MEMORANDUM

DATE: November 5, 2008
For November 20, 2008 Hearing

TO: Peter M. Gavin
Zoning Examiner

FROM: Albert Elias, AICP
Urban Planning & Design
Director

SUBJECT: REZONING – URBAN PLANNING AND DESIGN REPORT
C9-08-14 Rocking M Construction – Wilmot Road, R-1 to O-2 (Ward 4)

Issue – This is a request by Philip Carhuff of Krebs, Carhuff Architects, Inc., on behalf of the property owners, Rocking M Construction, Inc., to rezone approximately 0.23 acres from R-1 to O-2 zoning. The rezoning site is located on the west side of Wilmot Road, approximately 1,700 feet north of Twenty Second Street (see Case Location Map). The preliminary development plan proposes an office building, 1,478 square feet in size and 16.5 feet in height.

Department of Urban Planning and Design Recommendation – The Department of Urban Planning and Design recommends approval of O-2 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Undeveloped.

Surrounding Zones and Land Uses:

North: Zoned R-1; Fellowship Baptist Church
South: Zoned R-1; Fire Station No. 9
East: Zoned R-1; Single family residences
West: Zoned R-1; Single family residences

Previous Cases on the Property:

C9-80-10 Roberts Development Co. – Wilmot Road, R-1 to R-4. This was a rezoning request to allow two story office buildings on two lots, one of which is the proposed rezoning site. A public hearing was held on May 22, 2008, and the Zoning Examiner recommended denial. On August 4, 1980, the Mayor and Council voted 4 to 2 to deny the rezoning and the case was closed.

Related Cases:

C9-02-13 Pueblo Mortgage – Swan Road, R-1 to O-2. This was a rezoning request for 0.19 acres located on the east side of Swan Road, south of Broadway Boulevard, to allow the development of 1,770 square feet of professional office space. On February 8, 2005, the Mayor and Council

adopted Ordinance No. 10114 and on February 8, 2005, the Development Services Department approved Development Plan D03-0028. The requested O-2 zoning was effectuated on June 7, 2005.

C9-02-16 TM Health Care – Glenn Street, R-1 to O-2. This was a rezoning request for 3.5 acres located at the southeast corner of Glenn Street and the Arcadia/Alamo Wash to allow the development of 34,882 square feet of medical office. On November 17, 2003, the Mayor and Council adopted Ordinance No. 9912 and on June 9, 2004, Building Permit No. T04CM0119 was issued, effectuating the requested zoning.

C9-05-18 Blythe – Hawthorne Street, R-1 to O-2. This was a rezoning request to convert a single family residence to 1,714 square feet of professional office space on 0.21 acres. On October 23, 2007, the Mayor and Council adopted Ordinance No. 10467 and Development Plan D06-0038 was approved by the Development Services Department on October 25, 2007.

Applicant's Request – The applicant requests O-2 zoning for 0.23 acres to allow the development of an office building, 1,478 square feet in size and 16.5 feet in height.

Planning Considerations

The *Broadway-Craycroft Area Plan* and the *General Plan* provide land use policy direction for this area. Both *Plans* have policies that protect established residential neighborhoods by supporting development that is compatible. The *Broadway-Craycroft Area Plan* policy supports the use of appropriate design and buffering techniques to ensure that new, non-residential development is designed in a manner sensitive to established neighborhoods. Developments designed with all parking and maneuvering onsite are also supported by the *Plan*. The proposed office use is consistent with the *Broadway-Craycroft Area Plan* land use concept map, which supports residential and office uses on the rezoning site.

The *General Plan* policies support development of commercial and office uses in the urbanized area, to promote use and improvement of infrastructure, and meet residents' need for goods and services in a cost-effective and equitable manner. The policies also promote quality in design, water conservation measures and the maintenance of Tucson's urban vegetation to maximize environmental benefits to the community.

Properties located to the west of the rezoning site and east across Wilmot Road, are zoned R-1 and developed with single-family residences. Adjacent properties to the north and south are developed with a church and the City of Tucson Fire Station No. 9, respectively. The intersections of Wilmot/Broadway Boulevard to the north and Wilmot/22nd Street to the south are established commercial nodes. The rezoning site is approximately 600 feet north of the Wilmot/22nd Street commercial node.

Vehicular access to the rezoning site is proposed from Wilmot Road. Both Wilmot Road and Twenty Second Street are identified as arterial roadways with a future right-of-way of 120 feet

and 150 feet respectively, on the *Major Streets and Routes Plan* map. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 16 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The rezoning site is a small, rectangular shaped property, elongated in an east-west direction. The property is small, approximately 9,000 square feet in size. While O-1 may be more appropriate zoning for this proposal, a minimum site area of 10,000 square feet is required. Therefore, O-2 zoning is proposed for the office use.

The preliminary development plan (PDP) shows the proposed building set back at the western edge of the parcel, away from the adjacent residences. Parking is at the front of the site. The applicant proposes a residentially-scaled building, 16.5 feet in height, comprised of sloped metal roofs, stucco walls and stone veneers, in context with the existing residential development in the area. Staff will recommend the maximum building height be conditioned to 20 feet. Staff also recommends using four-sided architecture to provide comparable architectural detail on all four elevations of the office, and screening all exterior mechanical equipment and refuse storage areas from the surrounding properties.

A loading zone is not required for this site because the proposed building size is less than 1,500 square feet. The applicant is proposing curbside trash pickup, thereby eliminating the need for a dumpster location in the parking lot. Without a loading zone and commercial garbage pickup, the associated noise will be reduced at the proposed office site. Although Environmental Services staff has indicated that curbside refuse collection is acceptable, the applicant will be required to file a Development Standard Modification Request. The applicant will also be required to provide onsite storage for two automated plastic containers (APC) and to ensure that the containers will not obstruct the sidewalk along Wilmot Road during collection times.

An existing screen wall, seven feet in height, is located south of the southern property boundary, adjacent to the fire station. A screen wall, five feet in height, exists along the western property boundary, adjacent to the residence to the west. A new masonry screen wall, five feet in height, is proposed along the northern property boundary, adjacent to the church. Staff recommends that decorative elements be incorporated into the new screen wall design to create visual interest. Staff also recommends the proposed wall be designed to match or blend with the proposed office building and that, it be constructed of and/or painted with, graffiti-resistant materials. Landscape borders are proposed inside the existing and proposed screen walls.

It is anticipated that security lighting will be provided onsite. Staff recommends that all outdoor lighting be full cutoff, shielded downward, and directed away from adjacent residential parcels.

Drainage/Grading/Vegetation –There are no washes on or adjacent to the site and retention/detention is not required. The property has been cleared and bladed. According to an

Arizona State Museum records search, the fifteen archaeological inspections completed within a mile radius of the property have not identified any cultural resources. Because of the previous site disturbance, staff does not recommend an archaeological inspection.

The PDP shows landscape borders, ten feet in width, around the entire site. According to the preliminary landscape plan, the applicant proposes the use of arid plants including, thirteen mesquite trees and a mix of shrubs, ground covers and accent plants. The application indicates that the landscape irrigation will be supplemented by capturing storm water runoff from the roof of the building and directing it to the planting areas. Staff recommends that the site be designed to also harvest rainfall runoff from the parking lot and sidewalks and direct it into landscaped areas on the site.

Road Improvements/Vehicular Access/Circulation – One access from Wilmot is proposed, near the southern edge of the site. Tucson Department of Transportation staff has indicated that the proposed access point does not meet the City of Tucson Access Management Guidelines of 80 foot separation between curb cuts. The Fellowship Baptist Church to the north has two driveways within 25 feet of the rezoning site. It is recommended the applicant enter into a shared access agreement with the church to prevent the need for an additional curb cut on the rezoning site. As an alternative, should the church be willing to give up the southern most driveway, a new curb cut could be provided for the rezoning site.

An existing sidewalk is located in front of the property along Wilmot Road. A walkway is proposed along the northern edge of the parking lot area from the existing sidewalk to the front and rear sides of the proposed office.

The urban heat island (UHI) effect is created by heat absorbent surfaces in urban areas. To mitigate for the UHI effect, staff recommends that the landscape plan include one tree for every four parking spaces within vehicle parking area. Alternatively, the applicant may demonstrate with a shade pattern analysis, that shade coverage will be provided for at least 50% of the vehicle use area, from 9:20 a.m. to 3:20 p.m. PST on June 21st, by mature canopy trees, buildings and/or other structures.

Reflective and pervious paving materials can also help to limit the impact of the UHI by reducing heat absorption, retention and radiation. While helping to mitigate the UHI 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 plantings within the parking area.

Conclusion – The proposed office use is consistent with and supported by the policy direction in the *Broadway-Craycroft Area Plan* and the *General Plan*. Both *Plans* support office development in this specific location along Wilmot Road, if it can be designed to be compatible with adjacent uses, especially established neighborhoods. Subject to compliance with the attached preliminary conditions, approval of the requested O-2 zoning is appropriate.

Preliminary Conditions

PROCEDURAL

1. A development plan in substantial compliance with the preliminary development plan dated September 10, 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.

7. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATABILITY

8. All buildings shall be designed to have "four-sided" architecture and shall be limited to 18 feet in height. Building facades at the rear and sides shall have architectural character and detail comparable to the front façade, including but not limited to color palette, rooflines, and exterior materials. Colored and dimensioned elevation drawings shall be submitted as part of the development plan submittal to demonstrate compliance with this condition.

9. All exterior mechanical equipment shall be screened from view from the surrounding properties and public roadways.

10. All new screen 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. The design

Preliminary Conditions

of the wall shall be consistent with the overall architectural design theme of the office development. A wall detail shall be provided as part of the development plan submittal to demonstrate compliance with this condition.

11. Six (6) inch wide fence block or greater shall be used for perimeter walls.

12. All outdoor lighting shall be full cutoff, shielded downward, and directed away from adjacent residential parcels.

13. The owner/developer shall provide onsite, screened storage space for two automated plastic containers (APC) and ensure that the containers will not obstruct the sidewalk along Wilmot Road during collection times.

DRAINAGE/GRADING/VEGETATION

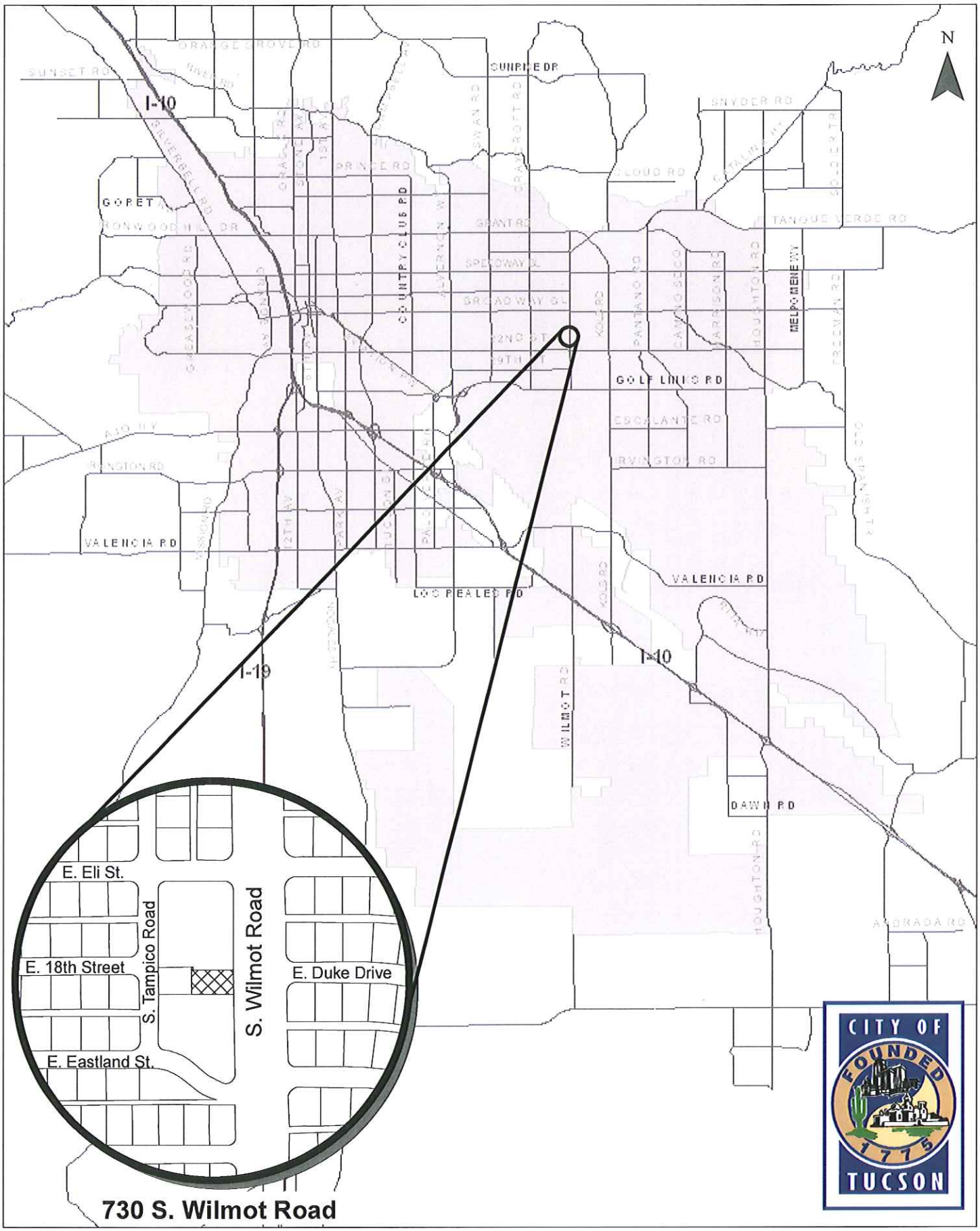
14. Should buffelgrass be present on the site, a buffelgrass mitigation management plan shall be created for the site as a component of the Native Plant Preservation Plan portion of the Landscape Plan.

15. 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 the shade pattern created by mature canopy trees, buildings and other structures on the vehicular use area, on June 21 from 9:20 a.m. to 3:30 p,m., shall cover fifty percent of the paved area.

16. 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 Water Harvesting Guidance Manual. This document can be downloaded as a pdf file from the following website: <http://dot.ci.tucson.az.us/stormwater/>.

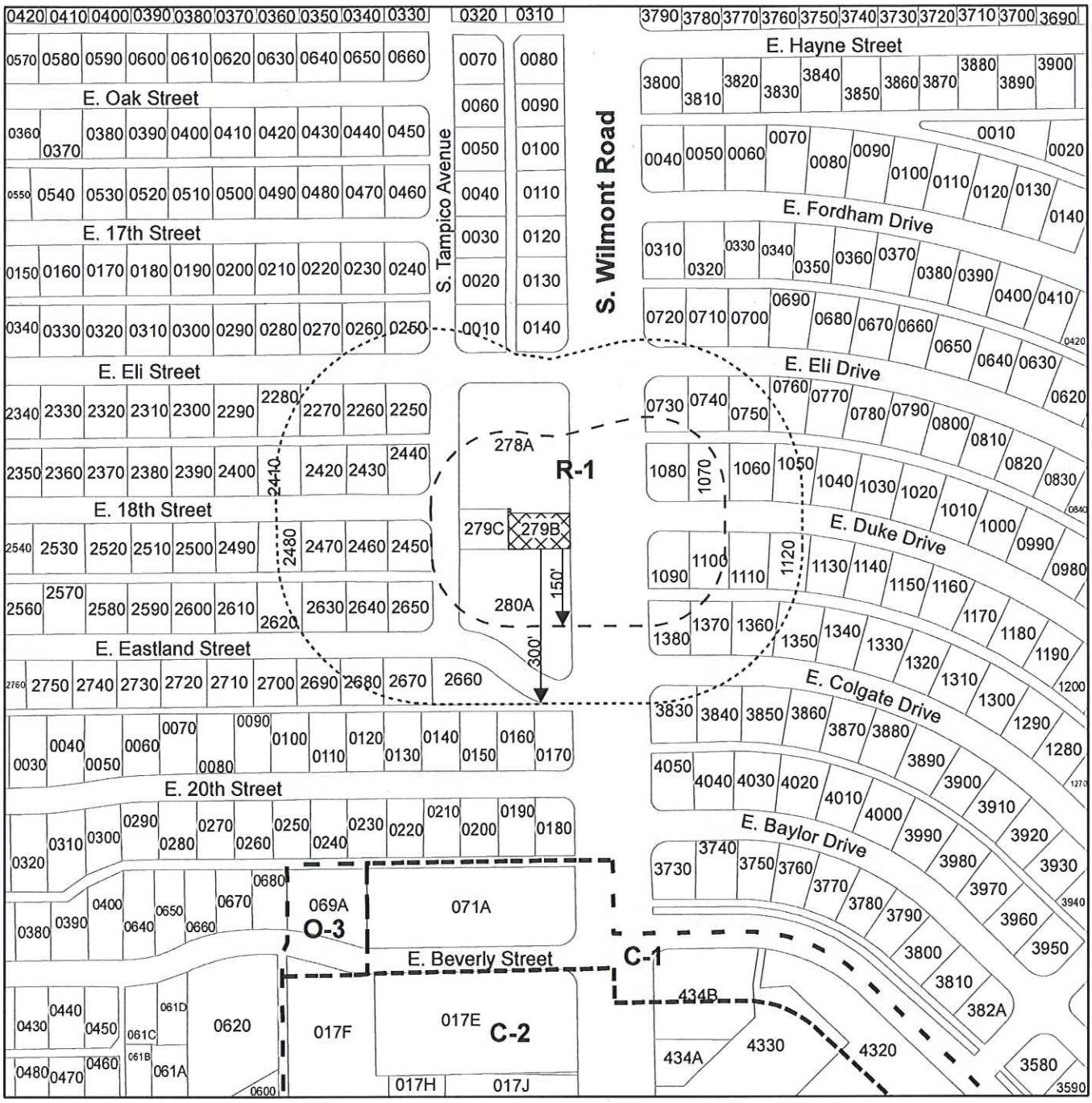
    To comply with the above-referenced LUC sections, rainwater harvested from building roofs, sidewalks, and parking lots shall be employed to assist in supporting landscaped areas including parking lot tree wells, landscape buffers, sidewalk plantings, and other vegetation locations at the site. Site plans 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. Consult the Office of Conservation and Sustainable Development prior to the development of water harvesting plans.

C9-08-14 Rocking M. Construction - Wilmot Road



C9-08-14 Rocking M Construction - Wilmot Road

Rezoning Request: from R-1 to O-2



N

0 150 300 Feet

1 inch = 300 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: 730 S. Wilmot Road
Base Maps: Sec.13 T.14 R.14
Ward: 6

created by: JJK 9/19/2008

C9-08-14 Rocking M Construction - Wilmot Road

October 2008 Aerial