

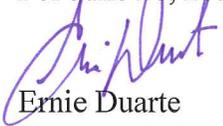


MEMORANDUM

Peter

DATE: June 11, 2014
For June 26, 2014 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-14-01 QuikTrip – Valencia Road, P-I and I-2 to C-2 (Ward1)

Issue – This is a request by Juan Romero of QuikTrip, on behalf of the property owners, United Metro Materials Inc. and Union Rock & Materials Corp, to rezone approximately 3.9 acres from P-I and I-2 to C-2 zoning. The rezoning site is located on the southwest corner of Valencia Road and Interstate 19 Frontage Road and Right of Way (see Case Location Map). The preliminary development plan proposes a new convenience market that will be approximately 5,858 square feet in size with associated gas canopy and fueling stations.

The applicant has requested that this rezoning case be concurrently reviewed with a minor subdivision plat No. S14-007 and development plan package No. DP14-0020. Both the subdivision plat and the development plan package have been through two reviews and are in substantial compliance with the Unified Development Code (UDC) code and the proposed preliminary rezoning conditions. Should the rezoning request be conditionally approved, the development package will demonstrate conformance with UDC standards, engineering standards, and the associated rezoning conditions prior to Mayor and Council adoption of the rezoning ordinance.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of C-2 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Office, retail, and storage of landscape materials.

Surrounding Zones and Land Uses:

North: Zoned P-I; ADOT Right of Way (R/W) and Central Arizona River Project facility

South: Zoned I-2; landscape storage materials

East: Zoned R-2; Interstate 19 Frontage Road and Arizona Department of Transportation (ADOT) R/W

West: Zoned I-2, P-I, and R-1; landscape storage materials, Pima County R/W

Previous Cases on the Property:

C9-80-77 San Xavier Rock and Materials – Valencia Road, R-1 to and I-2 This was a rezoning request for approximately 5.8 acres located at the southwest corner of Valencia Road and Interstate 19 to allow the development for the retail and display of landscape materials. On April 13, 1981, Mayor and Council adopted Ordinance No. 5349 and on April 16, 1981, a building permit was issued, effectuating the requested zoning.

C9-66- 41 Union Rock and Materials Corporation-Valencia Road, R-1 to P-I and I-2 This was a rezoning request to allow for the parcel to be rezoned to Park Industrial (P-I) and Industrial 2 (I-2) to allow and permit P-I uses in the I-2 with additional principal uses recorded. During the time of this rezoning case covenants and restrictions were in lieu of rezoning conditions. On December 19, 1966, Mayor and Council adopted Ordinance No. 3215.

Related Cases:

C9-11-10 Circle K – Valencia Road C-1 to C-2 (Ward 1) This was a rezoning request for approximately 2.00 acres located at the southeast corner of Valencia Road and Midvale Park Road, to allow the redevelopment of a convenience store with 4,551 square feet of floor area, and gas station with eight pumps and sixteen fuel dispensing locations. On November 22, 2011, Mayor and Council adopted Ordinance No. 10945.

C9-12-06 Quicktrip - Glenn Street R-2 to P (Ward 3) This was a rezoning request approximately 17,341 square feet site, located on the northwest corner of Glenn Street and First Avenue for a proposed access drive to Quiktrip store. On September 19, 2012, Mayor and Council adopted Ordinance No. 11022 authorizing the change. On October 14, 2013, the case was effectuated by the completion of a site inspection.

Planning Considerations

Land use policy direction for this area is provided by the *Santa Cruz Area Plan* and *Plan Tucson*.

Santa Cruz Area Plan: The site is located within Key Parcel 1, which is bounded by Valencia Road on the north, I-19 on the east, the Santa Cruz River on the west and the Tohono O'odham Nation on the south. A large percentage of Key Parcel 1 is utilized as a regional location for extraction and processing of aggregates and was once identified as a possible regional park use with outdoor sports use such as a golf course. The current industrial uses remain appropriate. The land use map (Key Parcel 1) supports commercial uses at the southwest corner of Valencia Road and Interstate-19, where the subject site is located.

Plan Tucson: The proposed site is within an area identified as redevelopment. The goal is to protect and maintain the character of the neighborhood by accommodating new, compatible development, and encouraging reinvestment and new services as area amenities. Guidelines recommend using the solutions and strategies included in the Design Guidelines Manual to provide an improved level of environmentally sensitive design such as site design that conserves and enhances natural habitats and protects healthy and attractive urban vegetation. *Plan Tucson* also encourages context-sensitive community design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street.

The proposed rezoning site is within the area bounded by Valencia Road on the north, I-19 on the east, the Santa Cruz River on the west and Los Reales Road alignment and the Tohono O’odham Nation on the south. The land use in this area has been stable. Currently the overall area is zoned I-2 with some P-I industrial zone.

The minor subdivision plat was processed in order to create the parcel boundaries associated with this rezoning case and address covenants that are no longer operative, have been appropriately addressed over time and/or are redundant due to code changes.

Design Considerations

Land Use Compatibility – The landscape materials sales use occupy the rezoning site. The use will be razed for the new convenience store and fuel station. The request to change the zones from P-I and I-2 to C-2 is in part due to the number of fuel dispensing stations requested, 10 double sided filling stations with a total of 20 gasoline pumps. The site is currently surrounded by non-residential uses and zones, and the nearest residential development is located approximately nine hundred (900) feet to the east across Interstate-19. As the site is located adjacent to I-19, the site design, architecture, and landscaping should meet gateway standards and exterior mechanical equipment should be screened from view.

Drainage/Grading/Vegetation – The site is located near the Santa Cruz River a jurisdictional regulated water way. The current grading of the site generally drains towards the east bank of the Santa Cruz River. The applicant has been working closely with PDS engineering staff to ensure compliance with appropriate drainage standards and approve the Drainage Report. The drainage report also address the preliminary rezoning conditions discussed below. The proposed use provides a multitude of products to the public, staff recommends additional protection methods to prevent the accidental discharge contaminants into the Santa Cruz River or into the waste water system. The conveyance of site runoff shall be managed by a first flush system that will require remediation improvements within the water harvesting basin and around the proposed catch basins to prevent discharged petroleum products from reaching the Santa Cruz River or from reaching the public storm drain system. Staff strongly recommends that the water harvesting basin and catch basins provide appropriate containment and/or diversionary structures to prevent discharged petroleum products from reaching the regional watercourse. Staff also recommends that the method of containing spills and providing routing maintenance be reviewed

for approval once the manufacture specifications and recommendations are presented and approvable. Staff also recommends that the property owners notify Pima County Department of Environmental Quality (PCADEQ), Arizona Department of Environmental Quality (AZADEQ) and the City of Tucson Planning & Development Services Department in the event of a spill.

The PDP reflects areas within the rezoning site that may remain undeveloped after the site is re-graded, including septic leach area, leading to dust and weed growth concerns. Staff recommends that these areas be covered with decomposed granite of complimentary color until such time as they are developed. The rezoning site has been heavily disturbed over time, however small pockets of native species are located within the development area. Staff recommends that the developer preserve in place viable mature native vegetation and trees as identified on landscape plan, date of architect stamp May 20, 2014. The existing vegetation shall be protected in place and have temporary fencing installed prior to and during on-site construction. Staff recommends that the Native Plant Preservation Plan (NPPO) be updated to reflect mitigation.

Road Improvements/Vehicular Access/Circulation – The PDP reflects a singular access point at the intersection of Valencia Road and Calle Santa Cruz (ADOT R/W) which is needed to provide access for the property to the south of the rezoning parcel. Staff recommends at the time of final development plan package review, the intersection design accommodate current proposed and potential development to the south for the full 188-acre area. Current land uses to the south are sand and gravel operations in industrial zone land. Future redevelopment to the south could include industrial businesses that may generate non-residential traffic. Staff recommends continual partnership between the applicant, the land owners to the south, the Tohono O’odham Nation, the City of Tucson Department of Transportation, and Arizona Department of Transportation (ADOT).

Heat Island Mitigation – The City of Tucson promotes sustainable development, mitigation of Urban Heat Islands, and green building principles in the City’s Framework for Advancing Sustainability, adopted in 2008. Impervious surfaces, such as paved roadways, parking areas, and rooftops contribute to increasing urban heat islands. As the case is being reviewed concurrently, staff has worked with the applicant to design the following recommendations be included in the development package. Staff recommends as a condition of rezoning, incorporating reflective, pervious paving materials in pedestrian areas. The use of cool-roof-rated materials such as Energy Star-rated is also required. As excess parking is proposed over minimum UDC requirements, additional canopy trees should be provided. Staff recommends one tree for every additional four parking spaces. Providing healthy root zones for the trees is essential to allow the trees to fully develop their canopies and provide maximum shade for the pavement. Staff recommends tree root zone to have a minimum of 300 cubic feet (no deeper than 3 feet) of non-compacted (less than 90%) soil.

Conclusion – The rezoning request is in general compliance with the applicable *Plan Tucson* and *Santa Cruz Area Plan* policies. Subject to compliance with the attached preliminary conditions, approval of the requested C-2 zoning is appropriate.

Preliminary Conditions

PROCEDURAL

1. A development package in substantial compliance with the preliminary development package dated May 23, 2014 and required Site Analysis report dated May 20th, 2014, are 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. A Class III Archaeological Assessment and survey shall be performed by a qualified archaeologist and submitted as part of the Development Plan Package for review. No grading or other ground modification will take place until the Class III is approved. If cultural features or remains are located during the survey, testing and data recovery shall be completed as needed. Two copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and/or associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. The owner/developer must secure approval from Pima County Department of Environmental Quality to use on-site sewage disposal systems within the rezoning area at the time of the development plan package or request for a building permit is submitted for final review.
7. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning. The development package shall include scaled color building elevations for all sides of each building and for masonry perimeter walls. Building design shall include architectural features and design elements at the same level of detail on all elevations (side and rear elevations will be commensurate with front elevation). Wall design shall

Preliminary Conditions

complement building design. The elevation shall be approved by Community Planning.

DESIGN COMPATIBILITY

8. The overall perimeter shall be landscaped to gateway standards, except where existing protected native vegetation/trees are located on the southeast area of the overall site.
9. The development package shall include scaled color building elevations for all sides of each building and for masonry perimeter walls. Building design shall include architectural features and design elements at the same level of detail on all elevations (side and rear elevations will be commensurate with front elevation). Wall design shall complement building design. The elevation shall be approved by Community Planning.
10. 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.
11. Exterior mechanical equipment shall be screened from view from the surrounding roadways and properties.

DRAINAGE/GRADING/VEGETATION

11. Preparation of a complete Drainage Report, including details of detention/retention, is required. Should detention/retention be required, the following will apply:
 - a. If bleed pipes are used to drain the retention basin(s), the basin(s) floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
 - b. Retention basins shall be located adjacent to a street or accessible common area. Basin side slopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
 - c. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
 - d. Water harvesting basin and catch basins provide appropriate containment and/or diversionary structures to prevent discharged petroleum products from reaching the regional watercourse.

Preliminary Conditions

- e. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter.
 - f. All security barriers and screening for retention basins shall meet Safe By Design guidelines.
12. The method of containing petroleum spills and maintenance shall be reviewed for approval once the manufacture specifications and recommendations are presented and approvable.
 13. Owner/applicant is responsible for providing a special inspection and delivering results to City for the following condition. Provide materials with building permit application and reference rezoning case number C9-14-01. New and replacement roofing material shall be Energy Star rated, or cool roof rated with Initial Solar Reflectance Greater than or equal to 0.65, and minimum infrared emittance to be 85% or more. Placement of and utilization of energy from solar panels on roofs is an acceptable alternative.
 14. Preserve in place all mature vegetation and trees located on-site, east of the proposed convenience store/parking area, and identified in landscape plan as "existing vegetation to remain," as shown on sheet L102, date of architect stamp May 20, 2014. This existing vegetation shall be protected in place and have temporary fencing installed prior to and during on-site construction;
 - a. All trees with average trunk diameter, measured 4.5 feet above grade, greater than 8 inches that is in fair to good health (all trees, native and non-native species),
 - b. Assess trees for replacement value using an acceptable valuation methodology (i.e., International Society of Arborist) and equivalent funds set aside in a Tree Bank to be used for revegetation/landscape enhancement and/or improvements within street rights-of-way, or within common space areas within the neighborhood association.
 15. Tree root zone have a minimum of 300 cubic feet (no deeper than 3') of uncompacted soil (less than 90% compaction); if utilizing structured/engineered soil where 95% or greater compaction permitted, then 600 cubic feet of soil (no deeper than 3') shall be required.
 16. Addition of 21 velvet mesquite trees (15 gallon) on-site within the southern open space area; plus 2 velvet mesquites adjacent the southwestern parking space (as indicated on Landscape Plan sheet 38:43, L103 of the Development Package; additional trees to mitigate onsite urban heat island effect due to 41

Preliminary Conditions

excess parking spaces. An additional 7000 square feet of landscape has also been incorporated for mitigation. Both items have been incorporated into the DP and meet minimum requirement.

17. Areas within the rezoning site that remain undeveloped will be covered with decomposed granite of complimentary color until such time as developed occurs. This shall include the septic leach area.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

18. Provide approval from the Arizona Department of Transportation for all proposed work along Valencia Road and the I-19 frontage road. Include documentation associated with the design and build of the deceleration lane, right of way improvements, and signalization.
19. Future developments are required to submit a revised TIA for approval from Regional Traffic Engineering and a design for a continuation of Calle Santa Cruz, to the south, accessing the remainder of the site.

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(l).

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 _____ 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 _____.

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

C9-14-01 QuikTrip – Valencia Road, P-I and I-2 to C-2 (Ward1)
Dated June 11, 2014

Preliminary Conditions

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 _____.

Dated this _____ day of _____, 20____.

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

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

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

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

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

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

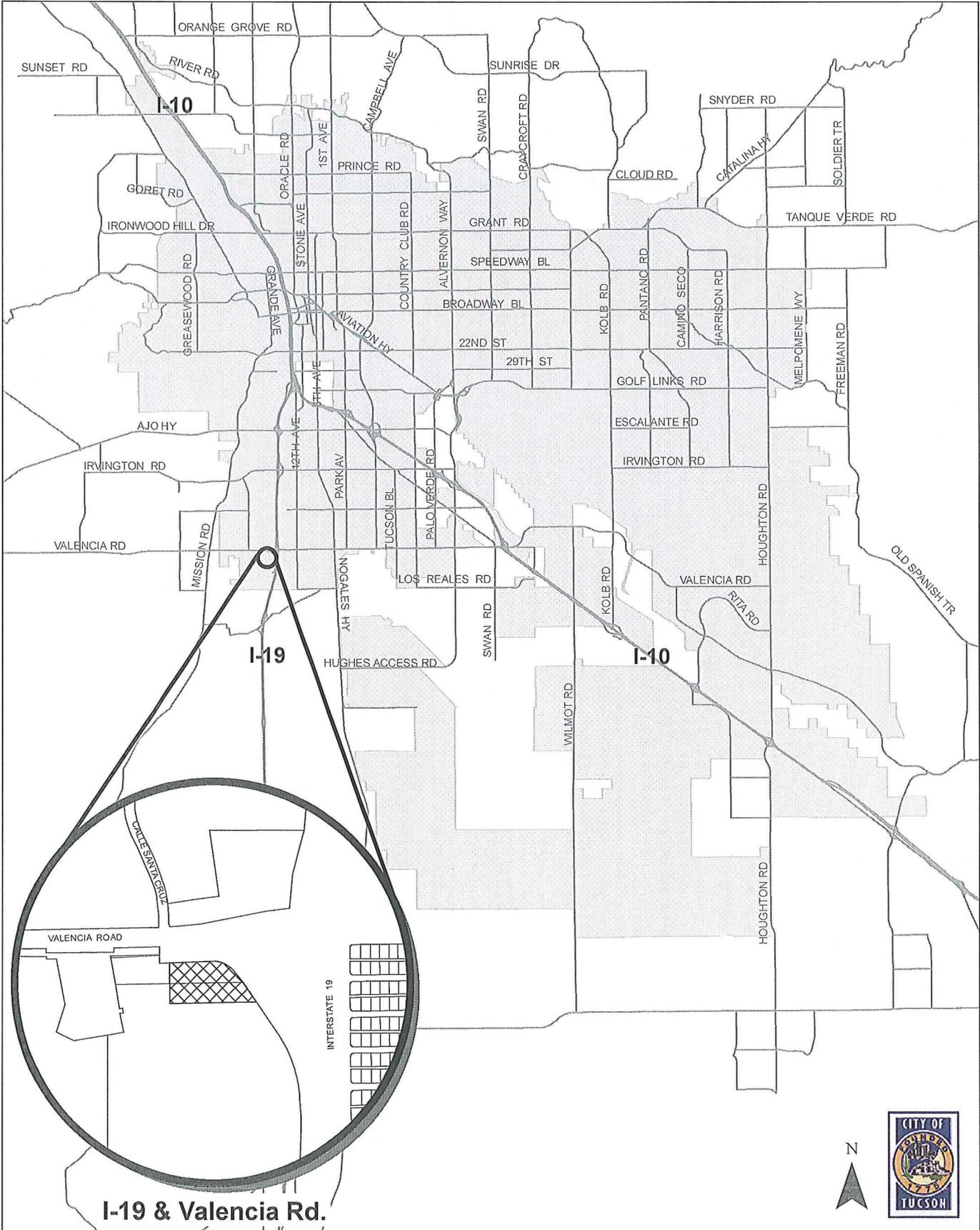
My Commission expires:

City of Tucson, an Arizona municipal Corporation:

By: _____
Planning & Development Services Department

This form has been approved by the City Attorney.

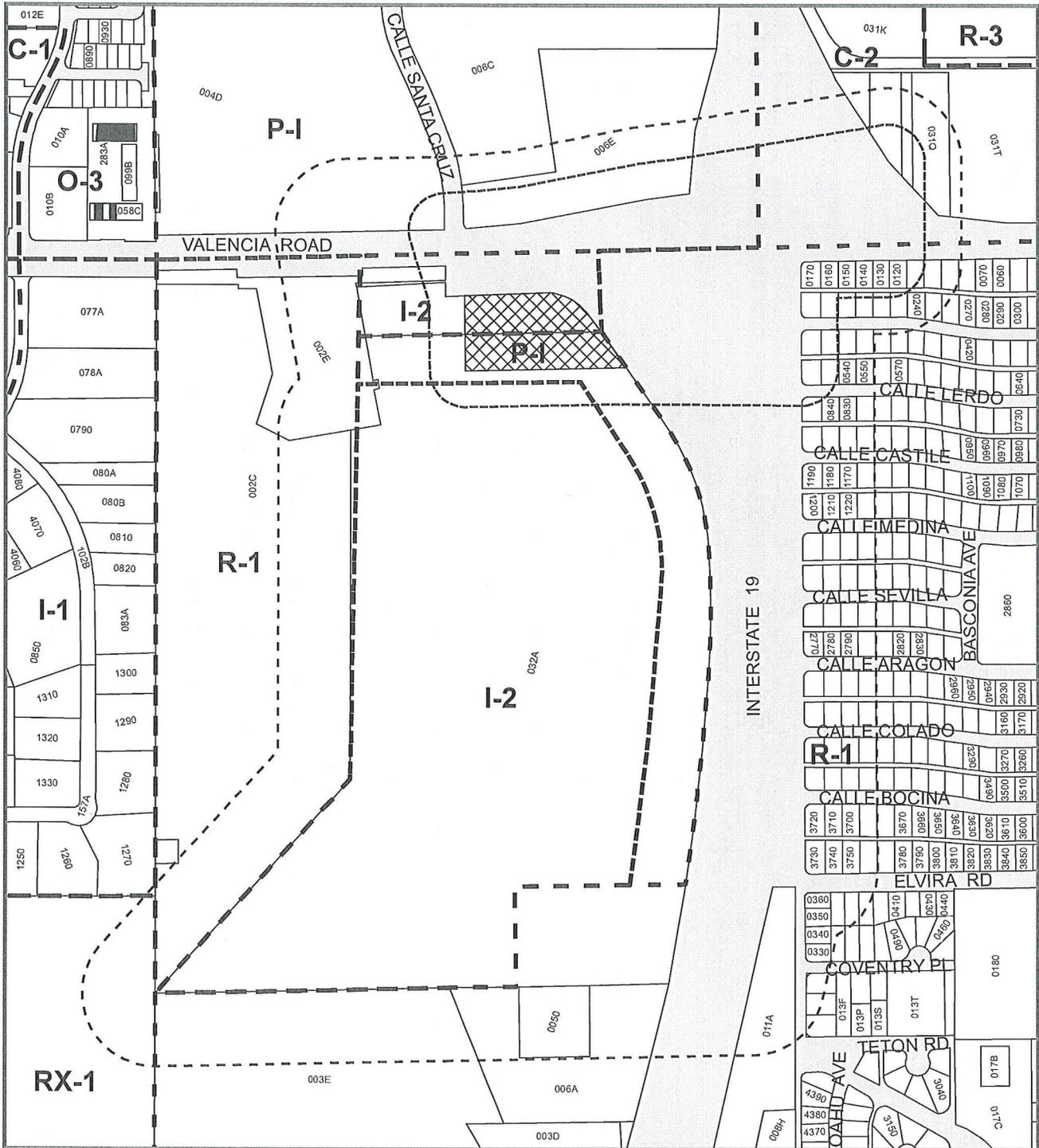
C9-14-01 QuikTrip - Valencia Road



I-19 & Valencia Rd.

C9-14-01 QuikTrip - Valencia Road

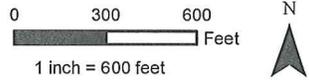
Rezoning Request: from I-2,P-I to C-2



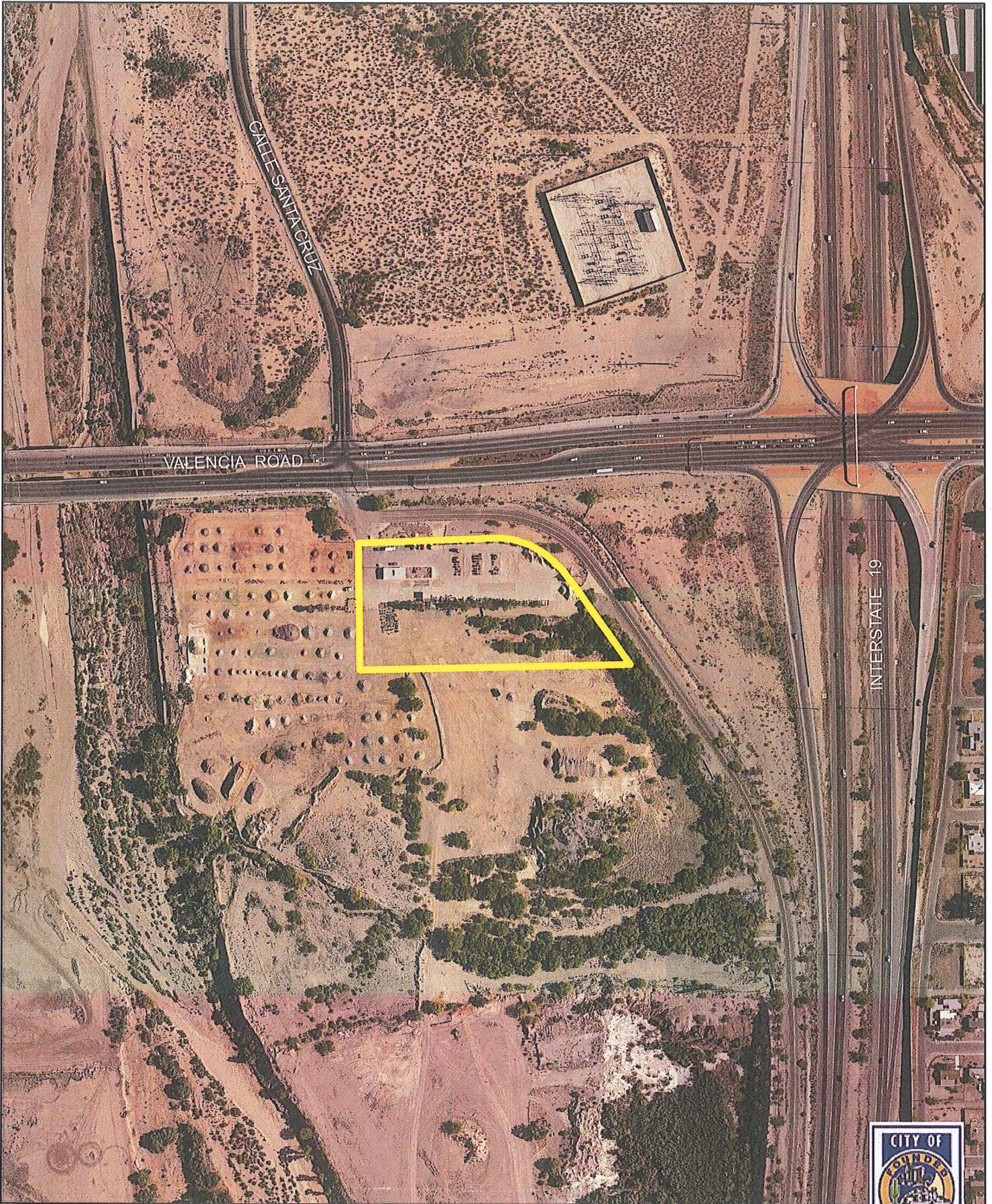
- Area of Rezoning Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries



Address: I-19 and Valencia Road
 Base Maps: Sec.14 T.15 R.13
 Ward: 1



created by: JR, 4/7/2014



C9-14-01 QuikTrip - Valencia Road
2012 Aerial

0 75 150 300
Feet
1 inch = 300 feet



PUBLIC FACILITIES AND SERVICES REPORT FOR June 26, 2006
(as of June 9, 2014)

C9-14-01 QuikTrip – Valencia Road, P-I and I-2 to C-2 (Ward1)

CITY AGENCIES

Planning & Development Services – Engineering: See attached comments dated 6/9/2014.
Planning & Development Services – Community Design: See attached comments dated 6/10/2014.
Transportation – Traffic Engineering: See attached comments dated 6/09/2014.
Office of Integrated Planning – See attached comments dated 6/10/2014.

No Objections Noted

Planning & Development Services – Landscape
Planning & Development Services – Sign Code
Planning & Development Services – Zoning Enforcement
Planning & Development Services – Zoning Review
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Tucson Fire Department
Tucson Water Department

NON-CITY AGENCIES

Arizona Department of Transportation: See attached comments dated 5/51/2014
Pima County Wastewater: See attached comments dated 5/2/2014

No Objections Noted

Pima County Transportation and Flood Control
Pima County Parks and Recreation
Tucson Unified School District
Davis-Monthan Air Force Base
Tucson Electric Power

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, *June 10, 2014* at
http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

Planning & Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Permit Status: ACCEPTED **Activity Number:** C9-14-01
Permit Type: This is a request to rezoning a 3.9 acre parcel from I-2 and P-1 to C-2 to allow for the development of a QuikTrip station. Retail/ Gas sales.
Site Address: **Applicant Name and Address:**
 -- JUAN ROMERO
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Review Completed	Reviewer's Name	Type of Review	Review Status
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05/30/2014	STEVE SHIELDS	ZONING	This has been completed
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Comments:

CDRC TRANSMITTAL

TO: Development Services Department
 Rezoning Section

FROM: Steve Shields
 Lead Planner

PROJECT: SE Corner of Valencia and Calle Santa Cruz
 Rezoning Case Number - C9-14-01
 P-I & I-2 to C-2

TRANSMITTAL: May 27, 2014

The proposed use falls under UDC Section 4.8.6, TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES, Retail Trade Use Group, General Merchandise Sales, subject to UDC Section 4.9.9.B.1.

See zoning comments for development package DP14-0020.

If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov.

06/09/2014	CLAURIE1	DOT ENGINEERING	Approved with conditions
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Comments:

See TDOT comments.

06/09/2014	ZCANCHO1	DOT TRAFFIC	Approved
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Comments:

Approved based on ADOT's Approval.

06/09/2014	CLAURIE1	LANDSCAPE	Approved with conditions
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Comments:

Provide documentation of clarification and associated plan sheets and numbers for Irene Ogata's pre-application comments.

06/09/2014	CLAURIE1	ADOT	Approved with conditions
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Comments:

The current submittal, dated 5/21/14, is acceptable to Regional Traffic Engineering since the revised Traffic Impact Analysis (TIA) addresses the need for a right turn lane and driveway connections to the existing frontage road for the Quik Trip development.

Plan Review and Permit Application Results

06/09/2014	CLAURIE1	OTHER AGENCIES	This has been completed
Comments: none			

06/09/2014	CLAURIE1	PIMA CNTY WASTEWATER	Approved with conditions
Comments: none			

06/09/2014	CLAURIE1	TDOT RTA	This has been completed
Comments: none			

06/09/2014	HEATHER THRALL SIGNS		This has been completed
Comments: none			

06/09/2014	CLAURIE1	TUCSON WATER NEW AREA DEVELOPMENT	This has been completed
Comments: none			

06/09/2014	LAITH ALSHAMI	ENGINEERING	Approved
Comments: Laith Alshami, Engineering and Floodplain Review, 06/09/2014, SUBJECT: Quick Trip-Valencia Rezoning Case C9-14-01 (Ref. T13PRE0072), T15S, R13E, SECTION 14 RECEIVED: Rezoning Preliminary Development Plan for Zoning Examiner Hearing on May 23, 2014 The Preliminary Development Plan is acceptable pertaining to Engineering and Floodplain review. The following rezoning conditions are requested by Engineering and Floodplain Review for any proposed improvements: 1. The submittal of a drainage report that addresses onsite and offsite drainage and its impact on the proposed improvements. The drainage report shall also address the provision of runoff retention in accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual. 2. If bleed pipes are used to drain the retention basin(s), the basin(s) floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat. 3. Retention basins shall be located adjacent to a street or accessible common area. Basin side slopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones. 4. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin. 5. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter. 6. All security barriers and screening for retention basins shall meet Safe By Design guidelines.			

06/09/2014	CLAURIE1	ENV SVCS	No Objection Noted
Comments: none			

06/09/2014	CLAURIE1	PARKS & RECREATION	Approved
Comments: none			

Plan Review and Permit Application Results

06/09/2014 Comments: none	CLAURIE1	SCHOOL DISTRICT	No Objection Noted
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06/09/2014 Comments: none	CLAURIE1	TDOT STREETS	No Objection Noted
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06/09/2014 Comments: none	CLAURIE1	PIMA ASSN OF GOVTS	Approved
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06/09/2014 Comments: none	CLAURIE1	OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT	Approved
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06/09/2014 Comments: none	CLAURIE1	FIRE	Approved
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06/10/2014 Comments: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT C9-14-01 - QuikTrip - Valencia I-2& P-1 to C-2 (Ward 1) Santa Cruz Area Plan June 10, 2014, Full Review - msp	MPADILL1	COMMUNITY PLANNING	This has been completed
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Background: This request is to rezone an approximate 3.89-acre site from P-I Park Industrial zone and I-2 Heavy Industrial zone to C-2 commercial zone, to allow a new convenience market with 10 gas pumps/20 fueling stations, at the southwest corner of Valencia and Interstate-19. There are existing on-site improvements from a previous rock and gravel business. Plans call for razing the existing development within the proposed 3 to 4 acres of land to allow the construction of the proposed new convenience market with gas pumps. The convenience store is proposed with a 5,858 square-foot building at a height of 22-feet. The detached fueling canopy is proposed at 9,312 square feet with a height of 24 feet. Access will remain at the intersection of west Valencia Road and south Calle Santa Cruz with a secondary access point located to the east along the I-19 frontage road. The current access that is aligned with the Valencia Road and Calle Santa Cruz will be extended south along the western border of the proposed 3 to 4 acre rezoning site to allow through traffic onto the private industrial parcels located south of the subject site.

According to the Major Streets and Routes Plan (MS&R), Valencia Road is a gateway arterial street and Calle Santa Cruz a collector street.

Previous Rezoning and Subdivision Plat: The northern half of the proposed rezoning site was rezoned from R-1 residential to I-2 heavy industrial (rezoning case C9-80-77), and effectuated on April 16, 1981, under Ordinance 5349. The southern edge of proposed rezoning site is within a recorded industrial subdivision, San Xavier Industrial Park, recorded in Book 18, Page 89.

Surrounding Zoning and Land Use: The proposed rezoning site is within the area bounded by Valencia Road on the north, I-19 on the east, the Santa Cruz River on the west and Los Reales Road alignment and the Tohono O'odham Nation on the south. A great portion of this bounded area has been widely used for sand and gravel operations. Currently the overall area is zoned I-2 with some P-1 industrial zone. Due to the Interstate, the Santa Cruz River and Tohono O'odham Nation, access to this greater area of approximately 188-acres currently has access only at the Valencia Road and Calle Santa Cruz intersection.

Rezoning Resubmittal Meeting: The applicant attended a rezoning presubmittal conference meeting on November 6, 2013. At the rezoning presubmittal meeting staff discussed a variety of issues including, intersection access, architectural design elements, screening of mechanical equipment, dust control of on-site areas not being development, removal of graffiti, sewer connection, and future option for a secondary access to the south along Los Reales Road.

Plan Review and Permit Application Results

Neighborhood Meeting: A neighborhood meeting was held on January 21, 2014. Presentation given by Mr. Juan Romero, a representative of Quick Trip Corporation. Mr. Romero provided the operations safety guidelines, which include extensive training to employees on the handling of alcoholic beverages liquor and the floor plan layout to maximize liquor surveillance. Mr. Romero explained the storage of gasoline and the high quality and maintenance of Quick Trip sites, which those in the audience were familiar with the cleanliness and professional management of other Quick Trip sites. The minutes indicate the Midvale Neighborhood Association requested a presentation at their February 6th NA, however no additional information has been provided on said second meeting. According to rezoning staff's information, there were no neighborhood attendees at this follow up meeting held on February 5, 2014.

Land Use Plan Policies: Policy direction is provided by the Santa Cruz Area Plan and the Plan Tucson.

Santa Cruz Area Plan: The site is located in Key Parcel 1, which is bounded by Valencia Road on the north, I-19 on the east, the Santa Cruz River on the west and the Tohono O'odham Nation on the south. A large percentage of Key Parcel 1 is utilized as a regional location for extraction and processing of aggregates. This makes the greater site difficult to redevelop and consideration is given to park use with outdoor sports use such as a golf course. However, the current industrial uses remain appropriate with some commercial along Valencia Road. Therefore, the land use map (Key Parcel 1) supports commercial uses at the southwest corner of Valencia Road and Interstate-19, where the subject site is located.

Plan Tucson: The Built Environment, Chapter 3, Building Blocks - Existing Neighborhoods, The proposed site is within an greater area identified as neighborhood developed and a goal of redevelopment is to protect and maintain the character of the neighborhood through compatible development, while accommodating some new development and encourage reinvestment and new services an amenity that contribute to neighborhood stability. Guidelines support the utilization of solution and strategies included in the Design Guidelines Manual to provide an improved level of community design. Redevelopment site design to conserve and enhance natural habitats and protect healthy and attractive urban vegetation. On-site pedestrian links and open space design to interconnect to public natural areas and support urban trails for pedestrians and bicyclist. Plan Tucson also supports 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. Plan Tucson Guidelines LT28.1.1; LT28.1.17; LT28.1.20, LT28.2.5, LT28.2.12; LT28.2.13, & LT28.2.14, provide development review applicable to this request.

Assessment: Compatibility - The proposed rezoning site has existing improvements which are to be razed and the site to be redeveloped with a convenience store and fuel station to better meet today's market needs. The request to change the zones from P-1 and I-2 to C-2 zoning is in part due to the number of fuel dispensing stations requested. The site is currently surrounded by non-residential uses and zones, and the nearest residential development is located approximately 900 hundred feet to the east across Interstate-19.

Traffic Impact

The proposed 3.9-acre rezoning site will front Valencia Road at the intersection at Calle Santa Cruz. This access point is the only accessible point to the rezoning site and the approximate 188-acres located south of the rezoning site, due to the Valencia Road/Interstate-19 ramp located immediately east of the entrance into the rezoning site on Valencia Road. The rezoning site is bound on the north by the Valencia Road-Interstate-19 Frontage Road, to the east is the Frontage Road and Interstate-19, on the west is the Santa Cruz River (no bridge), and to the south beyond the 188-acre undeveloped private lands is the Tohono O'odham Nation.

In addition to the proposed rezoning site, this singular access point at the intersection of Valencia Road and Calle Santa Cruz is needed to provide access for approximately 188 acres within this bounded area. The Santa Cruz Area Plan, Key Parcel 1, identifies this area as difficult to redevelop due to the old sand and gravel pits and supports the area for future parks with outdoor sports activity such as a golf course. These potential future uses if developed will require access through the Valencia Road and Calle Santa Cruz signalized intersection. Staff recommends at the time of full rezoning review, the intersection design accommodate current and potential development to the south for the full 188-acre area. This may include additional setbacks along the west perimeter to accommodate any future road widening on Calle Santa Cruz, south of Valencia Road. Current land uses to the south are sand and grave operations in industrial zone land. Future redevelopment to the south could include industrial businesses that may generate non-residential traffic. As proposed, future heavy equipment, semi-tractors etc exiting the area from industrial uses to the south would have to merge with traffic entering and exiting the Quik Trip site. How the on-site and off-site traffic circulation generated by Quik Trip effects the Valencia Road/Calle Santa Cruz

intersection and potential future industrial development to the south will need to be addressed now at the time of rezoning to allow appropriate separation of potential industrial generated traffic from Quik Trip generated traffic. Staff recommends the applicant work with the land owners of the 188-acre land area located to the south, the Tohono O'odham Nation, the City of Tucson Department of Transportation, and Arizona Department of Transportation (ADOT), as part of the development package site design. Staff recommends these meetings be documented and become part of development package requirements.

Design - Plan policies promote quality in design, and neighborhood identity and visual character. No unusual design conditions are anticipated. Although the site fronts an existing frontage road, it is highly visible from traffic travelling on Valencia Road, a gateway corridor. Staff recommends that aside from the required on-site gateway landscape requirements, that the applicant provide some landscape material between the frontage road and Valencia Road. This area is approximately fifty (50) feet in width on the front of the rezoning site and will beautify the Valencia Road gateway corridor.

The architectural character of the development shall complement the architectural style of development in the area and to address how the site architecture will compliment future land uses including the future Army Corp of Engineers River Park improvements under the "Los Tres Rios" project. All exterior mechanical equipment shall be screened from view from the surrounding roadways and properties. Graffiti shall be removed within five working days of discovery.

In general and subject to recommended conditions of rezoning, the Design Compatibility Report (DCR), addresses compliance with the applicable Plan Tucson and Santa Cruz Area Plan policies.

The approximate eastern half of the rezoning site does not show any proposed above ground improvements at this time. If this portion of the proposed rezoning site is for a future expansion or a potential site for another major use, staff recommends any exposed soil be covered with decomposed granite of complimentary color to improve dust control and minimize invasive weed growth. The full site perimeter is recommended to be landscaped to create a perimeter landscape border which will be visible from Valencia Road a gateway corridor, and Interstate-19.

Trees identified to be removed (PV 30 through 36), are located off-site, northwest of the rezoning site, located in the right-of-way, and in a Pima County owned property. These trees (PV 30 through 36) are not to be disturbed as they are located off-site. During off-site improvements, such as off site grading and/or drainage ways, PV trees 30 through 36 shall be protected with temporary fencing during construction related to off-site requirements.

Off-Site Design Approximately one mile south of the proposed rezoning site is Los Reales Road. Prior discussions for the area included extending Los Reales Road west and create an Interstate-19 interchange with Los Reales Road to accommodate direct access to the Tohono O'odham Nation Casino and Hotel. If this option is still valid, it may influence the final routing and design of Calle Santa Cruz extension, south of Valencia Road. Staff recommends the applicant contact the Arizona Department of Transportation and the Tohono O'odham Nation to determine if this is still being considered as a future option on Interstate-19. Staff recommends minutes of these meeting be documented and presented as part of the development package requirements.

Conclusion: This rezoning proposal is consistent with the policy direction in the land use plans and a plan amendment will not be required and recommend the project be forwarded for a full rezoning review. Staff will review the following issues and address through recommended conditions of rezoning:

1. Applicant to provide documentation they met with the City of Tucson Department of Transportation, the Arizona State Department of Transportation, Pima County Department of Transportation, and the Tohono O'odham Nation to address intersection design at Valencia Road and Calle Santa Cruz as it relates to the remaining 188-acres located south of the rezoning site, the option for a future Pima County/City of Tucson River Park along the Santa Cruz Rive, and the Tohono O'odham Nation option to consider connectivity to City/County public streets;

" SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.

" SCAP, Development Policy 2, 6, and 10;

" SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;

" SCAP, Circulation Policy 3, 4, and 7;

" SCAP, General Policy 1 and 2.

" Plan Tucson, Policy LT1, LT2, LT11, and LT 26.

" Plan Tucson, Guidelines - Built Environment, LT28.1.1, LT28.1.17, LT28.1.20, LT28.2.5, LT28.2.12, LT28.2.13, and LT28.2.14.

2. Applicant to provide documentation they met with the City of Tucson Department of Transportation, the Arizona State Department of Transportation, and the Tohono O'odham Nation to determine if option to create a new interstate interchange at I-19 and Los Reales Road is still a viable option;

" SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.

" SCAP, Development Policy 2, 6, and 10;

Plan Review and Permit Application Results

" SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;
" SCAP, Circulation Policy 3, 4, and 7;
" SCAP, General Policy 1 and 2.
" Plan Tucson, Policy LT1, LT2, LT11, and LT 26.
" Plan Tucson, Guidelines - Built Environment, LT28.1.1, LT28.1.17, LT28.1.20, LT28.2.5, LT28.2.12, LT28.2.13, and LT28.2.14.

3. Native trees located off-site (shown on NPPO as PV 30-36), northwest of the rezoning site, directly west of the Calle Santa Cruz-Valencia Road intersection shall be protected in place by temporary fencing during off-site and on-site construction;
" SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.
" SCAP, Development Policy 2, 6, and 10;
" SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;
" SCAP, Circulation Policy 3, 4, and 7;
" SCAP, General Policy 1 and 2.
" Plan Tucson, Policy LT1, LT2, LT11, and LT 26.
" Plan Tucson, Guidelines - Built Environment, LT28.1.1, LT28.1.17, LT28.1.20, LT28.2.5, LT28.2.12, LT28.2.13, and LT28.2.14.

4. Preserve in place all mature vegetation and trees located on-site, east of the proposed convenience store/parking area, and identified in landscape plan as "existing vegetation to remain," as shown on sheet L102, date of architect stamp May 20, 2014. This existing vegetation shall be protected in place and have temporary fencing installed prior to and during on-site construction;
" SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.
" SCAP, Development Policy 2, 6, and 10;
" SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;
" SCAP, Circulation Policy 3, 4, and 7;
" SCAP, General Policy 1 and 2.
" Plan Tucson, Policy LT1, LT2, LT11, and LT 26.
" Plan Tucson, Guidelines - Built Environment, LT28.1.1, LT28.1.17, LT28.1.20, LT28.2.5, LT28.2.12, LT28.2.13, and LT28.2.14.

5. All areas within the rezoning site shown to remain undeveloped (including septic leach area) and not within protected native vegetation/tree areas, shall be covered with decomposed granite of complimentary color until such time as developed;
" SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.
" SCAP, Development Policy 2, 6, and 10;
" SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;
" SCAP, Circulation Policy 3, 4, and 7;
" SCAP, General Policy 1 and 2.
" Plan Tucson, Policy LT1, LT2, LT11, and LT 26.
" Plan Tucson, Guidelines - Built Environment, LT28.1.1, LT28.1.17, LT28.1.20, LT28.2.5, LT28.2.12, LT28.2.13, and LT28.2.14.

6. The overall perimeter shall be landscaped to gateway standards, except where existing protected native vegetation/trees are located on the southeast area of the overall site;
" SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.
" SCAP, Development Policy 2, 6, and 10;
" SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;
" SCAP, Circulation Policy 3, 4, and 7;
" SCAP, General Policy 1 and 2.
" Plan Tucson, Policy LT1, LT2, LT11, and LT 26.
" Plan Tucson, Guidelines - Built Environment, LT28.1.1, LT28.1.17, LT28.1.20, LT28.2.5, LT28.2.12, LT28.2.13, and LT28.2.14

7. Building(s) 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 (or commercial) units. Site and building entry points to be highlighted and accented. Dimensioned elevation drawings, in color, shall be submitted as part of the development package submittal;
" SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.
" SCAP, Development Policy 2, 6, and 10;
" SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;
" SCAP, Circulation Policy 3, 4, and 7;
" SCAP, General Policy 1 and 2.
" Plan Tucson, Policy LT1, LT2, LT11, and LT 26.
" Plan Tucson, Guidelines - Built Environment, LT28.

8. Exterior mechanical equipment shall be screened from view from the surrounding roadways and properties;

Plan Review and Permit Application Results

- " SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.
- " SCAP, Development Policy 2, 6, and 10;
- " SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;
- " SCAP, Circulation Policy 3, 4, and 7;
- " SCAP, General Policy 1 and 2.
- " Plan Tucson, Policy LT1, LT2, LT11, and LT 26.
- " Plan Tucson, Guidelines - Built Environment, LT28.

9. Rezoning site is within the San Xavier Industrial Park Plat, recorded in Book 18, Page 87, under Ordinance No. 5349. Please address existing plat and reconfiguring of existing parcels as part of the rezoning process; and,

- " SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.
- " SCAP, Development Policy 2, 6, and 10;
- " SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;
- " SCAP, Circulation Policy 3, 4, and 7;
- " SCAP, General Policy 1 and 2.
- " Plan Tucson, Policy LT1, LT2, LT11, and LT 26.
- " Plan Tucson, Guidelines - Built Environment, LT28.

10. Graffiti shall be removed within five working days of discovery.

- " SCAP, RiverPark Parcel B, Recommendation Statement 3, and 4.
- " SCAP, Development Policy 2, 6, and 10;
- " SCAP, Historic, Archaeologic, and Cultural Resources Policy 1, and 2;
- " SCAP, Circulation Policy 3, 4, and 7;
- " SCAP, General Policy 1 and 2.
- " Plan Tucson, Policy LT1, LT2, LT11, and LT 26.
- " Plan Tucson, Guidelines - Built Environment, LT28

Land Use Policies

Santa Cruz Area Plan Policies

RiverPark Parcel B

The parcel of land south of Valencia Road and east of the channel is an active sand and gravel operations (Parcel B). Should this parcel become available, it would be an appropriate addition to the Riverpark4k, extending linkages toward San Xavier Mission, with development potential for "water park" recreation or golf course serving the southwest portion of Tucson.

Recommendations

3. Designate Calle Santa Cruz for a segment of the Riverpark Drive when construction is completed.
4. Consider acquisition of all or portions of the San Xavier sand and gravel site when and if it becomes available for extension of the Riverpark.

Development Policies:

2. All existing and proposed land uses along the Santa Cruz River should be interrelated with the linear park system.
6. Street and pedestrian improvements should be made in conjunction with new development to increase accessibility to the overall area and park system and to facilitate linkages between neighborhoods and services.
10. Property owners along or in the river should dedicate park land to the City as part of the rezoning process. This dedicated property shall be counted when calculating allowable densities.

Historic, Archaeologic, and Cultural Resources

1. Development should occur along the Santa Cruz River only after all archaeological mitigation has taken place.
2. Lands containing significant historic or archaeological resources should be evaluated for inclusion within a National Register Historic or Archaeologic District or should be considered for City of Tucson Landmark Designation for Historic Sites.

Circulation

3. During review of rezonings and development plans, City staff should ensure that adequate Riverpark access is provided to proposals in Section II of this Plan.
4. As the area continues to develop, care should be taken to ensure that all properties have adequate all-weather access.

Plan Review and Permit Application Results

7. As improvements for Interstate-10 and Interstate-19 are proposed, they should be closely reviewed for consistency with the various sections of this plan. Any proposals which provide improved access to the Riverpark and the area in general should be encouraged.

Santa Cruz Area Plan - General Policies:

1. General Development Policy 6 - Street and pedestrian improvements should be made in conjunction with new development to increase accessibility to the overall area and ? facilitate linkages between neighborhoods and services.

2. General Development Policy 7 - New development within or near existing neighborhoods should be designed and scaled to be compatible with existing neighborhood characteristics.

Plan Tucson Policies

Plan Tucson Policies:

LT1 - Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetical-pleasing and active public spaces, and sensitivity to historic and natural resources and neighborhood character.

LT2 - Develop City departmental resources and facilitate regular interdepartmental communication for the integration of land use, transportation, and urban design related planning and decisions.

LT11 - Adjust future right-of-way widths of major roadways, considering their expected function for al modes of transportation and foreseen improvements.

LT26 - Ensure that proposed land uses within the city are compatible with sources of currently identified aggregates as mapped by State of Arizona agencies when such maps are made available and that any identified aggregates within city limits are considered for future development needs.

Plan Tucson Guidelines:

The Built Environment, Chapter 3, Building Blocks - Existing Neighborhoods:

LT28.1.1 - Utilize solutions and strategies included in the Design Guidelines manual to provide an improved level of community design

LT28.1.17 - Support methods to conserve and enhance habitat when development occurs.

LT28.1.20 - Support accessible open space system that connects open space in the urbanized area to the surrounding public natural areas.

LT28.2.5. - Support neighborhood commercial uses located at the intersection of arterial streets, arterial and collector streets, or collector street intersections.

LT28.2.12 - Support 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.

LT28. 2.13 - Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

LT28.2.14 - Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

S:\UPDfiles\devrev\CASE_REVIEW\REZONING\2014\June\C9-14-01_SWC_Valencia_I_19.doc

No FINAL STATUS record available for this Workflow

Conditions:

none





MEMORANDUM

Office of Integrated Planning

TO: Carolyn Laurie, Principal Planner
Planning & Development Services

DATE: June 10, 2014

FROM: Irene Ogata, RLA, ASLA, CPM
Urban Landscape Manager

SUBJECT: Case : C9-14-01 : QuikTrip – Valencia Rd.

The following are comments and conditions of rezoning to the application and Development Package dated May 23, 2014. The rezoning is for a proposed QuikTrip on Valencia near I-10.

The City of Tucson has been moving toward achieving sustainable development, mitigation of Urban Heat Islands, climate change resiliency and green building principles. In addition to the recently adopted and voter ratified Plan Tucson: Tucson's General and Sustainability Plan 2013, Mayor and Council endorsed the United Nations Urban Environmental Accords in 2005, adopted the US Mayors' Climate Protection Agreement in 2006, endorsed the City of Tucson Urban Landscape Framework and adopted the City's Framework for Advancing Sustainability in 2008.

Surfaces, such as paving from roadways and asphalt parking areas contribute to approximately 40% of impervious surfaces in a city. These impervious surfaces, in turn, contribute to increasing urban heat islands. The unintended consequences include vulnerable populations of the very young, elderly and those elderly populations living alone with limited social networks and income being exposed to heat exhaustion during extreme heat events; and also increasing energy use due to the need to cool facilities. Increasing reflectivity of these paved surfaces, providing shade (trees and/or shade structures) or pervious surfaces mitigate the heat absorption quality of dark pavement. The City encourages developers to work with staff to apply best management practices to mitigate urban heat island effects, reduce energy consumption and work towards community resiliency.

In the arid southwest, water is a critical resource being addressed through a number of different applications. In 2009, Mayor and Council adopted a Commercial Rainwater Harvesting Ordinance and amended the landscape bufferyard ordinance changing the required number of trees in parking lots. Both ordinances address not only efficiency in water resources, but also human health and mitigation of urban heat islands. In 2008, the city's Transportation Dept. approved curb cut standards to allow street drainage to flow into planting basins next to residential roadways; and in 2013 approved an Active Guidelines Policy for Green Streets that includes green infrastructure/low impact development practices. Tucson Water has been offering rebates and incentives for high efficiency toilets and rainwater harvesting.

The following are relevant policies, ordinance and resolutions:

TO: Carolyn Laurie

SUBJECT: C9-14-01

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1. Relevant Policy/Ordinance:
 - a. General Service Architecture and Engineering Division, Design and Construction Standards, Division 7: Thermo and Moisture Protection
 - b. Rainwater Harvesting Ordinance (No. 10957) and associated Development Standards (10-03.00)
 - c. Department of Transportation: Landscape Policy for curb cuts; Active Practice Guidelines for Landscape Design; Active Practice Guidelines for Green Streets
 - d. Plan Tucson Policies
 - i. Energy & Climate Readiness
 1. EC3: Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies.
 2. EC9: Assess and address the vulnerability of the community's health and safety, economy, and natural resources to climate change, and develop assurances that vulnerable and disadvantaged populations are not disproportionately impacted by climate change.
 - ii. Water Resources:
 1. WR2: Expand the use of alternative sources of water for potable and non-potable uses, including rainwater, gray water, reclaimed water, effluent, and stormwater.
 2. WR6: Integrate land use and water resources planning.
 3. WR8: Integrate the use of green infrastructure and low impact development for stormwater management in public and private development and redevelopment projects.
 - iii. Green Infrastructure:
 1. GI1: encourage green infrastructure and low impact development techniques for stormwater management in public and private new development and redevelopment, and in roadway projects.
 2. GI4: Expand and maintain a healthy, drought-tolerant, low-water use tree canopy and urban forest to provide ecosystem services, mitigate the urban heat island and improve the attractiveness of neighborhoods and the city as a whole and;
 3. GI6: Protect, restore, enhance, and manage trees for their long-term health, including providing guidance on proper planting, care and maintenance.
2. Targets in the U.S. Mayors Climate Protection Agreement applicable to this site include:
 - C.5. Make energy efficiency a priority through building code improvements, retrofitting city facilities with energy efficient lighting and urging employees to conserve energy and save money;
 - C.7. Practice and promote sustainable building practices using the U.S. Green building Council's LEED program or a similar system;
 - C.10. Maintain healthy urban forests; promote tree planting to increase shading and to absorb CO₂

TO: Carolyn Laurie

SUBJECT: C9-14-01

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The following conditions of rezoning are requested for this project based on changes to the landscape requirements in response to presubmittal comments:

1. Mature tree preservation:
 - a. All trees with average trunk diameter, measured 4.5 feet above grade, greater than 8 inches that is in fair to good health (all trees, native and non-native species), or
 - b. Assess trees for replacement value using an acceptable valuation methodology (i.e., International Society of Arborist) and equivalent funds set aside in a Tree Bank to be used for revegetation/landscape enhancement and/or improvements within street rights-of-way, or within common space areas within the neighborhood association.
2. Tree root zone have a minimum of 300 cubic feet (no deeper than 3') of uncompacted soil (less than 90% compaction); if utilizing structured/engineered soil where 95% or greater compaction permitted, then 600 cubic feet of soil (no deeper than 3') shall be required.
3. Addition of 21 velvet mesquite trees (15 gallon) on-site within the southern open space area; plus 2 velvet mesquites adjacent the southwestern parking space (as indicated on Landscape Plan sheet 38:43, L103 of the Development Package; additional trees to mitigate onsite urban heat island effect due to 41 excess parking spaces above minimum requirement).
4. All new roofing shall include roofing material to be either Energy Star rated or rated as a cool roof (initial solar reflection greater than, or equal to, 0.65 and minimum infrared emittance greater than or equal to 85%); placement and utilizing energy of solar panels on the roof will be considered an acceptable alternative.



PIMA COUNTY

REGIONAL WASTEWATER RECLAMATION DEPARTMENT

201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

June 2, 2014

TO: Carolyn Laurie, Lead Planner
Planning and Development Services
City of Tucson

FROM: Mirela Hromatka
Mirela Hromatka, Program Manager
Planning and Engineering Section
Pima County Regional Wastewater Reclamation Department

SUBJECT: **C9-14-01 – Quick Trip – Valencia Road**
Rezoning from I-2 & P-1 to C-2
Tax Parcel #138-22-002F; 3.9 acres

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced request for a rezoning and offers the following comments for your use. Approval of the rezoning would allow for the development of a QuickTrip station.

There is currently no public sewer in the immediate vicinity of the rezoning area. The closest public sewer is more than 1200 feet east of the rezoning site across the Interstate 19. As shown on the preliminary development plan, the proposed development will utilize individual on-site sewage disposal system.

The PCRWRD has no objection to the proposed rezoning or preliminary development plan, but adds the following rezoning condition:

REZONING CONDITION

Should the City of Tucson be inclined to approve this rezoning, the PCRWRD recommends the following rezoning condition:

1. The owner/developer must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.

If you wish to discuss the above comment, please contact me at 724-6488.

MH
Copy: Project

Time Stamp 11 JUN 2014 AM 9:43

AFFIDAVIT

Public Notice Posting

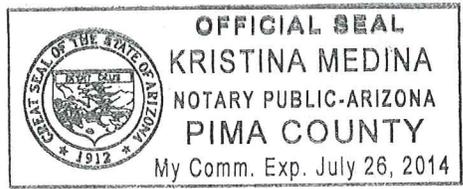
City of Tucson

I KEVIN Hill (full name),
SIGN-UP SIGN SERVICES, INC. (business name),
1201 E. 22ND ST. (business address),

do hereby swear or affirm that on 6/10/14 (date), I personally
installed/supervised the installation of 1 (number) of public notice
posters per City of Tucson requirements for case C9-14-01 ^{QUIKTRIP} VALENCIA ROAD (case number)
on the subject property located at SWC 1-19 & VALENCIA (address/location).

KJ Hill (signature of declarant)
6-11-14 (date)

Notary:



Attachments:
Posting location map
Photograph of sign(s)



NOTICE
CITY OF PHOENIX
PUBLIC HEARING
REZONING
OF THE CITY OF PHOENIX





MEMORANDUM

DATE: 6/10/2014

TO: File

FROM: Rezoning Section

SUBJECT: Certification of Mail Out of Zoning Examiner Public Hearing Notice on Rezoning Site

REZONING CASE NAME: C9-14-01 QuikTrip – Valencia Road

This serves to place on record the fact that on 6/9/2014, BJ Vest, mailed notice of the Zoning Examiner's on June 26, 2014, public hearing for rezoning case C9-14-01a minimum of fifteen (15) days prior to the public hearing.

Signature: _____

Date: _____

6/10/2014

Attachment: copy of mailing list

cc: Linus Kafka, Zoning Examiner

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 rezoning.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning 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.

After the Public Hearing, the Zoning Examiner releases written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

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

PUBLIC HEARING INFORMATION

Date: June 26th, 2014

Time: at or after 6:30PM

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

The Council Chambers is wheelchair accessible. A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling (520) 791-4213 or (520) 791-2639 (TDD).

APPLICANT

Juan Romero

QuikTrip

1116 E. Broadway Road

Tempe, AZ 85282

PROPOSED REZONING

Case: C9-14-01 QuikTrip – Valencia Road, (Ward1)

Requested Zoning Change: P-I and I-2 to C-2

Location: Southwest corner of Valencia Road and the I- 19 Frontage Road

Proposed Development: This is a request to rezone a 3.9 acre parcel from P-I and I-2 to C-2 to allow for the development of a retail convenience store with fueling station (retail and gasoline sales).

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C9-14-01 Quik Trip – Valencia Road (Ward 1)

Petición de Rezonificación: I-2 and P-I a C-2

Ubicación: la esquina suroeste de la calle Valencia y la interetatal 19 carretera de fachada

Desarrollo Propuesto: Esta es una solicitud de rezonificación de una parcela 3.9 acres de la I-2 y P-I a C-2 para permitir el desarrollo de una tienda de conveniencia con una de estación de gasolina.

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

For further information, please call Peter McLaughlin or Carolyn Laurie at (520) 791-5550 or write to Planning & Development Services Department – Rezoning Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, AZ 85726

Current Zoning:

Light Industrial Zone (I-1) : This zone provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones.

And

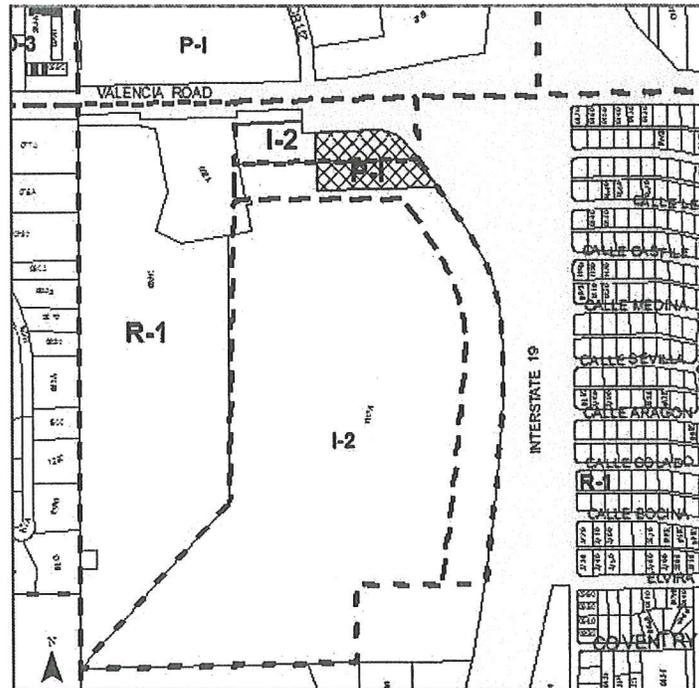
Park Industrial Zone (P-1): This zone provides for corporate business centers and for wholesaling and manufacturing activities that can be carried on in an unobtrusive, controlled manner.

TO

Commercial Zone (C-2) : This zone provides for general commercial uses that serve the community and region. Residential and other related uses shall also be permitted.

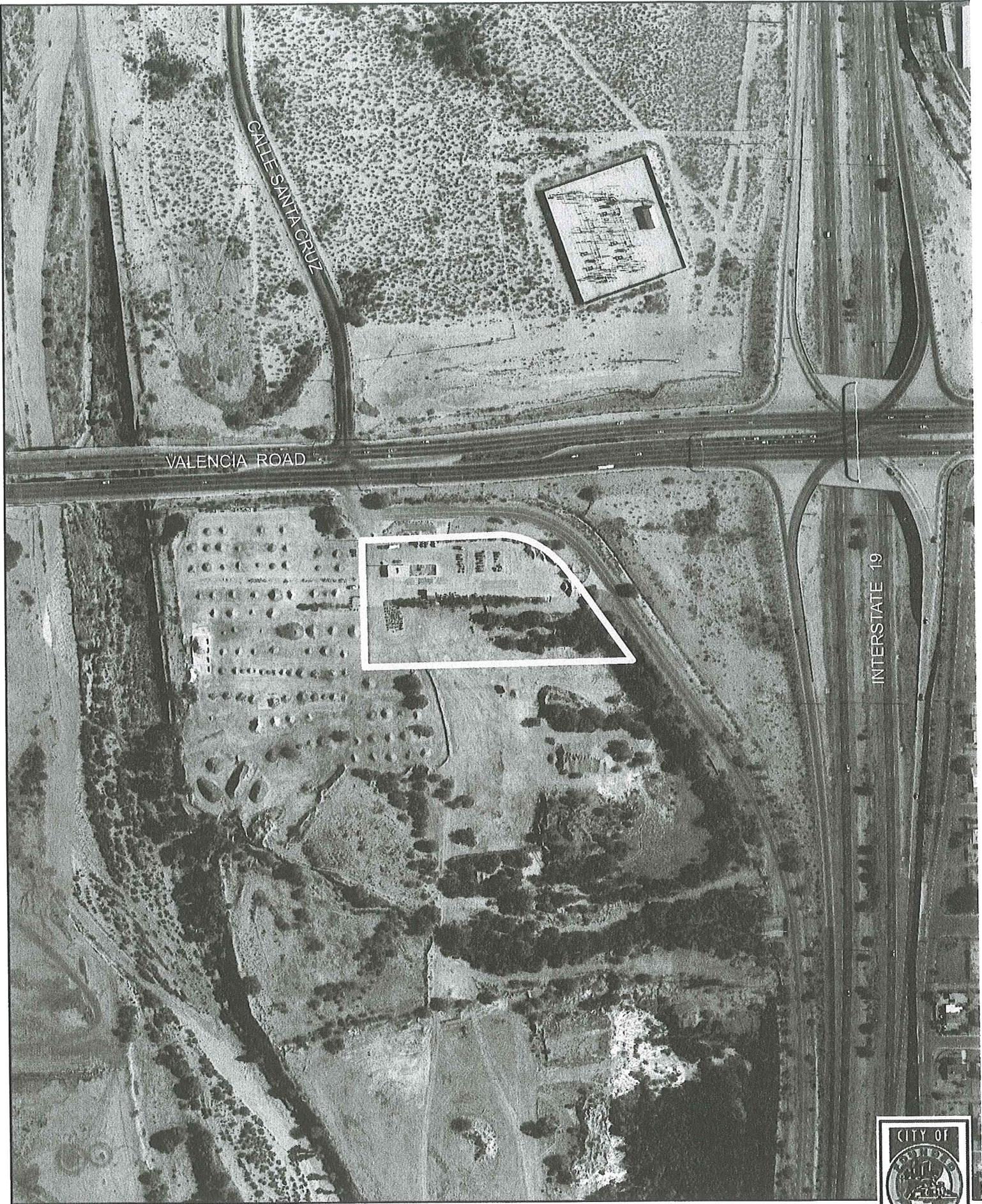
ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description, refer to Unified Development Code, Article 4, which can be found at <http://www.ci.tucson.az.us>)



C9-14-01

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, June 11, 2014 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html



C9-14-01 QuikTrip - Valencia Road
2012 Aerial

0 75 150 300
Feet
1 inch = 300 feet



IMPORTANT REZONING NOTICE ENCLOSED
C9-14-01

City of Tucson
Planning and Development Services
Department - Rezoning Section CL
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210



Expose this flap - Affix stamp and return

C9-14-01

City of Tucson
Planning and Development Services Department
Rezoning Section CL
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

Stamp
Here