



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

Date: February 18, 2016

C9-15 -07 & SE15-83

Rezoning & Special Exception: Mainstreet Health – Rosemont Boulevard

BACKGROUND -

This is a request by Linda Morales of The Planning Center on behalf of the applicant, 5151 Pima LLC, to rezone approximately 8.5 acres from R-1 to R-2 for a **medical services** land use class. In addition, the R-2 zone requires the Zoning Examiner Special Exception process (UDC Sec.3.4.3) for medical services and the applicant is concurrently requesting the Special Exception for medical services in the R-2 zone. The property is presently owned by the Tucson School District and is the vacated Forth Lowell Elementary School site.

The land use policy direction for this site is provided by the Arcadia-Alamo Area Plan and Plan Tucson. The proposed rezoning/special exception is in substantial compliance with the existing policy guidance. The land use intensity of the plans for the area call for neighborhood commercial and mixed medium and high density development.

PUBLIC HEARING SUMMARY (Minutes Attached)

John Beall, Planning and Development Services Department, presented the staff report with a recommendation for approval. Mr. Beall also commented that six written approvals were received and there were no written protests.

The applicant's agent, presented the rezoning request and Ms. Morales stated on the record at the January 28, 2016 public hearing that her client accepts the conditions.

A speaker asked for and was given a clarification on outdoor lighting. There are a total of 36 special conditions. The Zoning Examiner recommends that the Planning and Development Services recommended conditions be made part of the approval of the rezoning/special exception case.

With no one else wishing to be heard, the public hearing was closed.

FINDINGS OF FACT

General Location - The proposed, 8.5-acre, rezoning/special exception site is for the redevelopment of the vacant school site with an approximate 47,300-square foot, single-story, extended healthcare facility. To the south is Pima Street and existing commercial uses, to the west is Rosemont Boulevard and an R-1 and -2 residential area, to the north is an R-1 residential area, and to the east is Magnolia Avenue and a mix of commercial uses and an R-1 residential area.

Land Use Plans - Land use policy direction for this site is provided by the Arcadia-Alamo Area Plan and Plan Tucson. The proposed rezoning/special exception is in substantial compliance with the existing policy guidance. The land use intensity of the plans for the area call for neighborhood commercial and mixed medium and high density development.

Preliminary Development Plan - The proposed preliminary development plan for the rezoning/special exception shows three lots. On the south half of the site (Lot 1) the principal use of the site is an extended healthcare facility of 47,300 square feet in a single, one-story building with its main entrance on Pima Street. The building height is about 20 feet with a 28' ornamental tower. Note the proposed R-2 building height maximum is 25' but allows an exception for an accessory tower that is less than 10 feet above the maximum height.

On the north half of the site (Lots 2 and 3) is a medical services outpatient use with two single story buildings (R-2 zone allows a height of 25') of 14,000 and 15,000 square feet respectively with a single entrance on Rosemont Boulevard. Rear building setbacks in the north half for the west building on Lot 2 is 127' from the north property line adjoining the existing R-1 residential area and for Lot 3 with the east building it is set back 115'. To the east and west the street setbacks are approximately 20' for both buildings.

The principal building on Lot 1 in the south half is about 90' from Pima Street. The Lot 1 side setbacks are 101' and 69' feet for west and east sides respectively.

The parking area for the proposal shows about 75 spaces in the south half and 147 spaces in the north half for a total of 222 spaces. The site requires 181 spaces per UDC parking standards and is thus over-parked by 39 spaces. Planning and Development Services (PDS) is recommending no greater than a ten percent increase beyond the required 181 spaces.

Staff indicates in the north half that a five-foot wall is required along the north property line as part of a landscaping buffer. The PDS landscaping condition recommends the

landscaping border be at least twenty feet in depth at any given point. PDSD staff has recommended larva control management be required. In the south half along Pima Street there is a proposed 21-foot landscaping buffer with a combination of landscaping berms and a retention basin in the southeast corner of the site. Landscaping borders are also required on Rosemont Boulevard and Magnolia Avenue with five foot vegetative screens. The site analysis states trees will be planted on all borders.

Drainage Grading and Vegetation – All City engineering standards will be applied to the site. The site plan shows several small retention basins incorporated into the landscaping buffers and parking lot's landscaping areas. Staff is also recommending a geotechnical and drainage report to be considered at the development package stage of review to address locating basins near borders. Staff is also recommending mature vegetation be retained and worked into the landscaping plans for the site. Staff also recommends the use of decomposed granite as a dust control measure within the portions of the site without vegetation.

Heat Island Mitigation – As part of the landscaping plan to mitigate local heat island impacts, staff recommends that additional trees be placed within the parking areas. Additional recommendations include pervious paving materials in pedestrian areas, cool-roof rated materials, and canopy trees every fourth parking space.

Transportation – The site is on two collectors designated on the Major Streets and Routes Plan, namely, Rosemont Boulevard and Pima Street. Both as well as Magnolia Avenue are two lane roads with a design capacity of 15,600 trips per day. The applicant has done a trip generation analysis and estimates the proposal will generate 1,068 trips in comparison to the former school which generated about 328 trips per day. Access is restricted to two points, one on Rosemont and Pima respectively. Magnolia Avenue to the east of the site is classified as a local street and has no entrance point to the site. The pick up and drop off area for patients are located on Pima and Rosemont.

Archaeological Clearance – Archaeological clearance is required per State Statues.

CONCLUSION

The proposed rezoning/special exception for medical services use is consistent with and supported by Plan Tucson, the Arcadia-Alamo Area Plan, and the applicable provisions of the Unified Development Code.

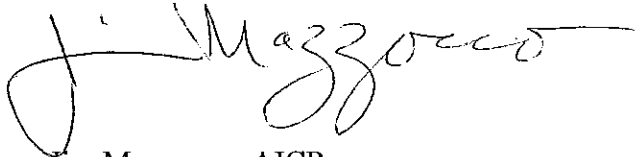
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RECOMMENDATION

The Zoning Examiner decision on a Special Exception in the R-2 zone for medical services use per UDC Sec.3.4.3 is approval and further the Zoning Examiner recommends approval of the rezoning from the R-1 to R-2 zone, subject to the recommended staff conditions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jim Mazzocco". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Jim Mazzocco, AICP
Interim Zoning Examiner

ATTACHMENTS:

- Public Hearing Minutes -
- Rezoning Staff Report -