



MEMORANDUM

DATE: February 25, 2009
For March 12, 2009 Hearing

TO: Peter M. Gavin
Zoning Examiner

FROM: 
Albert Elias, AICP
Urban Planning & Design
Director

SUBJECT: REZONING – URBAN PLANNING AND DESIGN REPORT
C9-09-02 Kino Health Campus Planned Area Development (PAD) – Ajo Way,
P-I and R-1 to PAD 18 (Ward 5)

Issue – This is a request by Robin Large of the Planning Center, on behalf of the property owners, Pima County, to rezone approximately 184 acres from P-I and R-1 to PAD 18 zoning. The rezoning site is located at the southwest corner of Ajo Way and Country Club Road (see Case Location Map). The proposed PAD is 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.

Section 2.6.3 of the *Land Use Code* allows parcels of land consisting of 40 acres or more to be comprehensively zoned to a PAD for specialized uses. Under the authority of PAD zoning, existing City zoning regulations may be modified to address the specific use needs, while uses that may conflict with development goals or create issues of compatibility with surrounding neighborhoods can be prohibited.

Department of Urban Planning and Design Recommendation – The Department of Urban Planning and Design recommends approval of PAD 18 zoning.

Background Information

Existing Land Use: Medical service, office and recreation

Surrounding Zones and Land Uses:

North: Zoned R-1 and P-I; Pima County offices including a juvenile detention center, community center, flood basin, and a recreation park and facility.

South: Zoned P-I, R-1 and O-3; platted residential subdivision, healthcare facility, and commercial

East: Zoned CI-2 (Pima County); commercial and industrial

West: Zoned R-1; undeveloped

Previous Cases on the Property:

C9-81-71 Kino Hospital – Ajo Way, R-1 to R-3 This was a rezoning request for 36 acres located west and adjacent to the Kino Hospital on the south side of Ajo Way, west of Country Club Road to allow residential development at 24 units per acre not to exceed 960 units. On December 21, 1981, Mayor and Council adopted Ordinance No. 5487 (unconditional) effectuating the requested zoning.

C9-82-66 Pima County – Ajo Way, R-3 to P-I This was a rezoning request for 70 acres located on the south side of Ajo Way, west of Country Club Road to allow the development of park industrial uses. On April 18, 1983, Mayor and Council adopted Ordinance No. 5741 (unconditional) effectuating the requested zoning.

C9-95-31 Agape Missionary Baptist Church – Ajo Way, P-I to O-3 This was a rezoning request for 23 acres located on the south side of Ajo Way, west of Country Club Road to allow the development of the Haven of Hope facility to include a church, private school, athletic facilities, offices, apartments and administration services. On February 15, 1996, the Zoning Examiner recommended approval of the requested O-3 zoning and on August 1, 1997, the case was closed and the P-I zoning remained in effect due to inactivity and the pending purchase of the property by Pima County.

Related Cases:

C9-06-32 The Bridges PAD – Kino Parkway, R-2, C-1, C-2 and I-1 to PAD 15 This was a rezoning request for 350 acres located east of the Union Pacific Railroad tracks, south of 36th Street, west of Campbell Avenue and north of Interstate-10 to allow the development of a 350-acre master planned mixed-use development with four principal land uses: 1) approximately 1,000,000 square feet of commercial/retail/office land uses and an approximately 350 room hotel, on 128.7 acres; 2) a maximum of 1,084 residential units consisting of single family attached homes, single family detached homes, and apartments, on 117.4 acres, 3) a 53.5 acre research park associated with the University of Arizona, and 4) 50.4 acres of open space and recreation areas. On March 27, 2007, Mayor and Council adopted Ordinance No. 10383 and on April 27, 2007, the requested zoning was effectuated.

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.

Applicant's Request – The applicant requests to rezone 184 acres from P-I and R-1 to PAD 18 zoning to allow for a healthcare workforce development campus, which will include 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.

Planning Considerations

The *Kino Area Plan* and the *General Plan* provide relevant policy guidance. These *Plans* promote appropriate locations, along major transportation corridors, for development and redevelopment that enhances the Kino area, and the greater metro Tucson area. The *General Plan* identifies the Kino Health Campus as an appropriate area for a mix of higher density/intensity land uses due to its location along a major transportation corridor, and adjacency to regional activity centers and employment centers. The *General Plan* allows, and encourages, special overlay zoning, such as a PAD, that are suitable to foster special design districts.

The *Kino Area Plan* provides guidance to ensure that development within the Kino area will occur in a rational and compatible manner. The overall goal of the area plan is to establish guidelines for future growth in the area, and to provide a balance of land uses and a wide range of activities, such as employment, education, housing, and recreation. The plan also provides guidance for this site under the Public and Semi-Public section policies with a goal to increase public efforts to enhance the environment and image of the Kino area. Specifically, these policies callout that the City should support the use of the 80 acres of the County's Ajo Way site for medical facilities. The City should also support residential, commercial, and/or park industrial uses with an emphasis on a coordinated and compatible development scheme with the Kino medical complex and other institutional uses.

The *Kino Area Plan* and the *General Plan* policies encourage and support development of employment and mix-use centers that respond to physical characteristics of the site, location, adjacent land use patterns; enhancing the visual appeal of the streetscape; and incorporating neighborhood recommendations into site planning and design.

The PAD district consists of two parcels and is bounded to the west by the Tucson Diversion Channel; to the east by Country Club Road; to the north by Ajo Way; and to the south by Interstate-10. Vehicular access to the site is currently provided from multiple access points off of Ajo Way and Country Club Road. Ajo Way and Country Club Road, are both identified as arterial roadways with future right-of-way widths of 120 feet on the *Major Streets and Routes Plan* map.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed district will generate 14,566 vehicle trips per day at build-out. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The primary purpose of the Kino Healthcare Campus PAD is to develop an academic/healthcare campus with state-of-the-art research and teaching programs. The campus would foster a sense of health and encourage learning and interactions between patients, medical staff, researchers, students and other users. Development of the campus will occur over a number of years and in several phases, depending upon the needs of the Kino Health Campus, community medical demands, and available market demand and financing. The

PAD document has identified principal and secondary uses that give the Kino Health Campus the flexibility to allocate uses over time, and offers certainty about the scope and application of such uses.

Permitted Land Uses – The PAD district will include such land uses as major medical/hospital, and supporting uses such as, an existing helicopter pad, other major medical services, office, education and research facilities, long-term health care facilities, and possible future residential and commercial uses. The land uses allowed within the PAD also include all those permitted within the OCR-1 zoning district of the LUC. Special Exception Land Uses as provided for in OCR-1 shall be deemed ‘Permitted Land Uses’ for the purposes of this PAD. The PAD will result in a flexible site design, with implementation guided by a phased development plan for the entire site.

Performance Criteria – Section C.3.2 of the PAD document regulates development intensity, physical character and impact of proposed development on adjacent land uses and municipal services. This section also identifies the sub-areas, and regulates building heights and setbacks, street improvements and circulation, parking, loading zones, landscaping and open space/recreation areas.

The interior of the site is designated for the highest zones, with the center of the campus designated as allowing a maximum height of 150 feet. The perimeter areas are restricted to a maximum height of 110 feet with the exception of the Kino Sports Complex. This area is not to exceed building heights of 140 feet.

Drainage/ Vegetation – A Master Drainage Report has been prepared for the PAD and has been submitted to the Development Services Department for review. A detention waiver is being requested based on the fact that the property drains through existing constructed channels or storm drains into the Tucson Diversion Channel or the Ajo Regional Detention Basin. The drainage plan depicts a proposed storm drainage system that will convey flows from the southeast areas of the campus, northward to discharge into the existing culvert under Ajo Way, which will eventually lead to the Ajo Detention Basin.

The majority of the site has been graded or disturbed. One area containing medium-density vegetation has been identified on the site directly south of East Milber Street. Rainwater harvesting will be conducted on site. Section C.5.3 of the PAD document states that rainwater harvesting within future developments will include actively directing roof and paved surface runoff to recessed planting areas and slowing and meandering of surface storm water to encourage percolation, healthy plant growth, and ground water recharge.

Road Improvements/Circulation – According to Arizona Department of Transportation (ADOT), initial data indicates that the mainline Interstate-10 may need to be widened to ten lanes near the campus. The potential widening of Interstate-10 would increase the right-of-way from 300 feet to 400 feet in width, which could impact the PAD development area adjacent to the interstate. In addition, a new interchange is being planned at Country Club Road and the existing Kino Parkway/Ajo Way interchange may be reconstructed. There are five streets within the campus that

are owned and maintained by Pima County. All new roadways and upgrades to existing streets within the campus will be constructed in accordance with the standards contained in the PAD. Section C.5.5.3 of the PAD document indicates that it is possible at some point in the future that the internal streets will be turned over to the City of Tucson for ownership and maintenance as public streets.

The Circulation Plan of the PAD provides a loop road and secondary streets forming a grid of internal streets that will serve future building locations. The design is an efficient and safe circulation system that will help increase way-finding, minimize vehicular use and emergency vehicle traffic conflicts and manage large volumes of traffic generated by events at the Kino Sports Complex.

A pedestrian circulation path is provided within the medical campus on the east side of the site. This path also extends west towards Interstate-10 as shown in the PAD document. In section C.3.2.7 of the PAD, it is indicated that pedestrian circulation paths will not be provided between the ballpark and the east portion of the campus due to security and parking issues. In addition, no perimeter paths are proposed at this time. Pedestrian connections will be considered if in the future the ball fields are replaced by other development.

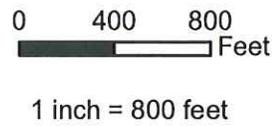
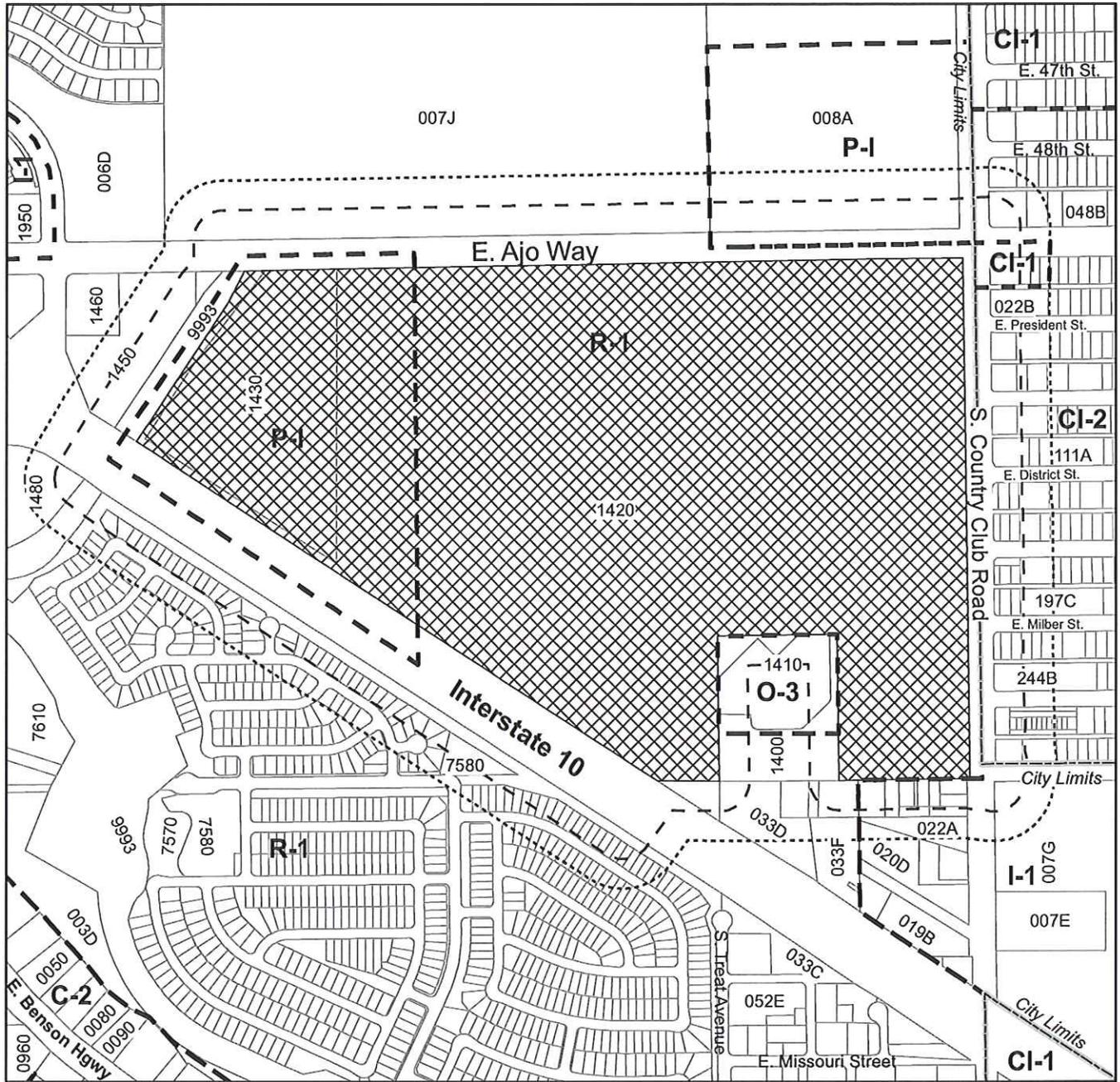
Open Space – Section C.3.2.10 of the PAD document has set an overall goal of five-percent open space throughout the entire PAD area. According to section C.3.2.10 of the PAD document, this will be achieved by means of a minimum of five-percent of open space as part of each subsequent development plan and plat within the campus. Open space elements may include plantings, shade from trees or structures, outdoor seating, gathering areas, and pedestrian and multimodal circulation.

Architectural Review Board (ARB) – Section C.4.1 of the PAD document states the County Administrator’s Office will appoint an ARB to monitor all future projects submitted through the PAD review. The ARB will oversee the review and approval of new projects, including proposed development/redevelopment plans, landscape plans, site plans and remodeling and/or façade changes of existing buildings pursuant to the design guidelines provided with the PAD document.

Conclusion – The *General Plan* and the *Kino Area Plan* allow for and support activity centers along major arterial roadways, such as the Kino Health Campus, which includes a wide range of land uses that would be compatible with such an activity center, i.e. medical/hospital, educational, office, medical support, research, regional employment, commercial and residential. The development proposal in the PAD meets the goals and policies of the *Kino Area Plan*. The PAD provides a flexible framework for the integration of current and future development of the campus. Approval of the requested PAD 18 zone is appropriate. No additional conditions are recommended for the Kino Health Campus PAD.

C9-09-02 Kino Health Campus PAD - Ajo Way

Rezoning Request: from P-I & R-1 to PAD 18



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

Neighborhood, Area Plan(s): Kino Area Plan
 Address: 2400 & 2800 E. Ajo Way
 Base Maps: Sec.32 T.14 R.14
 Ward: 5





Kino Parkway

Country Club Road

Ajo Way

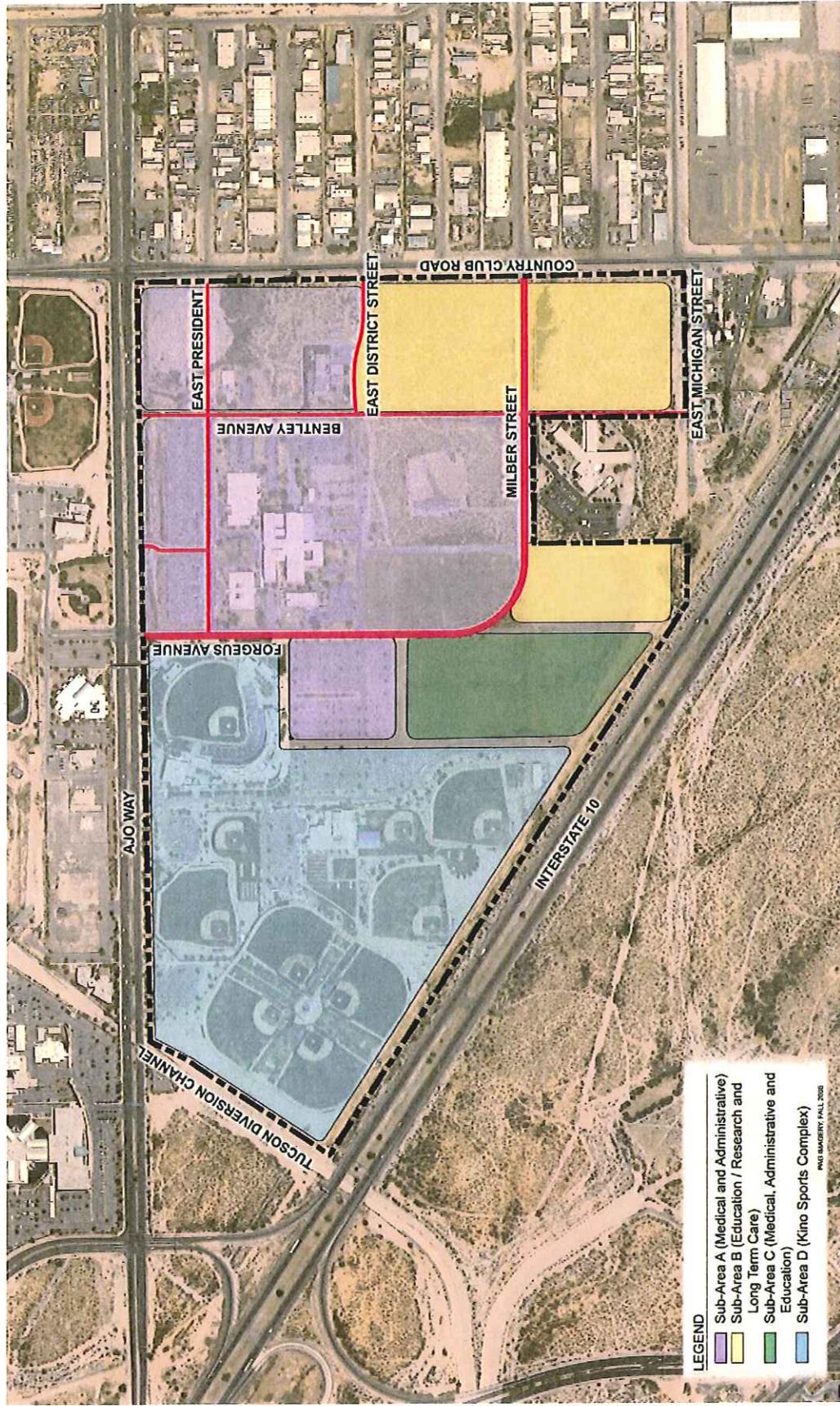
Interstate 10

C9-09-02 Kino Health Campus PAD - Ajo Way
February 2009 Aerial



Kino Health Campus Planned Area Development

Exhibit 20: Conceptual Kino Health Campus PAD Sub-Areas



- LEGEND**
- Sub-Area A (Medical and Administrative)
 - Sub-Area B (Education / Research and Long Term Care)
 - Sub-Area C (Medical, Administrative and Education)
 - Sub-Area D (Kino Sports Complex)
- PAD SCHEDULE, FALL 2008

