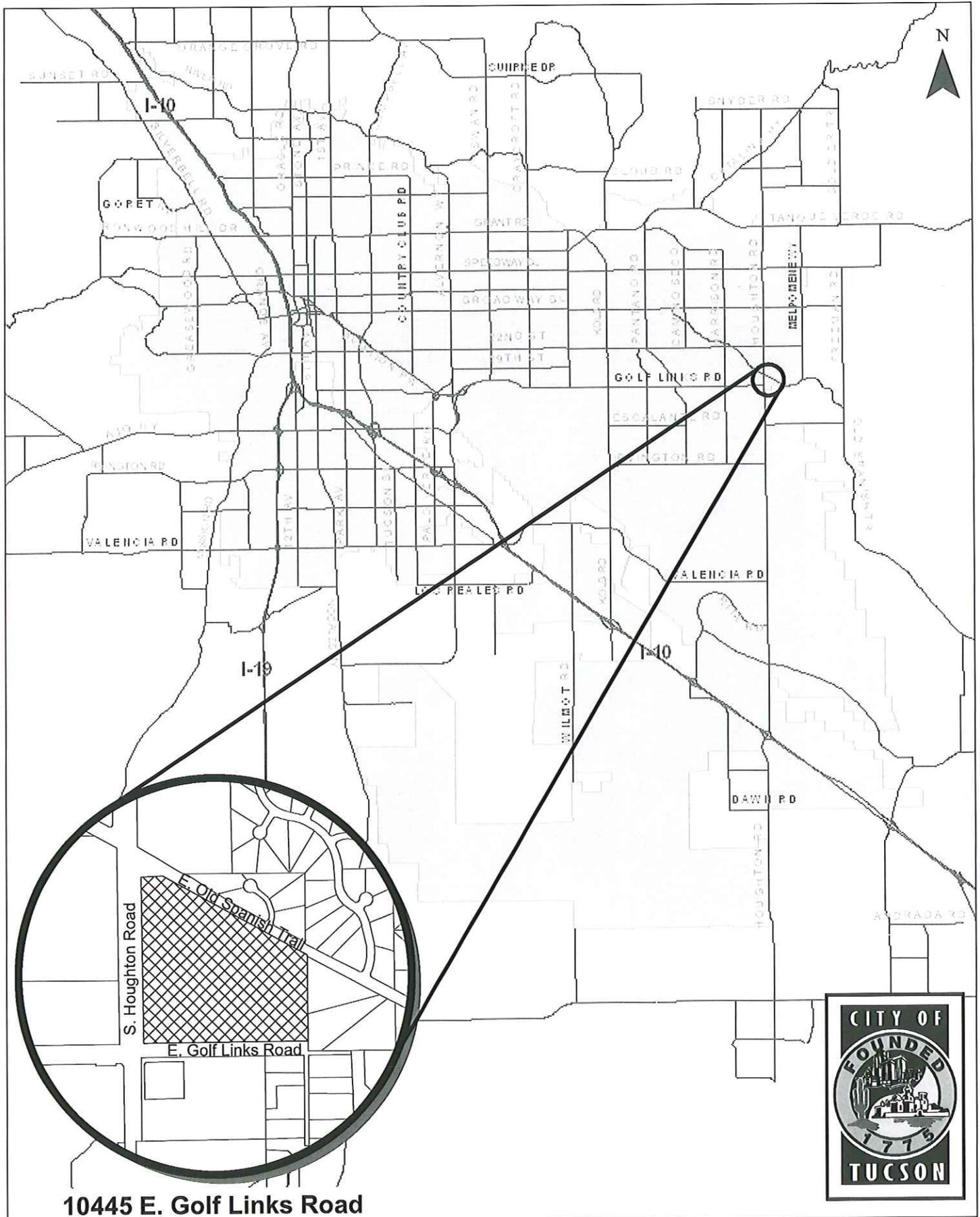
Sincerely,



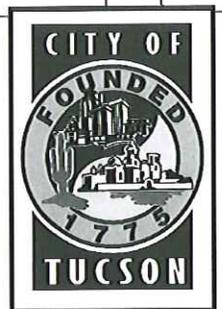
Craig L. Gross  
Deputy Director/Zoning Administrator  
Development Services Department  
City of Tucson

c: Karen Masbruch, City Manager's Office  
Ernie Duarte, Development Services  
Albert Elias, Urban Planning  
David Modeer, Tucson Water  
Steve Pageau, Tucson Water

# C9-08-10 COT Water - Golf Links Road

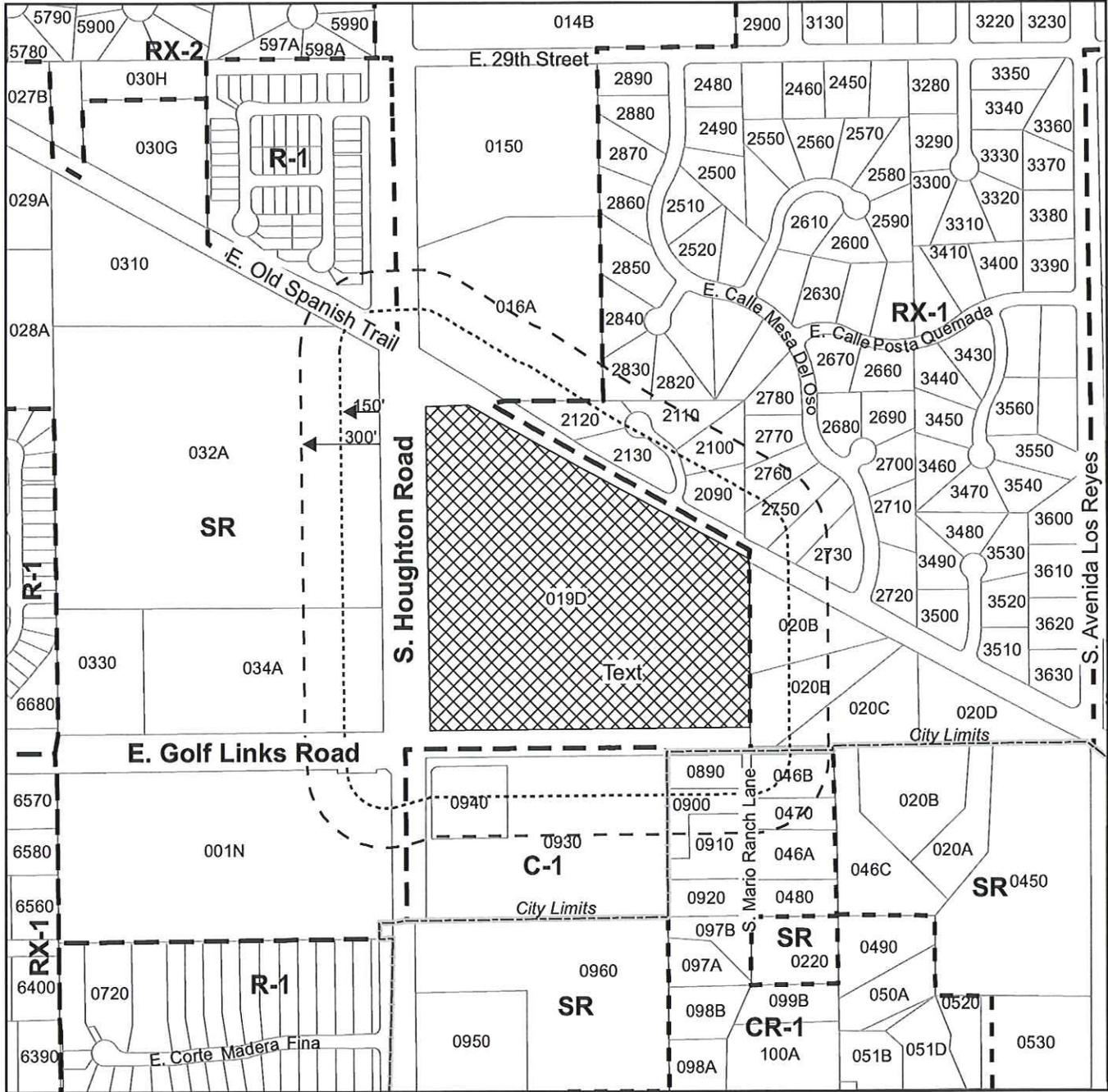


10445 E. Golf Links Road



# C9-08-10 COT Water - Golf Links Road

## Rezoning Request: from SR to C-2



0 300 600 Feet  
1 inch = 600 feet

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

Neighborhood, Area Plan(s): South Pantano Area Plan  
 Address: 10445 E. Golf Links  
 Base Maps: Sec.24 T.14 R.15  
 Ward: 4





S. Avenida Los Reyes

S. Mario Ranch Lane

E. 29th Street

S. Houghton Road

Old Spanish Trail

E. Golf Links Road

**C9-08-10 COT Water - Golf Links Road**  
August 2008 Aerial