

PROCEDURAL

1. Special Exception SE-15-83 Mainstreet Health – Rosemont Boulevard approval would only become effective on Mayor and Council approval of Rezoning C9-15-07 Mainstreet Health – Rosemont Boulevard, R-1 to R-2.
2. A Development Package shall be in substantial compliance with the Preliminary Development Plan dated December 18, 2015, Elevation Plans dated December 18, 2015, and the Design Compatibility Report dated December 2015, submitted as part of the Rezoning Report, which illustrates compliance with all conditions through the use of details, diagrams and/or note submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
3. 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.
4. 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.
5. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
6. “Safe by Design” concepts shall be incorporated in the development plan for review by the Tucson Police Department.
7. 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.
8. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

9. All outdoor security lighting shall be in compliance with the Outdoor Lighting Code and shall be full cutoff directed down and shielded away from residential parcels and public right-of-way. Wall mounted or pole mounted outdoor security lighting shall not exceed twelve (12) feet in height to the light source. Outdoor security light layout and light fixture detail shall be submitted as part of the development package.
10. All exterior mechanical equipment shall be screened from view from the surrounding parcels and right of ways.
11. Roof mounted mechanical equipment, including solar panels, shall not extend above the roof (includes parapet wall) line – if above then screened.
12. Outdoor noise-generating activities such as but not limited to; diesel generator, Trash enclosures and delivery/loading zones shall be a minimum of fifty (50) feet from any adjacent residentially zoned or used property.
13. On-site back-up generator shall be located within a four sided enclosure with a minimum height of ten (10) feet. Exterior walls of enclosure to match color and texture of on-site buildings.
14. Perimeter landscape borders along Pima Street, Rosemont Boulevard and Magnolia Avenue shall provide at minimum a five (5) foot tall vegetation screen, as stated on Design Compatibility Report, dated December 2015.
15. Provide wall cross-section(s) and elevation(s) drawn to scale, for any proposed or required free standing perimeter wall, include any future work on walls for maintenance, repairs, or replacement of masonry wall along the full length of the north property line. Perimeter wall(s) design and color to show compatibility in architectural elements and color theme with the overall rezoning site and compatible with surrounding land uses.
16. All site boundary screen walls shall be graffiti-resistant masonry that incorporates two (2) or more of the following visually appealing design treatments, such as the use of decorative materials like stucco, tile, stone, rusted metal, or brick; a visually-interesting design on the wall surface; and/or a varied wall alignment (jog, curve, notch, setback, etc.). Six (6) inch wide fence block or greater shall be used on perimeter walls. Graffiti to be removed within 72 hours of discovery.
17. Development package to include a recorded wall maintenance agreement, to allow use of an existing off-site masonry wall/fence as a replacement for the required on-site five foot wall along the north property line. The recorded wall maintenance agreement requires signatures from all properties owners (7 lots) of the adjacent properties to the north. As the replacement of a required on-site screen wall, the existing off-site wall/fence shall meet *Code* for said requirement. In lieu of a wall maintenance agreement for use of an off-site wall,

owner/developer shall construct an on-site five (5) foot tall masonry wall within the north landscape buffer. Wall shall meander to protect in place existing cluster of existing trees located along the north perimeter. The screen wall shall be at any given point no less than three (3) feet from the north property line.

18. The full length of the perimeter landscape buffers along Pima Street, Magnolia Avenue and Rosemont Boulevard shall provide pedestrian opening(s) to allow connectivity with the on-site pedestrian sidewalk system.
19. Outdoor activities such as; deliveries/supplies, trash pick-up, diesel generator/testing, and outdoor ground maintenance work shall be limited 7:00 AM to 10:00 PM.
20. No overnight parking of commercial vehicles, except for extended healthcare facility owned passenger van or other similar like vehicles.
21. Development package shall include four-sided building elevations. Building elevations to include southwestern motif character and identify the various earth tone colors to be used. Building elevations shall be drawn to scale with a color palette code to identify color code/brand. 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 rooflines and materials to compliment surrounding residential (or commercial) units. Site and building entry points to be highlighted and accented. Development package to include supplemental 11 X 17 sheet(s) of building elevations drawn to scale and in color.

DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

22. Prior to issuance of certificate of occupancy or equivalent for extended healthcare facility, as identified in PDP dated December 18, 2015, will require all perimeter site improvements to be completed, this includes; all sidewalks, all proposed or required perimeter street landscaping and perimeter walls along Pima Street, Rosemont Boulevard and Magnolia Avenue.
23. Prior to the issuance of a certificate of occupancy or equivalent for the extended healthcare facility, as identified in PDP, dated December 18, 2015, if any grading or removal of interior vegetation or grass areas on the north half of the site occurs, shall require interim dust control decomposed granite (dg) or other comparable material of earth tone color, to be placed within the building pads and parking area, shown as future development for medical services outpatient use, as identified in the PDP dated December 18, 2015. Interim dust control material to be maintained until such time as building permits are issued for the medical services outpatient main buildings.
24. The north perimeter landscape border shall be twenty (20) feet in depth, as measured from the north property line. The north perimeter landscape border shall include a native thorn-less canopy tree for every twenty-five linear feet of the full length of north property line. Spacing, staggering and grouping of trees is supported along the north perimeter to create a more natural

- native tree growth pattern. Existing healthy trees located adjacent to or near the north perimeter shall be protected in place and counted toward the requirement of this condition.
25. Existing mature healthy trees located within proposed perimeter landscape borders shall be protected in place and counted toward the landscape requirements. Landscape plan to identify by count and location all existing healthy trees to be protected in place, and be identified by key note.
 26. Landscape plan shall provide a general note that the overall site landscape requirements will include a maintenance agreement that monitors larva control.
 27. Incorporate water harvesting techniques into the landscape irrigation design.
 28. Preparation of a complete Drainage Report and Geotechnical Report, including details of detention/retention, is required as part of the development package review.
 - a) all flows of 100 cfs or more must be clearly delineated and verification of finishes floor elevations will be required. Complete compliance with the Floodplain Ordinance and floodplain permits and/or elevation certificates might be required.
 - b) Detention/retention basin floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
 - c) Detention/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.
 - d) Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
 - e) Vegetation shall be used as screening and/or security barriers for minimum of ten percent of the basin perimeter.
 - f) All security barriers and screening for detention/retention basins shall meet Safe by Design guidelines.
 - g) Provide design detail of the proposed drainage channel that shows the landscaping for this buffer area. Indicate the type of materials, (sandy bottom to maximize water harvesting) and landscape plantings. No concrete lining.
 29. Parking count may be increased to no more than 10 percent over the required parking by the *UDC* for the proposed extended healthcare use.
 30. 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.
 31. Tree root zone within the paved parking area have a minimum of 300 cubic feet (no deeper than 3') of un-compacted 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.

32. Mature trees, trunk diameter 4.5 feet above existing grade that is greater than eight inches in fair to good health, will be preserved in place; if this is not possible, removed trees will be mitigated in one of the following ways:
 - a) trees to be assessed for replacement value using an acceptable assessment methodology (International Society of Arborist); funds set aside in a Tree Fund to be used for revegetation/landscape enhancement and/or improvements within street rights-of-way, or within common space areas within the neighborhood association, within a mile radius from site;
 - b) the following replacement to be in addition to the required landscape
 - 1) Trunk diameter 4.5-6" = replace with 3 trees, minimum 15 gallon.
 - 2) Trunk diameter > 6" – 8" = replace with 4 trees, minimum 15 gallon.
 - 3) Trunk diameter > 8" = replace with 5 trees, minimum 15 gallon.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

33. As part of the extended healthcare facility development package improvements, all perimeter site improvements shall be approved and completed, including; a minimum six (6) foot wide public sidewalk along Pima Street and Rosemont Boulevard and a minimum five (5) foot wide public sidewalk along Magnolia Avenue.
34. A one-foot no vehicular access easement shall be recorded and provided as part of the development package. Easement shall run along the full length of the east property line where the rezoning area abuts Magnolia Avenue right-of-way. Development package to indicate location of the one-foot no vehicular access easement as identified by keynote. The one-foot no vehicular access easement to be recorded and Recorder's sequence number to be provided on DP.
35. Any illuminated exterior signage, shall be Halo lit or equivalent, and full cut off design.
36. Prior to development package submittal, location of existing bus stop and proposed driveway/access point onto Pima Street shall be reviewed and approved by City of Tucson, Department of Transportation staff.