

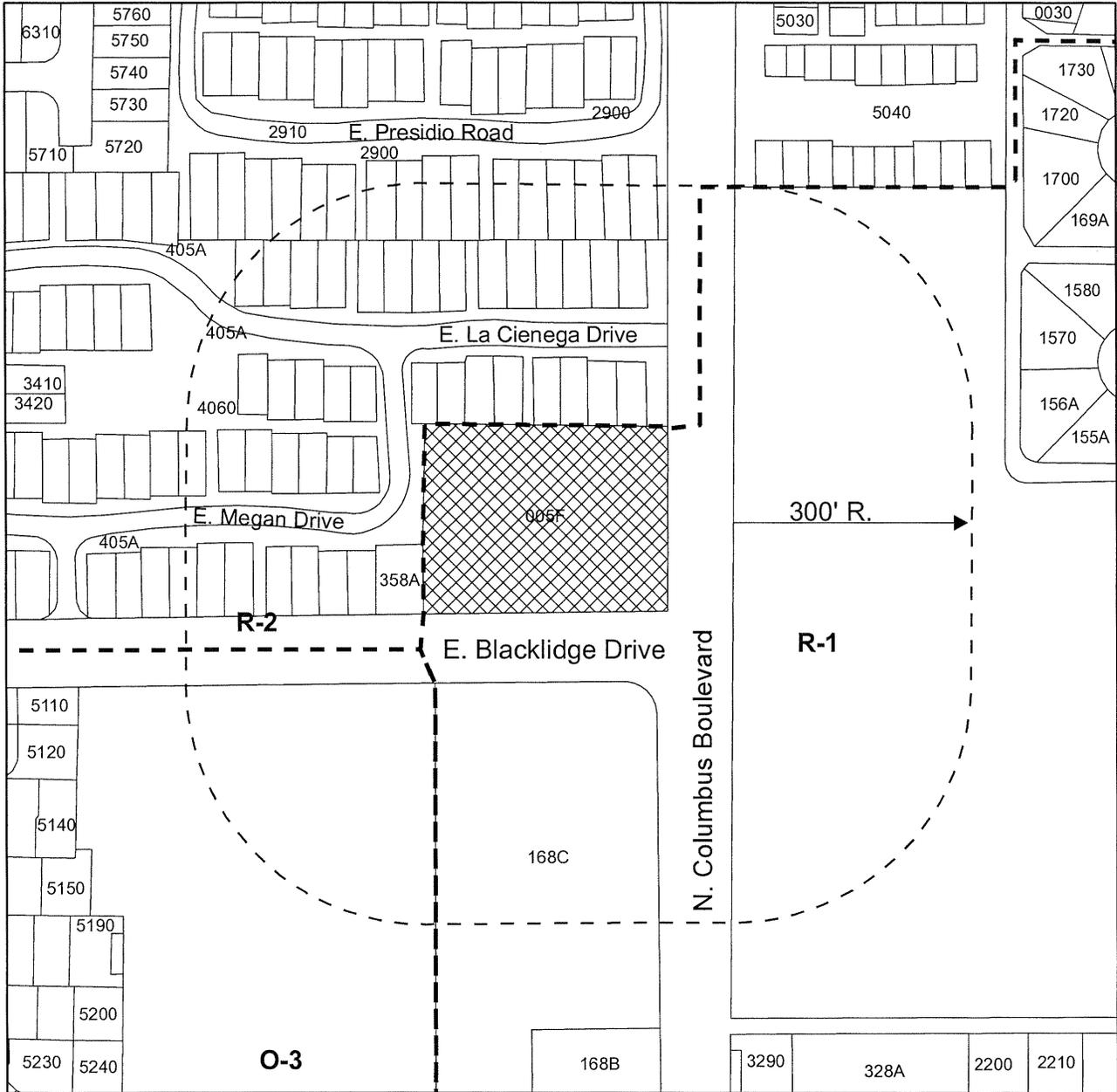
CASE LOCATION MAP

SE-07-32

3103 N. Columbus Boulevard

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CITY OF TUCSON



SE-07-32 Dos Hombres LLC - Columbus Boulevard
 Special Exception - Full Notice Procedure



0 100 200
 Feet
 1 inch equals 200 feet

-  Area of Special Exception Request
- R-1** Zoning of Requested Area
-  Notification Area (300 foot radius)
-  Zone Boundaries

Neighborhood, Area Plan(s): Grant - Alvernon Area Plan
 Address: 3103 N. Columbus Boulevard
 Base Maps: Sec.34 T.13 R.14
 Ward: 2





SE-07-32 Dos Hombres LLC – Columbus Boulevard
2005 Aerial



MEMORANDUM

DATE: February 20, 2008
For March 6, 2008 Hearing

TO: Peter M. Gavin
Zoning Examiner

FROM: *Albert Elias*
Albert Elias, AICP
Urban Planning & Design
Director

SUBJECT: SPECIAL EXCEPTION LAND USE – URBAN PLANNING AND DESIGN
REPORT
SE-07-32 Dos Hombres, LLC – Columbus Boulevard, R-1 Zone (Ward 2)

Issue – This is a request by Randel Jacob Design Group, PLLC, on behalf of the property owners, Dos Hombres, LLC, for approval of a special exception land use for a residential cluster project (RCP) on 1.62 acres in the R-1 Zone. The project site is located between Fort Lowell Road and Glenn Street, on the northwest corner of Columbus Boulevard and Blacklidge Drive, (see Case Location Map). The preliminary development plan proposes nine, one and two story, single-family residential units, with a maximum height of 25 feet.

On October 24, 2006, the Mayor and Council adopted Ordinance No. 10334 amending the *Land Use Code* Section 3.6.1 Residential Cluster Project (RCP). The amendment added a new section 3.6.1.2 C, requiring RCPs, five acres or less in size, to be reviewed and approved as a special exception through the Zoning Examiner Full Notice Procedure, Development Compliance Code, Sec. 23A-50 and 23A-53. The Zoning Examiner will render a decision to grant the use with or without conditions, or to deny the use.

Department of Urban Planning and Design Recommendation – The Department of Urban Planning and Design recommends approval of the RCP as a special exception land use, subject to the attached preliminary conditions.

Background Information

This special exception request represents the third RCP, five acres or less in size, submitted since the Mayor and Council adopted Ordinance No. 10334 in October 2006.

Existing Land Use: Undeveloped

Surrounding Zones and Land Uses:

North: Zoned R-2; McCormick Place Townhomes.

South: Zoned R-1; Parking & undeveloped yard (part of apartment complex southwest of the project site).

East: Zoned R-1; City of Tucson - McCormick Park/YMCA.

West: Zoned R-2; McCormick Place Townhomes.

Previous Cases on the Property:

C9-05-29 Dos Hombres LLC – Columbus Boulevard, R-1 to R-2 (Ward 2) This was a request to rezone the subject site from R-1 to R-2 zoning. The rezoning site is located on the northwest corner of Columbus Boulevard and Blacklidge Drive. The applicant proposed 15 condominiums on approximately 1.5 acres for a density of 10 residences per acre. On March 21, 2006, the Mayor and Council authorized the requested rezoning. No further activity associated with this case has occurred.

Related Cases:

SE-07-29 Settler’s Trace – Third Street, R-3 Zone (Ward 6). This was a special exception request to allow the development of a residential cluster project (RCP-7) in the R-3 Zone. The project site is located on the south side of 3rd Street, approximately 350 feet west of Alvernon Way. The preliminary development plan proposes eleven, two-story, single family residential units on 0.83 acres. On January 18, 2008, the Zoning Examiner approved the special exception request, subject to conditions.

Applicant’s Request – The applicant is requesting approval of a residential cluster project (RCP) on 1.62 acres in the R-1 Zone as a special exception land use to allow the development of nine, one and two story, single-family residential units, with a maximum height of 25 feet.

Planning Considerations

This property was the subject of rezoning case C9-06-29, requesting rezoning from R-1 to R-2, to allow 15 condominiums on the site. As stated above, the Mayor and Council authorized the R-2 zoning on March 21, 2006. No subsequent action has taken place on the site. The current proposal is for nine (9) single family units on the parcel, utilizing the Residential Cluster Project (RCP) option under the underlying R-1 zoning. As broader land use management issue, the City typically does not simultaneously entertain two different development proposals for the same site. The expectation is that should the special exception be approved, the owner will withdraw either the rezoning case, or the special exception case prior to submitting a development plan under one of these approved scenarios. The rezoning case will have to be closed by Mayor and Council.

Land use policy direction for this project is provided by the *Grant Alvernon Area Plan (GAAP)*. The *General Plan* and *Design Guidelines Manual* also provide policy guidance for land use. The *GAAP* supports infill development projects that are compatible with the surrounding uses and adhere to relevant site and architectural design guidelines. The *Plan* also promotes design flexibility by encouraging infill development under the RCP option. The *GAAP*, the *General Plan* and *Design Guidelines Manual*, encourage and support development projects that incorporate quality and safe design elements that enhance the overall function and visual quality of the street and adjacent properties. The adopted plans also call for innovative site design to

include usable open space and active/passive recreational space with handicapped accessible pedestrian facilities. The *GAAP* calls for innovative site design that includes child-friendly design elements such as high visibility play areas and safe, well-marked highly visible pedestrian crossings.

The *GAAP* supports medium residential density of between 6 and 15 units per acre in conformance with the Residential Cluster Project (RCP) provision of the *Land Use Code*. This request is for the development of nine detached residential units on 1.62 acres developed under the RCP option; as such, is supported by the plans.

The property is rectangular in shape and currently undeveloped. The parking area for the YMCA and McCormick Park are located immediately east of the site, across Columbus Boulevard. A town house development is adjacent to the north and west project site boundaries. An apartment complex parking lot is located south of the project site, across Blacklidge Drive. Blacklidge Drive is divided by the Columbus Wash channel. Vehicular access to the project site is proposed from Columbus Boulevard. Columbus Boulevard, identified as a collector roadway with a future right-of-way of 64 feet on the *Major Streets and Routes Plan* map, is located along the east property boundary of the project site. Fort Lowell Road is approximately 1,270 feet to the north and Glenn Street is 1,300 feet south of the project site. Fort Lowell Road is identified as an arterial roadway with a future right of way of 100 feet and Glenn Street is identified as a collector with a future right of way of 64 feet 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 eighty-six vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the project site.

Design Considerations

Land Use Compatibility – The applicant proposes nine single-family residential masonry units that range in size from 1,754 to 2,200 square feet on approximately 1.62 acres. Four architectural elevations are proposed and are arranged on the lots to respond to the location and scale of the adjacent, one story, existing development and to maximize privacy. Six lots contain units with partial second stories with a maximum height of 24 feet. Each of these structures has been designed with the partial second story located toward the interior of the development to create a “one story to one story” relationship with adjacent residences to the north and west of the project site. Views from first and second stories to existing adjacent residences have been minimized by offsetting window locations, placing window sills high on the wall, using clerestory windows, and in some cases, eliminating windows.

The site layout minimizes the number of garage doors fronting on the internal access drive, provides a variety of unit entry and walkway locations and creates a unique and private courtyard for each home. The site design and proposed architecture respects the privacy of existing residents and compliments the existing neighborhood in scale, building materials and exterior colors.

The preliminary development plan includes a recreation area comprised of a swimming pool, picnic area and a child's play structure, located at the center of the project site. It has been designed without solid, visual barriers that would obscure views. Walkways along the private access drive connect to the landscaped recreation area. The applicant proposes marked crosswalks for interior intersections adjacent to the recreation area. The YMCA and McCormick Park, located immediately east of the project, provide convenient recreation alternatives. The applicant proposes full cut-off site lighting fixtures and safety lighting at the recreation area, directed away from all residences on and off site.

To maintain the visual character of the neighborhood, the applicant states that there will be no quality variation between the sides of the structures. A screen wall and trees are planned along Blacklidge Drive and decorative masonry matching the proposed structures, is to be used throughout the development. A landscape area, ten feet in width, is proposed along Columbus Boulevard. One (1) fifteen-gallon tree on every lot, with additional trees along the public sidewalk and parking areas, will be required. The applicant proposes harvesting rooftop rainwater and surface runoff to supplement landscape areas. Cisterns are proposed to store rainwater captured at each structure.

A Homeowner's Association will be formed to oversee enforcement of the Covenants, Conditions and Restrictions (CC&Rs) created for this subdivision which will include provisions for the maintenance of all common areas.

The project site is within approximately 3000 feet of the Columbus Landfill and the Walnut Landfill. Both landfills are no longer operational. Compliance with the requirements of Ordinance Number 8852 is not required.

Drainage/Grading/Vegetation – Columbus Wash is shown as a Zone AE on FIRM Panel 1644. FEMA and the City of Tucson regulate an AE zone as a 100-year floodplain. A portion of this floodplain encumbers the southern portion of the property. The developer must perform an encroachment analysis as part of the site development. Since the site is greater than an acre in size and the proposed density (5.55 RAC) is between 3 RAC and 6 RAC, threshold retention of the two-year volume is required. Since the PDP indicates the use of cisterns, rather than retention basins, the typical detention/retention basin conditions are not applicable.

Road Improvements/Vehicular Access/Circulation – The project site is bounded on the east by Columbus Boulevard and on the south by Blacklidge Drive. Vehicular access to the project site is proposed from Columbus Boulevard. Both Blacklidge Drive and Columbus Boulevard are signed bicycle routes. Internal vehicular circulation is provided by a central, T-shaped access drive, 24 feet in width. Nine guest parking spaces are proposed along the private drive at the center of the project site. Pedestrian access is provided on each side of the private drive and within the recreation area.

Development Incentive

Section 3.6.1.4 Development Criteria of the LUC states:

A. General Criteria.

3. When the RCP site area is five (5) acres or less, architectural design of the proposed RCP shall conform to at least six (6) of the purpose and intent statements as stated in Sec. 3.6.1.1, conform with Development Standard 2-10.3.2.C, and must be compatible with, or complementary to, the design characteristics of those existing single-family detached or attached structures along the same block frontage and the block frontage across the street. **If the RCP is proposed on a corner lot, then its design will also be compatible with, or complementary to, the design characteristics of existing residential development on the opposite lot corners.** Architectural compatibility will be in compliance with design criteria in applicable adopted neighborhood or area plans.

The project is proposed on an undeveloped parcel located on the northwest corner of Blacklidge Drive and Columbus Boulevard and is designed to compliment the existing neighborhood development in scale, construction materials and exterior colors. The town house development, located immediately north and west of the parcel, is masonry and frame construction, painted in earth tones. The proposed RCP is to be primarily masonry construction. The applicant proposes four architectural elevations, arranged on the lots to respond to the location and exposure of the adjacent off-site development and to maximize privacy. In addition, the second story of the proposed structures are partial stories, oriented toward the interior of the site, to provide a “one-story to one-story” relationship between the proposed development and the neighboring units.

Section 3.6.1.1 Purpose. The purpose of the Residential Cluster Project (RCP) is to provide greater flexibility and creativity in the design of clustered residential development by:

- A. Providing incentives to achieve community goals, such as historic and archaeological preservation, preservation of natural vegetation, barrier-free housing, development within low-income areas, and in-fill housing projects;

The proposed RCP development achieves the community goal of providing a “barrier-free” infill housing project in an area developed with town homes and apartments. The property is immediately north of an area identified in the 2000 census as having 58.01 to 65.8 percent low and moderate income. The site is not located in an Empowerment Zone or the American Dream Downpayment Initiative (ADDI) Program Area.

- B. Maintaining consistency with the goals and objectives of the General Plan;

The proposed development is consistent with the goals of the General Plan to “promote quality design for residential use ...”. (Element 4: Community Character and Design, Policy 6)

“All development should incorporate 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.” (Supporting Policy 6.1)

The proposed RCP development has incorporated several environmentally sensitive design elements that will complement adjacent uses and enhance the overall visual quality of the street. In addition to the site layout and the variety of elevations proposed, the units are designed with a partial second story that is set back toward the interior of the project site to maximize the distance to adjacent off-site properties. Full cut-off site lighting fixtures are proposed and safety lighting at the recreation area will be directed away from all residences on and off site. Blacklidge Drive is lined with solid building walls and little landscape vegetation. The proposed development will enhance the visual quality along Blacklidge with the addition of landscaping, screen walls and units with four-sided architecture. The overall function of the site will be improved by utilizing an existing, undeveloped parcel surrounded by residential uses

“Solutions and strategies included in the Design Guidelines Manual should be utilized to provide an improved level of community design.” (Supporting Policy 6.6) “Design or locate balconies and windows to protect the privacy of adjacent residential development.” (General Design Guidelines)

Windows have been located to minimize views from and into lots located adjacent to the project site. Views from first and second stories to existing adjacent residences, have been minimized by offsetting window locations, placing window sills high on the wall, using clerestory windows, and in some cases, eliminating windows.

C. Providing incentives for design and development of low and moderately-priced housing;

Price information was not provided as part of the Special Exception application.

D. Consolidating open space;

The open space associated with the project consists of a recreation area, consolidated along the south, central edge of the property, adjacent to Blacklidge Drive. Each lot also features outdoor space in a courtyard and rear yard areas.

E. Efficiently using land and public facilities by means of a more economical arrangement of buildings, circulation systems, land uses, and utilities;

The project has been thoughtfully designed, providing variety in the architectural elevations and in the placement of the structures on the lots. In doing so, the site layout minimizes the number of garage doors fronting on the internal access drive, provides a variety of unit entry and walkway locations and creates a unique and private courtyard for each home. The masonry construction proposed has natural insulating properties. Porch overhangs provide shade to windows and provide shaded outdoor space in courtyards and rear yard areas. In addition, the site is located across from the YMCA and the McCormick Park which offer convenient recreation alternatives.

F. Preserving to the greatest extent possible existing landscape features and amenities, such as significant topography, protected peaks and ridges, natural vegetation, and floodplains, and integrating such features with structures and other improvements;

The applicant proposes drainage on-site that will deliver surface runoff to landscape planting locations. Rainwater is also to be collected from rooftops and stored in cisterns to supplement each unit's landscaping.

G. Providing usable and suitably located recreation facilities and other public and common facilities;

The preliminary development plan includes a recreation area placed at the center of the property, adjacent to Blacklidge Drive. The area is comprised of a pool, picnic area and a "sculptural" play element for children. Crosswalks are to be provided at interior intersection and views to and from the recreation area will not be visually obscured with solid barriers. In addition, the YMCA and McCormick Park, located on the west side of Columbus Boulevard, provide alternative recreation options in close proximity.

H. Coordinating architectural styles, building forms, and building relationships within the development and with surrounding land development; and

Six of the proposed lots are designed with partial second stories, setback from the site perimeter toward the interior of the project site. That portion of the proposed structures immediately adjacent to the existing residences, will be single story to match the scale of the existing development.

I. Encouraging high-quality development within the City.

The proposed development has the potential to establish high quality housing within a core area of the City with a creatively planned site and distinctive residential units. The General Plan policy direction in Element 1, Growth Area and Population in the Central Core, supports a mix of housing types to meet the diverse needs of residents. The proposed homes range in size from 1,754 to 2,200 square feet and allow an alternative housing type in an area developed with apartments and town houses.

Conclusion – The proposed RCP is in general compliance with the policy direction provided by the *General Plan* and the *Grant-Alvernon Area Plan* and the guidance provided by the *Design Guidelines Manual*. In addition, the proposal meets eight of the nine purpose and intent statements as stated in Sec. 3.6.1.1 of the *LUC*. Subject to compliance with the attached preliminary conditions, approval of the requested special exception approval is appropriate.

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PROCEDURAL

1. A subdivision plat in substantial compliance with the preliminary development plan dated December 18, 2007, and the Design Compatibility Report, is to be submitted and approved in accordance with Section 4.1.1 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 special exception 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. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. 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.
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. 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.
6. Five years are allowed from the date of Zoning Examiner approval to implement and effectuate all Code requirements and conditions of the special exception.
7. A Homeowner's Association shall be established to oversee the Covenants, Conditions and Restrictions (CC&Rs) for this subdivision. The CC&R's are to include provisions for the maintenance of all common areas on the site and will include any other factors which could impact adjacent residentially zoned property

LAND USE COMPATABILITY AND DESIGN

8. 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.
9. Six (6) inch wide fence block or greater shall be used for perimeter walls.

10. Side and rear building facades adjacent to public right-of-way and residentially zoned property will be built with attention to architectural character and detail comparable to the front façade.
11. Lot #1 and #9 will have a maximum height limitation of 22 feet and will incorporate clerestory window design when facing adjacent residential development. Second story portion will be setback toward the interior of the project, creating a step down to one-story where adjacent to one-story development. Back and side walls, including second-story portion, will incorporate enhanced architecture comparable to the front façade.
12. Lot #2 and #8 will have a height limitation of 23 feet and will incorporate clerestory window design when facing adjacent residential development. Second story portion will be setback toward the interior of the project, creating a step down to one-story where adjacent to one-story development. Rear walls, including second-story portion, will incorporate enhanced architecture comparable to the front façade.
13. Lots #3, #4 and Lot #7 will be limited to single-story with a maximum height limitation of 16 feet and will incorporate clerestory window design when facing adjacent residential development.
14. Lot #5 & #6 will have a maximum height limit of 25 feet and will incorporate clerestory window design when facing adjacent residential development. Second story portion will be setback toward the interior of the project, creating a step down to one-story where adjacent to one-story development. Rear walls, including second-story portion will incorporate enhanced architecture comparable to the front façade.
15. A five-foot-high block wall shall be provided along the northern perimeter of the site.
16. No balconies allowed for the second story floor units facing the west and north sides of the site.
17. To demonstrate compliance with four-sided architecture requirements and compatibility with surrounding neighborhood dimensioned elevation drawings with proposed colors and materials are to be submitted as a part of the platting process to CDRC.

RECREATION AND LANDSCAPING

18. To promote pedestrian safety, highly visibly marked crosswalks shall be included in the interior of the intersection adjacent to the reaction area.
19. Water harvesting techniques via the use of cisterns located at each lot throughout the development shall be utilized to convey all roof runoff into landscape areas for the residential units.
20. Provide a minimum of one fifteen (15) gallon tree, no more than ten (10) feet from the back of the sidewalk, on every lot frontage and along designated parking areas.

21. All exterior lighting must be full cutoff, and directed down and shielded away from adjacent parcels and public roadways.
22. Along public ROW property lines, soften visual impacts for any wall greater than 75 feet in length and three feet in height using one or more of the following techniques.
 - a) Vary the wall alignment (jog, curve, notch, or setback, etc.), and plant canopy trees in the voids created by the variations;
 - b) Plant canopy trees which are proportional in scale to the height of the proposed wall at least every 25 feet along the wall;
 - c) Use two or more materials or a visually interesting design pattern on the proposed wall.
23. Recreation areas will incorporate elements of usable open space and active/passive recreational space and those pedestrian facilities will be accessible to the handicapped. These areas will be made ADA accessible with a minimum five- (5)-foot-wide path constructed of either stabilized DG, asphalt, or textured concrete.. Recreation areas will include but are not limited to a swimming pool, a ramada with picnic tables, and an outdoor grill and a children’s play area with appropriate tot equipment and ground material.
24. To increase the usability of the recreation areas, provide a wide range of shade trees from the Low Water Use Drought Tolerant List. To increase appearance, shade, and longevity diversity, provide an appropriate amount of longer living and diverse shade producing trees, including evergreens that are in the Low Water use Drought Tolerant List. Do not locate any vegetation that has thorns at maturation in the recreation area.
25. 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.
26. “Safe by Design” concepts shall be incorporated in the development plan for review by the Tucson Police Department.

DRAINAGE/GRADING

27. Preparation of a complete Drainage Report, including details of detention/retention, is required.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

28. The private street, 24 feet in width, does not meet the requirements of Development Standard 3-01 and will require a Development Standard Modification Request to allow perpendicular parking.