MEMORANDUM

DATE: August 30, 2013
For September 19, 2013 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT
C9-13-07 Dorado Country Club – Speedway Blvd PAD (Ward 2)

Issue – 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, approximately one-half mile east of the Wilmot and Speedway intersection (see Case Location Map). 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 and has been designed to be compatible with the existing uses.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of PAD zoning.

Background Information

Existing Land Use: The proposed 17 acre redevelopment site is the core of the 65-acre Dorado Country Club Estates and public Golf Course. The 17-acre project is bounded on the north and west by the 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 County Club Estates and Townhomes zoned R-3, to the south across Speedway Boulevard includes office use with O-1 zoning, one-story townhomes with R-2 zoning, and single family detached residential development with R-1 zoning.

According to the *Major Streets and Routes (MS&R) Plan*, Speedway Boulevard is designated as an arterial street. A Traffic Impact Analysis dated March 26, 2013 was completed for the proposed PAD. The analysis included a review of past and current daily traffic counts in the area where completed. The information was then analyzed to establish an annual growth rate to estimate future traffic in the area. When fully completed, the proposed Dorado Country Club Expansion project is projected to generate an additional 1,630 vehicle trips per day (vtpd) on weekdays to the adjacent streets. Fifty percent of these new trips (815 vehicle trips) will be into the project site and fifty percent will be out of the project site for a total of 1630 vtpd.

Surrounding Zones and Land Uses:

North: Zoned RX-2; single-family residential development and golf course
South: Zoned R-1, R-2, and O-1; single-family residential development and professional office use

East: Zoned R-3; single family residential development
West: Zoned O-3 and RX-2; hotel, residential development and golf course

Previous Cases on the Property:
C9-02-29 Dorado Country Club – Speedway Boulevard, O-3 and C-1 (Mid-rise Office/Low-intensity Commercial) to OCR-1 (High-rise Mixed Use)
This was a request to rezone approximately 15.5 acres from O-3 and C-1 to OCR-1 zoning. The preliminary development plan proposed (PDP) 209 hotel suites in two hotels, 82 hotel casitas, a conference center, golf course clubhouse and related retail space, a free standing restaurant, and a 9,594 square foot office complex in a unified 15.5 acre development.

Related Cases: None

Applicant's Request – This request is to allow for a Planned Area Development (PAD) district for an approximately 17 acre site located on the north side of Speedway, approximately one-half mile east of the Wilmot and Speedway arterial intersection. On November 14, 2012, Mayor and Council approved a waiver to the 40-acre minimum PAD land size requirement for a PAD application on the 17 acre site currently proposed for redevelopment. The proposed project will consist of a hotel, restaurant, office and retail, and a golf course club house.

Planning Considerations

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, an arterial street. 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.

The *General Plan* supports a mix of uses along transportation corridors such as Speedway Boulevard, which is identified as an arterial roadway on the Major Streets and Routes map. 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 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.

On January 10, 2013 Tucson Water drafted a "Water Availability" letter for the proposed PAD site. As the provider for the proposed project, approvals of water meter applications are subject to water service at the time of application.
Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The rezoning site includes the existing club house and associated parking, limited portions of the golf course, and 925 feet of frontage on Speedway Boulevard. The site is surrounded on three sides by residential development. The multiple Dorado Estate Subdivisions which surround the rezoning site are developed as clusters of one and two story single-family detached units and townhomes. The 17 acre site will include a new four-story hotel, new golf course club house, restaurants, retail, and office uses.

The proposed one-hundred and fifty two (152) room hotel will have a building height of fifty (50) feet, excluding cupolas, spires, clock towers, atrium, and domes which may extend to sixty (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. The proposed two-story thirty-five (35) foot tall office building will include a two-level parking garage with the first floor below grade with the second floor at or slightly above street level. Stand-alone restaurant/retail pads are proposed fronting Speedway Boulevard. They will have building heights limited to twenty six (26) feet.

Access for the proposed redevelopment site will be from Speedway Boulevard and is to share the access with the adjoining Dorado Country Club Estate subdivisions. Improvements to Speedway Boulevard may be required per a Traffic Impact Study now under review by the City of Tucson Department of Transportation. An approximately four (4)_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 plant species and removal of invasive plant species will occur along the adjoining residential developments and the Rose Hill Wash area.

A SunTran bus stop is located near the entrance on Speedway Boulevard and on-site pedestrian paths will connect the Speedway Boulevard sidewalk, leading to the hotel and the office complex. On-site pedestrian circulation 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/game/dining tables, and pool area. The pedestrian path ways will be shaded by canopy trees.

- The proposed building heights are limited to fifty (50) feet for the hotel, thirty-five (35) feet for the office complex, and twenty-six (26) feet on buildings fronting on to Speedway Boulevard.
- Should the office building and retail area not be built concurrently with the hotel, the site area will be covered with decomposed granite and include interim landscape treatment and maintained;
- Common areas will be landscaped and maintained to match the existing development;
- The landscape along Speedway will be done concurrently with the hotel;

- No vehicular parking shall be located north of the hotel site;
- Landscaping shall be provided to enhance the site and screen parking areas;
- Clear pedestrian connectivity shall be designed throughout the site;
- Improvements to the Rose Hill Wash including a multi-use path/trail along the western edge of the wash;
- As part of the DRC process, development and design standards shall be created to establish a common design theme and utilize elements which will unify the site, on such items as streetscape design, signage, materials, colors, and architectural styles;
- Prior to any submittal of a development plan the Master Association Design Review Committee will be responsible for project design review to ensure proposed design conforms to the standards established by the DRC, and provide a self-certification letter, with a copy provided to the City at time of development plan/subdivision review.

Drainage/Grading/Vegetation – The proposed PAD site is impacted by one offsite watershed. The Rose Hill Wash flows north, under Speedway Boulevard, along the east side of the rezoning site. The wash consists of both natural and man-made features, and is a Federal Emergency Management Agency (FEMA) regulated wash. According to the Effective Flood Insurance Study (FIS), the 100-year discharge for the Rose Hill Wash at Speedway Boulevard is 2,048 cfs. The Rose Hill Wash is also designated by the City of Tucson as a W.A.S.H. Ordinance Wash. The wash crosses under Speedway Boulevard via an existing box culvert. The wash has a natural sandy bottom with natural vegetation along the banks. The wash continues north, the east bank transitions to a concrete lining to protect the existing homes immediately east of the proposed project site. As the wash traverses the northern project limits, it flows onto the existing golf course and the wash bottom and banks consist of turf. The setback for the Rose Hill Wash, based on a discharge of 2048 cfs, is 45 feet.

Road Improvements/Vehicular Access/Circulation – Speedway Boulevard runs along the project's southern boundary. Wilmot Road is located approximately a half mile west and Kolb Road is located to the east. North Dorado Club Drive accesses the site at Speedway Boulevard, with Dorado Boulevard as the main residential street within Dorado Country Club. Dorado Boulevard intersects with North Dorado Club Drive near Speedway Boulevard.

Conclusion – The PAD zoning for this site is consistent with the City of Tucson's *General Plan*. The PAD allows the Dorado Country Club site to provide the necessary flexibility needed for the applicant to phase the development over time as the market permits. Subject to compliance with the PAD document dated July 1, 2013, approval of the requested PAD zoning is appropriate.

s:/rezoning/2013/c9-13-07

PROCEDURAL

1. A development package in substantial compliance with the preliminary development package and required reports dated July 1, 2013 is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.

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". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.

3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. 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. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

AGREEMENT TO WAIVE ANY CLAIMS
AGAINST THE CITY FOR ZONING AMENDMENT

This agreement ("**Agreement**") is entered into between _____ _____, as the owner of the property described herein ("**Owner**") and the City of Tucson("**City**") to waive any and all claims for diminution of value that may be based upon action by the City in response to a request from the Owner. This Agreement is entered into in conformance with A.R.S. §12-1134(I).

The Owner is the holder of fee title to the property located at _____ _____, Tucson, Arizona, (the "Property") which is more fully described in the Owner's application to the City in Case c9-13-07 and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City rezone the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the rezoning. The Owner believes that the rezoning of the Property will increase the value and development potential of the Property, and that this outweighs any rights or remedies that may be obtained under A.R.S. §12-1134 et. seq.

By signing this Agreement, the Owner waives any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of the enactment of the zoning amendment in Case c9-13-07

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested zoning that limit the potential development of the Property. The Owner acknowledges that the rezoning and conditions are a single, integrated legislative approval. The Owner agrees and consents to all conditions that may be imposed. The Owner retains the right to withdraw the rezoning application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the zoning if the Owner disagrees with any conditions that are proposed or approved. If the Owner does not withdraw the application, the Owner shall be deemed to have accepted all adopted conditions to the requested zoning. If the Owner withdraws the application or does not effectuate the new zoning, this Agreement is null and void.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the City Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Upon execution, this Agreement shall be recorded in the Office of the Pima County Recorder.

The Owner warrants and represents that the person or persons listed herein as the Owner is/are the owner in fee title of the Property. The Owner further agrees to indemnify

and hold the City of Tucson, its officers, employees and agents harmless from any and all claims, causes of action, demands, losses, costs and expenses based upon an alleged reduction of value of the Property as a result of the City's action in Case c9-13-07.

Dated this _____ day of _____, 20___.

Owner: _____
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

Its: _____
(Title of Individual Signing in Representative Capacity)

Owner: _____
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

Its: _____
(Title of Individual Signing in Representative Capacity)

State of Arizona)
)
County of _____)

On this _____ day of _____, 20____, before me personally appeared

_____ on the basis of satisfactory evidence to be the person who

he or she claims to be, and acknowledged that he or she signed the above/attached document.

_____
Notary Public

My Commission expires:

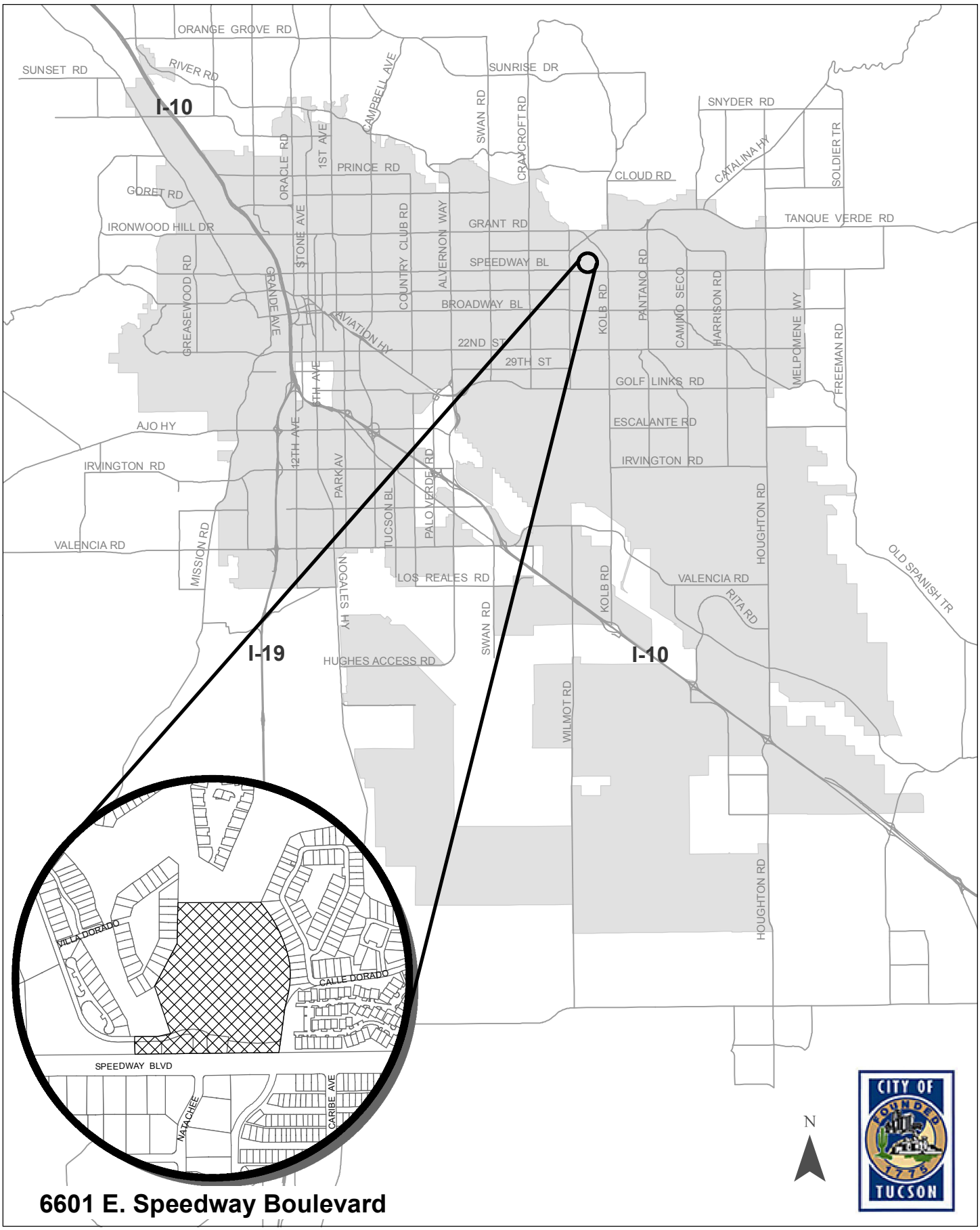
_____

City of Tucson, an Arizona municipal Corporation:

By: _____
Planning & Development Services Department

This form has been approved by the City Attorney.

C9-13-07 Dorado Country Club PAD - Speedway Boulevard



6601 E. Speedway Boulevard

C9-13-07 Dorado Country Club PAD - Speedway Boulevard

Rezoning Request: from C-1,O-3,RX-2 to PAD

Area of Rezoning Request

150' Protest Area

300' Notification area

Zone Boundaries

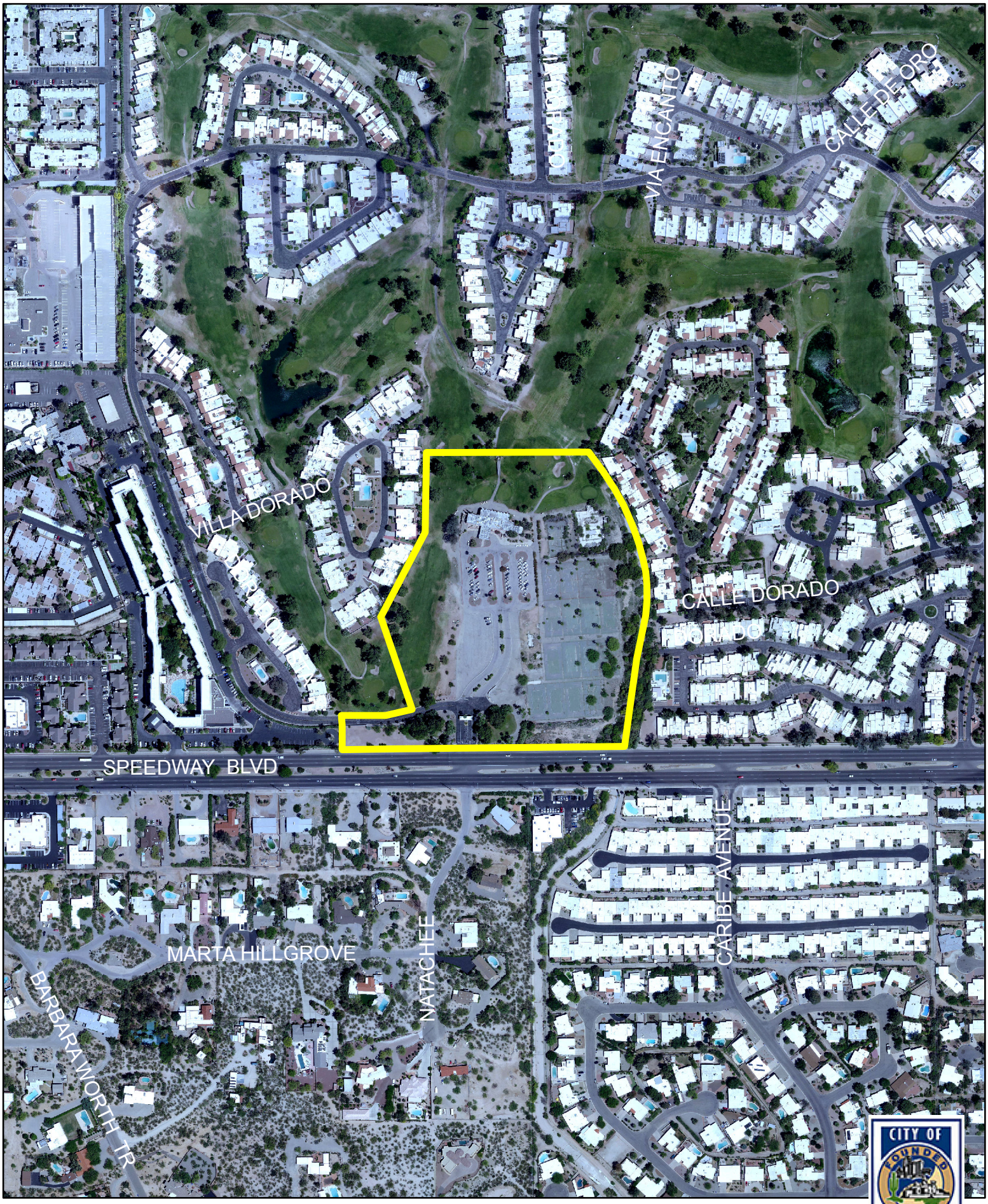
Address: 6601 E.Speedway Boulevard
Base Maps: Sec.6 T.14 R.15
Ward: 2

0 300 600 Feet

1 inch = 600 feet

N

created by: JR, 7/24/2013



C9-13-07 Dorado Country Club PAD - Speedway Boulevard
2010 Aerial

0 100 200 400
Feet
1 inch = 400 feet

N

Planning & Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Review Completed	Reviewer's Name	Type of Review	Review Status
07/10/2013 **Comments:** none	CLAURIE1	ENGINEERING	No Objection Noted
07/10/2013 **Comments:** none	CLAURIE1	COMMUNITY PLANNING	No Objection Noted
07/10/2013 **Comments:** none	CLAURIE1	ZONING	No Objection Noted
07/10/2013 **Comments:** none	CLAURIE1	FIRE	No Objection Noted

No FINAL STATUS record available for this Workflow

Conditions:
none

Back Help

Here are my comments -

DATE: 8/19/2013

CASE: Project Name - Case ID

COMMENT: **No objections or adverse comments**

	Daily	PM Peak
Vehicle Trip Genera on:	**312**	**47**

Thanks,
-Eric

Addi onal notes:

Pima Association Of Governments 8/19/13

Project Name - Case ID

Description/ITE Code	Units	Expected Units	Expected Daily Trips	PM Peak Trips - Total	PM In	PM Out
Truck Terminal 030	Acres					
General Light Industrial 110	TSF Gross					
Manufacturing 140	Acres					
Warehouse 150	TSF Gross					
Mini Warehouse 151	TSF Gross					
Single Family Homes 210	DU					
Apartments 220	DU					
Condo, Townhouse 230	DU					
Mobile Home Park 240	DU					
Assisted Living 254	Beds					
Hotel 310	Rooms					
Motel 320	Rooms					
Health/Fitness Club 492	TSF Gross					
High School 530	TSF Gross					
Daycare Center 565	TSF Gross					
Hospital 610	TSF Gross					
Clinic 630	TSF Gross				Not Available	Not Available
General Office 710	TSF Gross					
Single Tenant Office Building 715	TSF Gross	27.0	312	47	7	40
Medical Dental Office 720	TSF Gross					
Specialty Retail Center 814	TSF Gross					
Free-Standing Discount Store 815	TSF Gross					
Nursery (Garden Center) 817	TSF Gross				Not Available	Not Available
Shopping Center 820 (Rate)	TSF Gross					
New Car Sales 841	TSF Gross					
Supermarket 850 (stand alone stores)	TSF Gross					
Convenien. Mkt. (Open 24 hrs) 851	TSF Gross					
Convenien. Mkt. (Open 16 Hrs) 852	TSF Gross		Not Available			
Discount Supermarket 854	TSF Gross					
Discount Club 857	TSF Gross					
Home Improvement Superstore 862	TSF Gross					
Pharmacy/Drugstore w/ Drive-thru 881	TSF Gross					
Furniture Store 890	TSF Gross					
Arts and Crafts Store 897	TSF Gross		Not Available			
Drive-in Bank 912	Drive-in Lanes					
Quality Restaurant 931	TSF Gross					
High Turnover/Sit Down Rest. 932	TSF Gross					
Fast Food w/o Drive Thru 933	TSF Gross					
Fast Food with Drive Thru 934	TSF Gross					
Fast Food w Drive Thru Only, No Seating 935	TSF Gross		Not Available			
Automobile Parts and Service Center 943	TSF Gross		Not Available			
Serv.Station w/ Conven.Mkt 945	Fuel Position					
Serv.Station w/ Conven.Mkt w/ Car Wash 946	Fuel Position					
Church 560	TSF Gross					
TOTAL		.	312	47	7	40
			Expected Daily Trips	PM Peak Trips - Total	PM In	PM Out

C:\EWK_Local\LandUse\Greenies\TU C\20130819 19-Aug-13

Vehicle Trip Generation: Daily: 312 PM Peak: 47

For Questions Contact:
Eric W. Kramer, Ph.D., AICP
Pima Association of Governments
177 N. Church Ave, #405, Tucson, AZ 85701
Tel: (520) 792-1093, Fax: (520) 620-6981

Time Stamp JUL 22 2013 [illegible]

City of Tucson Planning & Development Services

REZONING APPLICATION

C9-13-07 Name: Dorado Country Club PAD Date Accepted: July 22nd, 2013

PART 1 PROPERTY INFORMATION:

1.1 Legal Description (Attach a separate sheet for long legals.) See attached legal description

1.2 Lot(s) 1 Block(s) 20, 21-1 and 21-2 Subdivision Name Dorado Country Club Estates

1.3 Address (as assigned by Pima County Addressing): 1100 N Dorado Club Dr. & 6601 E Speedway Blvd.

1.4 Please provide the following information for each parcel in the rezoning site. If more than one zoning classification is requested, provide the acreage for each zone and show the dimensions of each zone on the preliminary development plan. Attach additional sheets if necessary.

Current Zoning	Proposed Zoning	Current Use	Area (sq. ft or acres)	Assessor Tax Code #
RX-2,O-3,C-1	PAD	Abandoned Tennis Courts and Pool, Club House, Parking & Part of Golf Course.	17 Acres	133-14-233C,034B, 034C,035A,038D

1.5 Note any applicable overlay zones: [] Hillside [] Scenic Corridor [] Major Streets and Routes

[] Gateway Corridor [] Airport Environs [x] Environmental Resource [] Historic District/Landmark

[] Neighborhood Preservation

PART 2 PROPOSED USE

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

See attached P.A.D.

2.2 Number of Structures _____ Number of Stories _____ Height of Structures _____

2.3 Number of Residential Units _____ Floor Area of Non-residential Projects _____

PART 3 APPLICANT INFORMATION

3.1 Applicant or Agent Linda Morales, AICP

Company Name The Planning Center

Address 110 South Church, Suite 6320

City Tucson State AZ Zip 85701

Phone 520.623.6146 Fax 520.622.1950 Email lmorales@azplanningcenter.com

3.2 Owner Dorado Country Club, LLC, Attn: Mike Censky

Company Name HSL Properties, LLC

Address 3901 E Broadway Blvd

City Tucson State Az Zip 85711

Phone _____ Fax _____ Email mike@hslproperties.com

3.3 Architect/Engineer/Other Evan Eglin

Company Name Eglin + Bressler Architects, PC

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____ Email _____

PART 4 NEIGHBORHOOD MEETING

4.1 Have you offered to meet and discuss the proposed rezoning on a specified date and time with all property owners within 300 feet and all neighborhood associations within one (1) mile of the rezoning site? Please indicate meeting date.

[X] Yes [] No

June 20, 2013
Meeting date

4.2 Attach neighborhood meeting documentation (at a minimum, a copy of the meeting invitation, mailing list, date of mailing, sign-in sheet, and summary notes from the meeting).

4.3 Provide the tracking number from your neighborhood meeting mailing labels: T 13PRE0019

PART 5 REZONING PRE-APPLICATION CONFERENCE INFORMATION

5.1 Have you attended a rezoning pre-application conference with staff? [x] Yes [] No

5.2 Date of pre-application conference: CDRC PAD review comments (per John Beall)

5.3 Provide the tracking number from your Pre-application Conference Verification Sheet: RZ-13-001

PART 6 PLANNING INFORMATION

In accordance with the Unified Development Code (UDC)(Section 3.5.3.D.3) all rezoning applications together with any supporting documentation, including the preliminary development package or development package, are reviewed for compliance with the City of Tucson General Plan, as implemented by planned area developments, redevelopment plans, subregional plans, area plans, and neighborhood plans. This review shall occur within seven (7) business days of submittal. Rezoning requests that do not demonstrate compliance with the General Plan cannot accepted.

6.1 List any planned area developments, redevelopment plans, subregional plans, area plans, or neighborhood plans officially adopted by the City of Tucson, which apply to the rezoning site. [] Yes [x] No

Name of Plan(s) _____

6.2 Is an Environmental Resource Report required by the area or neighborhood plan? (Please see Administrative Manual 2-03.5.0.) [] Yes [x] No

6.3 Is this rezoning being requested to correct a zoning violation? [] Yes [x] No

6.4.1 Have you chosen "Direct Ordinance Adoption (UDC Section 3.5.3.K.3)? [x] Yes [] No

6.5 Are there any billboards/signs located on the property? [] Yes [x] No If yes, provide description:

_____

6.6 Provide a statement describing the nature of the proposal and the reasons for the request. Use additional sheets, if necessary.

See Attached P.A.D.

PART 7 MATERIALS REQUIRED WITH APPLICATION

7.1 The following are required for all rezoning requests:

[X] 7.1.1 A completed, current "City of Tucson Rezoning Application" signed by the owner and agent*.

[X] 7.1.2 Appropriate fees payable to the City of Tucson

[X] 7.1.3 One (1) copy of the Pima County Assessor's map of the subject parcel(s)

[X] 7.1.4 One (1) copy of the Pima County Assessor's printout showing the subject parcel(s) property tax code number(s) and legal description(s).

[X] 7.1.5 Pre-application Conference Verification Sheet.

[X] 7.1.6 Documentation of neighborhood meeting.

[X] 7.1.7 One (1) 11"x17" reduction of the preliminary development plan (See Administrative Manual 2-03.4.2.A and .B.)

[X] 7.1.8 Payment receipt for rezoning pre-application conference.

[X] 7.1.9 Payment receipt for neighborhood meeting mailing labels.

7.2 If rezoning to all zones except the PAD zone the following are required:

[] 7.2.1 Seven (7) copies of the preliminary development package (Admin. Manual 2-03.3 -.4)

[] 7.2.2 Seven (7) copies of the Environmental Resources Report (Admin. Manual 2-03.5), as required.

7.3 If rezoning to the PAD zone, the following are required:

[] 7.3.2 Three (3) hard copies of the PAD document and one electronic version of the PAD document on CD-ROM.

[] 7.3.3 Copy of Zoning Decision Letter from Planning authorizing submittal of this application.

7.4 Digital Submittal (Staff Option Only):

[] One (1) CD containing separate Adobe Portable Document Format (.pdf) files for each of the required reports may be requested by staff.

7.5 Important Notices:

[] Do not staple materials. Paper clips or binder clips are acceptable.

[] Do not include application and neighborhood meeting materials in required reports. Keep them separate.

PART 8 SIGNATURES

I (We), the undersigned, request consideration to amend the present zoning boundaries as described in this application and supporting materials. I (We) represent that the information in this application and the supporting materials are true and accurate to the best of my (our) knowledge.

8.1. SEE ATTACHED AUTHORIZATION LETTERS 7/1/13
Owner signature* date

8.2. [signature] 7/1/13
Applicant/Agent signature (if not owner) date

*An application not signed by the owner, must be accompanied by a separate, signed letter, from the owner, granting authority to the applicant/agent to act on his/her behalf.

Revised 01/10/13

September 19, 2012

City of Tucson
Planning and Development Services
201 North Stone, 2nd Floor
Tucson, AZ 85701

Subject: **Dorado Country Club Planned Area Development Waiver (PAD)**
On Tax Parcel 133-14-233C

To Whom It May Concern:

As representative of Dorado C.C. Inc., owner of the above referenced tax parcel, I hereby authorize The Planning Center to act as our agent throughout the PAD waiver and PAD rezoning application process on a portion of said parcel.

Very Truly Yours,

Dorado C.C.Inc.

By:_____
Omar Mireles, HSL Properties

For: Dorado C.C.Inc.

September 19, 2012

City of Tucson
Planning and Development Services
201 North Stone, 2nd Floor
Tucson, AZ 85701

Subject: **Dorado Country Club Planned Area Development Waiver (PAD)**
Tax Parcels:133-14-034B, 133-14-034C, 133-14-035A

To Whom It May Concern:

As representative of Dorado Country Club Estates Master Homeowners Association and the Dorado Country Club Estates Improvement Association, owners of the above referenced tax parcels, I hereby authorize The Planning Center to act as our agent throughout the PAD waiver and PAD rezoning application process.

Very Truly Yours,

Dorado Country Club Estates Master Homeowners Association and Improvement Association

By: Linda Hilt

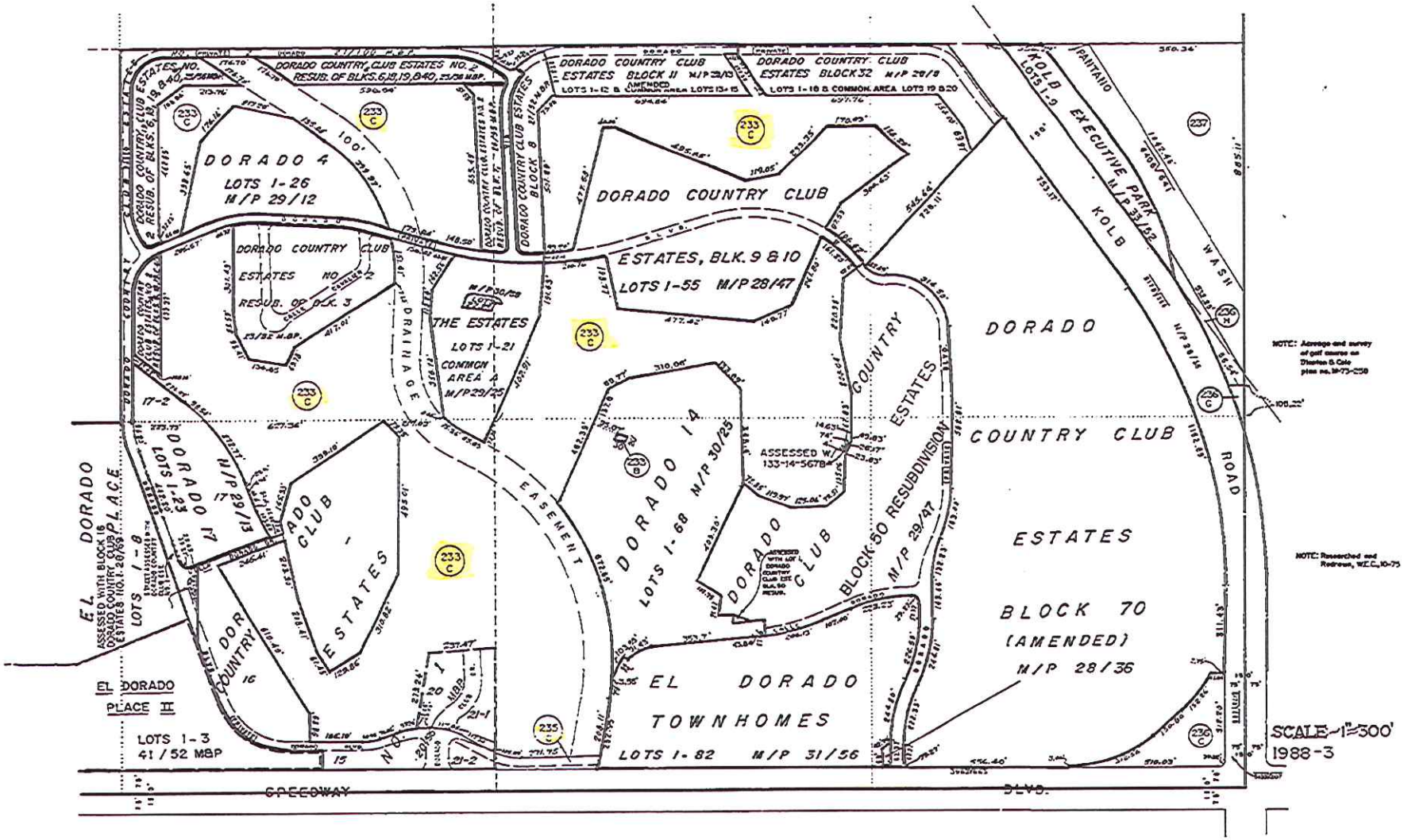
Linda Hilt, President Dorado Country Club Estates Master Association

ASSESSOR'S RECORD MAP

133-14

SECTION 6, TOWNSHIP 14 SOUTH, RANGE 15 EAST

DETAIL NO. 3, (SE¼; E½, SW¼)

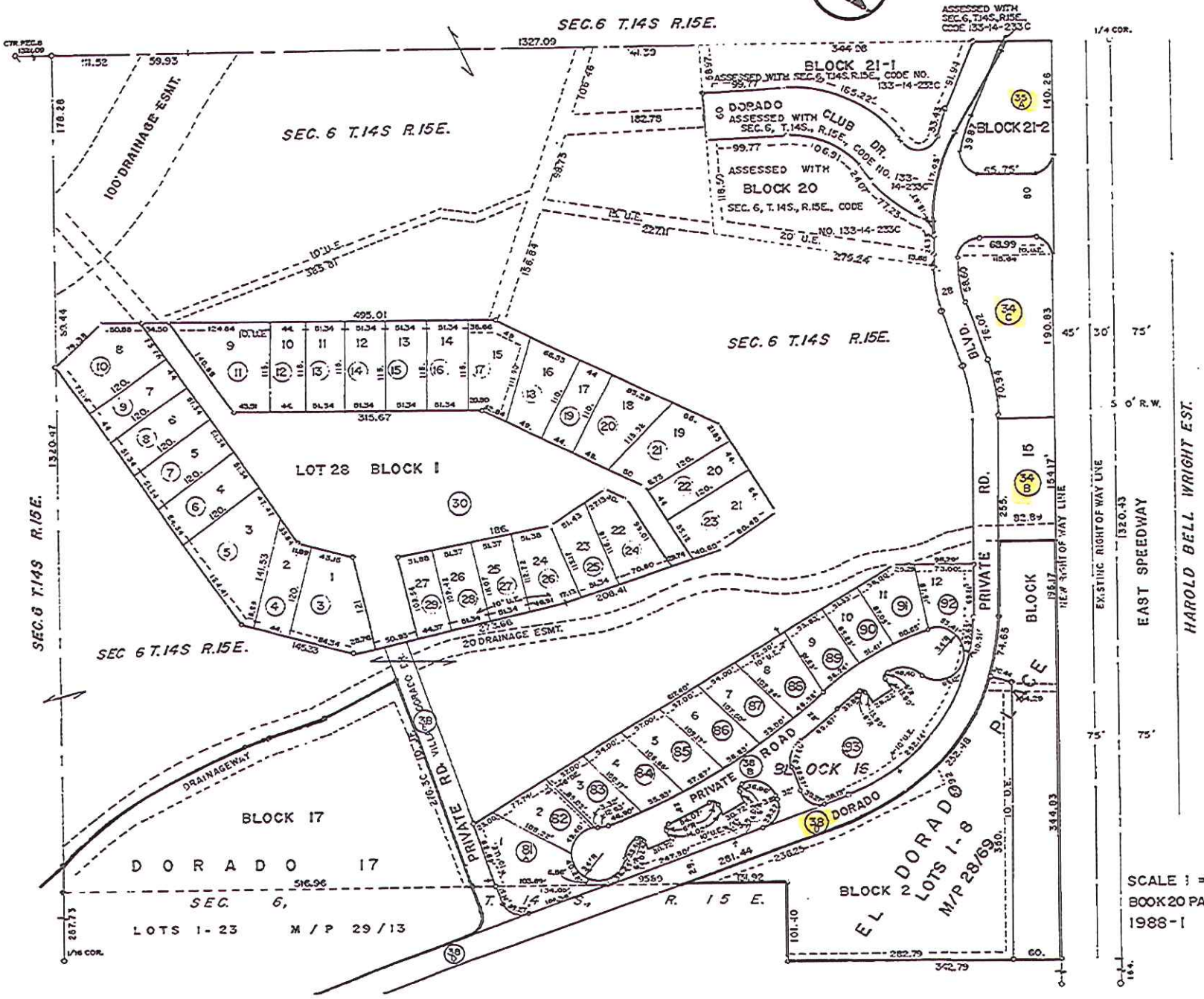


1302(2)

ASSESSOR'S RECORD MAP

133-14

DORADO COUNTRY CLUB EST. No. 1



Pima County GIS

Pima County Geographic Information Systems

Parcel 133-14-233C

Read the Disclaimer. Information is on this page is **unofficial**.

Mail name and address

133-14-233C
DORADO C C INC
ATTN: HSL PROPERTIES INC
3901 E BROADWAY BLVD
TUCSON AZ 85711

Legal description

DORADO COUNTRY CLUB ESTATES NO 1 BLKS 20 & 21-1 & SLY PTN BLK 21-2 & CTRL PTN S2 SEC 6 65.54 AC T14S R15E

Situs (property) address

(About situs addresses)

Street Address	Jurisdiction	Address sources: Permit	GIS	Postal City	Zip Code	
6601 E SPEEDWAY BL	TUCSON	✔	✔	TUCSON	85715	ZIP+4 Lookup

Information for this parcel

- Assessor Parcel Detail for tax year 2014 from the Pima County Assessor's Office. Also see Assessor Record Maps.
- Real Estate Property Tax Inquiry and Property Tax Statement from the Pima County Treasurers's Office.
- **Recorded Information** from the Pima County Recorder's Office
  - Recorded Document for Docket 8936, Page 2010, Sequence Number 90151307.
  - Voter Precinct and Districts
- A **Subdivision Plat Map** is not available here because the GIS parcel record does not have subdivision Book/Page or Sequence numbers. The parcel may have an associated subdivision Book/Page or Sequence number that isn't documented here. See "Subdivision" in the "Development" GIS overlay details group results. As another option, the parcel legal description above may have a subdivision name you can search for in Subdivision Plat Search.
- Pima County Sanitary Sewer Connection Search and Connection Records Overview.
- **Permits** from Pima County Development Services.

Pima County GIS

Pima County Geographic Information Systems

Parcel 133-14-034B

Read the Disclaimer. Information is on this page is **unofficial**.

Mail name and address

133-14-034B
DORADO COUNTRY CLUB ESTS MASTER
HOMEOWNERS ASSN
ATTN: DORADO MASTER ASSN
8880 E SPEEDWAY BLVD STE 302
TUCSON AZ 85710-1832

Legal description

DORADO COUNTRY CLUB ESTATES
NO 1 E154.17' M/L
W695.17' OF BLK 15

Situs (property) address

(About situs addresses)

Street Address	Jurisdiction	Address sources: Permit	GIS	Postal City	Zip Code
There is no situs address information.					

Information for this parcel

- Assessor Parcel Detail for tax year 2014 from the Pima County Assessor's Office. Also see Assessor Record Maps.
- Real Estate Property Tax Inquiry and Property Tax Statement from the Pima County Treasurers's Office.
- **Recorded Information** from the Pima County Recorder's Office
  - Recorded Document for Docket 8404, Page 310.
  - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- Subdivision Plat Map for Book 20, Page 96.
- Pima County Sanitary Sewer Connection Search and Connection Records Overview.
- **Permits** from Pima County Development Services.
  - Permit Database Search by Parcel Code since there is no parcel situs address information.

Pima County GIS

Pima County Geographic Information Systems

Parcel 133-14-034C

Read the Disclaimer. Information is on this page is **unofficial**.

Mail name and address

133-14-034C
DORADO COUNTRY CLUB ESTS
IMPROVEMENT ASSN NO 1
ATTN: DORADO MASTER ASSN
8880 E SPEEDWAY BLVD STE 302
TUCSON AZ 85710-1832

Legal description

DORADO COUNTRY CLUB ESTATES NO 1 ELY PTN BLK 15

Situs (property) address

(About situs addresses)

Street Address	Jurisdiction	Address sources: Permit	Address sources: GIS	Postal City	Zip Code	
1101 N DORADO CLUB DR	TUCSON	✔	✔	TUCSON	85715	ZIP+4 Lookup

Information for this parcel

- Assessor Parcel Detail for tax year 2014 from the Pima County Assessor's Office. Also see Assessor Record Maps.
- Real Estate Property Tax Inquiry and Property Tax Statement from the Pima County Treasurers's Office.
- **Recorded Information** from the Pima County Recorder's Office
  - Recorded Document for Docket 6208, Page 367.
  - Voter Precinct and Districts
- Subdivision Plat Map for Book 20, Page 96.
- Pima County Sanitary Sewer Connection Search and Connection Records Overview.
- **Permits** from Pima County Development Services.
  - Permit Database Search
  - Historical Permit Cards - Prior to about 1998

Pima County GIS

Pima County Geographic Information Systems

Parcel 133-14-035A

Read the Disclaimer. Information is on this page is **unofficial.**

Mail name and address

133-14-035A
DORADO COUNTRY CLUB ESTS
IMPROVEMENT ASSN NO 1
ATTN: DORADO MASTER ASSN
8880 E SPEEDWAY BLVD STE 302
TUCSON AZ 85710-1832

Legal description

DORADO COUNTRY CLUB ESTATES NO 1 BLOCK 21-2
EXC TRI PORT IN NE COR THEREOF

Situs (property) address

(About situs addresses)

Street Address	Jurisdiction	Address sources: Permit	Address sources: GIS	Postal City	Zip Code	
1100 N DORADO CLUB DR	TUCSON	✔	✔	TUCSON	85715	ZIP+4 Lookup

Information for this parcel

- Assessor Parcel Detail for tax year 2014 from the Pima County Assessor's Office. Also see Assessor Record Maps.
- Real Estate Property Tax Inquiry and Property Tax Statement from the Pima County Treasurers's Office.
- **Recorded Information** from the Pima County Recorder's Office
  - Recorded Document for Docket 6208, Page 367.
  - Voter Precinct and Districts
- Subdivision Plat Map for Book 20, Page 96.
- Pima County Sanitary Sewer Connection Search and Connection Records Overview.
- **Permits** from Pima County Development Services.
  - Permit Database Search
  - Historical Permit Cards - Prior to about 1998

Book-Map-Parcel: 133-14-038D	Oblique Image	Tax Year:	Tax Area: 0150

Property Address:

Taxpayer Information:
DORADO COUNTRY CLUB ESTS IMPROVEMENT ASSN NO 1
ATTN: DORADO MASTER ASSN
8880 E SPEEDWAY BLVD STE 302
TUCSON AZ

85710- 1832

Property Description:
DORADO COUNTRY CLUB ESTATES NO 1 PRIVATE STREETS
EXC E VILLA DORADO DR

Valuation Data:

	2013				2014			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	Res Other (4)	$500	10.0	$50	Res Other (4)	$500	10.0	$50
IMPR FCV		$0				$0		
TOTAL FCV	Res Other (4)	$500	10.0	$50	Res Other (4)	$500	10.0	$50
LIMITED VALUE	Res Other (4)	$500	10.0	$50	Res Other (4)	$500	10.0	$50

Property Information:

Section:	6
Town:	14.0
Range:	15.0E
Map & Plat:	/
Block:	0
Tract:	
Rule B District:	12
Land Measure:	0.10S
Group Code:	000
Census Tract:	4001
Use Code:	8800 (LIMITED USE-WELL/TOWER SITES PVT ROADS ETC)
File Id:	1
Date of Last Change:	7/20/2012

Valuation Area:

Condo Market:	80
DOR Market:	8
MFR Neighborhood:	EAST_SOUTHEAST
SFR Neighborhood:	20400101
SFR District:	15

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
0	6250	792	1980-04-03	
0	4669	701	1973-12-26	

Date February 4, 2013

Case#: _____

COMMERCIAL X RESIDENTIAL _____

DEVELOPMENT PACKAGE APPLICATION

Planning & Development Services Department

☐ Development Package (DEVPKG) ☐ Tentative Plat (TP) ☐ Flexible Lot Design (FLD) *
☐ Final Plat (FP) ☐ Grading ** ☐ SWPPP ☐ Condominium
☐ Minor Subdivision ☐ Site Plan ☒ Other – Describe Below

DESCRIPTION OF WORK: Planned Area Development (PAD)

APPLICANT/CONSULTANT: Linda Morales

Address: 110 S. Church Ave. Ste. 6320 **City:** Tucson **State:** AZ **Zip:** 85701

Company: The Planning Center **Name of Business (if applicable):** _____

Phone: 520 623-6146 **E-Mail:** lmorales@azplanningcenter.com **Business Phone:** 520 623-6146

PROPERTY INFORMATION:

Assessors Parcel: 133-14-233C,034C,235C,034B,035A **Township:** 14S **Range:** 15E **Section:** 6 **Ward:** 4

Project Address: 6601 E.Speedway Blvd. Tucson, AZ 85710

Project Name: Dorado Country Club Expansion

Lots/Residential Units: N/A Existing Zoning: C-1,O-3,RX-2 Proposed Zoning: PAD Area/Disturbance (Acres): 17

Associated Case Numbers:

CDRC: _____ Rezoning: _____ Board of Adjustment: _____

Other: _____ (Block Plat, Annexation, Specific Plan)

LAND USE CATEGORIES: Complete a breakdown according to acreage, square footage (pad area) and number of units for each use.

Use 1: _____; Sq. Ft.: _____; Acreage: _____; # of Units _____

Use 2: _____; Sq. Ft.: _____; Acreage: _____; # of Units _____

OVERLAY ZONES:

☐ Airport Environs ☐ Historic District ☐ Floodplain ☐ Wash ☐ Environmental Resource Zone

☐ Gateway Route ☐ Landfill Ordinance ☐ Hillside Development ☐ Scenic Route

☐ Neighborhood Area Plan: _____ (Plan Name)

WATER COMPANY: _____

If not Tucson Water, a State of Arizona Department Water Resources Certificate of Assured Water Supply required

SEWER ☐ **SEPTIC** ☐

If septic, a State of Arizona, Department of Water Resources Certificate of Assured Water for DEQ required

*** FLEXIBLE LOT DESIGN (FLD)** Requirements - NOTE: 2 copies each of the following are required:

☐ Pima County Assessor's property information (Current Printout) ☐ Pima County Assessor's map for the property.
☐ Privacy Mitigation Plan (If Applicable) ☐ Architectural Variation Plan (If Applicable)
☐ Letter sent to surrounding owners, the neighborhood associations, and the Council Ward Office.
☐ Notarized statement, confirming letter sent with the mailing list attached (compiled by PDSD only)
☐ Summary of meeting and attendants list with surrounding property owners

Prior to signing, I have read the additional information provided in the box on the reverse side: _____ (initials)

_____ _____

Signature **Date**

**** Requires a Contractor prior to permit issuance**

Neighborhood Meetings

There were meetings with the Dorado Master Association and Land Use Committee going back to August of 2012, and meetings with neighborhoods within Dorado most affected. Below are some of the unofficial and official meeting(s) that mailings were sent:

January 10,2013 (2 meetings; 2pm and 6pm)

This is a meeting that was exclusively for Dorado residents, although others did show up that live south of Speedway. The Planning Center sent out 471 mailings (See attached invitation letter) and there were approximately 50 people at the 2pm meeting and 40 people at the 6pm meeting. The actual sign in sheets are in the possession of Darlene Jerome, who is on vacation, but, when she returns she will forward to us and we will forward to you.

We do have her meeting notes which are as follows:

HSL's Meeting with Dorado Residents
RE: Proposed Project Development in Dorado
Jan 10, 2013 at East Side City Hall

Omar Mireles and Mike Censky from HSL plus Linda Morales and Jack Neubeck from The Planning Center did the presentation and answered questions.

1) Project General Information

A) The hotel is the first priority for the project. The offices and retail will be developed as the economy and a market for them is justified.
B) The area being developed is the same as was proposed in previous proposed developments.
C) Rain water harvesting will be used in all parts of the development.
D) The hotel will not be built unless they have a long term year agreement with Embassy Suites. Negotiation is currently going on for that agreement.
E) The PAD Zoning process will take about 9 months. Then it will take another 6-9 monthsfor permits, detailed drawings etc to get done. Beginning construction in 2013 is a goal but the beginning of the project may extend into 2014 by a few months.
F) Project will take 18-24 months to complete after start of construction.
G) A banco wall would be built along the east and west sides of the project. The east wall would wrap around by the wash and continue along Speedway where the existing white wall is now. A banco wall is a "seat wall", approx 2-3 feet high that meanders along the outskirts of the development.
H) If the office building and retail area is not built when the hotel is built, the area will be covered with decomposed granite. Common areas will be landscaped to match the rest of the development. Hilton/Embassy Suites will insist that the entire area be maintained.
I) HSL has had some preliminary talks with local office building brokers in town but it too early in the design phase for serious discussions.

J) It would not be a good plan to just do the hotel and not do anything with the rest of the property at the same time. There is a need to lock it all together into one PAD Zoning Approval for the design, inclusions, exclusions, etc.
K) A conference center that would cater to large groups, proms, conventions, etc will not be part of the project. Plus, there isn't enough parking space for a large conference center.
L) The office buildings will be better than a 300+ room hotel. The offices will primarily be used in the daytime.
M) The number of parking spaces per this PAD is determined by the structures built. For the office building, 6 spaces are required per 1,000 sq.ft (this is greater the COT code). The hotel requires 1 space per room plus employee parking. The golf course number hasn't been determined yet but will use a lot of the spaces not used by the hotel during the day. Will have dedicated parking of the Golf. Plan currently shows about 40 spaces...
N) The maintenance of the 3 parcels along speedway will depend on who owns them. HSL will be responsible for the maintenance of all three parcels if just two are purchased, as is currently planned.
O) The landscaping along Speedway will all be done concurrently with the Hotel Development. Even though some of the property may be owned by the Dorado Master HOA, HSL will landscape it when the parcels next to HSL parcels are landscaped.

2) Hotel

A) Based on the current plans, the hotel will have 152 guest rooms, small meeting rooms and a restaurant with a bar that will be open to the public.
B) The hotel height at the peak is 60 feet – most is 40 feet and some is 50 feet. However,the 60' does not include the thin, metal, spire sticking up on top of the tower.
C) Embassy Suites wants to stay on the east side of Tucson. Hilton will need to approve all plans for the hotel development.
D) Embassy Suites personnel have been to Tucson and looked at the site. They liked what they saw.
E) Cost to build the hotel will be $130,000 - $140,000 per room.
F) The bar in the hotel restaurant is a quiet bar for hotel guest and local people – it is not a music bar.
G) There should not be any cars on the north side of the hotel.
H) Trash pickup will be under the hotel. Trash containers near the hotel and retail must be totally enclosed.

3) PAD

A) Only the first step has been completed on the PAD zoning process. Work is currently being done on Step 2.
B) The items on the list of PAD Inclusions and Exclusions may or may not happen but could at some day if they are allowed in the zoning.
C) Regular zoning allows everything with that zoning category. A PAD zoning specifies what is and is not allowed based on the city's long list of possible allowances for the zoning.
D) Marijuana dispensary won't happen since that is a different zoning.

4) Office Buildings

A) The office building is a 2 story building with a height of 32 feet. The parking garage is one story below grade, and one at the first floor level.

5) Retail

A) The Embassy Suites will not have a say in what goes into the retail space as long as it is compatible with a hotel.

B) HSL may build the retail area as a spec building or it could be built to the renter's specifications. Either way, it must conform to the hotel architecture.

C) The retail building will not be a strip mall.

6) Golf Course

A) The plans currently effect 4 things on the golf course: #9 hole will be shifted a little to the west, the practice green will need to be relocated, the 10th fairway will need to be shortened by about 10 feet and the 9th green will need to be pushed north by 20-30 feet.

B) The golf course will still be open for play during construction although a hole near the site might have to be closed for a day or so when it is being shortened, etc. A club house will be open.

C) Green fees will not go up just because of the construction.

D) The golf course is performing well partly due to the access and lower cost of well water. Plans are to improve the golf course including cart paths.

7) Rose Hill Wash

A) The Hydrology Engineering report indicates that the development will not affect the wash because there is already tennis courts, parking, etc that has water that flows into the wash. HSL will have to prove to the city that the project won't increase the flood possibility of the wash.

B) Rose Hill Wash is governed by the city and only certain things can be done to it which includes clean up.

8) Traffic

A) The City of Tucson will review HSL's Traffic Impact Study and will need to approve or recommend changes.

B) Although a 2nd entrance just for residents has been proposed in the past, the preliminary studies indicate that the 2nd entrance would be too near the regular west entrance and will be unsafe. The City of Tucson's Traffic Dept will be involved in the study.

C) There will only be one large entrance that will be access for both residents and people going to the golf course and development area.

9) Comments/concerns from residents that was not a question

A) Concern: Increased traffic going in and out the west entrance. At rush hour, it's already hard for residents to get out onto Speedway.

B) Comment: Rose Hill Wash and the golf course really need to be maintained better.

C) Comment: When office buildings are built, it would be preferred that the space not be rented to "after hours" businesses. This would reduce the amount of headlights and noise at night of people coming and going.

D) Comment: Resident along the west side does not want to see lights and traffic from his house. Would like 10-15' cypress trees planted east of the 10th fairway to form a wall between the project and the homes.

E) Concern: Would like some signs to be posted on Dorado Blvd that it is a private road.

F) Concern: The amount of traffic that could be flowing out of Dorado at 5 p.m. if there was an office building with 300 people in it.
G) Concern: Need some portable bathrooms on the golf course so players quit using walls around people's back yards.

March 14, 2013

This was for the benefit of the neighbors to the south of Speedway. (See list of those notified, invitation letter, and sign in sheet) Many of the same concerns were addressed, in particular traffic.

June 20, 2013 (official meeting)

Attached is the City mailing list, (which we added to) invitation letter, and sign in sheets.

Most in attendance had been to previous meetings but there were a few new people. Of those that had been to previous meetings they indicated support for the project. There were 4 representatives from the Dorado Master Association who relayed, to those in attendance, that the Master Association, which represents all of the neighborhoods in Dorado, had voted unanimously to endorse the project.

Some of the newcomers expressed the same concerns expressed in prior meetings, especially traffic, which were addressed by the traffic engineer.

The neighbors were told about the process and that there would be another notice once the project had been officially submitted and a date for a hearing before the Zoning Examiner had been determined.

HSL 16

THE PLANNING CENTER
a division of TPC Group, Inc.

Dear Dorado Property Owner,

The Planning Center is part of the team that has been hired by HSL Properties to facilitate a rezoning of approximately 17 acres around the old clubhouse, tennis courts and parking lot. We would like to invite you to a meeting on **Thursday, January 10, 2013** to discuss the proposal and solicit your input before submitting any formal proposal to the City. To accommodate your schedules we have scheduled the same informational meeting at both **2:00 pm and 6:30 pm** at the Eastside City Hall, 7575 E. Speedway.

As you know, there have been numerous proposals for this property that never got off the ground for a variety of reasons, ranging from change of partners to change in the marketplace. For these reasons we recommended HSL request a Planned Area Development (PAD) zoning which creates land use standards specific to Dorado, where permitted and non-permitted uses are specified, along with design standards and regulations. This allows for flexibility in uses and development standards to customize the zoning to respond to site constraints and changing market conditions, while at the same time allowing for specialized design criteria and restrictions.

The immediate need for the PAD rezoning is HSL has a contractual agreement with Hilton Hotels to build an Embassy Suites Hotel on a portion of this property. The remainder of the PAD area is proposed for commercial and/or office use. We have intentionally removed any residential uses. This is one of the advantages of the PAD zoning where the applicant has the ability to indicate what uses can be used while also restricting uses. Once a PAD is approved these restricted and permitted uses run with the property.

Our tentative agenda for the informational meetings will be as follows:

- Introductions
- Project Overview
- Conceptual Drawings
- PAD Zoning and what it means long term
- Proposed included and excluded land uses
- Rose Hill Wash
- Golf Course
- Future Communications Updates

We look forward to receiving your input and hope you can join us Thursday January 10, 2013 at Eastside City Hall, at either 2:00 pm or 6:30 pm.

Sincerely,

Linda Morales
Principal

Jack Neubeck
Principal

a 110 s church ste 6320 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

HSL·16

THE PLANNING CENTER
a division of TPC Group, Inc.

March 4, 2013

Dear Property Owner,

The Planning Center is part of the team that has been hired by HSL Properties to facilitate a rezoning of approximately 17 acres at Dorado Country Club, around the old clubhouse, tennis courts and parking lot. We would like to invite you to a meeting on **Thursday, March 14, 2013** to discuss the proposal and solicit your input. The meeting will be held at **6:00 pm** at the Eastside City Hall, 7575 E. Speedway.

Because of a 1985 lawsuit settlement, we have been working since September with members of the Dorado Land Use committee, and in the last month we have had informational meetings with the executive committees of associations south of Speedway, however, we now would like to introduce the project to all of the neighbors to the south.

As you know, there have been numerous proposals for this property that never got off the ground for a variety of reasons, ranging from change of partners to change in the marketplace. For these reasons we recommended HSL request a Planned Area Development (PAD) zoning which creates land use standards specific to Dorado, where permitted and non-permitted uses are specified, along with design standards and regulations. This allows for flexibility in uses and development standards to customize the zoning to respond to site constraints and changing market conditions, while at the same time allowing for specialized design criteria and restrictions.

The immediate need for the PAD rezoning is HSL has a contractual agreement with Hilton Hotels to build an Embassy Suites Hotel on a portion of this property, approximately where the clubhouse is now. The remainder of the PAD area is proposed for commercial and/or office use. We have intentionally removed any residential uses. Once a PAD is approved these restricted and permitted uses run with the property.

Our tentative agenda for the informational meetings will be as follows:

- Introductions
- Project Overview
- Conceptual Drawings
- PAD Zoning and what it means
- Proposed land uses
- Rose Hill Wash
- Golf Course
- Future Communications Updates

We look forward to receiving your input and hope you can join us.

Sincerely,

Linda S. Morales, AICP
Principal

Jack Neubeck
Principal

a 110 s church ste 6320 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

THE PLANNING CENTER
a division of TPC Group, Inc

June 7, 2013

Dear Property Owner,

The Planning Center is part of the team that has been hired by Dorado CC, Inc. to facilitate a rezoning of approximately 17 acres at Dorado Country Club, around the old clubhouse, tennis courts and parking lot. The proposal is to rezone to Planned Area Development (PAD) zone, which creates land use standards specific to Dorado, where permitted and non-permitted uses are specified, along with development standards and regulations.

We have been working with the Land Use Committee of the Dorado Master Association to identify acceptable uses since August of 2012. After many months, we have come up with a PAD document that was unanimously approved by the Dorado Master Association. The proposal calls for a hotel on a portion of this property, approximately where the clubhouse is now. The remainder of the PAD area is proposed for office and possible limited retail use. No residential uses will be allowed.

We would like to invite you to a meeting to discuss the proposal and solicit your input. The meeting will be held at on **Thursday, June 20, 2013 at 6:00 pm at the Eastside City Hall, 7575 E. Speedway.** This meeting is a requirement of the rezoning process. If you have attended one of our previous presentations, this meeting will serve as an update. If you have not had the opportunity to see our presentation before, we will give an overview of the proposed plan. As always, there will be plenty of time to ask questions after the presentation. More information and the PowerPoint presentation from the previous meetings can be found at http://www.doradohoa.com/currentinfo.html.

Comments on the proposed zoning may also be submitted to the City of Tucson Department of Planning & Development Services – Rezoning Section, P.O. Box 27210 Tucson, AZ 85726, contact phone number is 791-5550. Additionally, comments may be made verbally and/or in writing at the Zoning Examiner public hearing.

Sincerely,

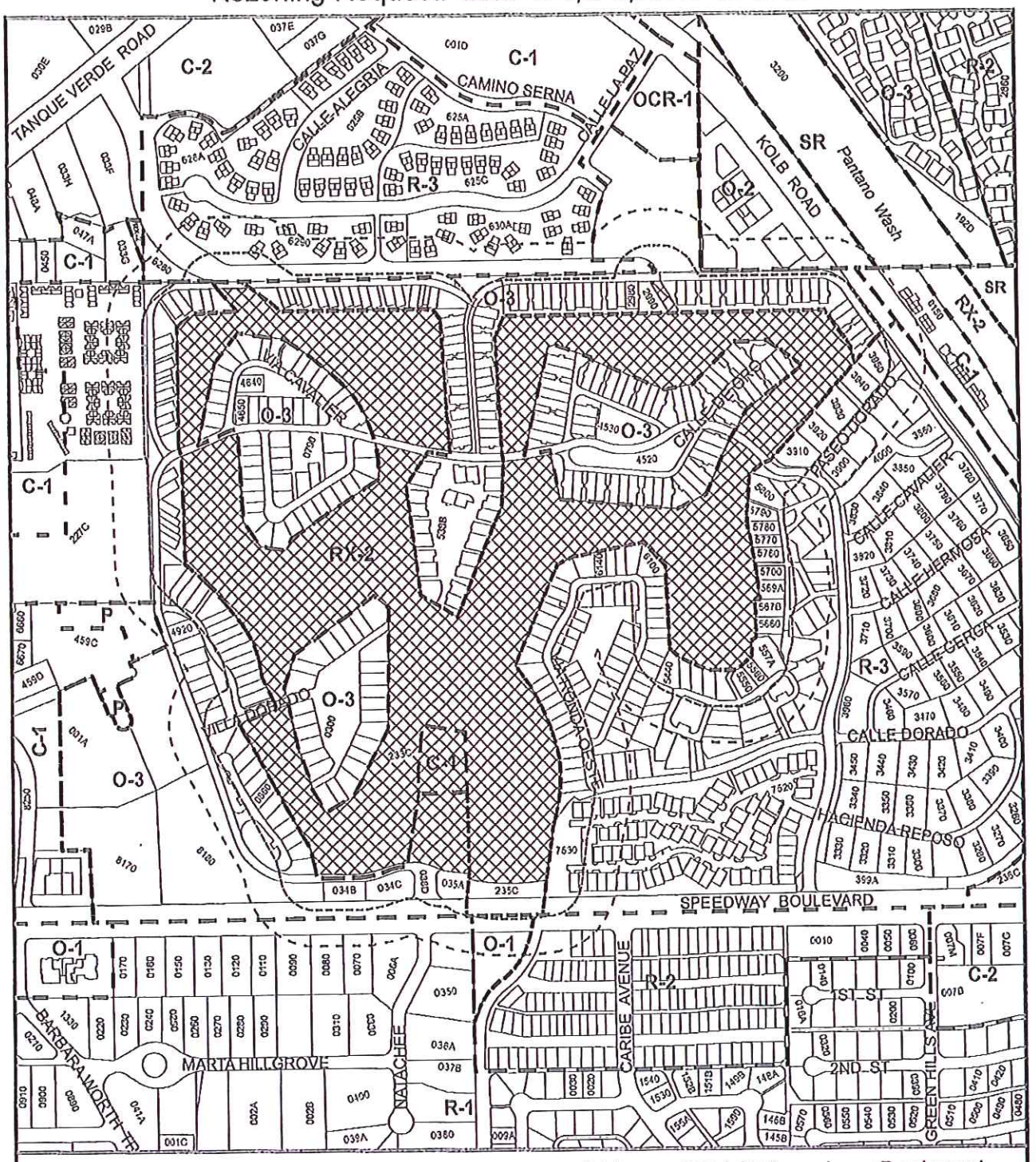
Linda S. Morales, AICP
Principal
lmorales@azplanningcenter.com

Jack Neubeck
Principal
jneubeck@azplanningcenter.com

a 110 s church ste 6320 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

T13PRE0037 - Speedway Boulevard

Rezoning Request: from C-1,O-3,RX-2 to PAD



Area of Rezoning Request

150' Protest Area

300' Notification Area

Zone Boundaries

Address: 6601 E.Speedway Boulevard
Base Maps: Sec.6 T.14 R.15
Ward: 2

0 300 600 Feet

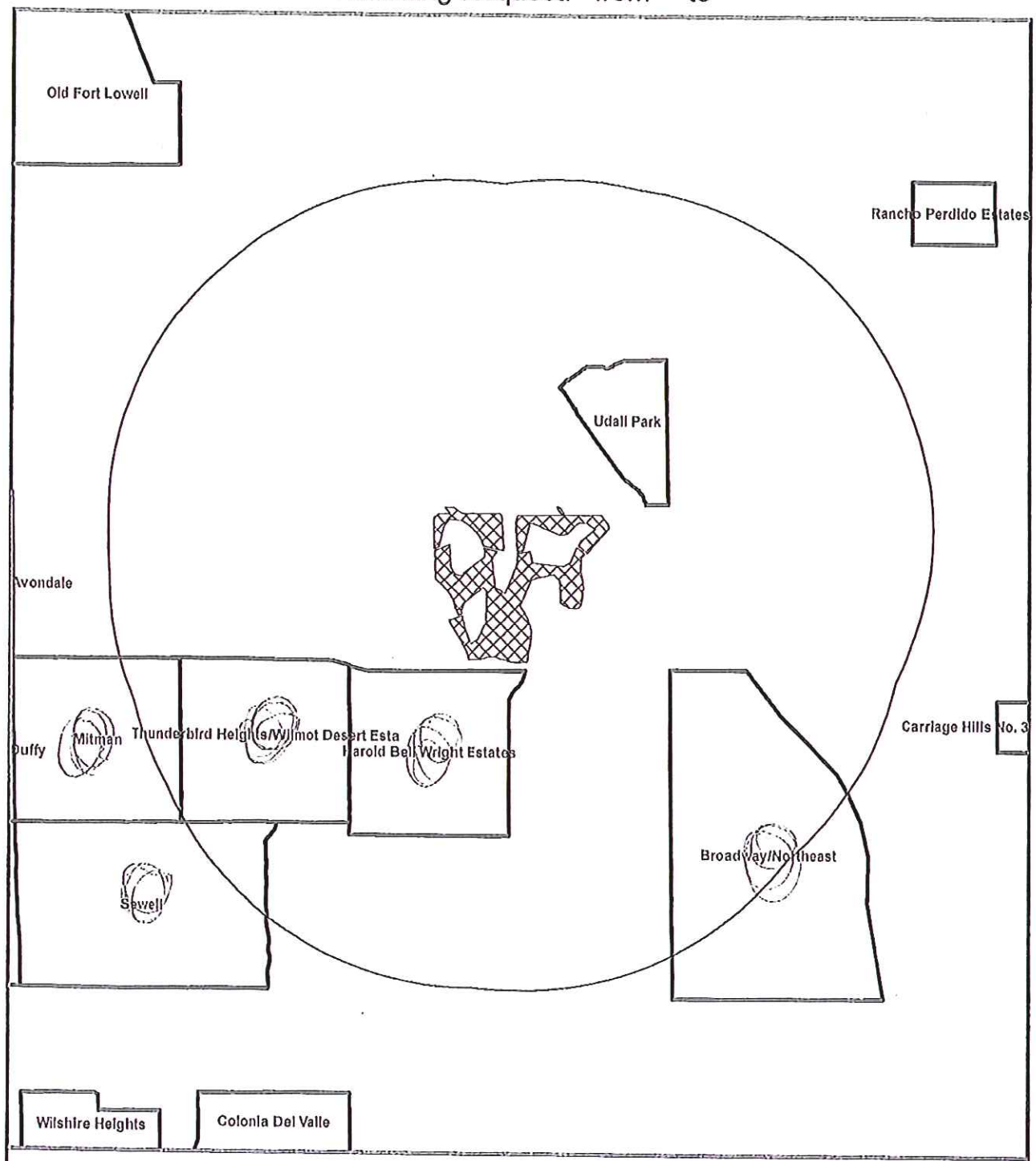
1 Inch = 600 feet

N

created by: JR, 6/4/2013

T13PRE0037 - Speedway Boulevard

Rezoning Request: from to



Address: 6601 E.Speedway Boulevard
Base Maps: Sec.6 T.14 R.15
Ward: 2

Area of Rezoning Request

0 300 600
Feet
1 inch = 2,333.333333 feet

N

created by: JR, 6/4/2013

Planning & Development Services Department

Development Package Application

Date: February 4, 2013

Activity: Rezoning

Commercial: X Residential: ____

(check all applicable)

- ☐ Site/Plot Plan
- ☐ Grading
- ☐ SWPPP
- ☐ Tentative Plat (TP)
- ☐ Final Plat (FP)
- ☐ Minor Subdivisions
- ☐ Flexible Lot Development (FLD)*
- ☐ Condominiums
- ☐ Floodplain
- ☒ Other Planned Area Development (PAD)

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff.

Project Address: 6601 East Speedway Blvd. Tucson, AZ 85710

Assessors Parcel #: 133-14-233C (Golf Course);133-14-034C;134-14-034B;134-14-035A;134-14-235C Part of

Description of Work: Dorado Country Club Expansion

Applicant Name: Linda Morales

Name of Business (if applicable): The Planning Center

Address: 110 S.Church Ave.Ste.6320 City: Tucson State: AZ Zip: 85710

E-mail: lmorales@azplanningcenter.com Phone: 520 623-6146

Contractor: ____

R.O.C. #: ____ C.O.T. Business Lic #: 1124108 Phone: 520 623-6146

Architect/Engineer: ____

Seal#: ____ C.O.T. Business Lic #: 1124108 Phone: 520 623-6146

Lots/Residential Units: N/A Existing Zoning: RX-2 C-1,O-3 Proposed Zoning: PAD Area/Disturbance (Acres): 17 ac

Associated Case Numbers (See PAD for detailed history)

CDRC: ____ Rezoning: ____ Board of Adjustment: ____

Other: ____

Subdivision Plat, Annexation, Specific Plan, Planned Area Development (PAD), Urban Overlay District (UOD)

Land Use Categories

Complete a breakdown according to acreage, square footage (pad area) and number of units for each use.

Use 1: Mixed Use Sq. Ft.: ____ Acreage: 17 ac # of Units ____

Use 2: ____ Sq. Ft.: ____ Acreage: ____ # of Units ____

01/03/13

(continued on reverse side)

Overlay Zones

☐ Airport Environs ☐ Historic Preservation ☐ Floodplain ☐ Hillside Development ☒ WASH

☐ Gateway Route ☐ Scenic Route ☐ Environmental Resource ☐ Other _____

WATER COMPANY: _____ **SEWER** ☐ **SEPTIC** ☐

If not Tucson Water, a State of Arizona Department of Water Resources Certificate of Assured Water Supply is required

If septic, a State of Arizona Department of Water Resources Certificate of Assured Water for DEQ is required

*** Flexible Lot Deveopment (FLD) Requirements:** *NOTE: 2 copies each are required*

☐ Pima County Assessor's property information (current printout) ☐ Pima County Assessor's map for the property

☐ Privacy Mitigation Plan (if applicable) ☐ Architectural Variation Plan (if applicable)

☐ Letter sent to surrounding owners, the neighborhood associations, and the Council Ward Office

☐ Notarized statement, confirming letter sent with the mailing list attached (compiled by PDSD only)

☐ Summary of meeting and attendants list with surrounding property owners

EXPIRATIONS:
DEVELOPMENT PACKAGE PLAN REVIEW: 1 YEAR
DEVELOPMENT PACKAGE APPROVAL: 3 YEARS IF NO PERMITS ARE PULLED ON THE PROJECT
BUILDING PLAN REVIEW: 180 DAYS FROM APPLICATION DATE
BUILDING PERMITS ISSUED: 180 DAYS FROM DATE ISSUED OR LAST INSPECTION

I understand that any application, plans and/or related documents submitted to Planning and Development Services for review may be viewed as a Public Record per Planning and Development Services Department Records Policy 2011-05.

I further understand that they may also be subject to review and approval by Pima County including but not limited to Wastewater, DEQ, ADEQ, Addressing and/or Health Department and that I am responsible for paying any separate fees incurred as a result of these reviews prior to a permit being issued or a Development Package being approved by the City of Tucson Planning and Development Services Department (PDSD). It is the responsibility of the Licensed Contractor or Architect to provide a letter to PDSD verifying their City of Tucson Business License number and affiliation with the project for which this application is made. Failure to do so may result in revocation of this permit and all penalties incurred.

_____ _____

Signature of Applicant/Representative of Project Owner **Date**

The above signature attests that to the best of my knowledge, the information contained in this application is complete and correct.

Select one of the following review methods by initialing in the appropriate box below.

☐ **Flexible Application** (waiver form required) ☐ **Regulatory Limits Application** (SB 1598) ☐ **Over the Counter** (walk-thru)

(AMBASSADOR USE ONLY)
OTHER PERMIT OR VIOLATION NUMBERS EXISTING (APPLIED, APPROVED, ISSUED, EXPIRED OR PENDING STATUS)

NUMBER	STATUS	NUMBER	STATUS

Staff verified? _____

AUG 29 2013 PM 1:33

Time Stamp_____

AFFIDAVIT

Public Notice Posting

City of Tucson

I KEVIN J. HILL (full name),
SIGN-UP SIGN SERVICES, INC (business name),
1201 E. 22nd ST TUCSON AZ 85713 (business address),
do hereby swear and affirm that on_____(date), I personally installed/supervised the installation of 1 (number) of public notice posters per City of Tucson requirements for case C9-13-07 (case number) on the subject property located at _____
6661 E. SPEEDWAY (address/location).

KJ Hill (signature of declarant)

8/29/13 (date)

ELIZABETH KOLKOW
Notary Public, State of Arizona
Pima County
My Commission Expires
June 20, 2014

State of Arizona)
)ss
County of Pima)

On this 29th day of August, 2013, before me personally appeared Kevin J Hill (name of declarant), ( ) who is personally known to me OR ( ) whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and who acknowledged that he/she signed the above document.

Elizabeth Kolkow
Notary Public
My Commission Expires: 6-20-14

Attachments:
Posting location map
Photograph of sign(s)

7' CLEARANCE
TRUCKS
NOTICE
ZONING EXAMINER
PUBLIC HEARING
TO CONSIDER A
REZONING
C9-13-07 Dorado County Club PAD
EXISTING ZONING: O-3, C-1, and RX-2
PROPOSED ZONING: PAD
DATE OF HEARING
September 19, 2013
TIME OF HEARING
at or after 6:30 PM
LOCATION
Mayor and Council Chambers
First Floor, City Hall
255 West Alameda Street, Tucson, Arizona
PUBLIC COMMENT PERIOD
August 29, 2013 to September 19, 2013
FOR INFORMATION CONTACT
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PO BOX 27210
TUCSON AZ 85726-7210
(520) 837-4886

C9-13-07 Dorado Country Club PAD - Speedway Boulevard

Rezoning Request: from C-1,O-3,RX-2 to PAD

Area of Rezoning Request

Recommended Posting of Public Hearing Notice Sign

Address: 6601 E.Speedway Boulevard
Base Maps: Sec.6 T.14 R.15
Ward: 2

0 300 600 Feet

1 inch = 600 feet

N

created by: JR, 7/24/2013