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CITY OF TUCSON DEPARTMENT OF URBAN PLANNING & DESIGN

**LIMITED NOTICE PROCEDURE (LNP)
SPECIAL EXCEPTION APPLICATION**

SE- 08-01 Name: Goodwill at Marketplace Date Accepted: Jan 29, 2008

PART 1 PROPERTY INFORMATION:

Legal Description (Attach a separate sheet for long legals.)

Lot(s) 1-3 Block(s) _____ Subdivision Name See Attached Legal Description

Address (as assigned by Pima County Addressing): 1660 W. Valencia Road Tucson, 85746

Please provide the following information for each parcel in the LNP special exception site. (Attach additional sheet if necessary.)

Current Zoning	Current Use	Area (sq. ft or acres)	Assessor Tax Code #
<u>C-2</u>	<u>Commercial, Retail</u>	<u>7.8 acres</u>	<u>137-34-001 D</u> <u>137-34-0020</u>
_____	_____	_____	_____
_____	_____	_____	_____

Note any applicable overlay zones:

- Historic District/Landmark
 Airport Environs
 Environmental Resource
 Hillside

PART 2 PROPOSED USE

Proposed Use (Please be specific; attach additional sheet if necessary.)

Operation of a Goodwill Retail Store and Donation Center within C-2 Zoning at Midvale Plaza under the

2.5.4.3 Special Exception to Land Uses for C-2 E. Industrial Use Group: Salvaging and Recycling per

Sec. 3.5.5.6 provisions.

Number of Structures One Number of Stories One Height of Structures 25'-4"

Number of Residential Units None Floor Area of Non-residential Projects 16,000 SF

PART 3 APPLICANT INFORMATION

Applicant or Agent Anselmo Alleva
Company Name CDG Architects, Ltd.
Address 2102 N. Country Club Road Building 9
City Tucson State AZ Zip 85716
Phone 520-629-9752 Fax 520-798-3341 Email anselmo@cdg-architects.com

Owner/Contact Suzanne Lawder, President, CEO
Company Name GOODWILL INDUSTRIES OF SOUTHERN ARIZONA, INC
Address 1940 East Silverlake, Suite 405
City Tucson State AZ Zip 85713
Phone 520-623-5174 Fax 520-623-8528 E-mail Lawder@goodwill-tucson.org

Architect/Engineer/Other Anselmo Alleva
Company Name CDG Architects, Ltd.
Address 2102 N. Country Club Road Building 9
City Tucson State AZ Zip 85716
Phone 520-629-9752 Fax 520-798-3341 Email anselmo@cdg-architects.com

PART 4 PLANNING INFORMATION

Explanation of request. (Use additional sheets, if necessary.)

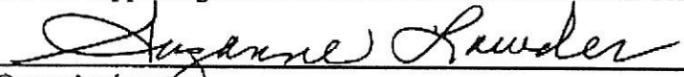
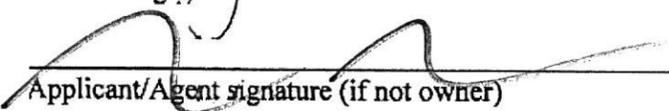
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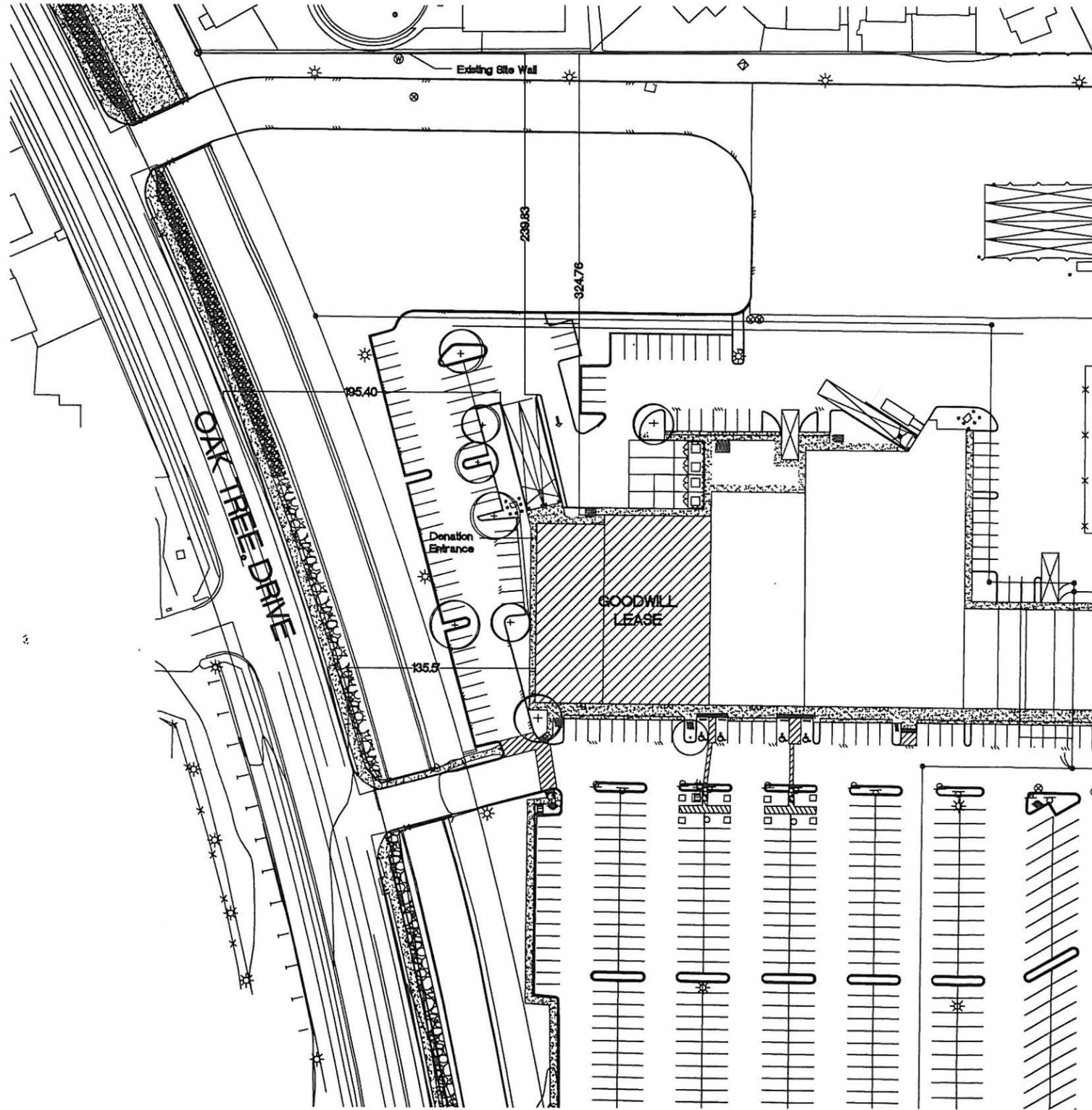
PART 5 MATERIALS REQUIRED WITH APPLICATION

- A completed "City of Tucson Limited Notice Procedure Special Exception Application" signed by the owner and agent.
- Three (3) copies of the preliminary site plan fully dimensioned and drawn at a scale of 1 inch = 40 feet (1" = 40') on a 24 x 36 inch sheet properly folded to an 8 1/2 x 11 inch format.
- One (1) 11"x17" reduction of the preliminary site plan
- A statement addressing how the applicable performance criteria have been addressed
- Documentation of neighborhood meeting (at a minimum, a copy of the meeting invitation, mailing list and summary notes from the meeting.
- One (1) photo simulation and photo the simulation was created from (if appropriate) *N/A*
- One (1) copy of last approved site plan
- One (1) copy of the Pima County Assessor's map of the subject parcel(s) and printout showing the subject parcel(s) property tax code number(s) and legal description(s).
- Development Review Board Recommendation (if applicable) *N/A*
- Appropriate fees payable to the City of Tucson

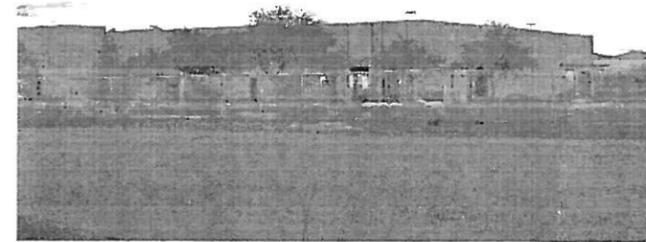
PART 6 SIGNATURES

I (We), the undersigned, request consideration for the Limited Notice Procedure special exception request as described in this application and supporting materials. I (We) represent that the information in this application and the supporting materials are true and accurate to the best of my (our) knowledge.

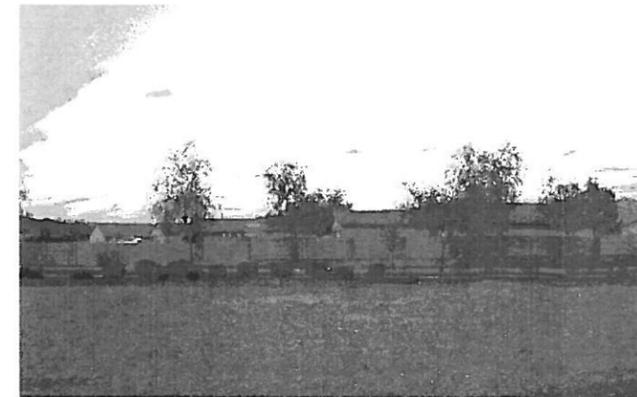
 _____ Owner's signature	<u>1-24-08</u> date
 _____ Applicant/Agent signature (if not owner)	<u>1/25/08</u> date



AERIAL OF SITE PRIOR TO CONSTRUCTION



VIEW OF PLAZA FROM NORTH



VIEW TO NORTH OF PLAZA



GOODWILL INDUSTRIES
1660 N. VALENCIA
TUCSON, ARIZONA

SITE PLAN FOR
SPECIAL EXCEPTION
Project No. 07071

2.1
1/25/08

cdg
ARCHITECTS 2102 N. COUNTRY CLUB RD., #1
TUCSON, AZ 85718
(520) 624-4152

GOODWILL - MIDVALE PLAZA DESIGN COMPATIBILITY PLAN

SCALE: 1:40



Goodwill: Midvale Plaza
Response to Special Exception Performance Criteria
Case Number 01-02-08 - NEC Valencia and Oaktree

Special Exception Request for operation of a Goodwill Retail Store and Donation Center within C-2 Zoning at Midvale Plaza under the 2.5.4.3 Special Exception to Land Uses for C-2 E. Industrial Use Group: Salvaging and Recycling per Sec. 3.5.5.6 provisions.

Below please find the applicant's response to the provisions cited above. Items that are struck through were not required to be addressed by the attendees of the Pre-Application Conference. Additionally, the neighborhood meeting attended by the applicant did not generate substantive concerns regarding the development of this site as a Goodwill Retail Store and Donation Center.

3.5.5.6 Salvaging and Recycling.

~~A. Salvaging and Recycling is limited to recycling collection bins only. (Ord. No. 9915, §9, 11/24/03)~~

B. All salvaging and recycling activities and storage are to occur within an enclosed building. (Ord. No. 9915, §9, 11/24/03)

Lease requires: "that drop-offs of donations may only be made in the location designated for drop-offs on the Site Plan; drop-offs may only occur between the hours of 7:00 a.m. and 7:00 p.m.; there may be no outdoor storage of donations or unwanted donations; Tenant may not place any merchandise, furniture, fixtures or equipment outside of the Premises. In the event donors fail to abide by the above restrictions as to timing and place of donations, Tenant shall by 8:00 a.m. every morning clean up any donations and refuse left outside of the Premises."

Additionally the Goodwill security plan (please see attached) requires that:

- The neighborhood donation center will have an attendant on the premises during the hours of operations.
- All items will be stored inside the facility, there will be no outside storage of donations or unwanted donations.
- Daily truck pickups during the day will transport the materials to the resale facilities and distribution center.
- A night truck will clean premises at least once (1) every night.
- In the event that donors fail to abide by timing and placement restrictions, Goodwill shall clean up donations and refuse left outside of the premises by 8:00 a.m.

~~C. Salvaging and Recycling is limited to empty household product containers, such as, but not limited to, aluminum cans, glass and plastic bottles, and newspaper. (Ord. No. 9915, §9, 11/24/03)~~

~~D. Junkyards; salvaging of motorized vehicles, such as cars, trucks, airplanes, and similar vehicles;~~

Goodwill: Midvale Plaza
Response to Special Exception Performance Criteria

~~E. Salvaging and Recycling is restricted to collection of recycling materials. (Ord. No. 9915, §9, 11/24/03)~~

F. In addition to the requirements of Sec. 3.7.3, Landscaping and Screening Regulations, there must be a screen wall at least six (6) feet in height between this use and any residential zone.

There is an R-3 residential zone approximately 325' to the north of the Goodwill retail location. There is an existing wall at the limit of the residential zone separating the R-3 zone from the C-2 zone. There are also existing trees and shrubs between the residential zone and the Goodwill development. Landscaping approved in the development plan process shall be completed. Please see attached photos and approved landscape plan.

G. The household goods donation center must be located in a permanent building staffed by an attendant who remains on the premises during the center's hours of operation.

The proposed facility is a permanent retail location. Per the conditions of their lease and the Goodwill security plan, the donation center will have an attendant on the premises during the hours of operations. Per the terms of their lease, the Goodwill premises shall be open for business seven (7) days per week during the minimum hours of 8:00 a.m. and 7:00 p.m., Monday through Saturday and 10:00 a.m. and 6:00 p.m. on Sunday.

H. Security procedures or physical barriers must be provided to prevent after-hours drop-off of donated items and to prohibit nighttime access to these items.

See security management procedures attached.

I. The applicant must submit a security management plan, which describes the operation of the center, to the Zoning Administrator for review and approval. The plan must include: the days and hours of operation for the center; descriptions of the planned security procedures and/or physical barriers planned to prohibit both vehicular access when the center is closed and outside storage when the center is closed; the outdoor lighting schematic; and the operational procedures planned to implement the security management plan. Any changes or amendments to the security management plan must be filed with and approved by the Zoning Administrator. If the use is operated in a manner that violates the security plan or conditions for permitting the use, the use may be suspended in accordance with Sec. 23A-54. (Ord. No. 9967, §3, 7/1/04)

See security management procedures attached.

J. Signs must be posted on the site providing the days and hours of operation and stating that donations are not to be left after the center has closed.

The lease requires that the Tenant shall post professionally prepared signs at the side and rear of the Premises in a size and design reasonably acceptable to Landlord, advising the public that drop-offs of donation items are only permitted in the hours set forth by the Tenant.

Goodwill: Midvale Plaza
Response to Special Exception Performance Criteria

K. One (1) drive-through service lane may be provided for customer drop-off of donated items.

This particular location will not be utilizing a drive-through service lane for donations. Donations will be made inside the store.

L. The household goods donation center must be located on, and have access from, either a street designated as an arterial street in the *Major Streets and Routes Plan (MS&RP)* or a local street in a commercial or industrial park which has direct access to an arterial street.

This Goodwill retail location is located in a commercial shopping plaza with access from Valencia Road, an arterial street in the MS&RP.

Goodwill Industries of Southern Arizona, Inc.
1940 E. Silverlake Road, Suite 405
Tucson, Arizona 85713

SECURITY MANAGEMENT PLAN

For the Neighborhood Donation Center Located at
Midvale Plaza, Tucson, Arizona

I. Scope of Plan

The Security Management Plan (plan) defines the processes through which Goodwill Industries of Southern Arizona, Inc. (Goodwill) will provide a system of safeguards that will protect the physical property of the Neighborhood Donation Center. The plan will also define the processes by which Goodwill will prevent after-hours drop off of donated items and restrict nighttime access to these items.

II. Definition of a Neighborhood Donation Center

A Neighborhood Donation Center is a facility where donated consumer goods are accepted, sorted and temporarily stored before transport to a resale center.

III. Statement of Need

Goodwill obtains the inventory for its retail stores by accepting donations of consumer goods from the community. These goods generate income needed to support its mission. In addition, the neighborhood donation center provides a convenient facility where the public can recycle their household goods.

Goodwill is subject to receiving donations after business hours because the public donates their items when it is convenient for them. The magnitude of after-hours donations varies between locations based on the neighborhood in which it is located; therefore, the level of security management will vary by location.

IV. Objectives of the Plan

- Identify and address security issues concerning the physical property and donated items located at each site.
- Develop and implement a system that will restrict access to the public in order to prevent after-hours drop off of donated items.
- Develop and implement a system that will restrict nighttime access to donated items.
- Identify the personnel who are responsible for the plan.
- Develop and implement a system for reporting and investigating a security incident.

V. Approach Overview

A committee including the Security Manager, Operations Officer, Director of Retail Sales, Transportation Manager and Director of Finance and Development have been given the responsibility to develop and implement a security management plan for each neighborhood donation center. A chairperson will be appointed from within the committee members. The

chairperson will be responsible for communicating security related needs and incidents to the committee.

The following security management plan has been developed specifically for the Neighborhood Donation Center located at Midvale Park, Tucson, Arizona.

The Plan For This Site Includes:

Hours of Operations – The hours of operation for this facility will be 7:00 a.m. to 7:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday. This facility will be closed during Christmas Day, Thanksgiving Day and Easter.

Description of Security System -

- The neighborhood donation center will have an attendant on the premises during the hours of operations.
- All items will be stored inside the facility, there will be no outside storage of donations or unwanted donations.
- Daily truck pickups during the day will transport the materials to the resale facilities and distribution center.
- A night truck will clean premises at least once (1) every night.
- In the event that donors fail to abide by timing and placement restrictions, Goodwill shall clean up donations and refuse left outside of the premises by 8:00 a.m.

Outdoor lighting – Outdoor lights will be installed along the side of the building where the designated donation drop off is located. The extra lighting will also help during the nighttime hours of operation for a safer environment to donors and employees. Please refer to facility's lighting schematic for specific placement of lights.

Posted Signs – Signs indicating the designated drop off location, hours of operations, statements that donors should not leave donations after hours, and items that Goodwill does not accept will be prominently displayed on side and rear of the premises as approved by landlord.

Access to Facility – Drop off of donations are only permitted during hours of operations as listed above and in the location designated for drop offs on the Site Plan. The drop off location will be on the west end of the shopping center building which is not visible from the front to any business or customer patronizing the businesses located within the shopping center. A total of three (3) parking spots will be designated for short-term parking to facilitate receipt of donations. A separate road to the west side of the building is available for donors to use which will not impact traffic or access to the remaining businesses. Barriers to access are very limited in this location and therefore the above listed items will serve as the operational processes to assist in managing the donation flow.

VI. Procedures for Plan Implementation

It is the responsibility of the Chairperson of the security committee to coordinate the activities with each member that will implement any portion of the plan. It is the responsibility

of each member to ensure that compliance is obtained and maintained until any changes are approved.

The plan for this site will be implemented when operations commence. All aspects of the plan are to be in place before opening this site to the public.

There will not be any changes to the plan unless submitted to the committee and its members in writing.

The plan will be reviewed at least annually or on an as-needed basis.

VII. Contact Information

Any security incidents concerning this neighborhood donation center should be referred to:

Connie Curnett
Director of Finance & Development
Goodwill Industries of Southern Arizona, Inc.
1940 East Silverlake Road, Suite 405
Tucson, Arizona 85713
(520) 623-5174 ext. 107
ccurnett@goodwill-tucson.org

NOTE: This Security Management Plan will include site plan and lighting schematic as attachments.



Goodwill: Midvale Plaza
Design Compatibility Report and Response to
Comments Generated by Pre-Application Conference

Case Number 01-02-08 - NEC Valencia and Oaktree

The Design Compatibility Report for this Special Exception is adapted from the Rezoning Procedures Checklist. The approved Development Plan has addressed most of the site concerns. Our submittal focuses on the comments received during the Pre-Application conference and contains information showing our compliance with these comments. Please note the following:

SETBACKS

Setbacks from the building and the proposed loading area have been indicated on the Design Compatibility drawing.

PARKING

According to our parking calculations, with the addition of the proposed loading area we still have more than the required number of parking spaces for the plaza.

BUFFERING AND NOISE/OUTDOOR ACTIVITY

There is an existing wall at the boundary of the R-3 zone to the north that currently buffers the existing C-2 development from the residential neighborhood. See attached photos.

There are also existing trees and shrubs between the residential zone and the C-2 development. Please see attached photos. The landscaping approved in the development plan process shall be completed and additional landscaping indicated on the Design Compatibility drawing, including screening the loading area, shall also be completed. Please see attached approved landscape plan.

OUTDOOR LIGHTING

The outdoor lighting approved in the development plan process is adequate for the purposes of safety for this use and shall be installed as approved.

RAINWATER HARVESTING

Rainwater harvesting shall be part of the landscape installation per the LUC requirements.