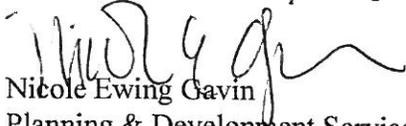




# MEMORANDUM

DATE: October 17, 2016  
For December 1, 2016 Hearing

TO: Jim Mazzocco  
Zoning Examiner

FROM:   
Nicole Ewing Gavin  
Planning & Development Services  
Director

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT  
C9-16-10 Chamberlain – Tucson Boulevard, R-1 to I-1 (Ward 5)

**Issue** – This is a request by Dan Castro of Rick Engineering Company, Inc. on behalf of property owners Palice Kino LLC and Fen-Conn Partners LLP, to rezone approximately 2.9 acres from R-1 Residential to I-1 Light Industrial zoning. The rezoning site is located on the northeast corner of Tucson Boulevard and Bilby Road, approximately 1400 feet east of Tucson Boulevard right-of-way (see Case Location map). The preliminary development plan (PDP) proposes a two phase development on 2.9 acres, which is a portion of a larger 39 acre parcel. Phase I proposes a parking lot with access only onto Bilby Road. The parking lot will serve employees of the Chamberlain facility located north across Rodeo Wash. The parking lot will include 177 parking spaces, perimeter screen walls, landscaping, detention/retention basin, a ten (10) foot wide pedestrian path along the Rodeo Wash southern boundary, with a pedestrian bridge spanning the Rodeo Wash at the southeast corner of the rezoning site. Phase II proposes to modify the parking lot by reducing parking area to 59 spaces and construct a 15,000 square foot, two-story warehouse building at a height of fifty (50) feet, two loading zones and include outdoor open storage. The site will provide pedestrian connectivity from the on-site building to Bilby Road right-of-way sidewalk and to the pedestrian path and pedestrian bridge associated with the proposed Rodeo Wash improvements. The site is within the Tucson International Airport (AEZ), CUZ 2 overlay zone, which addresses buildable heights.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of I-1 Light Industrial zoning, subject to the attached preliminary conditions.

### **Background Information**

Existing Land Use: Vacant

Surrounding Zones and Land Uses:

North: Zoned Park Industrial (P-1) and Light Industrial (I-1): Manufacturing;

South: Zoned Park Industrial (P-1) and Light Industrial (I-1): Manufacturing, single family residences, and vacant land;

East: Zoned Park Industrial (P-1) and Light Industrial (I-1): Manufacturing;

West: Zoned Residential (R-1): Vacant single family residential land.

**Previous Cases on the Property:**

C9-94-18 Southwest Value Partners – Tucson Boulevard, R-1 to P-1 and I-1 This was a rezoning for 168 acre site. Preliminary development plan was for a 69 lot industrial park located on the north side of Bilby Road. On March 5, 2001, Mayor and Council voted 4 to 1 to approve a time extension and adopt Ordinance No. 9525 extending the period for compliance to August 7, 2005. Prior to the expiration of the approved Mayor and Council time extension, the applicant applied to repeal the approved time extension. See following case.

C9-94-18 Southwest Value Partners – Tucson Boulevard, R-1 to P-1 and I-1 This was a request to repeal the approved P-1/I-1 rezoning. On September 7, 2004, Mayor and Council voted 6 to 0 to adopt Ordinance No. 10029, repealing Ordinance 9525 relating to zoning district boundaries in the vicinity of the northeast corner of Tucson Boulevard and Bilby Road from R-1 to P-1 and I-1.

**Related Cases:**

C9-13-11 Atlas Copco – Campbell Avenue, P-I to I-1 This was a rezoning request for 6.49 acre site to allow the sale, repair, service, and storage of mining equipment, paving equipment and compressors. Project includes administrative offices within an existing 19,736 square foot, 26-foot high steel building located in the south portion of the rezoning site. On August 5, 2014, Mayor and Council adopted Ordinance No. 11194 and effectuated the requested zoning on December 17, 2014.

C9-12-16 Caid Industries – Ganley Road, R-2 to I-1 This was a rezoning request for 4.06 acres portion of an 8.52 acre parcel, from R-2 to I-1 zoning, located between Ganley Road and Bilby Road, approximately 700 feet east of Campbell Avenue. The development plan proposes rezoning to I-1 light industrial for equipment and materials staging for an existing manufacturing company. On March 5, 2013, the Mayor and Council voted 7 to 0 to approve rezoning and Ordinance No. 11049.

**Applicant's Request** – Request to rezone to I-1 light industrial to allow for development of a two phase development. Phase I will be a parking lot with 177 parking spaces to accommodate employee parking, a pedestrian bridge spanning the Rodeo Wash. . Phase II proposes to modify the parking lot by reducing parking area to 59 spaces and construct a 15,000 square foot, two-story warehouse building at a height of fifty (50) feet, two loading zones and include outdoor open storage.

**Plan Considerations** – *Plan Tucson* and the *Kino Area Plan* provide policy direction for the rezoning site. Sensitivity to the adjacent residential zone land is a high priority within *Plan Tucson*. The rezoning site is located at the northeast corner of Tucson Boulevard and Bilby Road.

*Plan Tucson (PT)*: The proposed development is consistent with the applicable Land Use, Transportation, and Urban Design Policies (LT) of *Plan Tucson*, and the supporting Guidelines for Development Review. This rezoning site is identified in the Future Growth Scenario, Building Block Map, being within an existing neighborhood, which is primarily developed and largely built-out with a mix of residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability. It supports public transit to serve employees especially for proposed large industrial facilities with high numbers of employees. *PT* supports the development of industrial facility by having convenient access to highway, rail, or air services and routes. It 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 also protect residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate non-residential land uses.

*Kino Area Plan*–(*KAP*), The *KAP* encourages and calls out for the integration of appropriate industrial sites. Park industrial uses would be most appropriate within or adjacent to high noise level areas as identified in the Airport Environs Plan, within Aircraft Approach Zones, when arterial street access is available, and as a transition to other industrial uses. Some of the policies, however, cannot be easily separated into distinct sections and therefore will overlap some categories. The rezoning site is on the edge of an existing residential neighborhood and the industrial land use area located immediately north and east of the Tucson International Airport, which *KAP* encourages clean and attractive industrial developments. Industrial development should be compatible with airport operations and should not present a hazard to aircraft. Uses should be compatible with the noise impacts of the airport, and should not interfere with navigation aids, produce smoke emissions or excessive illumination, or allow above ground petroleum storage or explosives manufacturing, or attract birds or other hazards to aircraft. The existing/proposed use conforms to the policies of the *KAP*.

### **Planning and Design Considerations**

The area north of the Tucson International Airport has a mix of park industrial, industrial and residential zones. Land north and northeast of the rezoning site is developed with P-I, Park Industrial and I-1, Light Industrial zone land uses, with warehouse and manufacturing businesses. Buildings are site built with a mix of concrete and masonry material with building facades that include architectural elements and features visible from adjacent arterial streets. To the west is vacant R-1 residential zone land owned by the same entity as the rezoning site. Across Bibby

Road to the south is a mix of single-family and industrial development in the P-1 and I-1 industrial zones. The nearest residential units are located to the south across Bilby Road, at approximately 300 feet and to the east across Country Club Road at approximately 500 feet from the rezoning site.

The applicant's request to rezone 2.9 acres to I-1 light industrial is based on a proposal to construct a parking lot with 177 parking spaces for additional employee parking associated with and adjacent industrial manufacturing business. The western edge of the rezoning boundary is adjacent to residential zoned land. The proposal is to allow warehousing, an I-1, light industrial land use with an outdoor storage yard. The rezoning site includes the Rodeo Wash and the Pima Regional Trail System Master Plan recommends greenway improvements for the Rodeo Wash. Based on the adjacent residentially zoned vacant land to the west and the on-site Rodeo Wash, *KAP* supports a screen wall with landscape buffering along the western edge and the northern area of the rezoning site located outside of the protected Rodeo Wash boundaries. No on-site industrial proposal should encroach into the Rodeo Wash greenway area of the site.

To address and mitigate noise, light, and outdoor open storage yard activities and visual impacts on adjacent (future development) residential zoned land and the Rodeo Wash, policy supports a six (6) foot tall wall along with a landscape buffering barrier along the western and northwest portion of the rezoning site and screening along the northern edge of the outdoor storage yard area. Site design should consider how to mitigate visual, noise, and privacy impacts from on-site outdoor activities such as, vehicular and outdoor storage yard, on the surrounding less intense land uses or zones. The Rodeo Wash is located to the north side of the parcel and separates the proposed employee's parking area from their work place, an industrial facility to the north.

If the rezoning is successful, permanent improvements such as building footprint, landscaping, walls, access point, pedestrian trails, pedestrian bridge, stripped parking areas, outdoor storage yard, and Parking Area Access Lanes (PAALs) must be shown in the development package to be reviewed by Planning and Development Services Department staff to determine compliance with the *Unified Development Code (UDC)*. An all-weather surface is the standard when proposing to construct parking areas, storage areas, and PAALs.

Based on the proposed land use improvements, staff recommends that outdoor storage yard activities which may generate noise, such as forklifts, heavy equipment, commercial vehicles, compressors, hoists, power tools, boundaries be identified on the PDP and located a minimum of fifty (50) feet from the west, and northwest rezoning boundary and include a decorative six (6) foot tall masonry wall with landscape screening along the same west and northwest rezoning boundary. Additional screening should be considered along the north edge of the outdoor storage yard to screen industrial storage and activity from the Rodeo Wash greenway improvements and pedestrian trail. Perimeter of rezoning site should not include industrial security fencing such as chain link, barbwire, or razor ribbon material.

Field inspection by staff indicates there are currently no billboards on the rezoning site.

Drainage/Grading/Vegetation – The site must comply with the Rainwater Harvesting Ordinance (Ord. No. 10957). The design shall promote proper drainage over time to minimize mosquito population. A landscape concept plan was not submitted as part of the rezoning application. Staff recommends the landscape plan include a 10-foot street landscape border along Bibly Road, a 20-foot landscape border along the west and northwest rezoning boundary and canopy trees within the parking lot spaces of phase I and II development. The landscape plan should be designed to minimize the Urban Heat Island Effect.

Heat Island Mitigation – Phase I development is a parking lot with 177 parking spaces. 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 and parking areas contribute to increasing urban heat islands which can have detrimental health effects. Increasing reflectivity of these paved surfaces, and providing shade or pervious surfaces mitigates the heat absorption quality of dark pavement. Providing healthy root zones helps trees reach their potential maximum canopy capacity. Staff recommends tree root zone have a minimum of 300 cubic feet (no deeper than 3 feet) of uncompacted (less than 90%) soil. Ninety-five percent or greater compaction is permitted if utilizing structured/engineered soil that permits compaction while allowing root development.

Road Improvements/Vehicular Access/Circulation – The PDP reflects that the proposed parking lot will be accessed from Bilby Road with no additional vehicular access onto adjacent lands. Road right-of-way requirements are being considered as part of the rezoning review. According to the Major Streets and Routes Map, Bilby Road is an arterial street with a future right-of-way of 64 feet.

**Conclusion** – The proposed rezoning is consistent with, and supported by, the policy direction provided in *Plan Tucson* and the *Kino Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested rezoning is appropriate.

## PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated October 5, 2016 and the design compatibility report dated October 3, 2016, and required reports, 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. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. 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.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

## LAND USE COMPATIBILITY

7. In Phase II development, it shall require any proposed dumpster(s), loading zone(s), and outdoor storage yard to be a minimum of fifty (50) feet from the west and northwest boundary of the rezoning site, and to be identified in the development package.

8. All walls visible from a public right-of-way and/or adjacent to residentially zoned property, 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.
9. In Phase I development, it shall require a decorative masonry wall with a height of six (6) feet constructed along the west and northwest boundary of the rezoning site, and to be identified in the development package, location of wall subject to the Rodeo Wash, Watercourse Amenities, Safety, and Habitat (W.A.S.H.) and Pima Regional Trail System Master Plan requirements. Wall to be identified in the development package.
10. In Phase I development, it shall require an opaque screen with a height of five feet along the full length of the north edge of the outdoor storage yard, exception is pedestrian opening for connectivity to Rodeo Wash trail.
11. Industrial type fence material such as, razor ribbon, barbwire, etc., shall be prohibited as perimeter enclosure material.
12. Graffiti shall be removed within seventy-two (72) hours of discovery.
13. Phase I development shall prohibit parking of commercial vehicles.

#### DRAINAGE/VEGETATION/BUFFERS

14. Phase I development shall include a dedication of a 50' Non-motorized Trail Easement and construction of Greenway improvements as described in the current *Pima Regional Trails System Master Plan (PRTSMP)* along the Rodeo Wash. Greenway improvements include a continuous 12' wide paved multi-use path and 8' wide decomposed granite "soft path" along with associated planting and irrigation systems to be constructed to Tucson Parks and Recreation standards. Planting and irrigation requirements may be waived if significant native vegetation is retained on the site via low-impact routing of the paths. The dedication and design of this area to be coordinated with the Tucson Parks and Recreation department. These site requirements to be identified in the development package.
15. The west rezoning site boundary, adjacent to residentially zoned land shall have a minimum twenty feet wide landscape border, excluding the Rodeo Wash fifty (50) foot W.A.S.H study area.
16. Phase I development shall require a pedestrian bridge over the Rodeo Wash; that will be required to span the 100 year floodplain limits and be constructed of

reinforced concrete. An Environmental Resource Report (ERR) is required for encroachment into the fifty (50') foot study area from top of bank.

17. Phase I development, shall include a Geotechnical Report required to show infiltration of stormwater retention.
18. Five (5) year total onsite retention is a requirement.

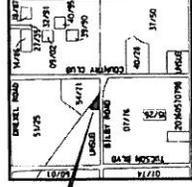
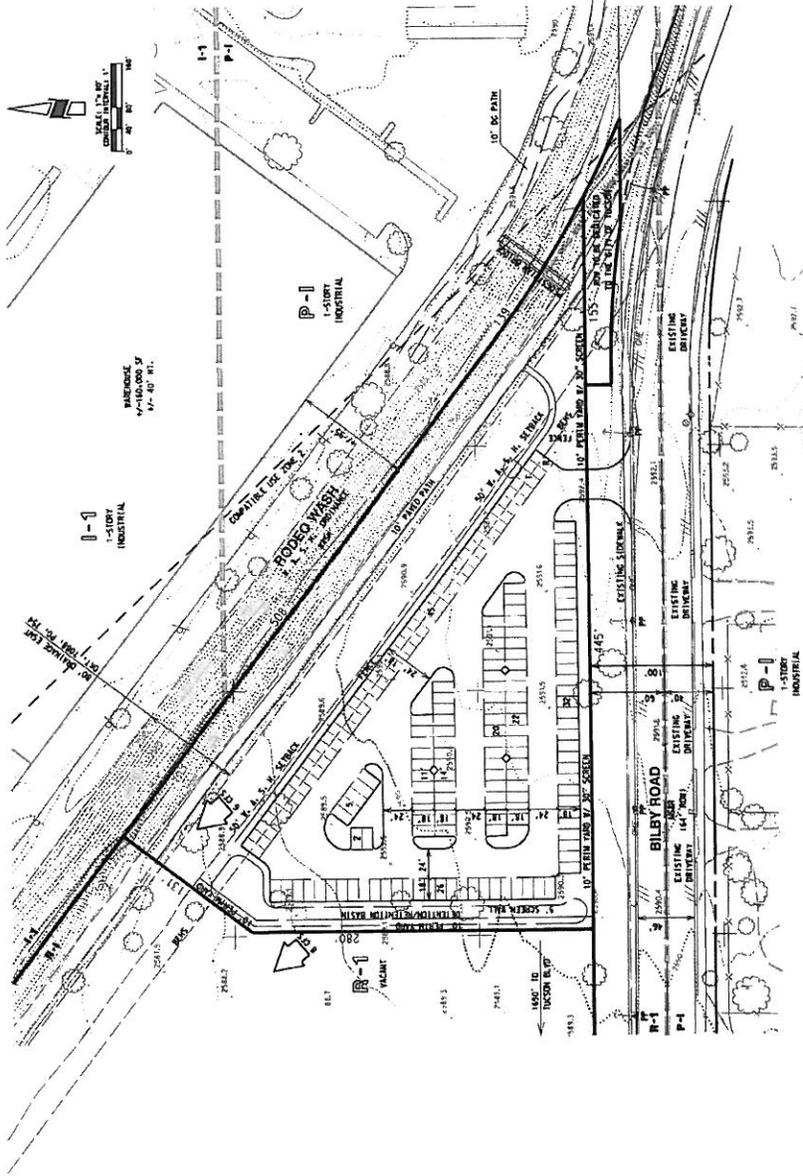
#### HEAT ISLAND MITIGATION

19. 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.

#### ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

20. Dedication of additional right of way, along Bilby Road, in accordance with the *MS&R Plan* requirements.

Exhibit 18  
Phase 1 - Preliminary  
Development Plan



SECTION 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

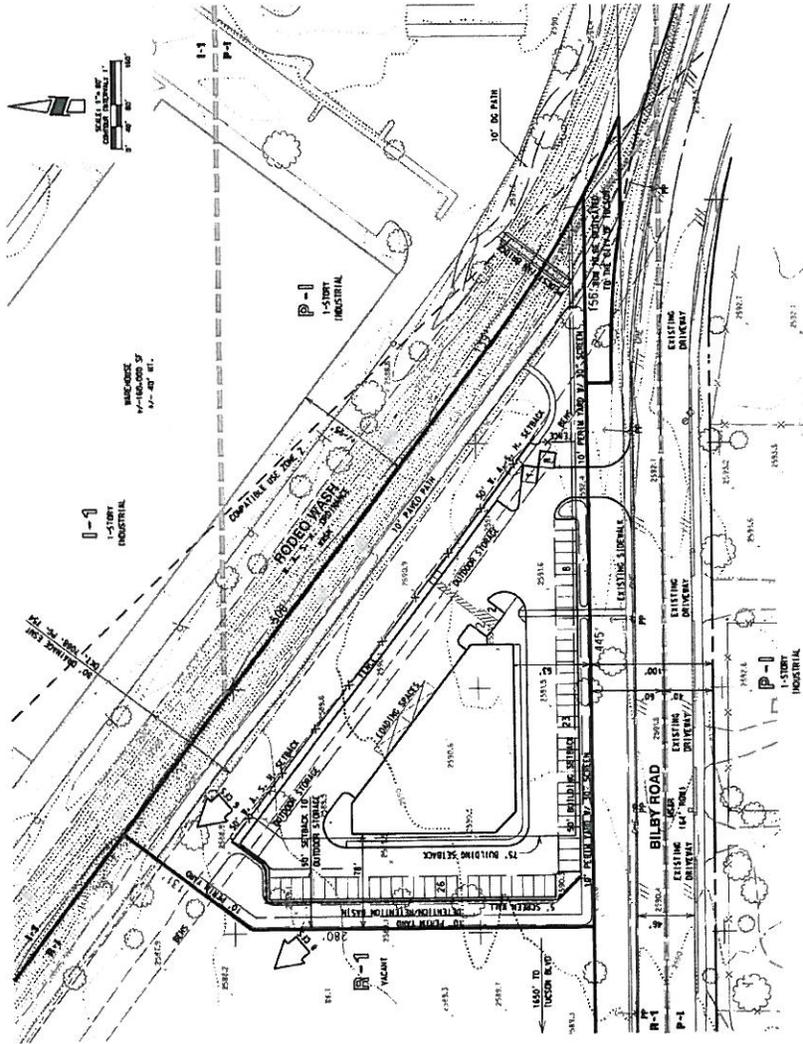
REVISSED  
Rezoning  
Preliminary Development Plan  
C9-16-10 Date 10/15/16  
Planning & Development Services

**TABULATIONS**

EXISTING ZONE: R-1	REQUIRED/ALLOWED	PROPOSED	PROVIDED
PROPOSED ZONE: I-1			
PROPOSED NUMBER OF LOTS: 1			
USE: INDUSTRIAL			
SITE AREAS:	0	2.8 AC	
LOT COVERAGE:	N/A		
BUILDING HEIGHT:	N/A		
PROPOSED PARKING:			
WEST (R-1) ZONE:			
SOUTH (BILBY RD):			
EAST (R-1) ZONE:			
NORTH (I-1) ZONE:			
* FROM BACK CURB OF FUTURE CURB			
PARKING DATA:			
SITE PARKING:	0		PROVIDED 11T
LANDSCAPE BORDERS:	REQUIRED		PROVIDED
R-1:	10' WALL		10' WALL
BILBY RD:	10' WALL		10' WALL
ROAD WSH:	30' SCREEN		30' SCREEN



Exhibit 19  
Phase 2 - Preliminary  
Development Plan



THIS PROJECT  
3" = 1 MILE

Revised  
 Preliminary Rezoning  
 Development Plan  
 C9-16-10 Date/15/2016  
 Planning & Development Services

LOCATION MAP  
SECTION 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20  
T1S, R1E  
P1A, P1B  
PIMA COUNTY, ARIZONA

**TABULATIONS**

EXISTING ZONE: R-1	PROPOSED ZONE: I-1	PROPOSED NUMBER OF LOTS: 1	USE: INDUSTRIAL	REQUIRED/ALLOWED	PROPOSED
SITE AREA	0	2.9 AC			
LOT COVERAGE	N/A	75'			50'
BUILDING HEIGHT	1 1/2	1 1/2			1 1/2
PERMETER MESSAGES					
SOUTH (BILBY RD)	217'	OR HT* 62'			
EAST (BILBY RD)	217'	OR HT* 62'			
NORTH (I-1 ZONE)	0				
* FROM BACK CORNER OF FUTURE CURB					
PARKING DATA:					
SITE PARKING	REQUIRED	PROVIDED			
15000 SF	15	59			
LANDSCAPE REPORT:	REQUIRED	PROVIDED			
R-1	10' WALL	10'			
BILBY RD	5' WALL	5'			
RODEO WASH	30' GREEN	30'			







BILBY ROAD

COUNTRY CLUB ROAD

GANLEY ROAD

**C9-16-10 Chamberlain - Tucson Boulevard**  
2016 Aerial

0 100 200  
Feet  
1 inch = 200 feet





**PUBLIC FACILITIES AND SERVICES REPORT FOR December 1, 2016**  
(as of November 14, 2016)

**C9-10-16 Chamberlain – Tucson Boulevard, R-1 to I-1 Zone**

**CITY AGENCIES**

**Planning & Development Services – Community Planning:** See attached comments dated 10/18/16  
**Planning & Development Services – Engineering:** See attached comments dated 10/26/16  
**Planning & Development Services – Landscape Section:** See attached comments dated 10/19/16  
**Tucson Water New Area Development:** See attached comments dated 10/19/16.  
**Transportation – Engineering Review:** See attached comments dated 10/19/16  
**Transportation – Landscape Section:** See attached comments dated 10/7/16  
**Transportation – Regional Traffic Engineering:** See attached comments dated 10/19/16  
**City of Tucson, Real Estate Program:** See attached comments dated 10/4/16  
**City of Tucson, Parks and Recreation:** See attached comments dated 10/28/16  
**Environmental Services:** See attached comments dated 10/4/16

**No Objections Noted**

**Office of Conservation & Sustainable Development**  
**Tucson Fire Department**  
**Community Services – Historic Preservation Officer**  
**Tucson Police Department**  
**Planning and Development Services – Signs Section**

**NON-CITY AGENCIES**

**Tucson Electric Power Company:** See attached comments dated 10/19/16  
**PAG-TPD:** See attached comments dated 11/15/16  
**Arizona Department of Transportation:** See attached comments dated 10/13/15  
**Pima County Development Services, Planning Division:** See attached comments dated 10/5/16  
**Pima County Development Services, Addressing Section:** See attached comments dated 10/12/16  
**Pima County Wastewater:** See attached comments dated 10/18/16

**No Objections Noted**

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

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, November 16, 2016 at <http://www.tucsonaz.gov/PRO/pro/devactionsrch.jsp>



## Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

**Approvals and protests must have an owner’s signature to be recorded.**

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: C9-16-10 Chamberlain – Tucson Boulevard, R-1 to I-1  
Ward 5**

\_\_\_\_\_  APPROVE the proposed rezoning.  
I/We the undersigned property owners, wish to  PROTEST the proposed rezoning.

**Reason:**

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: \_\_\_\_\_ Date \_\_\_\_\_

Place  
Stamp  
Here

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

msp  
C9-16-10

Expose this flap - Affix stamp and return

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

msp  
C9-16-10  
**IMPORTANT REZONING NOTICE ENCLOSED**