



# ZONING EXAMINER

## REPORT TO MAYOR AND COUNCIL

October 3, 2013

**SUBJECT: C9-13-09 Girl Scouts – Broadway Boulevard, R-1 and P to C-1  
Public Hearing: September 19, 2012**

### **BACKGROUND**

This is a request by Thomas Sayler-Brown of SBBL Architecture + Planning, on behalf of the property owners, Girl Scouts of Southern Arizona, Inc. The request is to rezone approximately 0.80 of an acre from R-1 and P to C-1 zoning to create consistent zoning and facilitate redevelopment and expansion of the existing C-1 zoned site.

Land use policy direction for this area is provided by the *General Plan* and the *Alvernon-Broadway Area Plan (ABAP)*.

### **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 two written approvals and no written protests were received.

Thomas Sayler-Brown, the applicant's agent, 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**

This is a request by Thomas Sayler-Brown of SBBL Architecture + Planning, on behalf of the property owners, Girl Scouts of Southern Arizona, Inc. The request is to rezone approximately 0.80 of an acre from R-1 and P to C-1 zoning to create consistent zoning and facilitate redevelopment and expansion of the existing C-1 zoned site. The rezoning site is located on the southeastern corner of Broadway and Columbus Boulevards. The proposed rezoning site extends approximately 325 feet east along the Broadway Boulevard frontage and approximately 215 feet south along Columbus Boulevard. The proposed site comprises three parcels with two existing buildings and associated parking. The preliminary development plan (PDP) proposes the redevelopment of an existing 6,000 square-foot, two-story office building. The PDP also includes the addition of two proposed two-story buildings of 9,000 and 12,000 square-feet to be built on the eastern parcel with and updated parking and loading areas.

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Directly to the north and east along Broadway Boulevard are a mixed use of commercial properties with C-1 and OCR-1 zoning. To the west and south are established single story single-family residential properties with R-1 zoning.

Principal access to the site is from Broadway Boulevard. In response neighbors' concerns, secondary access to Columbus Boulevard is designed with a "pork chop" to allow right-in / right-out traffic only. A 24 foot wide on-site parking area access lane (PAAL) is proposed to provide circulation within the site and connect to Broadway Boulevard. Gated access to La Jolla Circle is provided to allow access for cookie truck loading and unloading activities to occur at the proposed building identified on the PDP as the Leadership Center. Use of La Jolla Circle should be on a limited basis and only between the hours of 6 AM to 7 PM. Policy also calls for direct residential connection to commercial services to reduce vehicular and pedestrian strain. A private four foot wide pedestrian circulation is proposed to link the buildings onsite to the existing sidewalk on Broadway and to provide separation from parking. It is recommended that a pedestrian access location be shown on the PDP for both phases of the plan.

Land use policy direction for this area is provided by the *General Plan* and the *Alvernon-Broadway Area Plan* (ABAP). The nonresidential policy guidance set forth by the ABAP is intended to limit office and commercial development to designated locations. These locations are most suited to handle the intensity of uses in terms of traffic generation and potential impacts on adjacent residential uses. These policies have been designed to minimize the expansion of nonresidential uses into existing neighborhoods and are to be used in conjunction with general design guidelines.

The associated nonresidential policies limit new office and commercial uses and redevelopment of existing uses when the following criteria are met:

1. Primary access can be provided from an arterial street;
2. Parking and maneuvering requirements can be met on-site;
3. Screening and buffering for adjacent residential uses to be provided on-site;
4. Provide setbacks and transition of heights and/or densities for proposed development which is adjacent to less intense uses;
5. Mitigation measures to adequately buffer and shield direct outdoor lighting from adjacent residential uses and transition building heights downward from the arterial street frontage toward adjacent residential uses;
6. Noise generating uses should be located away from and buffered from adjacent residential uses and residentially zoned property;
7. Minimize the number of vehicular access points for new development and enhance the visual appearance of masonry walls;
8. The use of landscape to enhance the visual continuity by planting drought-tolerant, native, or adaptive vegetation of similar form to the vegetation.

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The *General Plan* supports compatible development including nonresidential uses where the scale and intensity are compatible. Appropriate development is supported with priority in the existing urbanized area, to promote use and improvement of existing infrastructure and meet residents' need for goods and services in a cost-effective and equitable manner. The *General Plan* also promotes neighborhood identity and visual character for all redevelopment proposals. The *General Plan* supports appropriate locations for commercial and office uses and the expansion of commercial areas into adjoining residential areas if appropriately screened and buffered. Projects should also reflect sensitivity to specific site and neighborhood conditions and adhere to relevant architectural design guidelines. *General Plan* policy also encourages and supports entrepreneurial efforts and technological innovation in local businesses. Lastly, the *General Plan* promotes the continued physical and economic viability of the city's neighborhoods and commercial districts and the preservation, salvage, and establishment of native species in urban landscaping.

The existing and proposed Broadway Boulevard street frontage has sidewalks and landscaping consistent with plan direction. The proposed new two-story buildings will be built on the easternmost parcel and front onto Broadway. Both buildings will have a maximum height not to exceed 30 feet. The height and size of the buildings is compatible with surrounding commercial buildings and uses along the southern side of Broadway Boulevard. The new buildings will be approximately 180 feet from the residential homes that front on La Jolla Circle and 300 feet from residences on Columbus Boulevard. The proposed new buildings will be screened by a six foot tall masonry wall and landscaping.

**CONCLUSION**

The request to rezone to C-1 Neighborhood Commercial zoning is consistent with policy direction provided in the *ABAP* (as amended July 9, 2013) and the *General Plan*. Subject to compliance with staff conditions, approval of the requested C-1 zoning is appropriate.

**RECOMMENDATION**

The Zoning Examiner recommends approval of C-1 zoning, subject to staff recommended conditions.

Respectfully Submitted,



Linus Kafka  
Zoning Examiner

**ATTACHMENTS:**

Public Hearing Minutes  
Rezoning Staff Report