

CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a **Zoning Examiner Full Notice Special Exception**.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each Special Exception in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

Within five working days of the conclusion of the public hearing, the Zoning Examiner issues a written decision. An interested party may submit in writing an appeal of the Zoning Examiner's decision provided the written appeal is filed with the Department of Urban Planning and Design within fourteen days of date of the decision.

You may speak in favor or in opposition to the Special Exception during the public hearing. You may also submit a written approval or protest. A form is attached for your convenience.

PUBLIC HEARING INFORMATION

Date: Thursday, August 14, 2008

Time: 7:30 p.m.

Location: Mayor and Council Chambers* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

APPLICANT

Bob Lanning

Lanning Architecture

1202 E. Broadway #104

Tucson AZ 85719

PROPOSED SPECIAL EXCEPTION

Case No.: SE-08-13

Zone: R-1

Location: The west side of Tucson Boulevard, north of Prince Road

Proposed Development: A residential Cluster project comprised of 13 lots on 2.54 acres.

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: SE-08-13

Zona: R-1

Locación: El lado oeste del bulevar de Tucson, norte de Príncipe Road

Desarrollo Propuesto: Un proyecto residencial del racimo abarcado de 13 porciones en 2.54 acres.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550

For further information, please call Judy Imhoff or Michael Wyneken at 791-5550 or write to Urban Planning & Design – Rezoning Section, P.O. Box 27210, Tucson, AZ 85726

*To better serve everyone in the community, the Mayor and Council Chambers is wheelchair accessible. An assistive listening system for the hearing impaired is in place. A request for reasonable accommodation for persons with disabilities must be made in the City Clerk's Office at least two working days prior to the meeting and can be made by calling 791-4213 or 791-2639 (TDD).

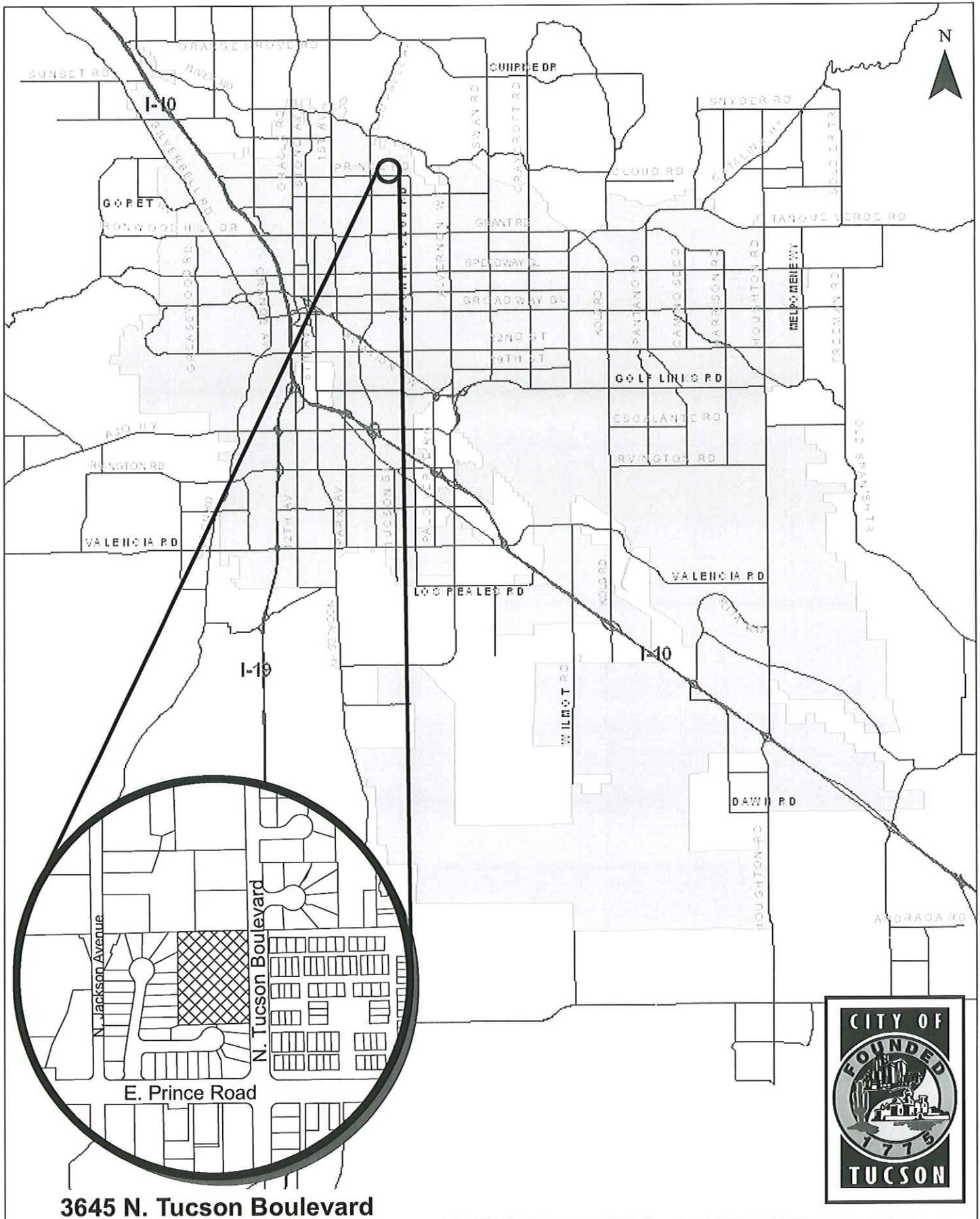
ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description, refer to Land Use Code, Chapter 23, Tucson Code, which can be found at <http://www.ci.tucson.az.us>)

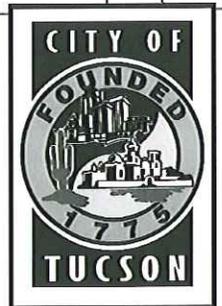
Current Zoning:

R-1 ***RESIDENTIAL - SINGLE-FAMILY*** – Primarily for the use of single-family residences. Schools, churches, and public buildings permitted.

SE-08-13 Los Suenos - Tucson Boulevard

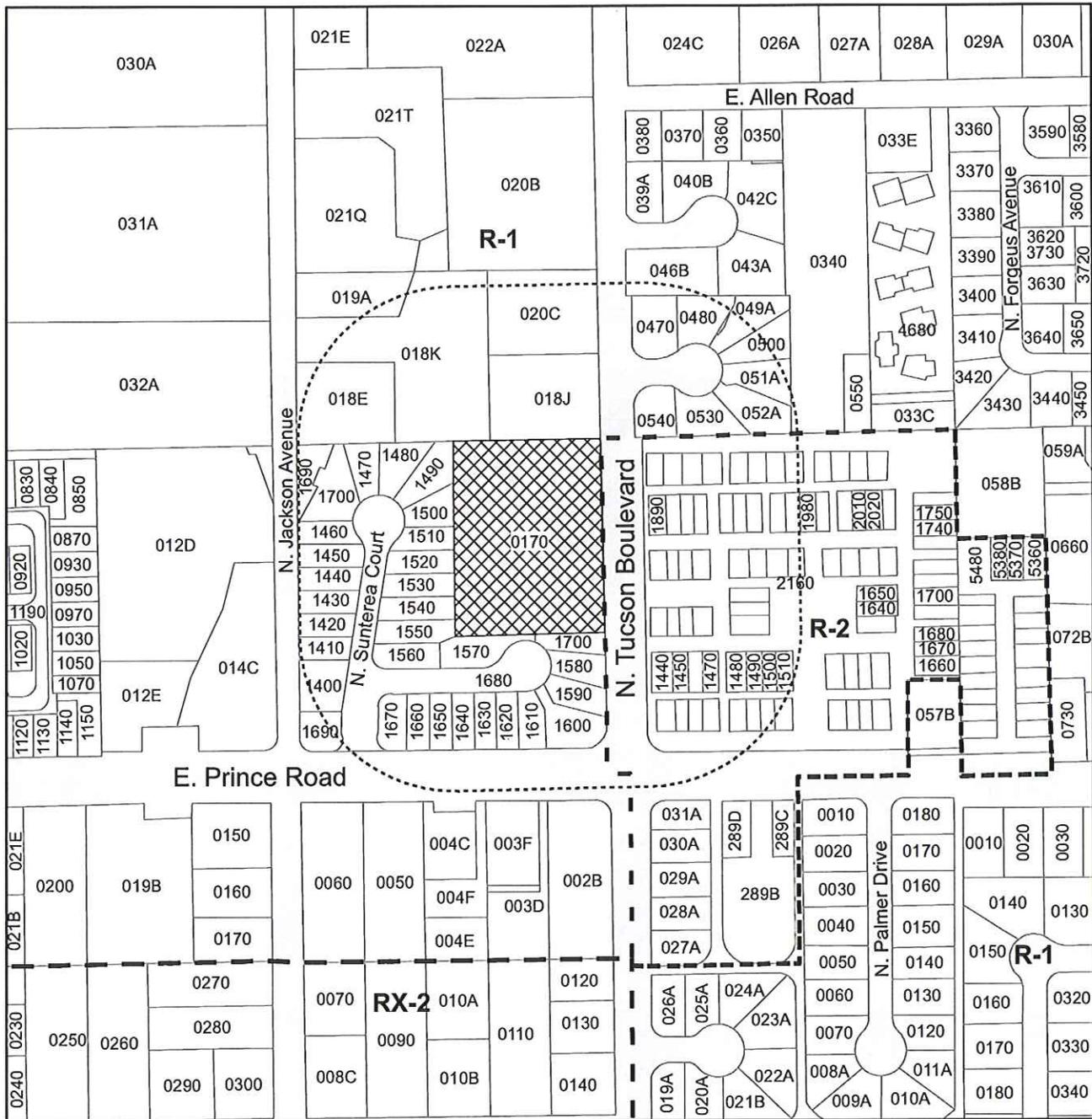


3645 N. Tucson Boulevard



SE-08-13 Los Suenos - Tucson Boulevard

Special Exception - Full Notice Procedure



0 150 300
 Feet
 1 inch equals 300 feet

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

Neighborhood, Area Plan(s): North Side Area Plan
 Address: 3645 N. Tucson Boulevard
 Base Maps: Sec.29 T.13 R.14
 Ward: 3





SE-08-13 Los Suenos - Tucson Boulevard

July 2008 Aerial



MEMORANDUM

DATE: July 30, 2008
For August 14, 2008 Hearing

TO: Peter M. Gavin
Zoning Examiner

FROM: 
Albert Elias, AICP
Urban Planning & Design
Director

SUBJECT: SPECIAL EXCEPTION LAND USE – URBAN PLANNING AND DESIGN
REPORT
SE-08-13 Los Suenos – Tucson Boulevard, R-1 zone (Ward 3)

Issue – This is a request by Bob Lanning, of Lanning Architecture, on behalf of the property owners, Tucson Boulevard, LLC, requesting approval of a residential cluster project on approximately 2.54 acres as a special exception land use in the R-1 Zone. The project site is located on the west side of Tucson Boulevard, approximately 375 feet north of Prince Road (see Case Location Map). The preliminary development plan (PDP) proposes 13 single family, one and two story homes.

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 residential cluster project as a special exception land use, subject to the attached preliminary conditions.

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

Existing Land Use: Residential.

Surrounding Zones and Land Uses:

North: Zoned R-1; undeveloped & single family residences

South: Zoned R-1; single family residences

East: Zoned R-2; single family residences

West: Zoned R-1; single family residences

Previous Cases on the Property: none

Related Cases:

C9-07-29 Kippes – Uhl Street, RX-2 to R-2 Zone. This was a request to rezone approximately 0.83 acres from RX-2 to R-2 zoning to allow a Residential Cluster Project with density increase (RCP-6 (B)) comprised of eight, two-story residential units. The project site is located approximately 1,625 feet south of Broadway Boulevard and 400 feet west of Pantano Road. On March 18, 2008, the Mayor and Council authorized the requested zoning. No further action has been taken.

SE-07-26 Kippes - Uhl Street, RX-2 Zone. This was a request for approval of a Residential Cluster Project with density increase as a special exception land use comprised of eight, two-story residential units on 0.83 acres in the RX-2 zone. The development site is located approximately 1,625 feet south of Broadway Boulevard and 400 feet west of Pantano Road. On April 17, 2008, the Zoning Examiner approved the special exception request, subject to conditions.

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 January 17, 2008, the Zoning Examiner approved the special exception request, subject to conditions.

SE-07-32 Dos Hombres, LLC – Columbus Boulevard, R-1 Zone. This was a request 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 consisted of nine, one and two story, single-family residential units, with a maximum height of 25 feet. The project site is located between Fort Lowell Road and Glenn Street, on the northwest corner of Columbus Boulevard and Blacklidge Drive. On March 13, 2008, the Zoning Examiner approved the special exception, subject to conditions.

SE-08-07 Clarum Yavapai, LLC – Yavapai Road, R-3 Zone. This was a request for approval of a single family residential cluster project (RCP) as a special exception land use in the R-3 zone. The project consisted of 34, one and two story, single family units on four acres located on the south side of Yavapai Road, between Stone and Fontana avenues. On July 3, 2008, the Zoning examiner approved the special exception request, subject to conditions.

Applicant's Request – The applicant requests approval of a single family residential cluster project (RCP), comprised of 13 lots on 2.54 acres, as a special exception land use in the R-1 zone.

Planning Considerations

Land use policy and direction is provided by the *Northside Area Plan (NSAP)*, the *General Plan (GP)* and the Design Guidelines Manual provides guidance concerning design. The *NSAP* supports infill development projects. The *Plan* also recommends providing a variety of housing types that reflect sensitivity to site, neighborhood conditions, and that adhere to relevant design guidelines. *GP* policies encourage new residential development that contributes to the visual character of the neighborhood and promotes neighborhood identity. *GP* policies also recommend quality and safety in design, and compatibility with, and adequate buffering of, surrounding development.

The *NSAP* promotes flexibility in development design by encouraging infill development under the residential cluster (RCP) option. Low to medium residential development is generally supported along collector streets, while high-density residential development (over 15 units per acre) is appropriate along arterial streets. The *NSAP* supports medium to high density residential development on the proposed site. However, the area is mostly built with the low to medium density residential development. In addition, Tucson Boulevard, north of Prince Road, is categorized as a local street and the proposed RCP with six residential units per acres (low density), is considered compatible with the existing housing pattern in the immediate area.

Buffering Policy #4 of the *NSAP* general design guidelines, offers direction on architectural elements that address compatibility issues, such as second story privacy issues, setbacks, and transition of building mass and scale along the property perimeter, when adjacent to existing residential development. Policy #4 supports the use of clerestory windows on second story walls facing existing, single story residential development, adjacent to the project site. The Design Guideline Manual recommends planting trees to reduce the heat island effect.

The site is bordered on the south and west by Lanterra development, an R-1 zoned residential subdivision with detached single-family residential units. To the north are unsubdivided parcels with detached single-family residential units, and to the east, across Tucson Boulevard, is the Tucson Prince Town Home complex.

Vehicular access to the project site is proposed from Tucson Boulevard. Tucson Boulevard is not identified on the *Major Streets and Routes Plan* map, north of Prince Road. South of Prince Road, Tucson Boulevard is identified as a collector street with a future right-of-way of 64 feet. Prince Road, located approximately 375 feet south of the proposed project site, is identified as an arterial roadway with a future right-of-way 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 development will generate 124 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the project site.

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.

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 single family homes and town houses.

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

The General Plan

Element 4: Community Character and Design

Policy 6: Promote quality in design for residential, commercial, industrial, mixed-use, and publicly funded development.

Supporting Policy 6.1 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.

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 structure placement on the lots, the units are designed with a partial second story that is set back to maximize the distance to adjacent off-site properties architecture. In addition, the clerestory windows proposed for the second story walls

and the placement of windows on structures adjacent to existing homes, have been thoughtfully designed to maximize privacy to both property owners. Structure construction and architectural design are proposed using building/roofing materials and façade color and finishes similar to other developments in proximity to the proposed RCP. The overall function of the site will be improved by fully developing an existing, parcel surrounded by residential uses

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

NA

- D. Consolidating open space;

The open space associated with the project consists of a passive recreation area, consolidated on the west side of the property. Each lot also features outdoor space in the front 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 designed, with variety in the architectural elevations and the site layout. In doing so, the site layout provides for five different access points to lots and allows for some variety in the orientation of the structures on the lots. The use of adobe and masonry walls will provide natural insulating properties for the structures. Porch overhangs provide shade to windows and provide shaded outdoor space in yard areas. In addition, the site is located within one-quarter mile of the Rio Vista Natural Resource Park.

- 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 depressing all landscaped areas by six inches to capture runoff and provide supplement water to the plantings. Rainwater harvesting is also proposed by routing all onsite runoff through adjacent landscape areas and open space where viable. In addition, the application states that rainwater will be collected from rooftops and stored in cisterns to supplement water for the landscaping at each home.

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

The preliminary development plan includes Common Area A”, is proposed on the west side of the property at the end of the entrance street, Brandelyn Court. The applicant proposes shade trees, a barrier free accessible walkway and a sitting area with benches. Common Area A is accessible by a sidewalk proposed along both sides and around the cul de sac of Brandelyn

Court. The Rio Vista Natural Resource Park is located one-quarter mile north of the project site and provides active recreation opportunities.

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

Proposed lots 1, 7 and 13, immediately adjacent to one story residences, are to be built with one story structures to match the present scale. Structures with a partial second story are optional for the other proposed lots. The optional second stories on Lots 11 and 12 are setback from the site perimeter to the interior of the property to maximize the distance from off-site properties. Although Lots 11 and 12 border an existing residential subdivision, an existing cul de sac and open space area provide a significant separation.

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 proposed homes range in size from 2,180 to 2,600 square feet and represent a low density development that complements the surrounding single family homes.

Design Considerations

Land Use Compatibility – The applicant is proposing 13 single family detached units, constructed with a mix of adobe masonry and frame stucco. The lots have been laid out to provide variety in the placement of the units on the individual lots. The units are to be one and two story Territorial and Spanish Colonial style architecture. The project is to be developed at a density of 5.11 units per acre, with lots ranging in size of 5,800 to 7,200 square feet in size, similar to other developments in the area.

Residential developments surrounding the project site are comprised of single family homes and townhouses with wood frame and stucco construction. Lots 1, 7 and 13 are located adjacent to existing single story residences and are designated for development of single story structures. All other units are designed with the option of a partial second story. The applicant has designed the two-story units with the second floor portion smaller than the first floor and setback from the rear or side yards to provide privacy to existing residences located adjacent to the project site. The application states that, “where possible”, the two story units will be situated opposite to adjacent two story buildings and windows placed to mitigate potential privacy issues. Earth tone colors are proposed for the building facades and staff recommends using four-sided architectural design where facades are visible from streets and adjacent residential development.

The landscape plan proposed for the project indicates a planting strip along Tucson Boulevard on lots 10 and 4. However, the applicant should be aware that, Development Standard 2-10.3.2.C.2, requires a perimeter landscaping bufferyard, at least seven feet in width, along the existing residential lots. The bufferyard may be located on the proposed lots or in an adjacent common area that is part of the proposed development. A masonry wall exists along the western and

south edges of the project site that will function as a screen for the existing development abutting the property.

A new masonry wall is proposed along the eastern edge to buffer and screen uses to the north. The Development Standard requires a perimeter wall, six feet in height, as part of the bufferyard. The existing wall on the adjacent property may be used to satisfy the requirement for a wall on the property line if agreed to by the adjacent property owner. However, the owner/developer will remain legally obligated to construct the property wall in the event that the adjacent wall ceases to perform the required function. The landscape plan must indicate these criteria are met and be revised to show the required perimeter landscape bufferyard and the required perimeter screen wall. In addition, Development Standard 2-10.3.2.C.3 requires that the owner/developer work with adjoining property owners on tree locations and type and number of trees to increase privacy and buffering.

An area, 7,586 feet in size and designated on the PDP as “Common Area A”, is proposed on the north side of the cul-de-sac. The applicant proposes shade trees, a barrier free accessible walkway and a sitting area with benches. Common Area A is accessible by a sidewalk proposed along both sides and around the cul de sac of Brandelyn Court, the proposed public street providing access into the development. Because the Rio Vista Natural Resource Park, located one-quarter mile north of the project site, is in close proximity to the proposed project and provides an opportunity for active recreation, staff supports a passive recreational amenity on the site. The passive recreational amenity proposed will provide some relief from the heat absorbed by hardscape materials used for street pavement and the proposed walkway. The applicant also proposes planting one mesquite tree in front of each of the units. Staff recommends the use of a thorn-less variety of mesquite, located within ten feet of the front property line of each lot.

According to Environmental Services staff, there is adequate street frontage access on Brandelyn Court for APC curbside refuse and recycle collection services to all 13 lots. APC Containers are 2.5 ft in diameter and require three feet of clear space between and on either side of the container. Therefore residents from lots 1, 2, 12, and 13 will be required to place refuse/recycle containers on Brandelyn Court, along street frontage/sidewalk on collection day, and ensure that on-street visitor parking will not block access to the containers on collection day. In addition containers must not lock residents’ driveways.

Drainage/Grading/Vegetation – The common area located on the north side of the cul de sac is also a proposed retention/detention area. The applicant proposes depressing all landscaped areas by six inches to capture runoff and provide supplement water to the plantings. Rainwater harvesting is also proposed by routing all onsite runoff through adjacent landscape areas and open space where viable. In addition, the application states that rainwater will be collected from rooftops and stored in cisterns to supplement water for the landscaping at each home.

Road Improvements/Vehicular Access/Circulation – Brandelyn Court provides access to Tucson Boulevard. A small drive, located perpendicular to the cul de sac, extends north and south to provide access to Lots 1, 2, 12 and 13. Access to Lots 3 and 11 is provided from Tucson

Boulevard. Pedestrian walkways are to be located on both sides of the proposed Brandelyn Court, around the cul de sac, and along the west property line of Lot 6 and the east property line of Lot 7.

Conclusion – The requested special exception land use generally conforms to the policies and guidelines provided in the *Northside Area Plan*, the *General Plan*, and the Design Guidelines Manual. The project proposed has been designed in context with the surrounding neighborhood and provides an appropriate transition of density to other existing development in the area. The applicant has designed the proposed project to protect the privacy of the residents within and adjacent to the proposed development. Subject to compliance with the attached preliminary conditions, approval of the requested Residential Cluster Project as a special exception land use is appropriate.

s:/special exception/SE-08-13 sr.doc

Preliminary Conditions

PROCEDURAL

1. A subdivision plat in substantial compliance with the preliminary development plan dated June 10, 2008, 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 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 special exception.

LAND USE COMPATABILITY

8. Building height not to exceed twenty-six feet. The option to construct two story units on lots 1, 2, 3, 7, 11, 12, and 13 will require second floor square foot area at not greater than 50% square foot floor area of the first floor footprint. Second floor area footprint shall be located over that portion (50%) of the first floor area not located adjacent to the perimeter edge of the development (side or rear yard area of lot).
9. All buildings on lots 1,2,3,4, 7, 10, 11, 12, & 13 shall be designed to have “four-sided” architecture. Building 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 residential units. Site and building entry points to be highlighted and accented. Dimensioned elevation drawings shall be submitted as part of the tentative plat submittal.

Preliminary Conditions

10. Second-story windows on walls facing adjacent residential development or zone shall be clerestory in design. Second story balconies shall be prohibited on walls facing adjacent residential development or residentially zoned property.
11. Exterior lighting shall be restricted to a height not greater than the first floor levels on walls facing adjacent residential development or zones.
12. 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.
13. Six (6) inch wide fence block or greater shall be used for perimeter walls.

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 front yard of every other lot on Brandelyn Court and within ten feet of the front property line of these lots.
16. The developer/owner shall provide a perimeter landscaping bufferyard along the existing residential lots. The bufferyard shall be at a minimum 7 feet wide and may be located on the proposed lots or an adjacent common area that is part of the proposed development. A perimeter wall shall be a part of the bufferyard and at a minimum shall be a masonry wall, six feet in height.
17. An existing wall on adjacent property may be used to satisfy the requirement for a wall on the property line where it is permitted by the adjacent property owner and the applicant remains legally obligated to construct the property wall in the event adjacent wall ceases to perform the required function. The landscape plan must indicate these criteria are met and be revised to show the required perimeter landscape bufferyard and the required perimeter screen wall.
18. The owner/developer shall work with adjoining property owners on tree locations and type and number of trees to increase privacy and buffering.
19. 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

Preliminary Conditions

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/>.

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

20. The owner/developer shall include the following general notes on the subdivision plat:
 - a) Residents of lots 1, 2, 12, and 13 shall place APC containers on Brandelyn Court, along street frontage/sidewalk on collection day.
 - b) Collection service shall not occur if on-street visitor parking blocks access to the APC container.
 - c) APC containers shall not be placed in residents' driveways.
21. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public.
22. Dedication, or verification of existence, of appropriate abutting rights-of-way as determined by DSD.
23. Installation of appropriate abutting/accessing street improvements as required by DSD and as generally shown on the PDP.

PUBLIC FACILITIES AND SERVICES REPORT FOR August 14, 2008
(as of July 11, 2008)

SE-08-13 Los Suenos – Tucson Boulevard, R-1 Zone (Ward 3)

CITY AGENCIES

Transportation – Engineering: See attached comments dated June 23, 2008.
Office of Conservation & Sustainable Development: See attached comments dated June 24, 2008.
Development Services – Sign Code: See attached comments dated June 26, 2008.
Development Services – Landscape: See attached comments dated June 27, 2008.
Development Services – Zoning Review: See attached comments dated June 30, 2008.
Development Services – Engineering: See attached comments dated July 3, 2008.
Urban Planning & Design – Land Use: See attached comments dated July 8, 2008.
Environmental Services: See attached comments dated July 11, 2008.

No Objections Noted

Development Services – Zoning Enforcement
Urban Planning and Design – Historic Preservation Officer
Tucson Parks and Recreation
Tucson Police Department
Transportation – Traffic Engineering:
Tucson Fire Department
Tucson Water Department

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: 124 vehicle trips per day.

No Objections Noted

Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Pima County Wastewater
Tucson Electric Power
Tucson Unified School District

Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Permit Status: APPLIED **Activity Number:** T08SE00013
Permit Type: A special exception request for a residential cluster project comprised of 13 lots on 2.54 acres.
Site Address: 3645 N TUCSON BL **Applicant Name and Address:** BOB LANNING -LANNING ARCHITECTURE
 1202 E. BROADWAY #104
 TUCSON AZ
 85719

Review Completed	Reviewer's Name	Type of Review	Review Status
06/23/2008	JIMHOFF1	DOT ENGINEERING	This has been completed
Comments:			
TDOT Engineering has reviewed the subject rezoning request and offers the following comments/conditions/requirements:			
1. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the Public.			
2. Dedication, or verification of existence, of appropriate abutting rights-of-way as determined by DSD.			
3. Installation of appropriate abutting/accessing street improvements as required by DSD and as generally shown on the PDP.			
06/23/2008	JIMHOFF1	PARKS & RECREATION	This has been completed
Comments:			
Staff has no comments.			
Glenn Hicks Capital Planning and Development Parks & Recreation Dept., City of Tucson 900 S. Randolph Way Tucson, Az. 85716			
06/23/2008	DAVE MANN	FIRE	Approved
Comments:			
none			
06/24/2008	JIMHOFF1	OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT	This has been completed
Comments:			
No objections			
Conditions: 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: .			
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. Specifications for water harvesting shall be clearly delineated on site plans to ensure it is correctly implemented at all necessary stages of construction.

Consultation with the Office of Conservation and Sustainable Development regarding water harvesting principles, techniques and code requirements is required. Contact Ann Audrey at 837-6932, or Frank Sousa at 837-6581 to make an appointment.

06/24/2008 JIMHOFF1 OTHER AGENCIES This has been completed

Comments:

Judy,

TEP Land Management has no comment at this time.

Laura J. Pinnas
Environmental and Land Use Planner
Land Management
Tucson Electric Power Company
PO Box 711, Mail Stop DS315
Tucson, AZ 85702

I have no issues with this proposal at this time.
CSO Becky Noel
Tucson Police Dept

06/25/2008 JULIE YBARRA SIGNS This has been completed

Comments:

the above referenced case is located in the Single Family Residential District and all signs will need to comply with the Single Family Residential District of the Tucson Sign Code

06/27/2008 PETER MCLAUGHLIN LANDSCAPE This has been completed

Comments:

The Landscaping section has reviewed the subject request for Special Exception and has the following comments/requirements:

For RCP subdivisions proposed on a site of 5 acres or less there are several relevant criteria which do not appear on the submitted preliminary landscape plan or are not otherwise clearly addressed in the application materials submitted.

The applicant should be aware that, per DS 2-10.3.2.C.2, a perimeter landscaping bufferyard shall be installed along the existing residential lots. The bufferyard shall be at a minimum 7 feet wide and may be located on the proposed lots or an adjacent common area that is part of the proposed development. A perimeter wall shall be a part of the bufferyard and at a minimum shall be a six foot masonry wall. An existing wall on adjacent property may be used to satisfy the requirement for a wall on the property line where it is permitted by the adjacent property owner and the applicant remains legally obligated to construct the property wall in the event adjacent wall ceases to perform the required function. The landscape plan must indicate these criteria are met and be revised to show the required perimeter landscape bufferyard and the required perimeter screen wall.

In addition, per DS 2-10.3.2.C.3, the subdivider shall work with adjoining property owners on tree locations and type and number of trees to increase privacy and buffering.

06/30/2008 STEVE SHIELDS ZONING This has been completed

Comments:

CDRC TRANSMITTAL

TO: Development Services Department Rezoning Section
FROM: Steve Shields
Lead Planner

PROJECT: Los Suenos
Tucson Blvd., R-1
Special Exception - SE-08-13

TRANSMITTAL: June 30, 2008

The proposed residential cluster project, located on parcel 112-02-0170 is zoned R-1. The use falls under the Residential Use Group, Sec. 6.3.8, Family Dwelling "RCP-4", subject to: Sec. 3.6.1 and Sec. 3.5.7.1.E and .F
Development designator "RCP-4" requires or allows the following:
Minimum site area 16,940
Density allowed per acre = 5.14, (5.14 x 2.54 acres = 13 dwelling units)
Density proposed per acre = 5.11, (5.11 x 2.54 acres = 13 dwelling units)
Site coverage allowed = 50%
Site coverage proposed = Calculation not provided.
Maximum building height allowed = 25 feet
Building height proposed = 23 feet
Interior perimeter yard indicator = BB

1. Zoning has reviewed this proposal for compliance with The City of Tucson Development Standard Land Use Code (LUC).
2. Demonstrate how access to proposed Lots 3 & 11 is provided.
3. One (1) foot no access easements are required along the 20' I/E & PUE adjacent to C.A. "A" and Lots 6, 7 & 8.
4. Provide a Site Coverage Calculation on the plan.
Off-Street Parking: Visitor parking provided on both sides of the street, four (4) spaces required.

If you have any questions about this transmittal, please call Steve Shields, (520) 836-4956 or email Steve.Shields@tucsonaz.gov.

07/03/2008 MATT FLICK ENGINEERING This has been completed

Comments:
Concur with comments by DOT Engineering.

07/07/2008 JOSE ORTIZ DOT TRAFFIC This has been completed

Comments:
TDOT-Traffic has no objections to the requested special exception.

07/08/2008 JUDITH IMHOFF COMMUNITY PLANNING This has been completed

Comments:
DEPARTMENT OF URBAN PLANNING & DESIGN
SE-08-13 Los Suenos - Tucson Blvd.
R-1 Special Exception
Northside Area Plan
07/3/08 msp

This is a request to allow a residential cluster project (RCP) development on a 2.54-acre site. RCP proposals on sites with less than five acres require a Special Exception process. The site is zoned R-1 and will consist of thirteen (13) lots with single-family detached residential units with a mix of one and two story units. The site is bordered on the south and west by Lanterra development, an R-1 zoned residential subdivision with detached single-family residential units, to the north are unsubdivided parcels with detached single-family residential units, and to the east across Tucson Boulevard is the Tucson Prince Tomehome complex.

Special Exception considerations include compliance with Plan policy. The proposed site is located in the Northside Area Plan (NSAP), more specific within the Tucson-Prince Subarea of the NSAP. In addition, the City of Tucson's General Plan and Design Guidelines Manual will also provide policy direction and guidance for proposed land use.

Plan Policy Summary:

The Northside Area Plan (NSAP) supports infill development projects and supports a variety of housing types that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. General Plan policies encourage new residential development that contributes to the visual character of the neighborhood and promotes neighborhood identity. Policies promote quality and safety in design, and compatibility with and adequate buffering of surrounding development.

The NSAP promotes design flexibility development by encouraging infill development under the residential cluster (RCP) option. Low to medium residential development is generally supported along collector streets, while high-density residential development (over 15 units per acre) is appropriate along arterial streets. North of Prince Road Tucson Boulevard is classified as a local street and the request for low-density (6 residential units per acre) is supported by the Plan.

Discussion

The Northside Area Plan supports medium to high density residential development on the proposed. However, the area is mostly built with the low to medium density residential development. In addition Tucson Boulevard north of Prince Road is a local street and therefore the proposed residential cluster project (RCP) with six residential units per acres (low density) fits the existing housing pattern in the immediate area.

The general design guidelines of the Northside Area Plan, under buffering policy #4 offers direction on architectural elements that addresses compatibility issues with existing land uses, such as second story privacy issues, proper setbacks to offer transition of building mass and scale along the perimeter when adjacent to existing residential development. The proposal takes into consideration these issues by proposing two-story units with the second floor portion smaller than the first floor with the second floor space area pulled away from the rear or side yards when located along the perimeter of the overall site. To further protect the privacy of adjacent single-story residential units, policy /#4 supports the use of second-story level clerestory windows on walls facing perimeters that abut adjacent single-story residential development.

Since the proposed residential cluster project (RCP) site is under five acres in size, the proposal must meet specific criteria of the Land Use Code. The proposed design compatibility report and the proposed preliminary development plan (PDP) are both in general compliance with Land Use Code Section 3.6.1, RCP requirements. The proposed building elevations are southwestern motif and includes earth tone colors. Foursided architectural design will be provided where visible from streets and adjacent residential development.

One and two story adobe units are being proposed with the two story units designed to protect the privacy of adjacent units by scaling back away from the perimeter edge of the lot. Along the western and south edge exists a masonry wall that will function to screen the development to the south and west. To new masonry wall is proposed along the eastern edge to buffer and screen less intense uses to the north.

Staff recommends Common Area "A" become a passive recreational amenity of the site. Passive recreational amenity may be as subtle as a bench under a canopy tree adjacent the cul-de-sac sidewalk area of Brandelyn Court. This will provide a microclimate oasis, a relieve from the heat island effect of hardscape materials such as asphalt and concrete along the sidewalk system. Staff is aware that active recreational amenities which are usually required to be on site for RCP development are in case already available on a City park that is within a walking distance from the proposed site, located north where Tucson Boulevard abuts the Rillito River.

The proposed lot layout on lots 1, 2, 12, and 13 has these lots away from street frontage and may have an issue with refuse pick up. A trash pick up location may need to be configured on Brandelyn Court, or as may be approved by Environmental Resources prior to tentative plat approval. The trash bin location for these lots should not obstruct sight visibility on any lot.

The Design Guideline Manual also recommends using trees to reduce the heat island effect. Staff recommends residential development to include a native thornless canopy tree to be located within the front yard of every other lot and to be within ten feet of the front property line on these lots.

Recommendation:

The proposed Residential Cluster Project (RCP) and Special Exception has in general addressed the policies and guidelines provided in the Northside Area Plan, the General Plan, and the Design Guidelines Manual, subject to the following Special Exception conditions.

1. Building height not to exceed twenty-six feet. The option to construct two story units on lots 1, 2, 3, 7, 11, 12, and 13 will require second floor square foot area at not greater than 50% square foot floor area of the first floor footprint. Second floor area footprint shall be located over that portion (50%) of the first floor area not located adjacent to the perimeter edge of the development (side or rear yard area of lot).

Relevant Policies

- NSAP - General Land Use Policy 1, 2, & 3
- NSAP - General Design and Buffering Guidelines, Policy 4.a, 4.b, 4.d
- NSAP - Tucson-Prince Subarea Design Guidelines, Guideline 1
- General Plan, Element 1, Growth Areas and Population, Policy 8, 6.1, & 6.6
- DG. - I.B.2.e - Design Context and Neighborhood Character.

2. All buildings on lots 1,2,3,4, 7, 10, 11, 12, & 13 shall be designed to have "four-sided" architecture. Building 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 residential units. Site and building entry points to be highlighted and accented. Dimensioned elevation drawings shall be submitted as part of the tentative plat submittal.

Relevant Policies

- NSAP - General Land Use Policy 1 & 3.a
- GP - Element 4: Policy 6 and 6.1
- DG - I.B.2.e - Design Context and Neighborhood Character

3. Second-story windows on walls facing adjacent residential development or zone shall be clerestory in design. Second story balconies shall be prohibited on walls facing adjacent residential development or zoned property.

Relevant Policies

- NSAP - General Land Use Policy 4.a. 4.b
- General Plan, Element 1, Growth Areas and Population, Policy 6.1
- DG. - I.B.2.e - Design Context and Neighborhood Character

4. Exterior lighting shall be restricted to a height not greater than the first floor levels on walls facing adjacent residential development or zones.

Relevant Policies

- NSAP - General Land Use Policy 3a.
- General Plan, Element 1, Growth Areas and Population, Policy 4.g
- DG - I.B.2.e - Design Context and Neighborhood Character

5. One canopy tree shall be provided within front yard of every other lot on Brandelyn Court and within ten feet of the front property line of these lots.

Relevant Policies

- NSAP - General Land Use Policy 3a.
- NSAP - Tucson-Prince Subarea Design Guidelines, Policy 5.
- General Plan, Element 1, Growth Areas and Population, Policy 6, & 6.1
- DG - I.B.2.e - Design Context and Neighborhood Character

6. Assign a designated area (not obstructing sight visibility) along Brandelyn Court to hold trash bins (trash pick-up day) for lots 1, 2, 12, and 13., or as may be approved by the Department of Environmental Resources.

Relevant Policies

- NSAP - General Land Use Policy 1, Policy 3a.
- General Plan, Element 1, Growth Areas and Population, Policy 6, & 6.1
- DG - I.B.2.e - Design Context and Neighborhood Character

Applicable Plan Policies

Northside Area Plan Policies:

General Land Use Policies:

Residential Subgoal: Encourage new residential development that preserves and enhances the existing residential character of the area.

Policy 1: Preserve and enhance the integrity of established neighborhoods.

c. Encourage the orientation of new residential uses to take advantage of solar energy

and to integrate solar technology into the design.

Policy 2: Promote appropriate residential infill in existing neighborhoods.

b. Low- or medium-density residential uses are generally appropriate along designated collector streets.

Policy 3: Ensure that new residential development is sensitive to existing land uses.

a. Require appropriate design elements and buffering techniques during the rezoning and associated development review processes to ensure the sensitive design of new development on established neighborhoods. These elements must be shown on rezoning concept plans and development plans (see General Design and Buffering policies).

Drainage Policies:

Policy 2: Ensure that new development is sensitive to drainage conditions within the Northside area.

a. Design retention/detention facilities in a manner such that flood peaks resulting from development will be less than or equal to flood peaks generated for the 2-year, 10-year, and 100-year storm events.

b. Revegetate detention/retention areas and incorporate the basins as functional open space utilizing a multiple use concept (see General design and Buffering policies).

University of Arizona Policies:

Policy 1: Encourage harmonious development on parcels that are in proximity of the University of Arizona Campus Agricultural Center.

a. Encourage developers of properties in proximity of the Campus Agricultural Center to inform prospective residents of the noise and odor conditions related to the agricultural activities.

GENERAL DESIGN AND BUFFERING GUIDELINES:

Policy 4: Design architectural elements to be compatible with existing land uses, with techniques such as:

- a. A transition of heights and/or densities for development adjacent to less intense uses.
- b. Balconies and upper story windows that are either clerestory or directed away from adjacent residential uses to protect the privacy of those uses.
- c. A variety of rooflines in developments where building heights in excess of 20 feet are permitted.
- d. Setbacks for higher intensity uses that are equal to or greater than the code-required setbacks for any adjacent residential uses.
- g. Outdoor lighting that is shielded or directed away from adjacent residential uses.

Tucson-Prince Subarea Land Use Policies:

2. Allow low- and medium-density residential uses along Country Club Road and the west side of Tucson Boulevard.

Tucson-Prince Subarea Design Guidelines:

1. Limit the height of buildings to two stories up to a maximum of 26 feet, measured from design grade.

4. Encourage architectural design of buildings, colors, and landscaping to conform to a southwestern motif.

5. To minimize the visual impact of new development on existing lower density residential uses, require a landscape plan for all new development. This plan should show:

Traffic Circulation

Prince Road is the principal arterial street servicing this neighborhood. It is currently proposed for improvement to five lanes, with signalized intersections at Tucson Boulevard and Country Club Road. Campbell Avenue, which marks the western boundary of the subarea, provides primary access only to parcels along that frontage. Tucson Boulevard and Country Club Road are designated collector streets, although Tucson Boulevard is currently a two-lane, strip-paved roadway.

1. Review the designation of Roger Road between Campbell Avenue and Tucson Boulevard

in future updates of the Major Streets and Routes Plan.

General Plan:

Element 1: Growth Areas and Population

Central-Core Growth Area

Background: The Central Core Growth Area (Central Core) of the city, a substantial part of which was constructed prior to World War II, contains many structures now experiencing the revitalization phase of the cycle and comprises a substantial part of the economic activity within the city.

Policy 8: Support a mix of housing types and opportunities throughout the Central Core Growth Area to meet the diverse needs of the residents.

Element 4: Community Character and Design

Policy 6: Promote quality in design for residential, commercial, industrial, mixed-use, and publicly funded development.

Supporting Policy 6.1 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 6.6 Solutions and strategies included in the Design Guidelines Manual should be utilized to provide an improved level of community design.

Land Use Code

Land Use Code, Article III. Development Regulations, Division 6. Development Incentives Section 3.6.1 Residential Cluster Project (RCP) for site of less than five acres.

Design Guidelines Manual

I.B.2.e - Design Context and Neighborhood Character

Intent - Improve the character of new projects and reinforce existing architectural character in established neighborhoods.

Solution - Harmonize new building with existing buildings by incorporating design elements of the adjacent architecture including the following:

- Scale and massing of structures
- Roof and parapet forms
- Door and window-fenestration pattern
- Finishes, materials, and colors
- Site amenities such as walls and landscaping
- Traditional or prevailing setbacks and building orientation

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07/10/2008 JIMHOFF1 PIMA ASSN OF GOVTS

This has been completed

Comments:

ASE: SE-08-13, Los Suenos - tucson Blvd., R-1 Zone (Ward 3)

COMMENT: NO OBJECTIONS OR ADVERSE COMMENTS

Vehicle Trip Generation: Daily: 124 PM Peak: 13

Please call if you have questions or need additional information.

07/11/2008 JIMHOFF1 ENV SVCS

This has been completed

Comments:

I have the following comments/recommendations:

1. There is adequate street frontage access for all 13 lots for APC curbside refuse and recycle collection services.

- 2. Specifically provide a general note stating that lots 1,2,12, & 13 will place APC's off Brandelyn CT. along street frontage/sidewalk on collection day.... Containers are 2.5 ft in diameter and require a 3 ft clear spacing between and on either side of the APC's.
- 3. Visitor/on street parking should not block APC's on collection day or no service will result.
- 4. APC's should not be placed in driveways.

I hope this helps. Let me know if you require any additional information.

Thanks,

Andy Vera
City of Tucson Environmental Services

07/11/2008	JIMHOFF1	ADOT	This has been completed
Comments:			
ADOT has NO COMMENT on this Special Exception Request. Douglas Kratina.			
07/11/2008	JIMHOFF1	TUCSON WATER NEW AREA DEVELOPMENT	Not Required
Comments:			
none			
07/11/2008	JIMHOFF1	PIMA CNTY WASTEWATER	Not Required
Comments:			
none			
07/11/2008	JIMHOFF1	SCHOOL DISTRICT	Not Required
Comments:			
none			
07/11/2008	JIMHOFF1	TDOT RTA	Not Required
Comments:			
none			
07/11/2008	JIMHOFF1	TDOT STREETS	Not Required
Comments:			
none			

No FINAL STATUS record available for this Workflow

Conditions:
none

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