



# ZONING EXAMINER

## REPORT TO MAYOR AND COUNCIL

October 3, 2013

**SUBJECT: C9-13-07 Dorado Country Club – Speedway Blvd. PAD  
Public Hearing: September 19, 2012**

### **BACKGROUND**

This is a request by Linda Morales, on behalf of the property owners, HSL Properties, to rezone approximately 17 acres from RX-2, C-1, and, O-3, to PAD zoning. The rezoning site is located on the north side of Speedway Boulevard, approximately one-half mile east of the Wilmot and Speedway intersection.

Land use policy direction for this area is provided by the *General Plan*.

### **PUBLIC HEARING SUMMARY (Minutes Attached)**

Glenn Moyer, Planning and Development Services Department, presented the staff report with a recommendation for approval. At the September 19, 2013 hearing, Mr. Moyer also commented that 77 written approvals and nine written protests were received.

Linda Morales presented the rezoning request and agreed to the recommended staff conditions of rezoning.

With no one else wishing to be heard, the public hearing was closed.

### **FINDINGS OF FACT**

#### **I) Overview**

This is a request by Linda Morales, on behalf of the property owners, HSL Properties, to rezone approximately 17 acres from RX-2, C-1, and, O-3, to PAD zoning. The rezoning site is located on the north side of Speedway Boulevard, approximately one-half mile east of the Wilmot and Speedway intersection. The preliminary development plan proposes the redevelopment of the existing facilities into proposed hotel, office space, restaurant uses, recreation, and retail. The PAD District will be located within an established residential community.

The proposed PAD is bounded on the north and west by the Dorado Golf Course, zoned RX-2, and clusters of one- and two- story residential units in the Dorado Country Club Estates subdivisions, zoned O-3. To the east is the Rose Hill Wash (a W.A.S.H. ordinance wash). Across the wash is the Dorado Country Club Estates and Townhomes, zoned R-3.

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Across Speedway to the south are offices with O-1 zoning, one-story townhomes with R-2 zoning, and single-family detached residential homes with R-1 zoning.

**II) Access and Traffic**

Access for the proposed redevelopment site will be from Speedway Boulevard and is to share the access with the adjoining Dorado Country Club Estates subdivisions. Speedway Boulevard is designated as an arterial street on the *Major Streets and Routes (MS&R) Plan*. A Traffic Impact Analysis dated September 19, 2013 projected that when fully completed the expanded Dorado Country Club would generate 1,670 vehicle trips per day on weekdays to the adjacent streets. A SunTran bus stop is located near the entrance on Speedway Boulevard and on-site pedestrian paths will connect the Speedway Boulevard sidewalk to the hotel and office complex.

Land use policy direction for this area is provided by the *General Plan*. The *General Plan* supports development projects that implement the goals and policies of the *General Plan*, and take advantage of the existing infrastructure and multi-modal opportunities in an urban infill area. The *General Plan* promotes a mixture of commercial, office, and residential uses along major transportation corridors such as Speedway Boulevard. The *General Plan* allows and encourages special overlay zoning, such as a PAD, that is suitable for urban infill development providing for design elements that reflect project sensitivity to the site, surrounding neighborhoods, and overall community vision and goals. Also, the *General Plan* calls out that proposed projects should have an economic component that encourages recruitment of new businesses and industries to Tucson.

**III) Policy Direction**

The project site is identified by the *General Plan* as being within the Mid-City Growth Area which provides guidance on such issues as preservation of natural open space and supports development patterns that minimize the need for additional public infrastructure. The PAD establishes a Master Association Design Review Committee (DRC) to review for architectural compliance with the Dorado Country Club Development Regulations, including landscape and signage. The DRC will include the developer(s) and the Dorado Country Club Master Association Land Use Committee and will, through a self-certification process, assure any proposed development is in keeping with the architectural guidelines established for the PAD. The PAD document calls out for a mix of land uses and opportunities to meet the diverse needs of the immediate area and wider community and provides building heights to address mass and scale with surrounding land uses.

**IV) Water**

The Dorado Golf Course is served by well water and a small portion of the golf course is located in the PAD boundary. In response to questions during the September 19, 2013 public hearing, the applicant provided a memo regarding prior discussions to extend the nearby effluent line to the golf course. There is no plan to extend the line at this time. PAD uses other than the golf course will be served by Tucson Water. On January 10, 2013 Tucson Water drafted a "Water Availability" letter for the proposed PAD site. As the

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provider for the proposed project, approvals of water meter applications are subject to water service at the time of application.

**V) Design**

The proposed hotel will have a building height of 50 feet, excluding cupolas, spires, clock towers, atrium, and domes, which may extend to 60 feet. The hotel elevation design will have a variation in heights and stories to break up the horizon line, but will not exceed four stories. To help preserve views and privacy, those portions of the hotel closest to Dorado Country Club Estates residences will be lower in height. No vehicular parking shall be located north of the hotel site and landscaping shall be provided to enhance the site and screen parking areas. The proposed two-story 35 foot tall office building will include a two-level parking garage with the first floor below grade and the second floor at or slightly above street level. Stand-alone restaurant/retail pads are proposed on the Speedway Boulevard frontage. They will have building heights limited to 26 feet.

An approximately four-foot tall decorative masonry wall is proposed along the west edge of the main entrance road and the eastern edge of the 17-acre site along the Rose Hill Wash that will screen and buffer traffic noise and headlights from the adjacent residential homes. Any portion of the office complex parking structure not screened by the building(s) will be screened by vegetation or a built-screen along residential view sheds. Additional buffering with native plants species and removal of invasive plant species will occur along the adjoining residential developments and the Rose Hill Wash area.

On-site pedestrian paths from the office complex and hotel will access the Rose Hill Wash leading to the Garden landscape, an area designed as an oasis with amenities such as picnic, gaming, and dining tables and a pool area. The pedestrian path ways will be shaded by canopy trees. Improvements to the Rose Hill Wash shall include a multi-use trail along the western edge of the wash. Landscaping along Speedway Boulevard will be done concurrently with the hotel. Common areas will be landscaped and maintained to match the existing development. Should the office building and retail area not be built concurrently with the hotel, the site area will be landscaped and maintained by the developer. The types of trees, vegetation, and decorative rock shall be approved by the Master Association DRC and shall be installed prior to the Certificate of Occupancy for the hotel.

As part of the Master Association DRC process development and design standards shall be created to establish a common design theme and utilize elements which will unify the site, including streetscape design, signage, materials, colors, and architectural styles. Prior to submittal of a development plan, the Master Association DRC will be responsible for project design review to ensure that the proposed design conforms to the standards established by the Master Association DRC, and provide a self-certification letter, with a copy provided to the City at the time of development plan/subdivision review.

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Additional design criteria for the PAD development are set forth in a settlement agreement between the Dorado Country Club Estates Master Association and the Dorado Country Club, Inc., dated September 13, 2013.

**CONCLUSION**

The applicant's request is in substantial compliance with the policies of the *General Plan*. Subject to compliance with the PAD document, as revised, approval of the request PAD zoning is appropriate.

**RECOMMENDATION**

The Zoning Examiner recommends approval of PAD zoning.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'L. Kafka', written over a horizontal line.

Linus Kafka  
Zoning Examiner

**ATTACHMENTS:**  
Public Hearing Minutes  
Rezoning Staff Report