



## Preliminary Report

February 2, 2016

**CITY OF  
TUCSON**  
ZONING  
EXAMINER'S  
OFFICE

Tucson School District No. 1  
606 South Plumer Ave.  
Tucson, AZ 85719

5151 Pima LLC  
3945 East Fort Lowell Rd  
Suite 111  
Tucson, AZ 85712

Linda Morales  
Planning Center  
110 S. Church Ave  
Suite 6320 &  
3945 East Fort Lowell Rd. Suite 111  
Tucson AZ 85701

**SUBJECT: C9-15-07 Mainstreet Health – Roesmont Boulevard  
SE-15-83 Mainstreet Health – Rosemont Boulevard (Medical  
Services R-2 Zone)  
Public Hearing: January 28, 2016**

Dear Ms. Morales,

Pursuant to the City of Tucson's Unified Development Code (UDC) and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter is the Zoning Examiner's written notification of the summary of rezoning findings for rezoning case C9-15-07 Mainstreet Health – Rosemont Boulevard and SE-15-83 Mainstreet Health – Rosemont Boulevard.

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

If any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing

must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

### **SUMMARY OF FINDINGS**

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.

*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 for a total of 185 parking 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. PDS 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 Statutes.

Public Hearing Summary and Recommended Special Conditions – The Planning and Development Services staff reported that there were six letters of approval and no protest letters. The applicant and one adjacent property owner spoke. A clarification was made on outdoor lighting. There are a total of 36 special conditions. Ms. Morales stated on the record at the January 28, 2016 public hearing that her client accepts the conditions. The Zoning Examiner recommends that the conditions recommended by Planning and Development Services be made part of the approval of the special exception/rezoning case.

**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.

**RECOMMENDATION**

The Zoning Examiner recommends approval of the rezoning and special exception subject to the recommended special conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Mazzocco". The signature is stylized with a large, sweeping initial "J" and a cursive "Mazzocco".

Jim Mazzocco, AICP  
Zoning Examiner

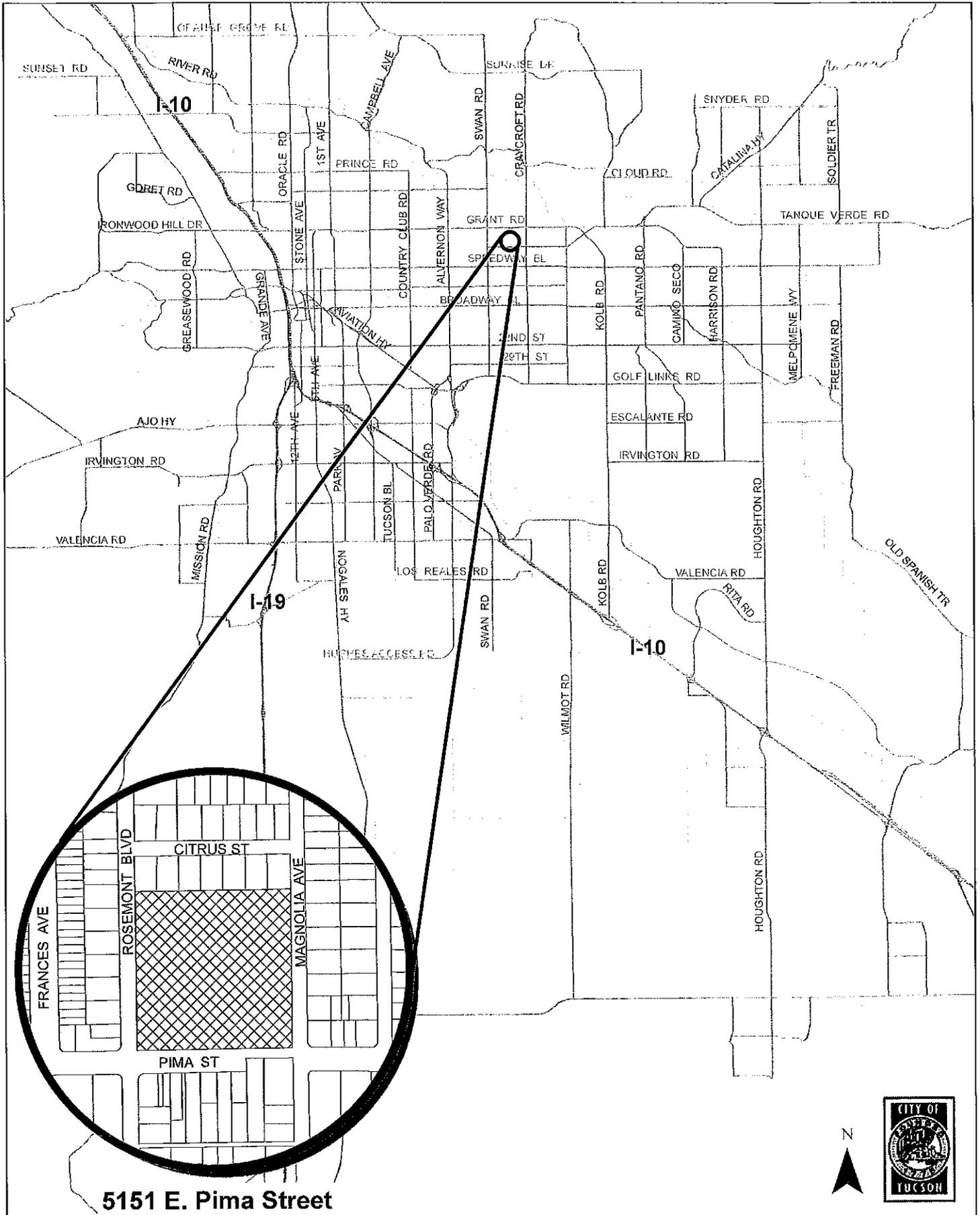
**ATTACHMENTS:**

Case Location Map

Rezoning Case Map

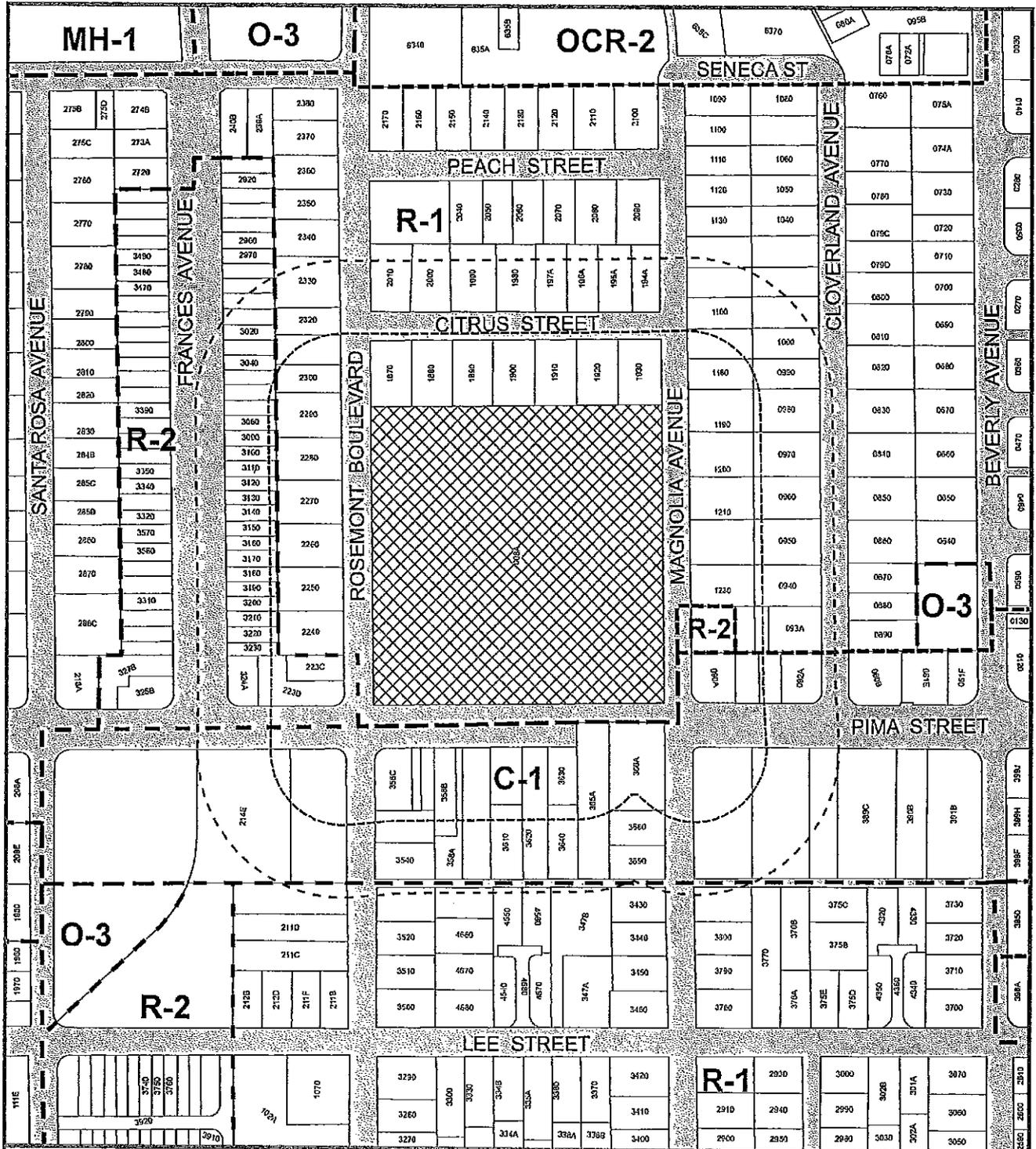
cc: City of Tucson Mayor and Council

# C9-15-07 Mainstreet Health - Rosemont Boulevard



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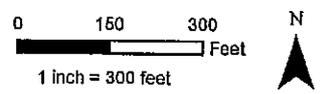
## Rezoning Request: from R-1 to R-2



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



Address: 5151 E. Pima Street  
 Base Maps: Sec.2 T.14 R.14  
 Ward: 6



created by: JR, 12/4/2015