



MEMORANDUM

DATE: March 27, 2014

TO: Linus Kafka
Zoning Examiner

FROM: Carolyn Laurie
Lead Planner

SUBJECT: C9-13-14 InSite – Grant Road, RX-2 to C-1 (Ward 2)

Please find attached the following items:

1. The updated Approval/Protest Map including the formal protest withdrawal email From Mr. John McCaleb.
2. Amended Preliminary Conditions Condition document. Condition No. 1 was updated to reflect the most current version of the preliminary development plan (PDP). The developer and consulting team have requested that Condition No. 8 and 10 be updated to address Mr. McCaleb's concerns discussed during the March 6, 2014 hearing.
3. The PDP dated March 21, 2014, which reflects the abovementioned Condition modifications. Staff held a meeting with the consulting engineer and zoning review to discuss the updates and insure they were compliant with the UDC Code. This version of the PDP is now tied to the case record and has been used to agendize the case for Mayor and Council consideration.



CITY OF TUCSON

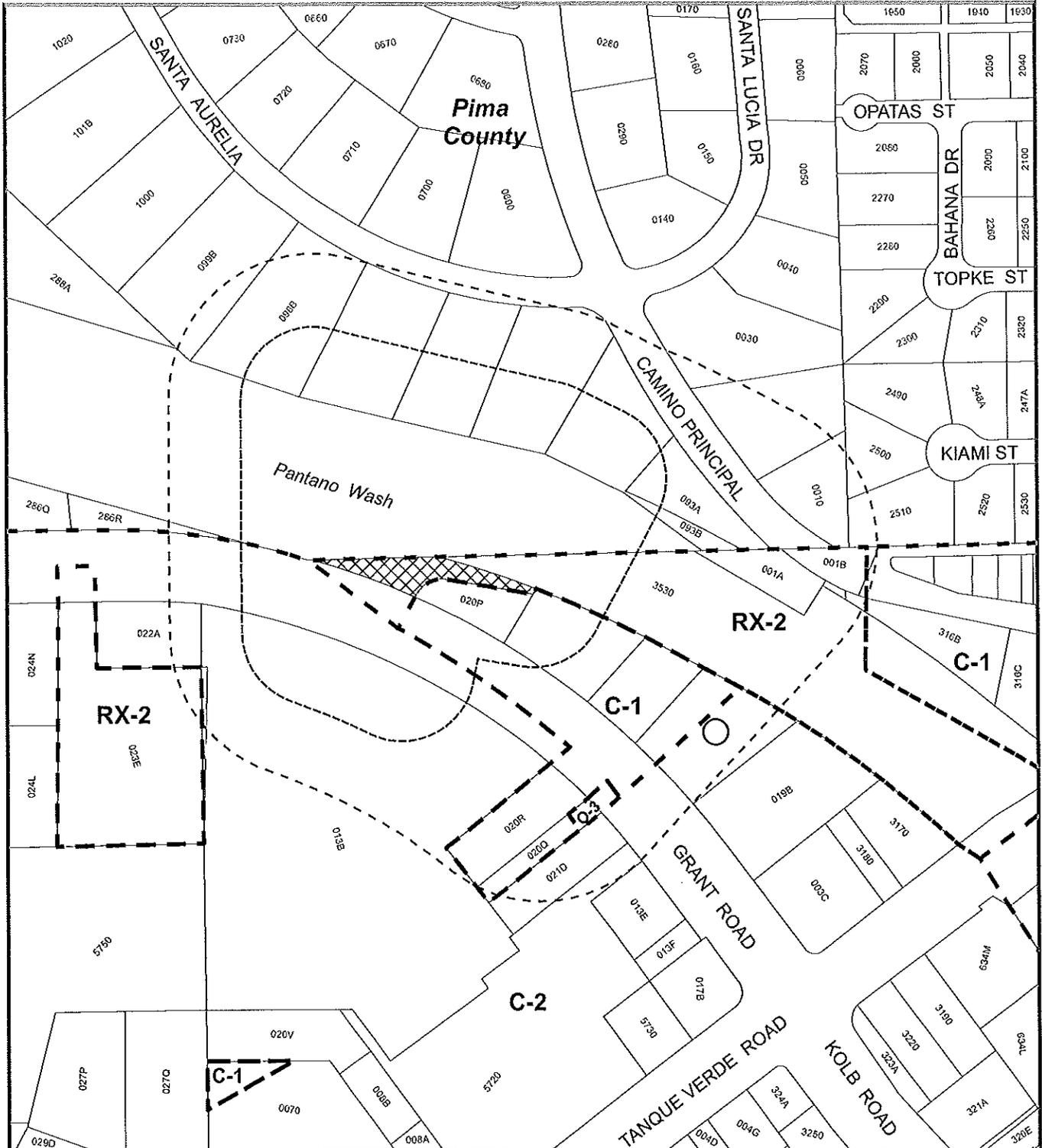
APPROVAL / PROTEST CALCULATION & COMMENTS C9-13-14 InSite – Grant Road

		Z.E. 3/06/14	Z.E. 3/27/14		
Total	Approvals	2	2		
	Protests	1	0		
Owner	Approvals	2	2		
	Protests	1	0		
Non-owner	Approvals	0	0		
	Protests	0	0		
Protests by area	W/in 150'	0	0		
	Out 150'	1	0		
Protests by %	North	0%	0%		
	South	0%	0%		
	East	0%	0%		
	West	0%	0%		

COMMENTS: Owner withdrew his protest on March 27, 2014 at 11:30 am.

C9-13-14 InSite - Grant Road

Rezoning Request: from RX-2 to C-1

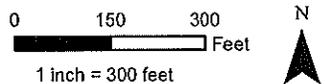


- Area of Rezoning Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries



- Owner approvals: 2 (1 Off Map)
- Owner protests: 0

Calculation Date: 3/27/2014



From: John McCaleb <john@mccalebconstruction.com>
To: "carolyn.laurie@tucsonaz.gov" <carolyn.laurie@tucsonaz.gov>
Date: 3/27/2014 11:36 AM
Subject: Grant Road Development

Carolyn: pursuant to our conversation this morning - I have reviewed the drawing dated 3-21-2014 by Cypress, and feel that with the dumpster located (forever) to the rear of the property, and a 20 foot ingress-egress easement between my property and the property to be developed, I am now a supporter of the re-zoning. Thank you for all your assistance and attention to making this work for everyone involved.

Make It a Wonderful Day!

John McCaleb, President
520-323-2100 ex. 101

[cid:image003.jpg@01CF49B0.D02FD0A0]

Preliminary Conditions

PROCEDURAL

1. A development package in substantial compliance with the preliminary development package and required reports dated March 21, 2014 is 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. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. 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.
7. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning with a site inspection.

LAND USE COMPATIBILITY

8. The development package will reflect two-way vehicular access at least 20 feet wide to the adjoining property at 6565 E. Grand Road vehicular access to adjoining property at 6565 E. Grant Road. Access will be all-weather and is to remain open

Preliminary Conditions

~~at all times, without restrictions. Maintenance of the access point will be the responsibility of the owner/developer.~~

9. Outdoor activities, such as restaurant patios, speakers and music which may generate noise impacts to area residents located north across the Pantano Wash, shall be located to minimize noise or buffered along the north perimeter.
10. The dumpster enclosures located within 20 feet of the future river park right of way shall be screened with masonry wall a minimum of six (6) feet in height and constructed of textured concrete block painted with a contrasting color band matching that of the principal building. No dumpster enclosure will be located less than 20 feet from the existing principal building located on the adjoining property at 6565 E. Grant Road
11. An integrated outdoor lighting plan, in compliance with the Outdoor Lighting Code (OLC), shall be included in the development plan package. The plan shall show even lighting distribution over the entire proposed site, and shall minimize spill-over light to the north.
12. The final development package submittal shall include building elevations submitted to PDS Community Planning for review. The elevations shall address the building facade facing the Pantano Wash. The elevations shall display the use of varying materials along all four sides of the proposed building. This can be in the form of a decorative architectural band along the bottom of the building, a minimum of 3' in height, as measured from the finished floor of the proposed building.
13. The development package shall include integrated pedestrian path(s) connecting the Pantano Wash perimeter (future trail/bike paths), with the commercial on-site businesses designed to Pima County standards.
14. All required perimeter screen walls and dumpster enclosures visible from a public right-of-way and/or adjacent to existing 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, rustic metal, 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.
15. Six (6) inch wide masonry block or greater shall be used for perimeter walls.

DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

16. Preparation of a complete Drainage Report, including details of detention/retention, is required. Should detention/retention be required, the following will apply:

Preliminary Conditions

- a. Each detention/retention basin shall include a sediment trap, or other sediment control measures, including rip rap rock at inlet locations, as approved by the City Engineer, to prevent sedimentation of the detention/retention basin. Each sediment trap, or other sediment control measure, shall have a provision for total drainage.
 - 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, unless the basin is operating as a landscape retention basin, in which case the basin outlet cannot exceed a maximum height of 6", as measured from the basin bottom.
 - c. Detention/retention basins in or adjacent to the residential area shall be located adjacent to a street or accessible common area. Basin sideslopes 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 barrier for a minimum of ten percent of the basin perimeter.
 - f. Drainage scuppers along the Pantano boundary of the site, shall be placed at locations agreed upon by PDS and Pima County Flood Control and called out as a key note, associated with Project
 - g. All security barriers and screening for detention/retention basins shall meet Safe By Design guidelines.
17. Pima County Regional Flood Control District requires the following:
- a. Prior to approval of the development plan, the owner shall dedicate to the Pima County Regional Flood Control District for bank protection and river park purposes the land as described on the Attachment A, the legal description dated December 19, 2013 and sealed by J.O. Teague and two temporary construction easements across parcel 133-16-020W and 133-16-020T (attached legal descriptions TCE-05 and TCE-01) at no cost to the District.
 - b. The applicant/ property owner shall coordinate with the District to provide a legal description for a permanent legal access across parcel 133-16-020T for the purpose of maintenance and operation of the river improvements including channel and park by the County or its assignees.

Preliminary Conditions

Documentation that this easement has been recorded shall be submitted to PDS D landscape review prior to approval of the Development Package. The location and access point of the easement shall be reflected on the Development Package prior to the final submittal and labeled as associated with Project 5PWFLT.

18. Riparian Mitigation shall be addressed on the portions of the development that are not impacted by the Pima County Regional Flood Control District (District) for bank protection and/ or river park improvements. Mature on-site trees, with a trunk diameter 4' above ground that is greater than 8" and in fair to good health, will be preserved in place; if this is not possible trees are to be assessed utilizing an acceptable valuation assessment methodology equivalent to standards of the International Society of Arborists. Funds will be set aside in an established Tree Bank, such as Trees for Tucson, to be used for revegetation/landscape enhancement and/or improvements of public street rights-of-way, riparian area or residential neighborhoods or parks/linear park within a radius of 2 miles.
19. 20. Development/redevelopment of this site shall be subject to the Commercial Rainwater Harvesting Ordinance.
20. Owner/applicant is responsible for providing a special inspection and delivering results to PDS D Landscape review for the following condition. Provide root zones with a minimum of 300 cubic feet (no deeper than 3 feet) of uncompacted (less than 90%) soil; or 600 cubic feet (no deeper than 3 feet) of structured soil that can be compacted at 95%, per manufacturers recommendation, so that pavement can be laid directly over the structured soil while allowing development of roots.
21. There shall be no greater than a 10 percent surplus over the number of vehicle parking spaces required by the *UDC* for the proposed use. Additional spaces may be mitigated on a one to one bases with the planting of additional native canopy trees.
22. Owner/applicant is responsible for providing a special inspection and delivering results to PDS D building code review for the following condition. Provide materials with building permit application and reference rezoning case number C9-13-14. 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.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

Preliminary Conditions

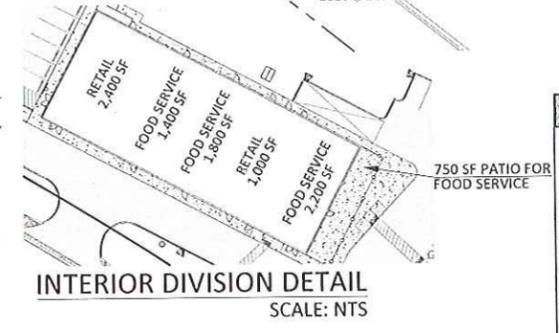
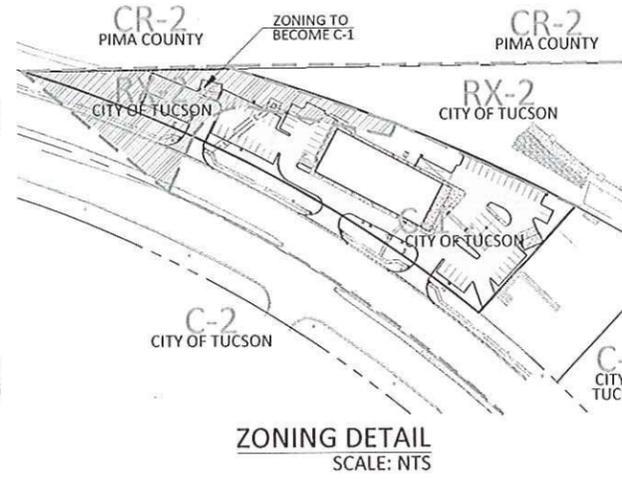
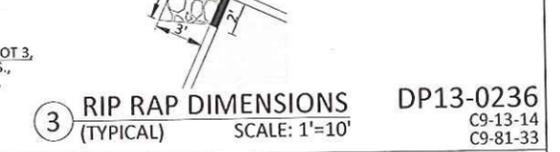
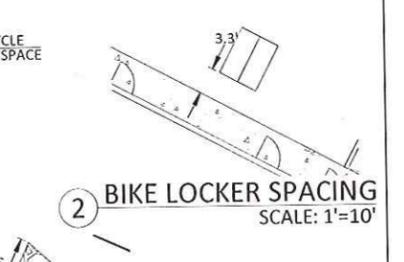
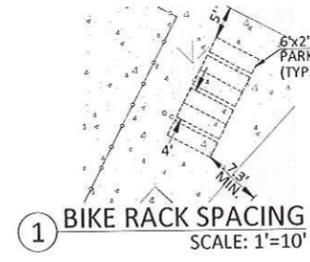
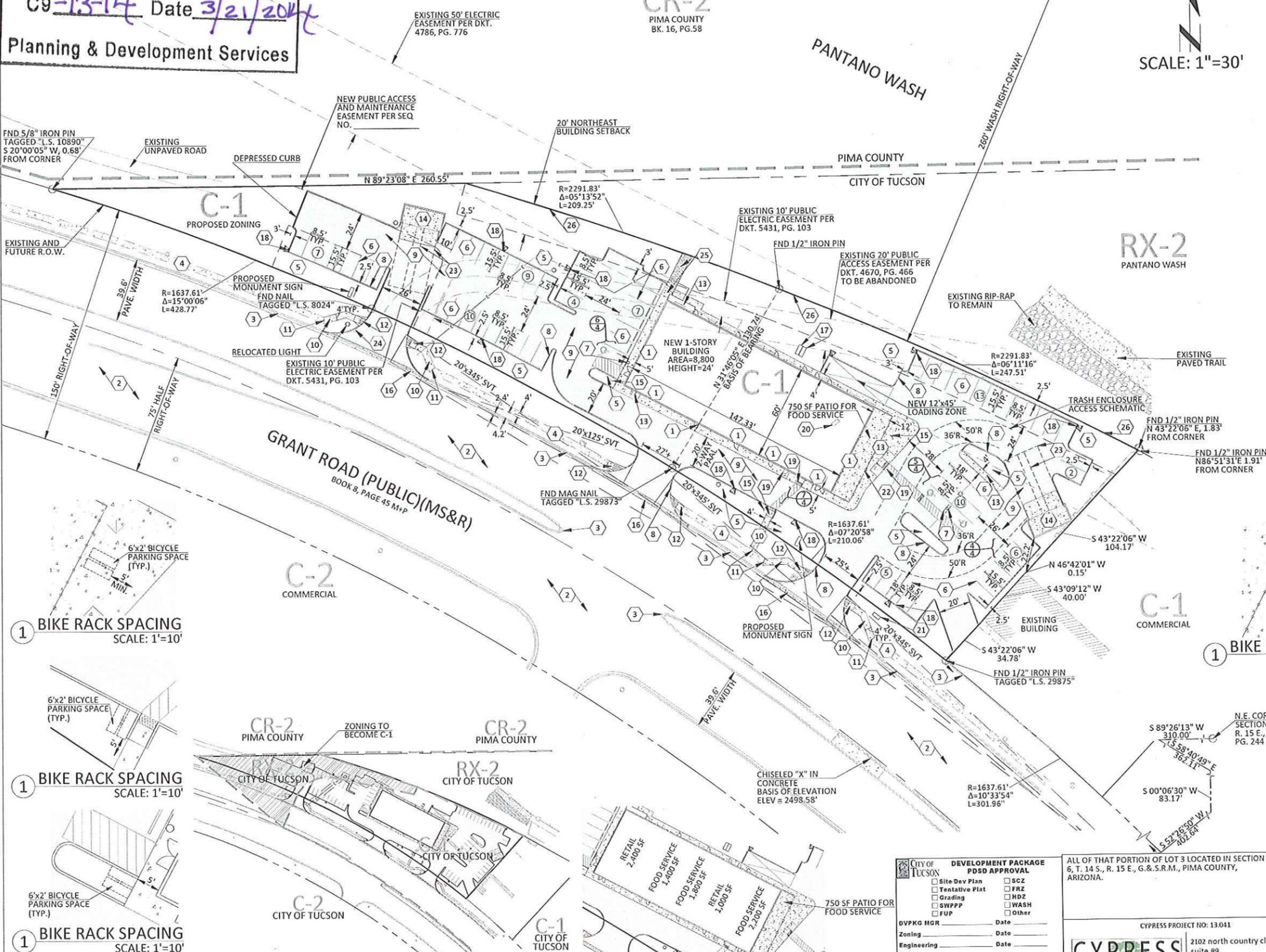
23. A right of way permit or a Private Improvement Agreement (PIA) with the City of Tucson Department of Transportation will be required for any work completed in the right of way, including any possible utility updated.
24. A right turn deceleration lane will be required if the traffic study/statement warrants the need. Should the turn be warranted, it will be designed and installed at the developer's expense.

Rezoning
Preliminary Development Plan
 C9-13-14 Date 3/21/2014
 Planning & Development Services

CR-2
 PIMA COUNTY
 BK. 16, PG. 58

SCALE: 1"=30'

- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING ASPHALT TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING CONCRETE/SIDEWALK TO REMAIN.
 - 5 NEW DEPRESSED LANDSCAPE AREA.
 - 6 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
 - 7 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL (A), SHEET 4.
 - 8 NEW 6" VERTICAL CURB TYPE 2. SEE DETAIL (B), SHEET 4.
 - 9 NEW 2.5" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL (C) SHEET 4.
 - 10 NEW CONCRETE SIDEWALK PER PC/COT STD DTL 200. SEE PLAN FOR DIMENSIONS.
 - 11 CONNECT TO EXISTING SIDEWALK PER PC/COT STD DTL 203.
 - 12 NEW CONCRETE CURB ACCESS RAMP WITH 2" WIDE DETECTABLE WARNING STRIP PER PC/COT STD 207.
 - 13 NEW MODIFIED CONCRETE SIDEWALK. SEE PLAN FOR WIDTHS. SEE DETAIL (D), SHEET 4.
 - 14 NEW TRASH ENCLOSURE. SEE DETAIL (E) SHEET 4. SEE ARCHITECTURAL PLAN FOR FINISHES.
 - 15 NEW SHORT TERM BIKE RACK. SEE RACK DETAIL (F) SHEET 4. FOR RACK SPACING SEE DETAIL (1), THIS SHEET.
 - 16 NEW 3" WIDE CONCRETE FLOW GUTTER. SEE DETAIL (G) SHEET 4.
 - 17 NEW LONG TERM BIKE LOCKER. SEE LOCKER DETAIL (H), SHEET 4. FOR RACK SPACING DETAIL, SEE DETAIL (2), THIS SHEET.
 - 18 NEW 2" CURB OPENING WITH HAND-PLACED RIP RAP (ON FILTER FABRIC) BEHIND. SEE CURB OPENING DETAIL (I), SHEET 4. FOR RIP RAP, SEE PAVING & GRADING NOTES 28 + 29, AND DETAIL (3), THIS SHEET.
 - 19 NEW CONCRETE CURB ACCESS RAMP PER 2012 IBC, CHAPTER 11 AND ICC A117.1, SECTION 405, RAMPS.
 - 20 EXISTING MEMORIAL MONUMENT TO BE RELOCATED.
 - 21 RELOCATED MEMORIAL IN PUBLIC RIGHT-OF-WAY.
 - 22 NEW PATIO FENCE. SEE ARCHITECTURAL FOR DETAIL.
 - 23 14'x40' CLEAR APPROACH AREA FOR TRASH ENCLOSURE.
 - 24 EXISTING LIGHT TO BE RELOCATED.
 - 25 FUTURE 6' WIDE TRAIL PATH CONNECTION TO THE PRIVATE ON-SITE SIDEWALK.
 - 26 FUTURE 2.5' WIDE SCUPPER LOCATION TO BE CONSTRUCTED AS A PART OF THE FUTURE PANTANO RIVER PARK CONSTRUCTION PROJECT 5PWFLT.



1-800-782-5348
 BJA 3/14/14

CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL

<input type="checkbox"/> Site Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR _____ Date _____
 Zoning _____ Date _____
 Engineering _____ Date _____
 H/C Site _____ Date _____
 Fire _____ Date _____
 Landscape _____ Date _____
 PL/ME _____ Date _____
 Revision # _____ per letter in SIRE

ALL OF THAT PORTION OF LOT 3 LOCATED IN SECTION 6, T. 14 S., R. 15 E., G.&.S.R.M., PIMA COUNTY, ARIZONA.

CYPRESS CIVIL DEVELOPMENT
 Strength + Sustainability

2102 north country club road
 suite #9
 tucson, arizona 85716
 p: 520.991.5213
 e: kmhall@cypresscivil.com

SITE ADDRESS
 6501 EAST GRANT ROAD
 TUCSON, ARIZONA 85712

OWNER/DEVELOPER
 INSITE DEVELOPMENT SERVICES, L.L.C.
 1400 SIXTEENTH STREET, SUITE #300
 OAK BROOK, ILLINOIS 60523
 ATTN: ERIC UEBELHOR
 PH: (630) 617-9179
 EMAIL: EUUEBELHOR@INSITEREALSTATE.COM

DEVELOPMENT PACKAGE for 6501 EAST GRANT ROAD site plan

NO.	DATE	REVISION	BY
3			
14			