



MEMORANDUM

DATE: February 28, 2017
For March 23, 2017 Hearing

TO: Jim Mazzocco
Zoning Examiner

FROM: Manjeet Ranu, AICP *MR*
Planning & Development Services
Director

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-16-16 – Pima Medical Institute – Craycroft Rd.
R-1 to OCR-1 (Ward 6)

Issue – This is a request by Brian Underwood of The Planning Center to rezone approximately 19.9 acres from R-1 to OCR-1 zoning. The rezoning site is the former Townsend Middle School located at 2120 North Beverly Avenue, approximately 600 feet south of Grant Road and bounded by Craycroft Road to the east and Beverly Avenue to the west (see Case Location Map). The Preliminary Development Plan dated January 6, 2017, proposes to renovate and repurpose the 75,000 square-foot former Townsend Middle School building for a Pima Medical Institute campus. The PDP also indicates the development of eight new buildings on the eastern half of the property with an additional 146,300 square feet of medical office, office, residential care/transitional care, restaurant, and retail land uses, with building heights ranging from 20 feet to 70 feet.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends that the Zoning Examiner forward a recommendation of approval of the OCR-1 rezoning to Mayor and Council, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Former Site of Townsend Middle School

Zoning Descriptions:

Existing: R-1 – This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment. Certain other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

Proposed: OCR-1 – The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers or at transit centers. Principal land uses include office, commercial and high-density residential, and including agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted provided

design and development standards apply. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

Surrounding Zones and Land Uses:

North: OCR-2; Medical Offices/Outpatient and Multi-family Residential

South: R-1; Low Density Residential

East: C-1, O-3, O-1& R-1; Commercial, Retail, Office, Medical Outpatient, Low Density Residential

West: OCR-2; Medical Offices

Previous Cases on the Property: None

Related Cases:

C9-15-07 Mainstreet Health – Rosemont Boulevard, R-1 to R-2 Special Exception – This was a request to rezone a closed school site, 8.5 acres, at the northeast corner of Rosemont Boulevard and Pima Street from R-1 to R-2 with a Special Exception to allow for the development of a post-acute transitional care center and medical outpatient/office use. On May 17, 2016, Mayor and Council approved and adopted Ordinance 11359.

C9-16-03 Pepper Viner– Pima Street, SR to R-1 FLD – This was a request to rezone from the SR Suburban Ranch Residential zone to the R-1 Single Family Residential zone utilizing the Flexible Lot Development (FLD) option for the purpose of the development of 54 one-story single family residences on approximately 9 acres. The rezoning site was the Van Horne Elementary School built in 1974 and owned by the Tucson Unified School District. On June 7, 2016, Mayor and Council approved and adopted Ordinance 11371.

Applicant’s Request – The applicant proposes to rezone 19.9 acres to OCR-1. Pima Medical Institute intends to consolidate five campuses to this new location, and rehabilitate all but a small portion of the existing former Townsend Middle School building. PMI proposes to develop the remainder of the property with a mix of land uses including medical office, assisted living, transitional care, office and retail.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson*, and the *Arcadia-Alamo Area Plan*. The rezoning site is located within an existing neighborhood as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. Within existing neighborhoods, *Plan Tucson* calls for maintaining the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment with new services and amenities that contribute further to neighborhood stability. Urban heat island effects should be mitigated by expanding and maintaining a healthy drought-tolerant low-water use urban forest. New development should

utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design.

Plan Tucson supports the retention and expansion of existing businesses as well as infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and also adhere to relevant site and architectural design guidelines. *Plan Tucson* policies protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses. Policies also promote quality and safety in design, compatibility with and adequate buffering of surrounding development, the planting and management of healthy, attractive urban vegetation, and the conservation and enhancement of environmentally sensitive habitat.

On September 7, 2016, Mayor and Council approved Resolution 22627 which amended the *Arcadia-Alamo Area Plan (AAAP)* Conceptual Land Use Map to allow Office, Commercial, and High Density Residential on the site of the former Townsend Middle School. *Plan* policies are intended to encourage office and commercial development at locations within the plan area that are most suited to handle the intensity of such uses in terms of traffic generated and potential impacts on adjacent residential uses. It establishes design and location criteria for nonresidential uses adjacent to existing neighborhoods. The *AAAP* also promotes and allows new nonresidential uses in areas with residential development when screening and buffering for adjacent residential uses can be provided on-site. *AAAP* policies for nonresidential development state that landscaping adjacent to existing residential uses should include a minimum 10-foot-wide buffer including a 6-foot-high masonry wall and a mix of canopy trees, shrubs, and groundcover.

According to the Preliminary Development Plan (PDP) dated January 6, 2017, vehicular ingress/egress to the rezoning site will utilize the three existing driveways along Beverly Avenue to the west. The southernmost driveway measures 28 feet in width, while the other two driveways on the west side of the rezoning site are 24 feet wide. Ingress/egress from Craycroft Road to the rezoning site is also proposed at three new driveways along the eastern boundary of the site. The northernmost driveway on Craycroft Road is proposed to be 24 feet wide, and access is limited to right-in/right-out only. The proposed 40-foot drive leading to the interior parking area will be the main ingress/egress to the site, and will also include signage fronting Craycroft Road. Another 24-foot driveway is located on Craycroft Road near the southern boundary of the site. Craycroft Road is classified as an arterial route on the *Major Streets and Routes Plan (MS&R)* with a planned right-of-way of 120 feet. Beverly Avenue is a local street. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 9,307 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Future development must be in substantial conformance with the Preliminary Development Plan. Minor changes may be considered. Major changes require an amendment approval by Mayor and Council.

Design Considerations

Land Use Compatibility: *Plan Tucson* emphasizes design compatibility of new projects with adjacent land uses. The applicant is proposing to repurpose a former middle school site with a mix of land uses, medical office, administrative and professional office, residential care/transitional care, restaurant, and retail land uses, with building heights ranging from 20 feet to 70 feet, compatible with the surrounding area land uses. To the south, land uses are single-story, single-family residences. To the north of the site are one- and two-story medical offices and two- and three-story multi-family residential uses. Directly west of the site is Beverly Avenue, which is a local street, and west of Beverly Avenue are single-story outpatient medical office uses. The zoning to the north and west of the site is OCR-2, which allows a maximum height of 300 feet and a mix of commercial, office, and high-density residential uses. To the east across Craycroft Road are commercial/retail, medical office, and multi-family residential uses.

The preliminary development plan indicates that the proposed site is to be designed with heights that provide a transition from the residential uses along the south boundary of the property to higher existing and allowed building heights to the north. While the applicant is requesting OCR-1 zone for their project, which allows for a maximum height of 150 feet, staff recommends that maximum heights be restricted to those identified on the PDP: Building 1 (PMI) - maximum 55 feet; Buildings 2 and 3 - maximum 70 feet; Buildings 4 through 8, maximum 20 feet, and Building 9 – maximum 40 feet. Buildings allow for medical office and service uses typically require a minimum 15 feet floor-to-ceiling to accommodate medical equipment while meeting fire, safety, and medical equipment ratings. The PDP shows a site design that provides for viewsheds and corridors as well as locating the proposed taller buildings away from the residential properties to the south.

The PDP identifies dumpsters and loading zones along the southern boundary of the site. Staff recommends that all dumpsters, loading zones, and any outdoor activity such as restaurant patios be located a minimum of 50 feet from the residentially zoned properties along the project's southern property line. Building 5 should prohibit any outside music with a restaurant use. All lighting should be directed away from the residential properties to the south. All buildings should include four-sided architecture to be reviewed at time of building plan / development package submittal.

Drainage/Vegetation – City Engineering has indicated that retention of the total 5-year storm is required for onsite storm water flow. Applicant will need to coordinate with City Engineering regarding the final design of their retention plan for the site. Note that onsite runoff should be discharged to a water harvesting basin prior to discharge to the street. Along the western half of the southern property line, the PDP identifies an exterior 20-foot landscape border with five-foot masonry wall located adjacent to parking area outside of the drainage easement. This design then transitions along the eastern half of the southern property line into a 5-foot masonry wall located on the property line with a 15-foot interior landscape border. Along the western boundary of the property the applicant is proposing a 15-foot landscape border with a 30-inch high masonry screening wall, and a ten-foot landscape border with a 30-inch screen wall bordering the eastern property boundary.

Road Improvements/Vehicular Access/Pedestrian Circulation – It is anticipated that a dedication of right-of-way along Craycroft Road will be required to meet the City's *Major Streets and Routes Plan*. The applicant should contact the City's Real Estate Division to satisfy any required *MS&R* dedications or other City of Tucson required real estate requirements prior to issuance of permits for the property development. Also TDOT Transit notes that the proposed PMI project will be required to provide a new bus shelter and concrete pad on southbound Craycroft Road, approximately 100 feet north of the Waverly Street crosswalk and next to the PMI site.

TDOT indicates that capacity improvements at the signalized intersections of Beverly Avenue and Grant Road, and Beverly Avenue at Pima Street will need to be made in order to accommodate added traffic from the new development, according to the traffic study. These improvements include extending the northbound left turn lane at Beverly Avenue and Grant Road by 75 feet, and adding a southbound right turn lane at Beverly Avenue onto Pima Street. A right turn lane at the main entrance from Craycroft Road will also be required. Any existing driveways will need to be improved to current standards. A 5-foot sidewalk along the frontage of the new development on Beverly Avenue will be required, and standard improvements according to technical standards will apply during the development package process. A private improvement agreement (PIA) from TDOT will be required at the time of construction. Ingress/egress should be limited to three access points on Craycroft Road, and three on Beverly Avenue.

The PDP identifies a primary pedestrian connection path (east-west) between Craycroft Road and through the site to Beverly Avenue. The south side of the main entry will provide 10 feet of plantings with an 8-foot center landscape median and a 5 foot sidewalk on the north side of the main entry with 5 feet of additional plantings. The pedestrian path will increase to 8-foot width along the north and east perimeters of the PMI building pad, and then west to Beverly Avenue. Plantings along the pedestrian path should include shading such as building overhangs, trees, porticos, etc.

Conclusion – The proposed rezoning of the site from R-1 to OCR-1 is suitable for this location, and approval of the requested OCR-1 zoning is appropriate, subject to compliance with the attached preliminary conditions.

Preliminary Conditions

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated February 27, 2017, 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. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

DESIGN COMPATIBILITY

6. At time of building plans review, applicant is to provide building elevations showing four-sided architecture. Building design shall include architectural features and design elements at the same level of detail for all elevations (side and rear elevations will be commensurate with front elevation), including but not limited to, comparable color palette, rooflines, and materials. Dimensioned elevation drawings, with color palette, shall be submitted as part of the building plans submittal.
7. Building heights are as identified on the preliminary development plan dated February 27, 2017. Building 1, maximum building height of 55 feet; Buildings 2 and 3, maximum building height of 70 feet; Buildings 4-8, maximum building height of 20 feet; Building 9, maximum building height of 40 feet.

Preliminary Conditions

8. 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.
9. Graffiti shall be removed within seventy-two (72) hours of discovery.

DRAINAGE/GRADING/VEGETATION

10. The hardscaped west half of the site (watershed 2E) will comply with 5 year threshold retention requirements and the mostly turfed east side of the site (watershed 1E) will comply the 2 year total retention (1.1 inches). Existing conditions watersheds as defined in Exhibit II.D.1 under Site Analysis.

ROAD IMPROVEMENTS

11. A right turn lane shall be provided at the main ingress/egress drive on Craycroft Road.
12. Capacity improvements at the signalized intersections of Beverly Avenue and Grant Road, and Beverly Avenue at Pima Street will need to be made in order to accommodate added traffic from the new development. These improvements include extending the northbound left turn lane at Beverly Avenue and Grant Road by 75 feet, and adding a southbound right turn lane at Beverly Avenue onto Pima Street.
13. Owner/developer to provide new concrete pad and bus shelter 100 feet north of Waverly crosswalk on southbound Craycroft Road. The new pad will require removal of existing sidewalk sections as needed and reconstruction of sidewalk connections to meet ADA access requirements to the pad. The new bus shelter with bench shall be an 18-foot long blue saguaro-style manufactured by Tolar Manufacturing or equivalent product. Applicant to coordinate with TDOT Transit to finalize design, location and any further details for the concrete pad / bus shelter products and installation, including dimensions.
14. Required future right-of-way dedication along Craycroft Road in accordance with the Major Streets and Routes Plan requirements.

AGREEMENT TO WAIVE ANY CLAIMS
AGAINST THE CITY FOR ZONING AMENDMENT

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

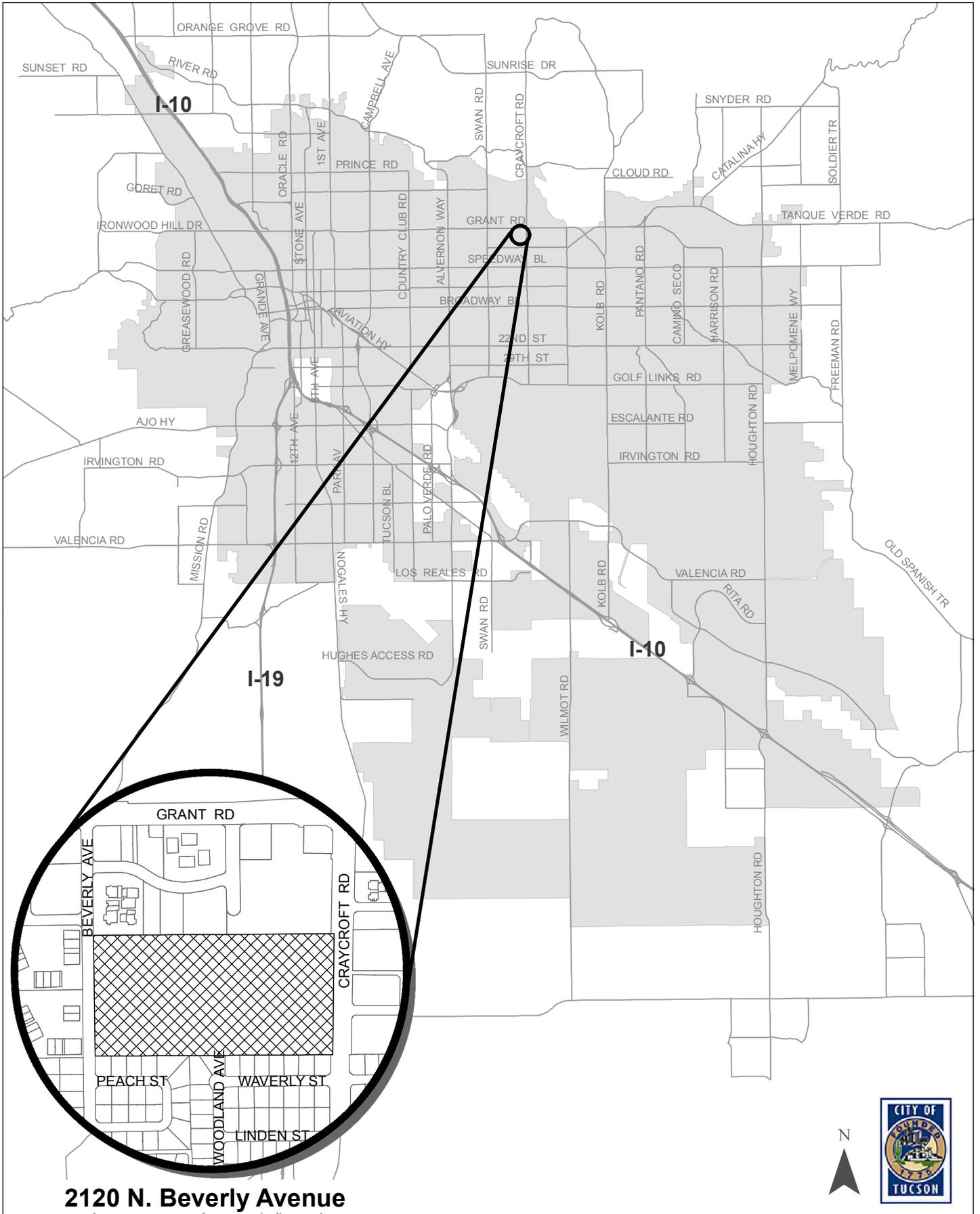
The Owner is the holder of fee title to the property located at _____, Tucson, Arizona, (the "Property") which is more fully described in the Owner's application to the City in Case C9-16-16 and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City grant a Special Exception Land Use for the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the Special Exception Land Use. The Owner believes that the Special Exception Land Use for 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 Special Exception Land Use in Case C9-16-16.

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested Special Exception Land Use that limit the potential development of the Property. The Owner acknowledges that the Special Exception Land Use 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 Special Exception Land Use application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the Special Exception Land Use 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 Special Exception Land Use. If the Owner withdraws the application or does not effectuate the Special Exception Land Use, 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.

C9-16-16 Pima Medical Institute - Craycroft Road



2120 N. Beverly Avenue





GRANT ROAD

BEVERLY AVENUE

FERGUSON

GRAYCROFT ROAD

EDISON ST

HAMPTON ST



PEACH ST

WAVERLY ST

WAVERLY ST

LINDEN ST

CLOVERLAND AVE

LINDEN PL

WOODLAND AVE

LESTER ST

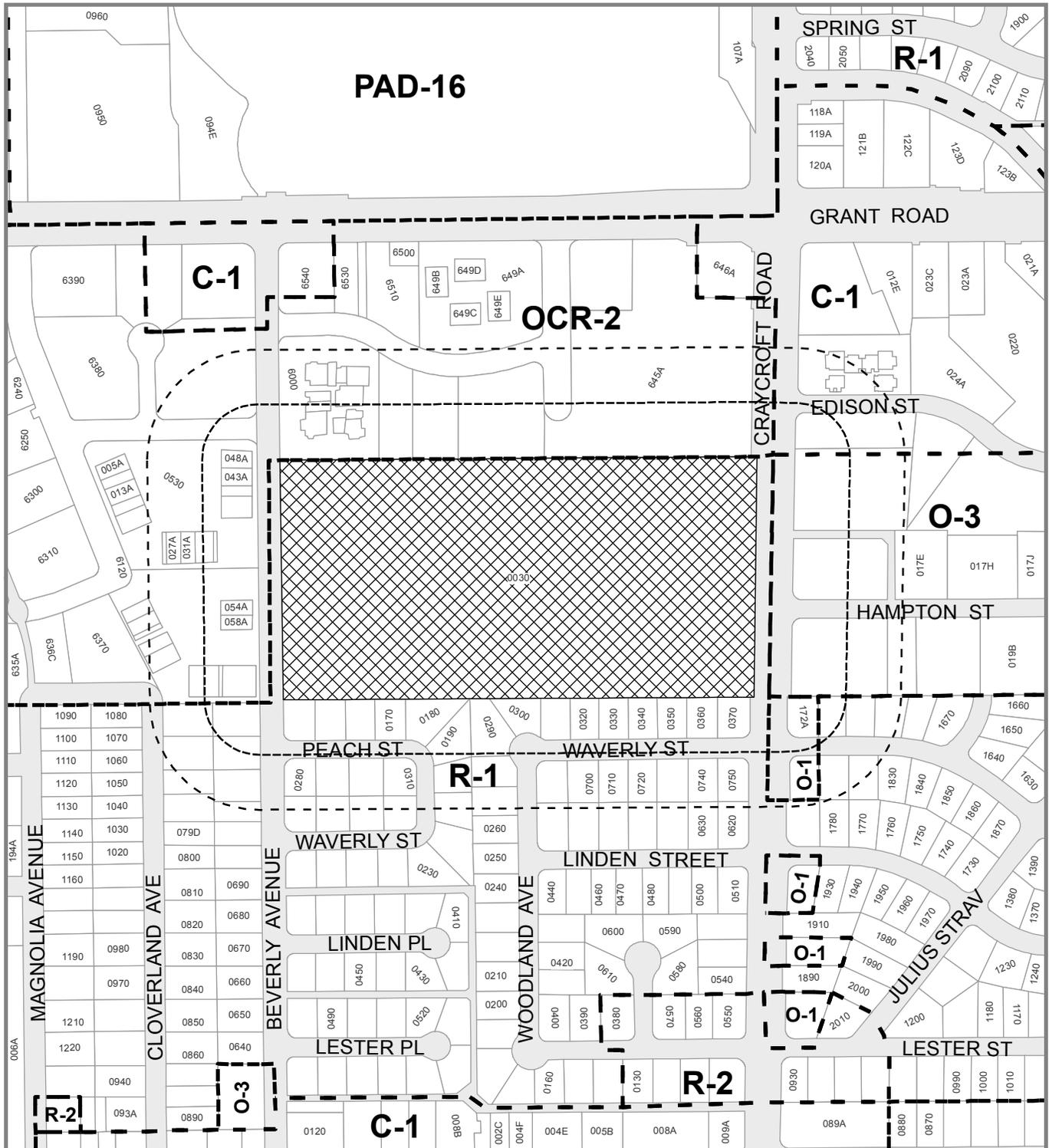
C9-16-16 Pima Medical Institute - Craycroft Road
2016 Aerial

0 150 300
Feet
1 inch = 300 feet



C9-16-16 Pima Medical Institute - Craycroft Road

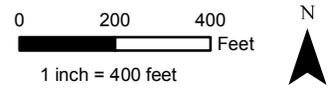
Rezoning Request: from R-1 to OCR-1



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



Address: 2120 N. Beverly Avenue
 Base Maps: Sec.02 T.14 R.14
 Ward: 6



PUBLIC FACILITIES AND SERVICES REPORT FOR March 23, 2017
(as of March 3, 2017)

C9-16-16 Pima Medical Institute – Craycroft Road, R-1 to OCR-1 Zone

CITY AGENCIES

Planning & Development Services – Community Planning: See attached comments dated 02/10/17
Planning & Development Services – Engineering: See attached comments dated 02/22/17
Planning & Development Services – Landscape Section: See attached comments dated 02/22/17
Planning and Development Services – Signs Section: See attached comments dated 01/25/17
Planning and Development Services – Zoning: See attached comments dated 01/23/17
TDOT – See attached comments dated 02/02/17
Transportation – Regional Traffic Engineering: See attached comments dated 02/22/17
City of Tucson, Real Estate Program: See attached comments dated 02/22/17

No Objections Noted

Community Services – Historic Preservation Officer
Environmental Services
Office of Conservation & Sustainable Development
Transportation – Engineering Review
Transportation – Landscape Section
Tucson Fire Department
Tucson, Parks and Recreation
Tucson Police Department
Tucson Water New Area Development

NON-CITY AGENCIES

PAG – TPD: See comments dated 02/28/17

No Objections Noted

Arizona Department of Transportation
Davis-Monthan Air Force Base
Pima County Development Services, Addressing Section
Pima County Development Services, Planning Division
Pima County Parks and Recreation
Pima County Transportation and Flood Control
Pima County Wastewater
Tucson Electric Power Company
Tucson Unified School District

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, March 8, 2017 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: C9-16-16 – Pima Medical Institute – Craycroft Road, R-1 to OCR-1 (Ward 6)

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
 PROTEST the proposed rezoning.

Reason:

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

C9-16-16

Expose this flap - Affix stamp and return



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

C9-16-16
IMPORTANT REZONING NOTICE ENCLOSED