

# GATEWAY CENTRE PLANNED AREA DEVELOPMENT

CITY OF TUCSON  
PLANNING DEPARTMENT

## JANUARY 1983

**Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson Zoning Code and, subsequently, the Tucson Land Use Code. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.**

**Adopted by Mayor and Council - January 17, 1983 - Resolution 12133**

### FORMAL ACTION

Mayor and Council:

January 17, 1983 - Resolution No. 12133 (Adoption)  
March 13, 1985 - Resolution No. 13148 (Amendment)  
August 5, 1985 - Resolution No. 13269 (Amendment)  
June 22, 1992 - Resolution No. 16039 (Amendment)  
October 26, 1992 - Resolution No. 16142 (Amendment)  
November 27, 1995 – Ordinance No. 8599 (Change of Condition of Rezoning)

### HEARINGS

Mayor and Council:

January 10, 1983  
January 17, 1983  
May 13, 1985  
August 5, 1985  
June 22, 1992  
October 26, 1992

Planning Commission:

December 14, 1982  
December 15, 1982  
April 3, 1985  
June 3, 1985  
April 1, 1992  
September 16, 1992

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### ***Plan Background***

A significant portion of the site was previously utilized as a source for extraction of aggregate and subsequently as a sanitary landfill. These previous uses rendered part of the site a potential health and safety hazard because of deep excavation, methane gas migration and unstable soils. However, much of the site was prime developable land. If not for the hazards which had an overstraining effect on the entire site, there is no doubt it would have developed relative to the City's expansion and growth rate rather than sit idle and nonproductive.

Given the property's central location and the control plans approved to mitigate/minimize the restrictive elements associated with the property, the owner/developer initiated a planning effort that implemented development and provided a mechanism to guide the eventual development of a mix of land uses over the entire site. In January, 1983, the effort *Gateway Centre Planned Area Development* was adopted.

(Two years later, a redevelopment plan effecting approximately 166 acres of the Centre was designed and adopted. For information related to the *Redevelopment Plan*, please refer to this book's main index.)

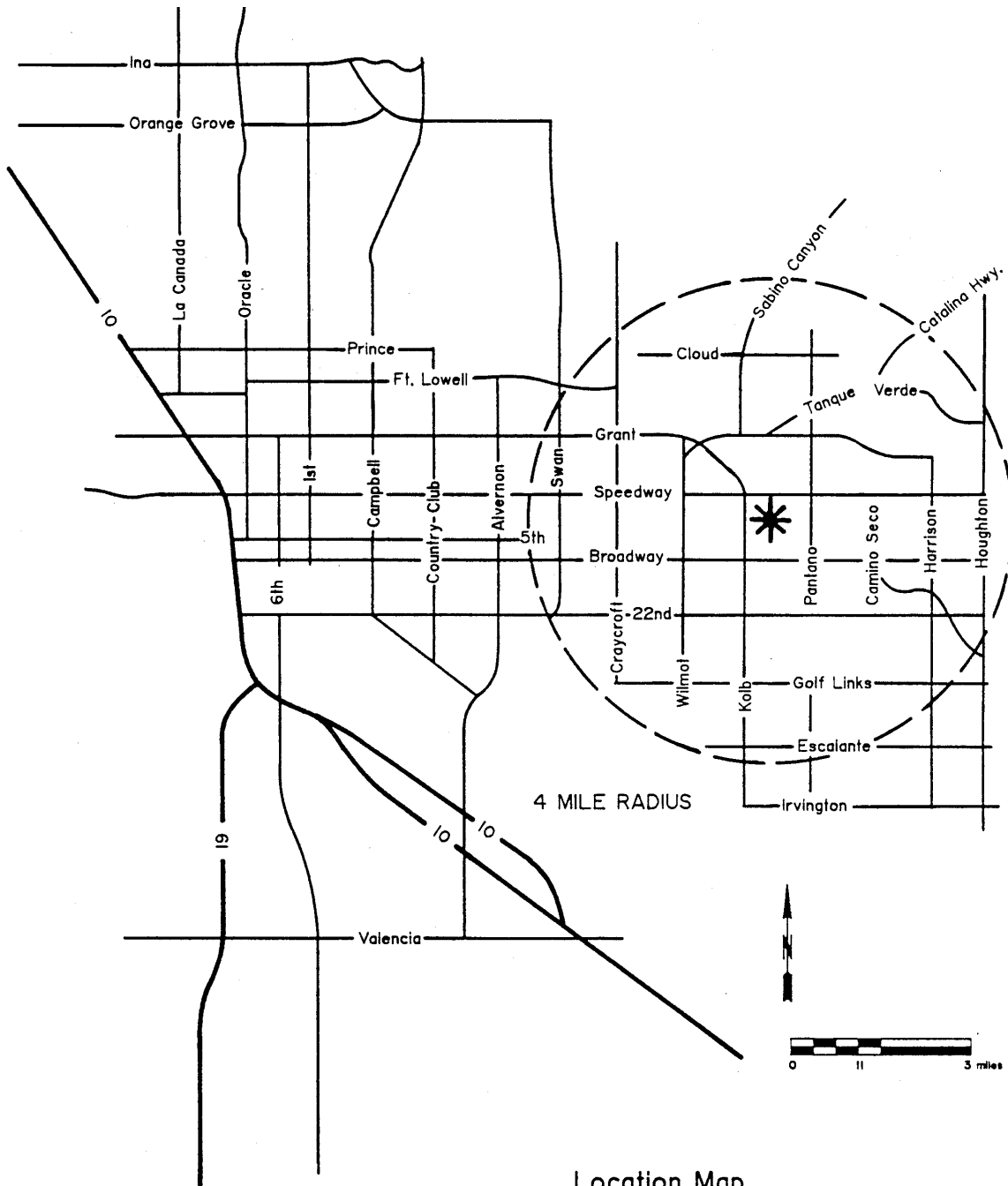
## INTRODUCTION

- A. Several objectives have been defined to guide future development and to create a mix of land uses which will be harmonious in its setting and, at the same time, meet standards of open space, circulation, intensity of use, and development character. In addition to creating a high intensity activity center to expand the employment base of Tucson, the project objectives include the following:
1. To create a focal core which establishes open space features and provides recreation amenities in concert with high intensity development.
  2. To develop land uses logically from west to east on the property (considering clustering, massing, and intensity of scale), achieving continuity of design and establishing a sense of identity.
  3. To set the urban character by employing a variety of architectural designs and by assuring continuity through coordinated landscaping, signage, street furniture, and lighting.
  4. To provide a loop circulation system designed to facilitate intensive urban use functions integrated with the surrounding major street system.
  5. To ensure protection from flooding through site grading and design and to maximize recreational opportunities, especially along the (Pantano) River Park, through a system of trails and other linkages.

The feasibility and implementation of Gateway Centre are enhanced by the fact that the property has been consolidated and is controlled by a single entity. Development within the planned area development area will be strictly reviewed through State and municipal regulations.

B. Purpose of the Planned Area Development

The most suitable control mechanism to implement development in Gateway Centre is the *Planned Area Development*, which, when adopted by City legislative action, serves both a planning function and a regulatory function. The *Planned Area Development*, as a result, becomes an implementation tool of the City's adopted *General Plan Land Use Element*.

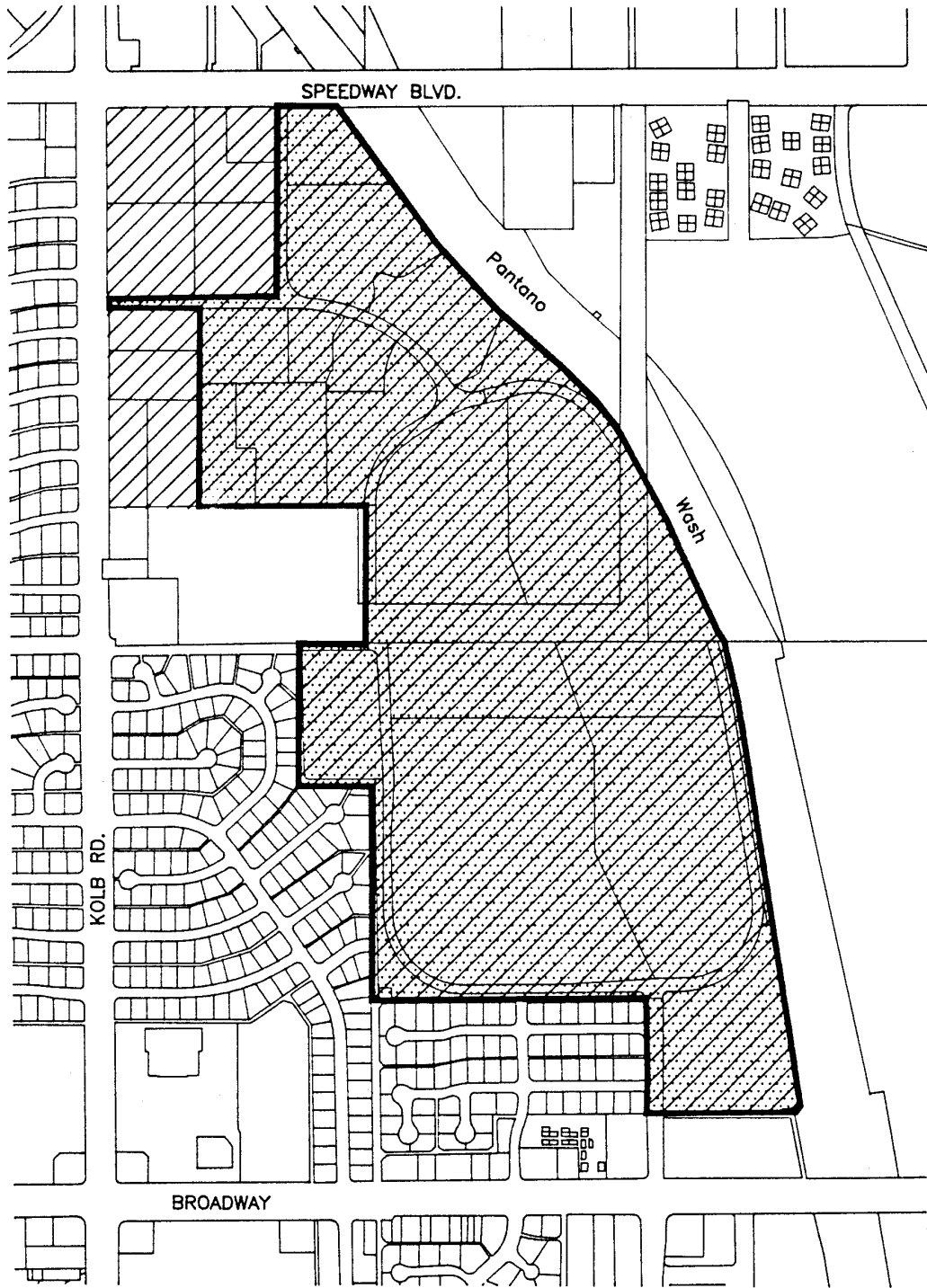


Location Map  
Exhibit I



Exhibit A-1





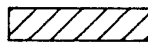

-  Specific Plan Area
-  Redevelopment Plan Area

Exhibit 2

The *Gateway Centre Planned Area Development*, when adopted, establishes the time, location, intensity and character of development to take place. It functions as a general blueprint of future development, a site specific document focusing on the physical characteristics of the site and the development standards which will guide development within the *Plan* area.

C. Relationship to City Plans

The primary objective of the *Gateway Centre Planned Area Development* is to implement the City's *General Plan* through the translation of the City's broader development policies into design concepts and development controls tailored to the Planned Area Development area. All City policies, standards, criteria and procedures are incorporated by reference into this *Planned Area Development*, except where deviations are warranted to improve design quality, flexibility, or harmony as specified in this document.

D. Gateway Centre Redevelopment Project Redevelopment Plan

The *Gateway Centre Redevelopment Plan* encompasses approximately 166 acres of the 182 acre *Gateway Centre Planned Area Development* land parcel. See Exhibit 3 for redevelopment area boundary.

Objectives of the *Redevelopment Plan* for this project area, as they relate to definitive local objectives regarding appropriate land uses, provision of housing to meet special needs, elimination of threats to public health and safety, reduction of municipal and county expenditures and fostering of economic growth in the community and the proposed land uses and building requirements in the redevelopment project area, include the following:

1. To conform with the *General Plan* for the City of Tucson with respect to land use, including intensified development in "activity centers."
2. To support joint efforts of other public agencies, private landowners and City departments in restoring former solid waste disposal sites (SWDS) to a safe and stable condition through the encouragement of appropriate and compatible uses, coupled with facilities and operating programs designed to mitigate environmental hazards.
3. To augment community-wide recreational resources by implementing a system of "riverpark" pedestrian and bicycle pathways in landscaped public access easements along major washes per the *Tucson General Plan Parks, Recreation, Open Space and Trails* element.
4. To encourage excellence of design and provision of publicly accessible, landscaped open spaces.

5. To demonstrate design and construction techniques which promote efficient energy usage.
6. To create a focal core which establishes open space features and provides recreation amenities in concert with high intensity development.
7. To develop land uses logically from west to east on the property (considering clustering, massing, and intensity of scale), achieving continuity of design and establishing a sense of identity.
8. To set the urban character by employing a variety of architectural designs and by assuring continuity through coordinated landscaping, signage, street furniture and lighting.
9. To provide a loop circulation system designed to facilitate intensive urban use functions integrated with the surrounding major street system.
10. To ensure protection from flooding through bank protection, site grading and design and to maximize recreational opportunities, especially along the (Pantano) River Park, through a system of trails and other linkages.
11. To reduce crime and disturbances which are sometimes associated with blighted areas and large parcels of vacant land in urban areas.

## II

### SPECIFIC DEVELOPMENT PLAN

#### A. Planning Area Implementation

##### 1. Definitions

The terms and definitions used in this *Plan* shall mean those defined in the City of Tucson *Land Use Code (LUC)*, with the following exceptions:

- a. Building. Any structure or building for the support, shelter, or enclosure of persons, or property of any kind.
- b. Building Coverage (Lot Coverage). Building coverage includes all structural buildings and paved areas, including vehicular parking lots and driveways.
- c. Developers. The person or entities who acquire development areas (as defined below) in the Gateway Centre from the owner for the purpose of developing said development areas.
- d. Development Areas. Areas 1 through 10 as described on the Land Use plan are each "development areas," a designated sub-area of the *Planned Area Development* with specified permitted uses and regulations covering the development of those uses.
- e. Floor Area. Floor area includes the sum of the enclosed horizontal areas of each floor of building measured from the exterior faces of the exterior walls, excluding areas used for elevator shafts, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas.
- f. Floor Area Ratio. The floor area ratio is the proportion of building square footage permitted for each square foot of land area of the development site or lot. It is computed by dividing the floor area by the lot area. (For example, a building containing 30,000 square feet of floor area on a 10,000-square-foot lot has a floor area ratio of 3.0)
- g. Hotel. An establishment that provides primarily lodging and which may contain ancillary convention facilities, dining, entertainment, recreational facilities and personal services for the public.

- h. Office. A place where professional or semi-professional services are provided, or a particular kind of business is transacted, excluding retail and wholesale trade as a principal use. Support retail functions such as athletic clubs, pharmacies, restaurants, and other limited retail uses, not to exceed 25 percent of the gross floor area, are permitted as secondary or accessory uses. Banks and savings and loan institutions are permitted uses.
- i. Restaurant. A public eating place, indoors or outdoors, which may allow service of alcoholic beverages, dancing and live entertainment.
- j. Site Plan. A document shall provide the information necessary for City of Tucson review and approval and shall include plans for the location of buildings, energy conservation, parking areas, traffic circulation, landscaping, elevations, areas and treatment of refuse collection, fire hydrant locations, site drainage and utility easements. The site plan shall conform in all basic aspects to the *Planned Area Development* and, when approved, shall authorize the development of the site. Applications for City permits shall be reviewed for appropriate City Code compliance, including but not limited to building permits, sign permits, grading permits, road and parking lot permits and certificates of occupancy shall be issued by the City if the application conforms to the approved site plan.
- k. Usable Open Space. Includes open space in private or common areas, yards, courts, deck areas, landscaped areas, balconies, ramadas, and porches which are usable and accessible for recreational purposes. It does not include areas set aside for vehicular parking, maneuvering, driveways, loading, trash collection, exterior stairwells, or exterior corridor areas less than six feet wide used primarily to gain access to buildings.

2. Design Guidelines

The following design guidelines are provided as statements of intent which are flexible enough to promote good design and encourage creativity and quality development. The guidelines are intended to direct site specific development planning and should be used in conjunction with the development standards outlined in sub-section B.3. The guidelines are grouped into generic design areas as follows:

- a. Circulation
  - (1) Street layout and design shall consider the natural contours of the land, soil types, geologic conditions, drainage patterns and storm water.

- (2) The street system shall consider developments adjacent to Gateway Centre.
- (3) The street system shall consider safety features, economy of construction, convenience and economy of use in its design.
- (4) Bicycle paths, and pedestrian trails shall be integrated with the street system, and adjacent developments where possible.
- (5) Special roadway designs shall be used to enhance community design.
- (6) Circulation design shall provide for a safe adequate means of ingress and egress of vehicular and pedestrian traffic to and within the project.
- (7) Circulation design shall provide for access of emergency vehicles necessary to serve the project area.
- (8) Circulation design shall provide for the most economical construction and maintenance of the necessary streets within the project area consistent with the circulation objectives of the *Plan*.
- (9) All public (or private, see II.B.5) streets shall be provided with a level of street lighting designed to protect the health, safety and welfare of those working in and passing through the *Planned Area Development* area.
- (10) Access control shall be exercised along Kolb Road and Speedway Boulevard to ensure adequate traffic flows are maintained.
- (11) At the time Prudence Road is improved, the feasibility of controlling access to Calle Managua and Calle Merida shall be explored by the City, the developer, and the neighborhood. This might include the construction of a wall along the western side of Prudence Road in conjunction with design provisions which allow access and turnaround for public service vehicles at the eastern ends of Calle Managua and Calle Merida.

b. Infrastructure

- (1) Storm drainage facilities shall ensure the acceptance and disposal of storm runoff without damage to streets or adjacent properties.

- (2) Utility easements shall be provided as required to facilitate an appropriate service network within the project area.
- (3) Utility facilities shall be visually screened through undergrounding or appropriate screening.

c. Site Development

(1) Setbacks

Avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks.

Random setbacks of buildings and landscaping shall be permitted.

(2) Parking

Parking areas shall be designed to facilitate both vehicular and pedestrian movements.

Parking areas shall incorporate both landscaping and screening to make them visually compatible with their surroundings.

Net leasable area shall be the basis for determining the number of off-street parking spaces for office uses.

(3) Landscaping/Screening

Landscape Design: Landscape materials should enhance the major architectural design elements through the coordinated use of flower and leaf colors, tree forms, plant material masses, and lighting.

Grouped masses of plant material should be designed to complement architectural elevations and roof lines through color, texture, density, and form on both the vertical and horizontal planes.

Landscaping design shall establish project identity and accentuate common entrance areas. Landscaping should be used to screen parking areas and nonresidential storage areas.

Wherever feasible, native and drought tolerant plant material shall be used.

Appropriate plant materials should be used to define space, create a visual image and separate differing land uses.

Landscaping shall consider solar rights of adjacent structures.

Streetscapes: In order to achieve a uniform landscape theme within the Planned Area Development Area, the areas within the street medians, parking strips, and streetscape setback areas shall have a coordinated landscape palette.

Nonresidential land uses should buffer abutting residential densities with an effective landscape composition. Landscaping elements are to provide visual screening and achieve a transition into the primary use area to the site. The landscape elements may include ground cover, shrubs, and trees.

A combination of landscaping, fences and walls shall be used on the perimeter of properties to define property limits, separate use areas, and provide on-site security. Fencing, walls and other structural barriers should be designed of similar materials, colors and general style as the primary buildings on a site.

Landscaping, fences and walls, or a combination, shall be utilized to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, storage tanks, and other appurtenant items of poor visual quality.

Parking and outdoor storage areas shall be screened from view off the property by the use of fencing, walls and/or landscaping.

Fence and wall heights shall generally be as tall as those objects or areas they are intended to visually screen; however, no fence or wall shall exceed six feet in height.

All roof and ground mounted equipment shall be screened.

All equipment screening shall be architecturally integrated with the building design and a roof parapet wall shall be used to screen roof mounted equipment.

(4) Lighting

Lights shall not be placed to cause glare or excessive light spillage on neighboring sites.

Concealed light sources are recommended. The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings.



All light standards within public rights-of-way which will be maintained by the City will use lighting fixtures compatible with City specifications. Poles shall be at least 30 feet high within public rights-of-way. Heights of poles outside of these rights-of-way are subject to the approval of the City Traffic Engineer.

All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones and drives.

(5) Signs

Signs shall be used for the purpose of identification and direction. The design of permitted signs shall be architecturally integrated with the building design.

No signs in Gateway Centre shall exceed the limits set forth in the Sign Code of the City of Tucson. Plans for signs shall be reviewed as part of the architectural and design controls to ensure aesthetic treatment and compatibility with other development areas and the surrounding neighborhood. Four types of signage are recognized in the City Sign Code as being appropriate. These include building signs, on-premise monument signs, directional signs and development signs.

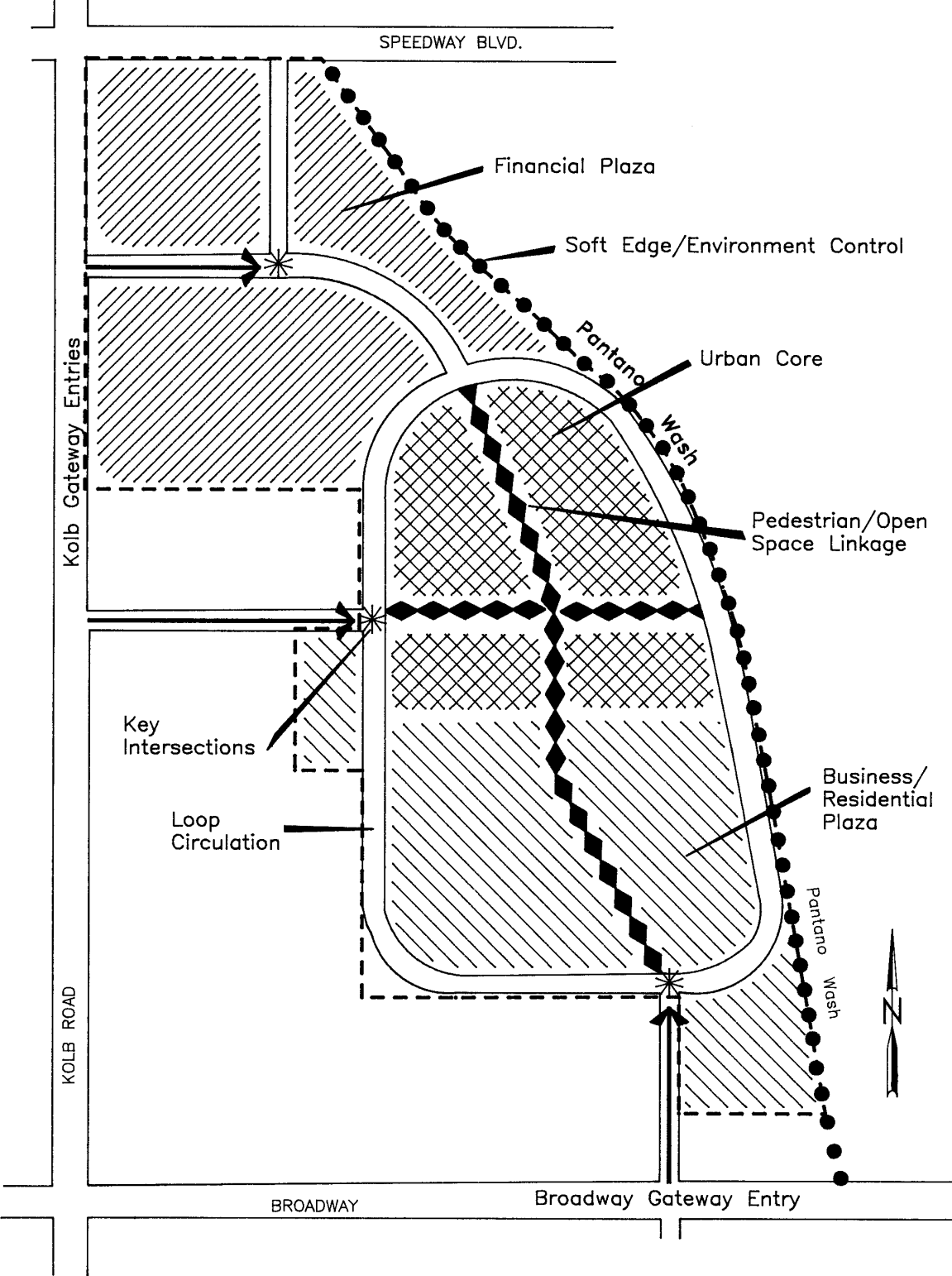
No advertising devices shall be permitted which revolve, rotate, move or create the illusion of movement, or have any visible moving, revolving, or rotating surface or parts.

No part of an illuminated advertising device light source or any light shall revolve, rotate, move, or create the movement, nor change color, fluctuate or vacillate. No off-premise signage, except for directional signs, shall be allowed in Gateway Centre.

Window paste-ups or similar temporary signs intended to be read from streets, drives and parking areas in Gateway Centre shall be prohibited, except that signs advising of sales, special event or other temporary merchandising activities may be displayed with specific approval by project management.

(6) Materials

Materials, colors and general style shall be integrated through each development site to achieve continuity of design.



Concept Plan  
Urban Core Activity Center  
Exhibit 3

(7) Methane Control

Off-site methane gas migration shall be controlled at the property boundaries as a result of development. Gas concentrations shall be within all acceptable, safe regulatory levels.

The siting and location of all buildings/structures within Gateway Centre shall provide for the control of methane gas so that (internal) concentrations shall not exceed the acceptable, safe regulatory controls.

B. Development for Urban Core Activity Center

1. Land Use

The land use concept for Gateway Centre proposes an open space core with a centrally located, high intensity mixed use development served by an efficient loop circulation system. The residential portion of the land use concept proposes a maximum residential density of 100 dwelling units per acre in several development areas. This will allow development of a variety of residential products within a wide range of densities as well as enhance the potential for vertical mixing of land uses. The non-residential uses, primarily office and commercial, will provide a focus of employment and commercial activity in the Tucson Metropolitan area.

These land uses will be complemented and enhanced through the implementation of alternative modes of transportation, including pedestrian and bicycle trails which are proposed around the perimeter of the development area and through the open space corridors and core area. The statistical summary (Table 1) provides a breakdown of proposed uses by land use type, acreage, and maximum residential density, where appropriate. Exhibit 4 reflects the land use development concept.

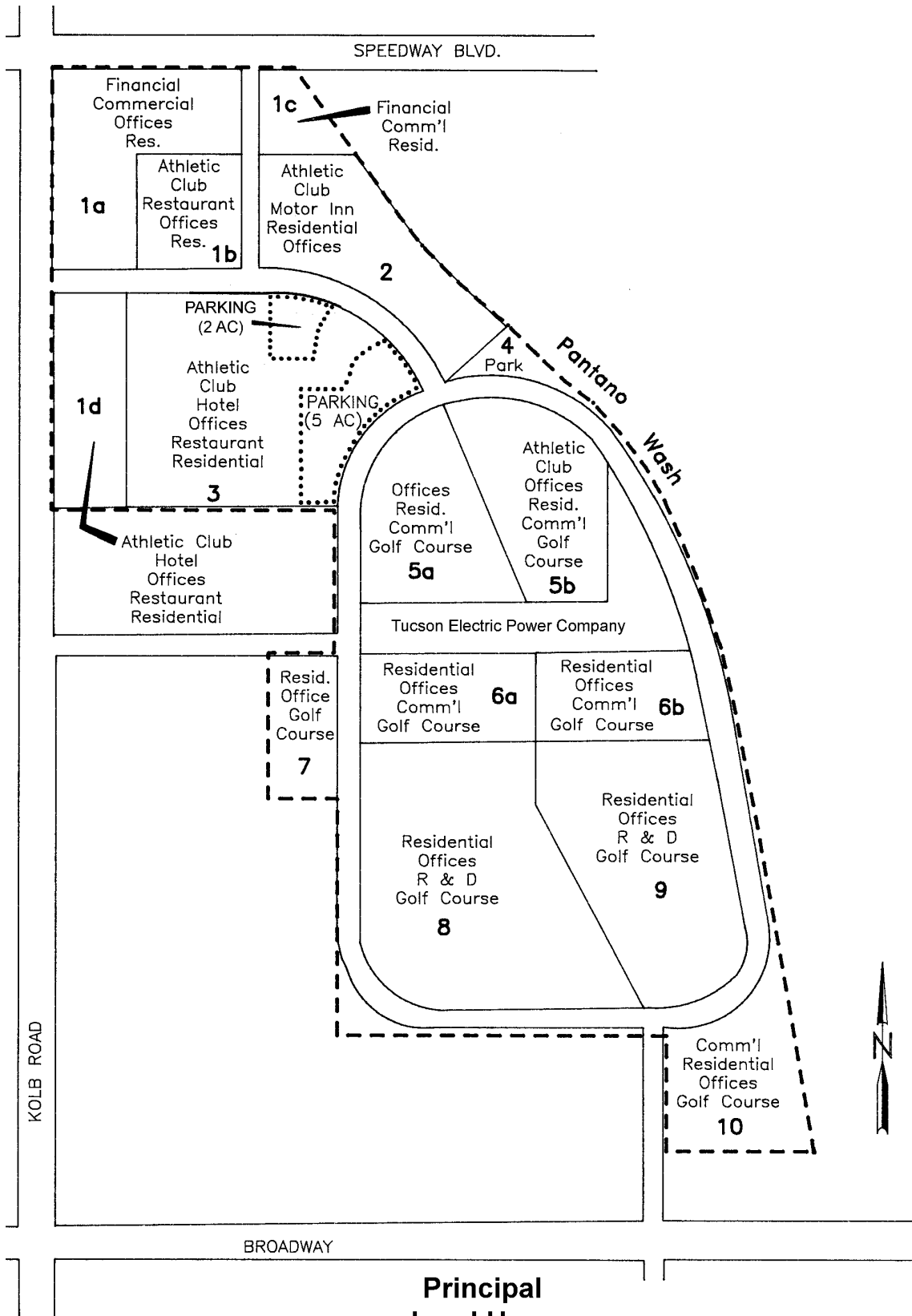
2. Access/Circulation

The circulation system has been developed to support the basic design concept of the plan, its land use allocations, and adopted City policies. The design elements of the system have been influenced by the results of traffic generation and trip distribution studies conducted during the development of the plan. The circulation system has been designed to accommodate traffic volumes expected to result from ultimate development of the *Gateway Centre Planned Area Development*.

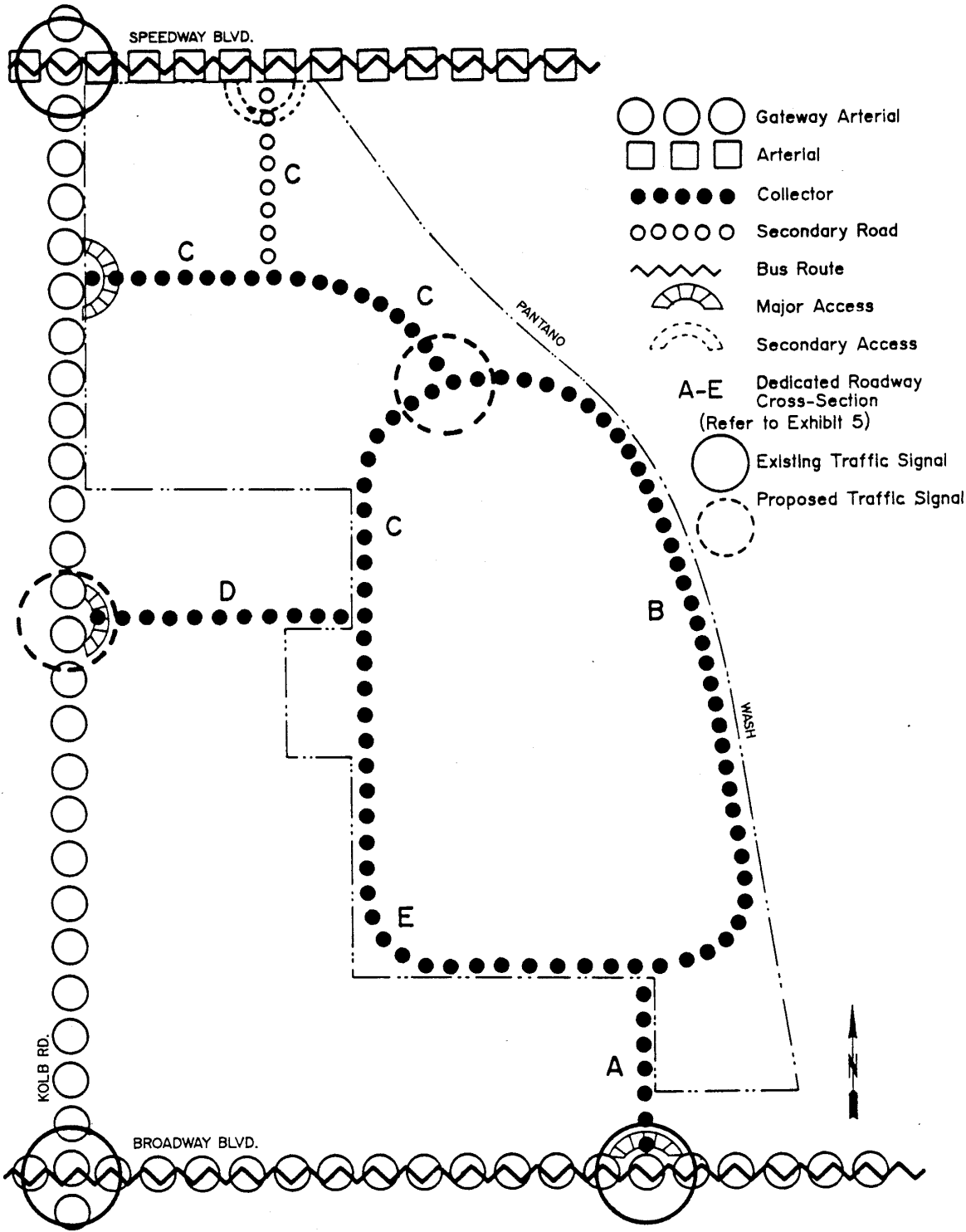
The circulation design concept emphasizes a system of linkages on two basic levels: internal linkages within the project area, and external linkages between the project area and other transportation corridors in the City. To accomplish the latter, the applicant must work closely with the City of Tucson to review bus routes serving the area in order to restructure routes, add bus stops, and locate turnouts in strategic areas to enhance the use of public transportation.

The proposed circulation system (Exhibit 5) contains a number of design elements which create the structure of the design concept. These elements include:

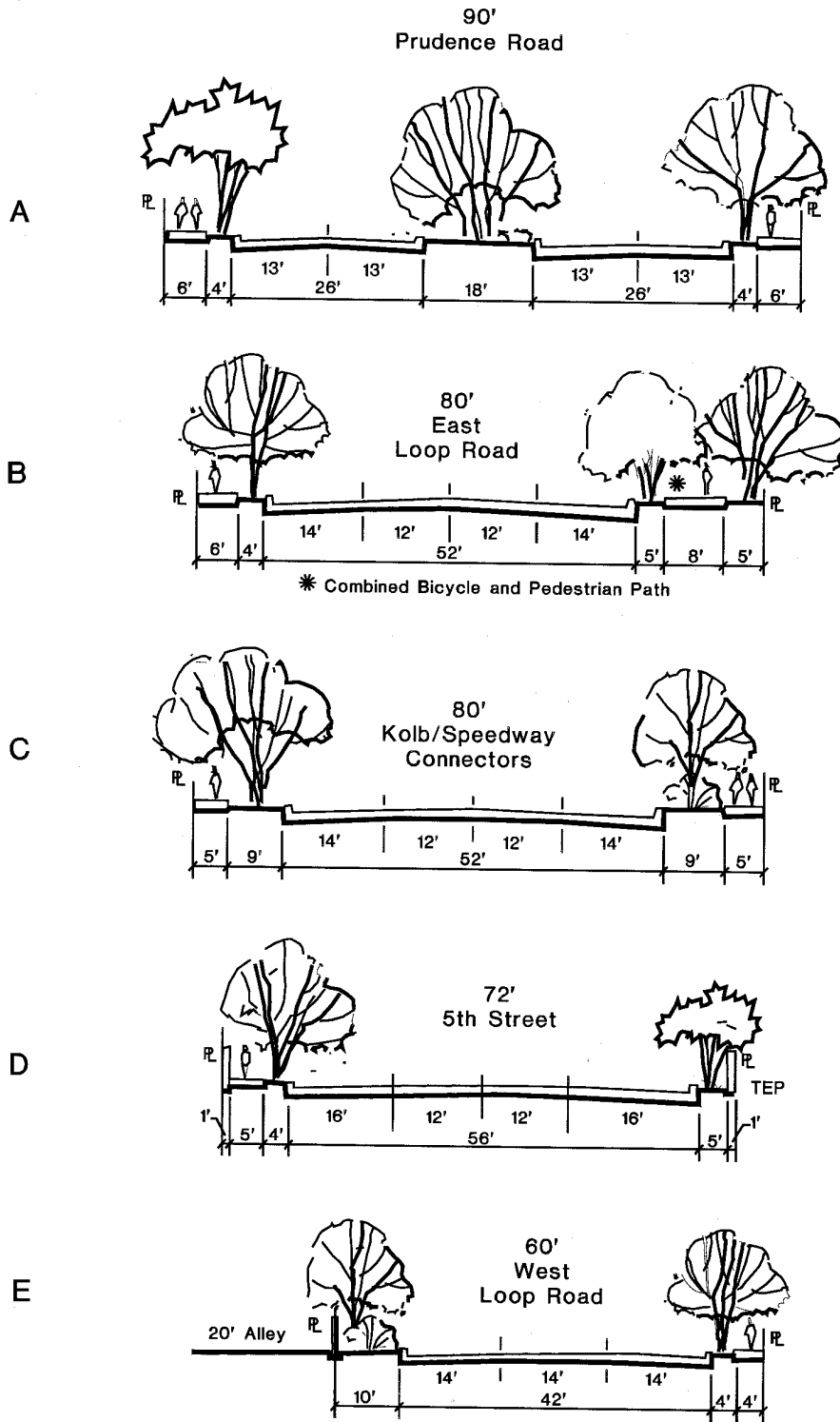
- a hierarchy of facilities
- alignments
- cross-sections (Exhibit 6)
- entry points
- key intersections
- access control



**Principal  
Land Uses  
Exhibit 4**



Circulation  
Exhibit 5



Gateway Centre  
 Typical Public Street Cross Sections  
 Exhibit 6

**TABLE 1**  
**STATISTICAL SUMMARY**  
**GATEWAY CENTRE**  
**LAND USES PERMITTED**

Planning Area	Gross Acres*	Financial Institution	Office (and parking as approved)	Commercial - Retail	Commercial - Recreation	Commercial - Tourist	Commercial - Service	Commercial - General	Residential	Recreational/Open Space	Research & Development	Golf Course	Max. Res. Density
1a	11.5	X	X	X					X				35 du/ac
1b	6.0		X	X	X				X				35 du/ac
1c	3.0	X		X					X				35 du/ac
1d	7.0		X		X	X			X				35 du/ac
2	11.0		X		X	X			X				35 du/ac
3	23.5		X		X	X			X				50 du/ac
4	2.0									X			---
5a	10.0		X				X		X			X	100 du/ac
5b	11.0		X		X		X		X			X	100 du/ac
6a	7.0		X				X		X			X	100 du/ac
6b	6.0		X				X		X			X	100 du/ac
7	4.0		X						X			X	15 du/ac
8	25.0		X						X		X	X	35 du/ac
9	19.0		X						X		X	X	60 du/ac
10	9.0		X					X	X			X	60 du/ac

155.0\*\*

\* All acreages are approximate to the nearest .5 acre and are taken from planimeter readings of a 200-scale map.

\*\* Total does not include R/W of dedicated street



3. Open Space and Recreation

The open space and recreation concept for the *Gateway Centre Plan* is oriented to urban amenities rather than large natural open space areas. The intent of this element of the *Plan* (Exhibit 7) is to establish a system of open space features and recreation opportunities within the plan area. Features may include pedestrian and bicycle trails as well as passive amenities such as park benches and tables, and other ingredients deemed suitable to complement the desired open space element. This system is an integral part of the community structure and provides another set of linkages between the land use areas of the plan. Most of the open space and recreation features are located along the open space corridor through the central loop area.

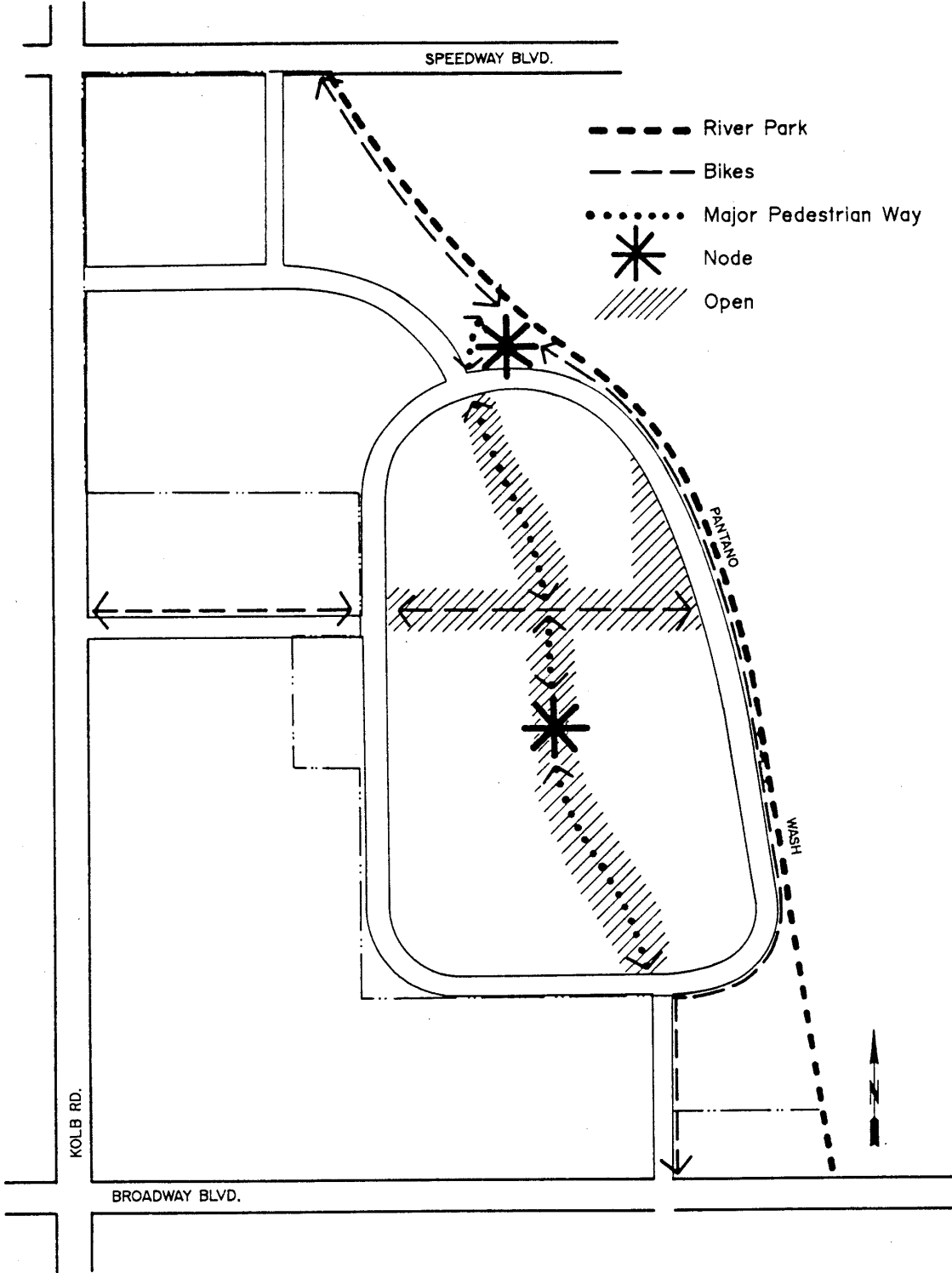
Central to this system of open space features is the Pantano Wash itself, with a linear trail system proposed along the west bank between Broadway and Speedway, and a small urban park located along the wash north of the loop road. Within the site, a system of open malls and a central plaza provide both linkages between use areas and a central open space focal point to be enjoyed by employees and residents. (See Riverpark dedication requirements if golf course is proposed)

4. Landscape Concept

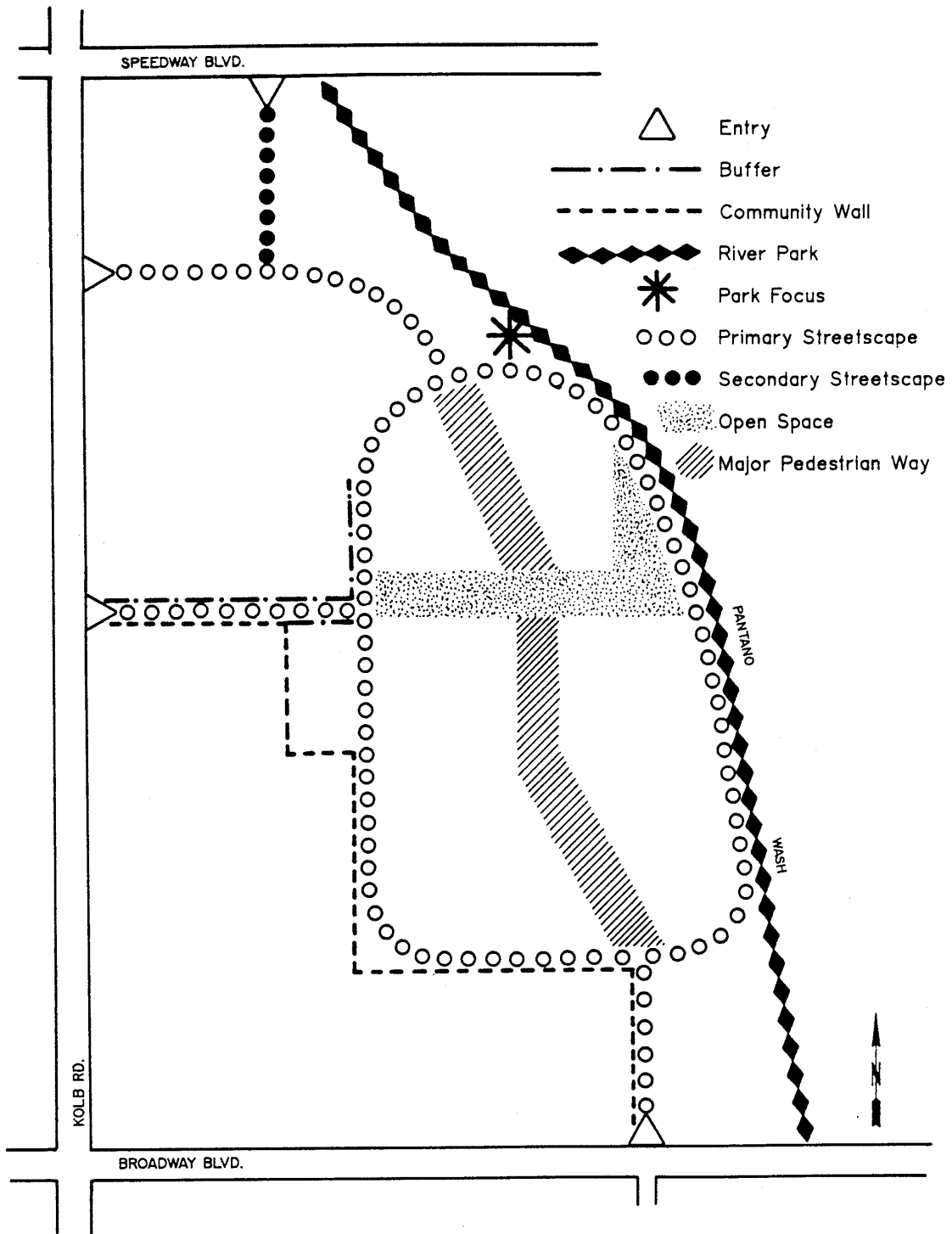
The landscape concept for Gateway Centre (Exhibit 8) must unify and set the character for this urban space; repetition of a common theme and drought resistant, low maintenance plant materials will strengthen and enhance this image. (Basic landscaping specifications have been included as Appendix B.) Where a variety of architectural approaches are permitted for buildings, continuity must be assured by coordinated landscaping, signage, street furniture and lighting.

Several elements are proposed in the landscape concept, including:

- project entries/streetscape
- buffering/community wall
- perimeter landscaping/parking
- major pedestrian ways/plaza area
- open space
- river park



Recreation/Open Space Concept  
Exhibit 7



Landscape Concept

Exhibit 8

5. Public Facilities

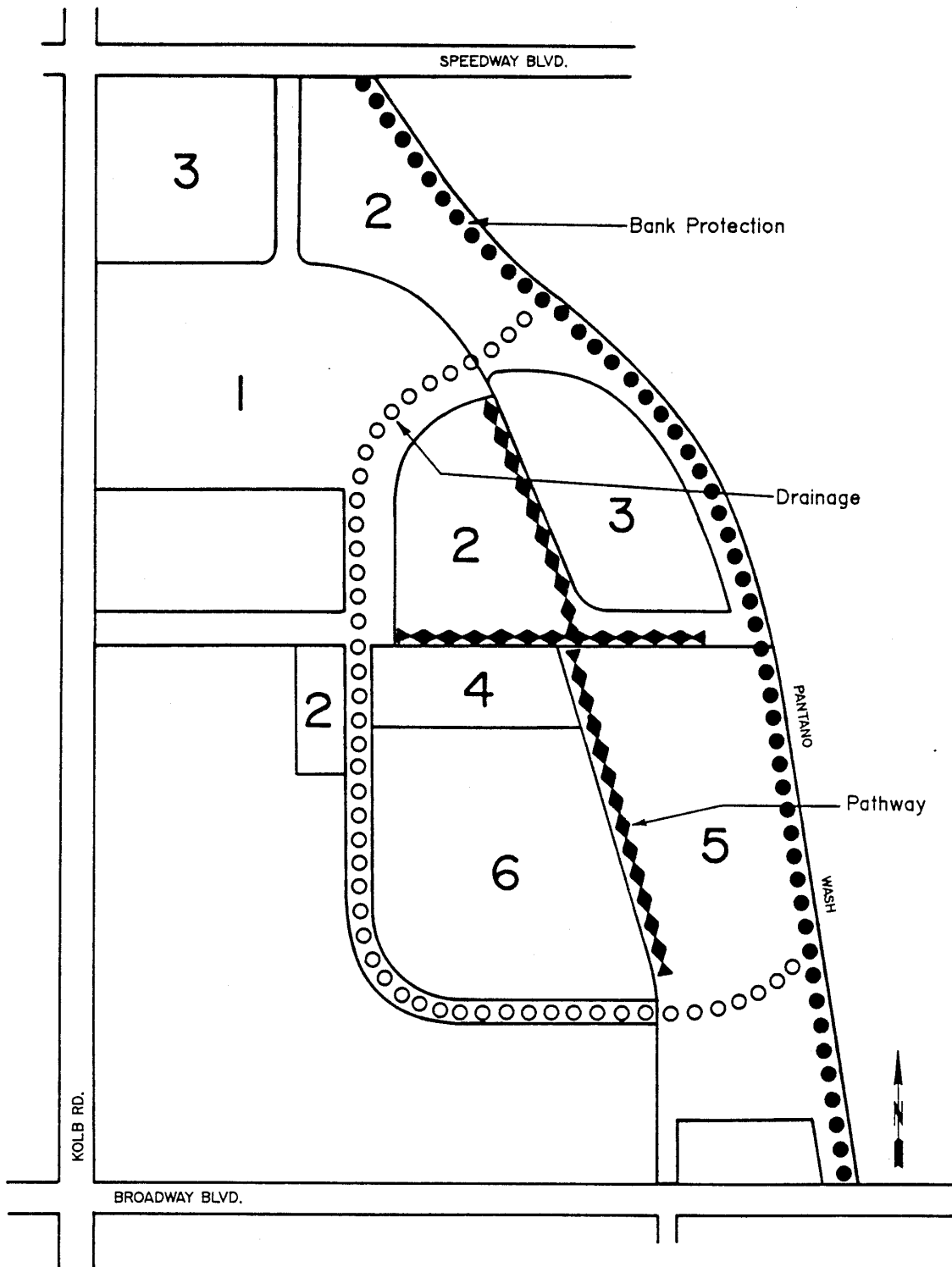
Sewer and water mains; storm drain and bank protection facilities; streets, pedestrian and bicycle routes; and utilities shall be provided to serve the project. A master plan will be developed which proposes the sewer and water mains and storm drain facilities underground in the loop road system. All development and infrastructure facilities discussed above will be constructed to all City, DOT, and other applicable building, health, and safety standards.

The developer of Gateway Centre shall be responsible for installation of public improvements, quality control, and overall project management for all phases and elements of the development program. The developer shall construct, install, or otherwise provide all public street, utility, and landscaping improvements pursuant to standards and specifications approved by the City of Tucson. Such improvements shall include at a minimum: access and connecting roadways from Broadway, Kolb, and Speedway; the internal loop road; all associated drainage, sewer, and utilities; and, a linear "Riverpark" along the west bank of Pantano Wash, including a park "node" (identified as Development Area No. 4). These improvements are to be dedicated, upon completion by phase of construction, to the City of Tucson, subject to City approval of design and construction and acceptance of maintenance responsibilities.

NOTE: Administrative Decision dated 6-22-83 was approved to allow internal streets to be private rather than public. The decision was requested by the developer because of the strict standards the City Engineer placed on street construction over a landfill site/unstable soils. However, all street standards (setbacks, landscaping, etc.) referenced in the *Plan* still apply.

6. Phasing

Phasing for Gateway Centre is expected to occur over several years, based on economic and market conditions. Exhibit 9 depicts the anticipated sequence of the proposed phasing. Development will occur north of the TEP right-of-way first, in Planning Unit 3, and will end in Planning Units 1a and 1b and 5b. Roadways and other infrastructure facilities, including sewer, water, storm drain/flood control, and utilities must be constructed as development occurs. South of the right-of-way, it is expected that development will be phased from north to south.



Conceptual Phasing Plan

Exhibit 9

C. Development for Activity Center in Conjunction with Golf Course

1. Land Use

The land use concept for Gateway Centre proposes a financial plaza allowing office, commercial, retail and special commercial uses in the *Plan* area. Allowing development of a variety of non-residential uses, primarily office and commercial, the plaza will provide a focus of employment and commercial activity in the Tucson Metropolitan area.

In the south portion of the *Plan* area, a golf course is permitted. This land use may include a driving range, club house and other associated uses.

These land uses will be complemented and enhanced through the implementation of alternative modes of transportation, including pedestrian and bicycle trails which are proposed around the perimeter of the development area. The statistical summary (Table 1) provides a breakdown of proposed uses by land use type and acreage where appropriate. Exhibits 10 and 11 reflect the land use development concept.

2. Access/Circulation

The circulation system has been developed to support the basic design concept of the plan, its land use allocations, and adopted City policies. The design elements of the system have been influenced by the results of traffic generation and trip distribution studies conducted during the development of the plan. The circulation system has been designed to accommodate traffic volumes expected to result from ultimate development of the *Gateway Centre Planned Area Development*.

The circulation design concept emphasizes a system of linkages on two basic levels: internal linkages within the project area, and external linkages between the project area and other transportation corridors in the City. To accomplish the latter, the applicant must work closely with the City of Tucson to review bus routes serving the area in order to restructure routes, add bus stops, and locate turnouts in strategic areas to enhance the use of public transportation.

Projected traffic counts provided in the traffic study submitted and approved in 1983 for the urbanized activity center concept justified 5th Street extended east from Kolb be built as a collector with a 72-foot right-of-way accommodating four lanes with a sidewalk on the south side.

While 5th Street access is a valuable circulation feature in the golf course concept (in conjunction with a activity center), the right-of-way necessary to provide adequate access may be less than that proposed for four lanes. Therefore, should an updated traffic study warrant less than four lanes, the 5th Street Alternative cross-section

delineating two vehicle lanes with two bike lanes and two sidewalks is appropriate. See Exhibit 13.

The proposed circulation system (Exhibit 12) contains a number of design elements which create the structure of the design concept. These elements include:

- a hierarchy of facilities
- alignments
- cross-sections (Exhibit 14)
- entry points
- key intersections
- access control
- Golf Course Access via Prudence Road or at north end of loop road

A principal objective is to protect adjacent neighborhoods from golf course destination traffic. Therefore, should access to the golf course be from Prudence, road improvements shall include cul-de-sac construction at the east end of Calle Managua and Calle Merida closing their intersection with Prudence Road. Also, the existing alley system between the adjacent neighborhood and the golf course shall be retained for the utilities, refuse collection and resident access. In addition, an updated traffic study together with a final parking and circulation design shall be submitted to the Planning Department for review and approval.

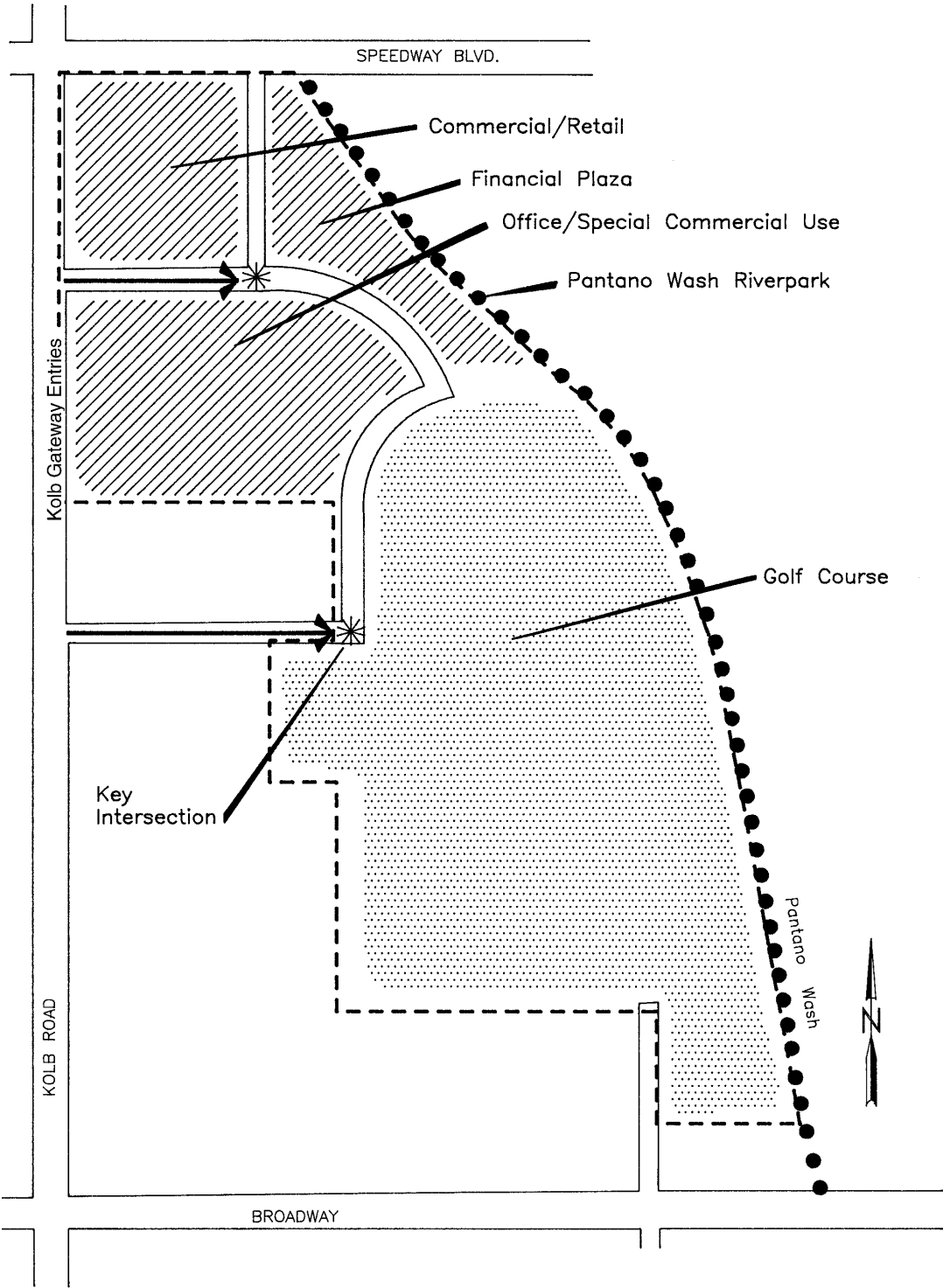
### 3. Open Space and Recreation

The open space and recreation concept for the *Gateway Centre Plan* is oriented to urban amenities rather than large natural open space areas. The intent of this element of the *Plan* (Exhibit 13) is to establish a system of open space features and recreation opportunities within the *Plan* area.

Features may include pedestrian and bicycle trails as well as passive amenities such as park benches, and tables, and other ingredients deemed suitable to complement the desired open space element. This system is an integral part of the community structure and provides another set of linkages between the land use areas of the *Plan*.

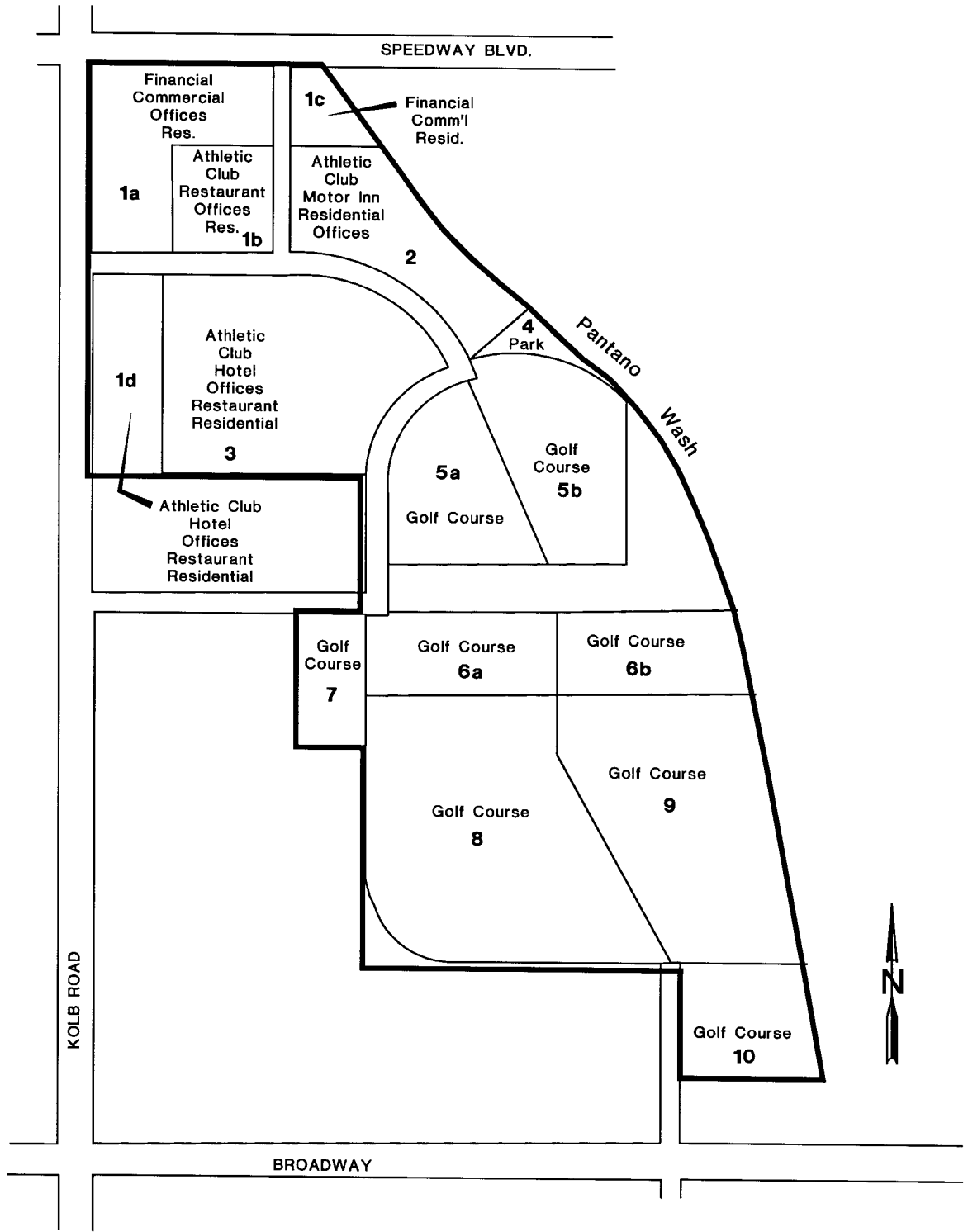
Most of the open space and recreation features are located along the Pantano Riverpark on the west bank of the Pantano Wash. The developer shall provide an average 50-foot public access easement adjacent to the Pantano Wash for river park development designed and constructed in accordance with River Park Design Guidelines and AASHTO standards. See River Park Cross-Section on Exhibit 14.

The Pantano Wash and linear trail system proposed along the west bank between Broadway and Speedway, together with a small urban park located along the wash north of the loop road provides a linkage between use areas while continuing and connecting the Pantano Wash Trail System.



Concept Plan  
Activity Center in Conjunction with Golf Course  
Exhibit 10

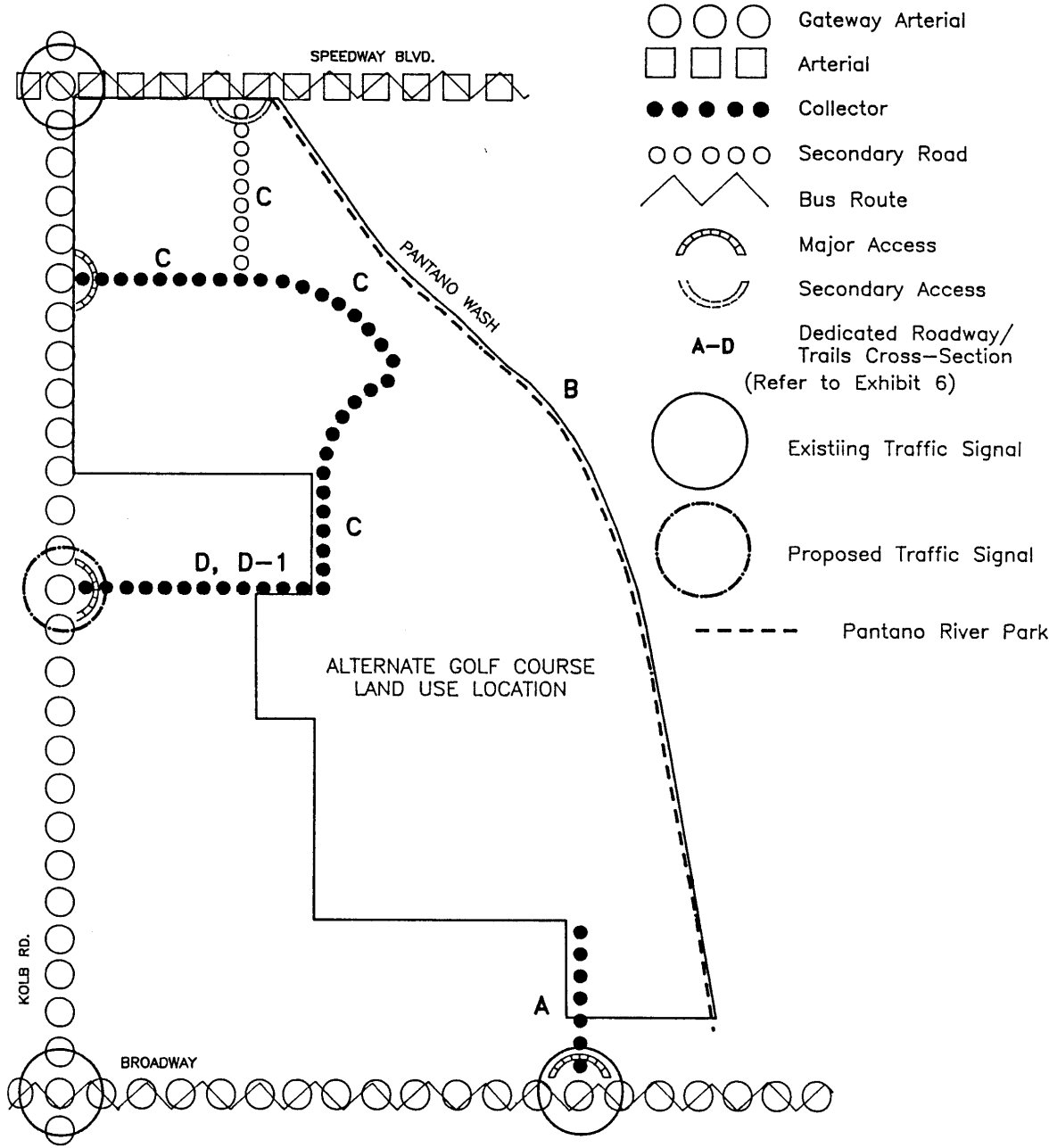




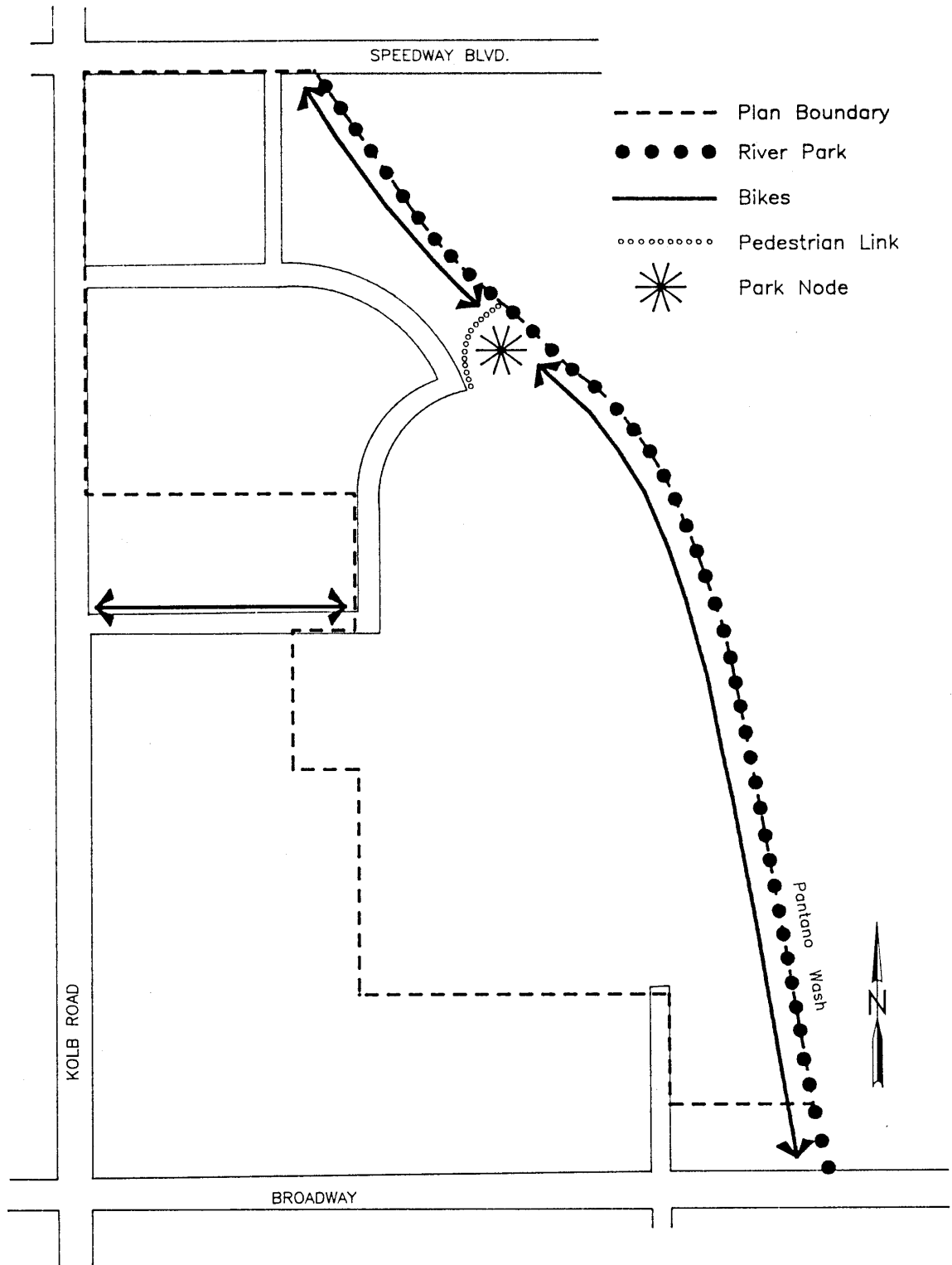
**Legend**

———— Gateway Centre Specific Plan Boundary

**Principal Land Uses  
Exhibit 11**



Circulation Concept  
for Golf Course Land Use  
Exhibit 12



Recreation/Open Space Concept  
Exhibit 13

4. Landscape Concept

The landscape concept for Gateway Centre (Exhibit 15) will unify and set the character for this urban space; repletion of a common theme and drought resistant, low maintenance plant materials will strengthen and enhance this image. (Basic landscaping specifications have been included as Appendix B.) Where a variety of architectural approaches are permitted for buildings, continuity must be assured by coordinated landscaping, signage, street furniture and lighting.

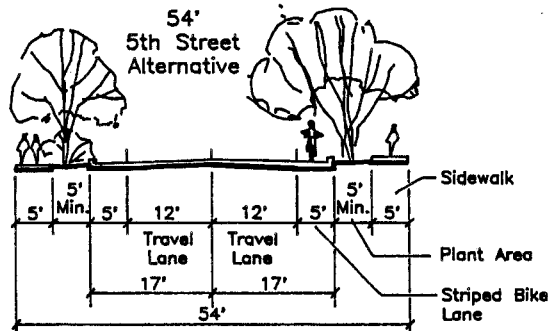
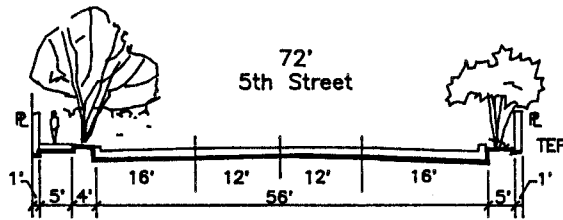
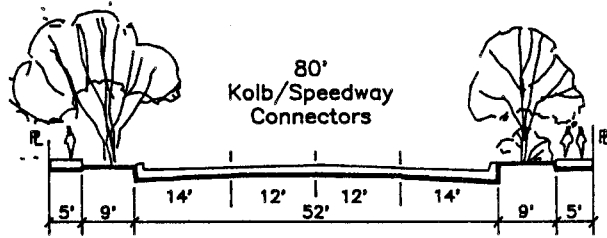
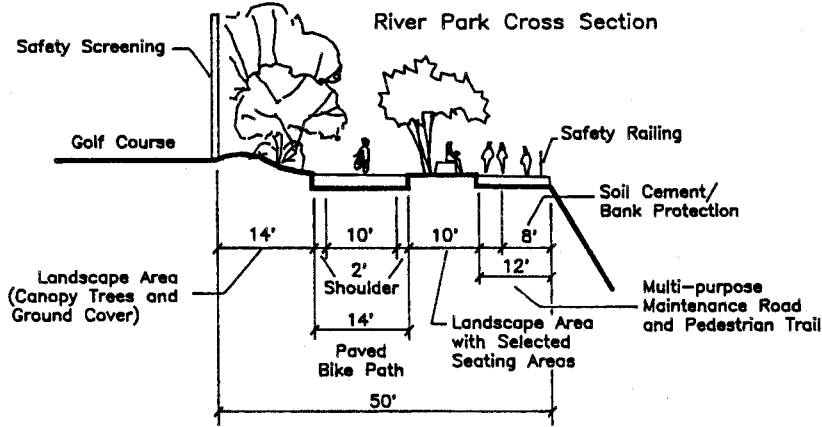
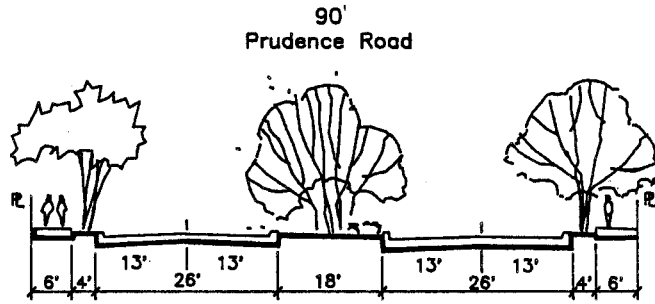
Several elements are proposed in the landscape concept, including:

- project entries/streetscape
- buffering/community wall
- protective screening for misdirected golf balls along residential and riverpark boundaries
- perimeter landscaping/parking
- major pedestrian ways/plaza area
- open space
- river park

5. Public Facilities

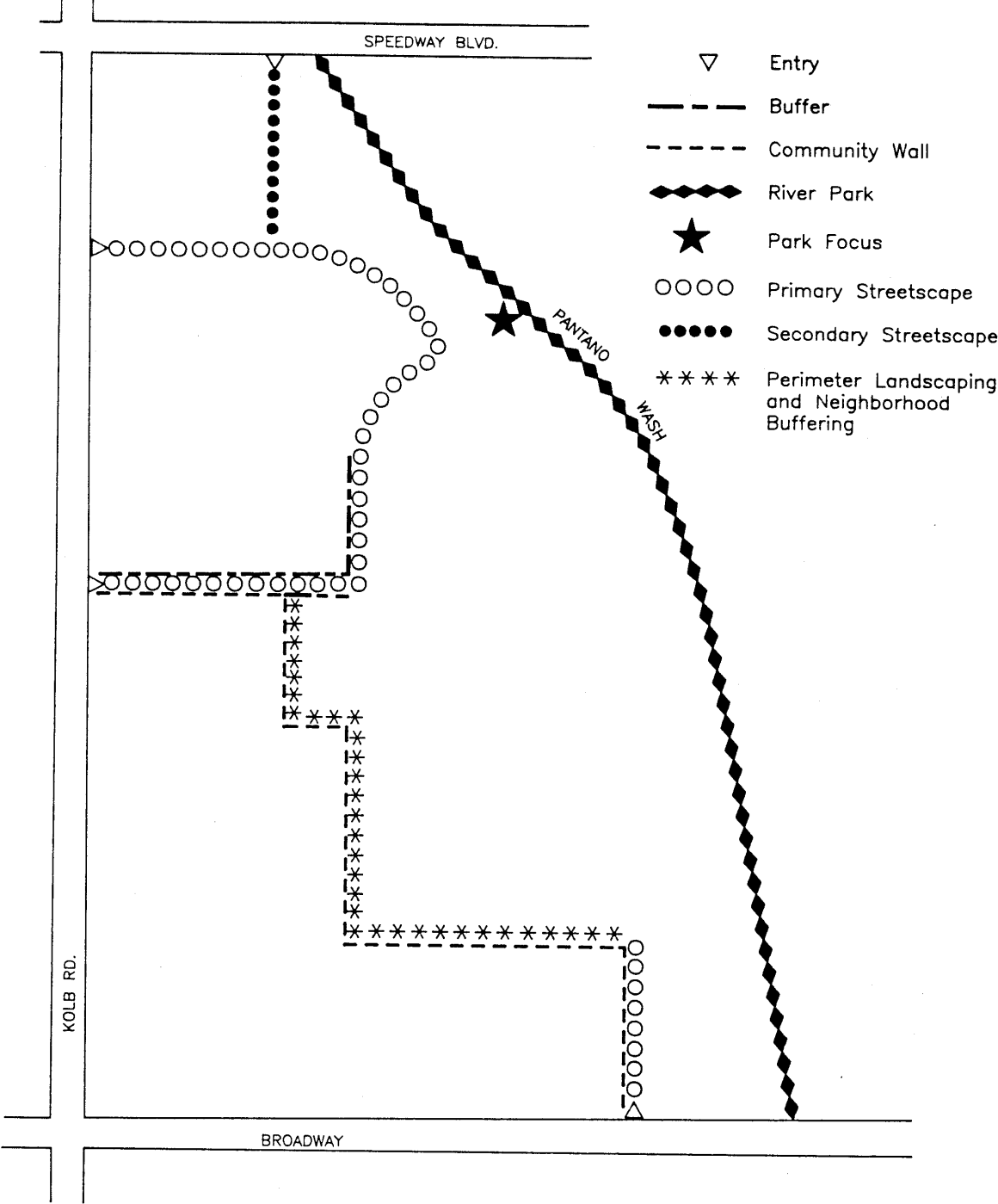
Sewer and water mains; storm drain and bank protection facilities; streets, pedestrian and bicycle routes; and utilities shall be provided to serve the project. A master plan shall be developed which proposes the sewer and water mains and storm drain facilities underground. All development and infrastructure facilities discussed above must be constructed to all City, TDOT, and other applicable building, health, and safety standards.

The developer of Gateway Centre shall be responsible for installation of public improvements, quality control, and overall project management for all phases and elements of the development program. The developer shall construct, install, or otherwise provide all public street, utility, and landscaping improvements pursuant to standards and specifications approved by the City of Tucson. Such improvements shall include at a minimum: access and connecting roadways from Broadway, Kolb, and Speedway; the internal road system; all associated drainage, sewer, effluent irrigation for the golf course and utilities; and, a linear "Riverpark" along the west bank of Pantano Wash, including a park "node" (identified as Development Area No. 4). Subject to City approval of design and construction and acceptance of maintenance responsibilities, these improvements may be dedicated to the City of Tucson.



Gateway Centre  
Typical Public Street  
Cross Section

Exhibit 14



Landscape Concept  
Exhibit 15

6. Phasing

Phasing for Gateway Centre is expected to occur over several years, based on economic and market conditions. Exhibit 16 depicts the anticipated sequence of the proposed phasing. Development will occur north of the TEP right-of-way first, in Planning Unit 3, and will end in Planning Units 1a and 1b. Roadways and other infrastructure facilities, including sewer, water, storm drain/flood control, and utilities must be constructed as development occurs.

7. Lighting

Together with the general Lighting Design Guidelines (Section II.A.2.c.(4)), special consideration must be given to golf course lighting so be shielded and directed away from adjacent neighborhood residences.

8. Noise

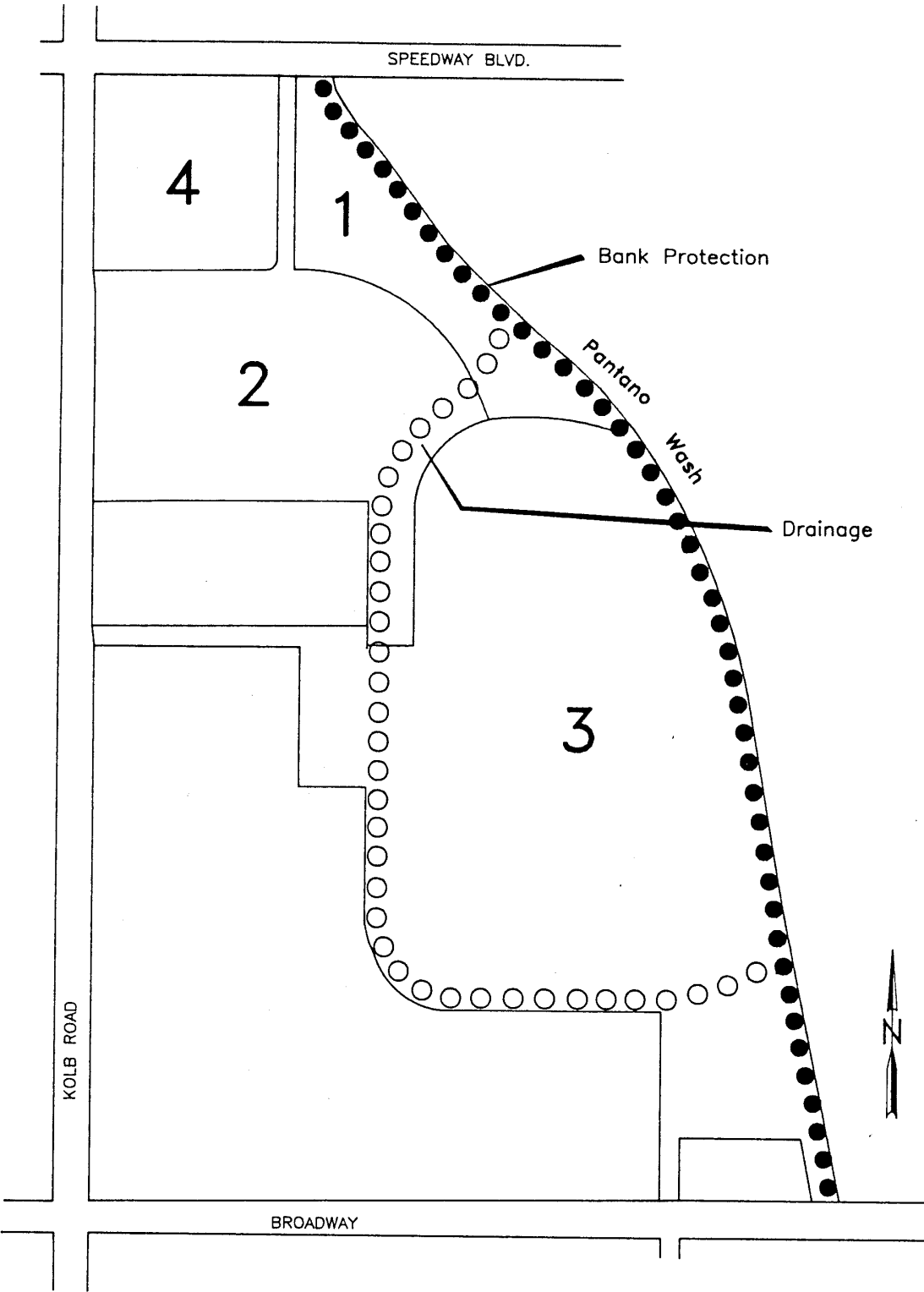
Speakers used by the golf starters and for other announcements made over the public address system shall be located in a manner which shall not impact adjacent neighborhoods/residents. Also, a perimeter buffer must be incorporated and designed to minimize golf patrons' impacts on contiguous residences.

9. In addition to Master Methane Control Plan regulations, the existing methane control system shall be upgraded and extended where necessary.

The methane collection currently being used was installed on a temporary basis. Development of the golf course will necessitate installation of a permanent pump system/station located as far from the residential areas as possible. The perimeter pump/venting system should incorporate a "burn-off" facility to reduce odors common to landfills that have been capped and sealed for surface use.

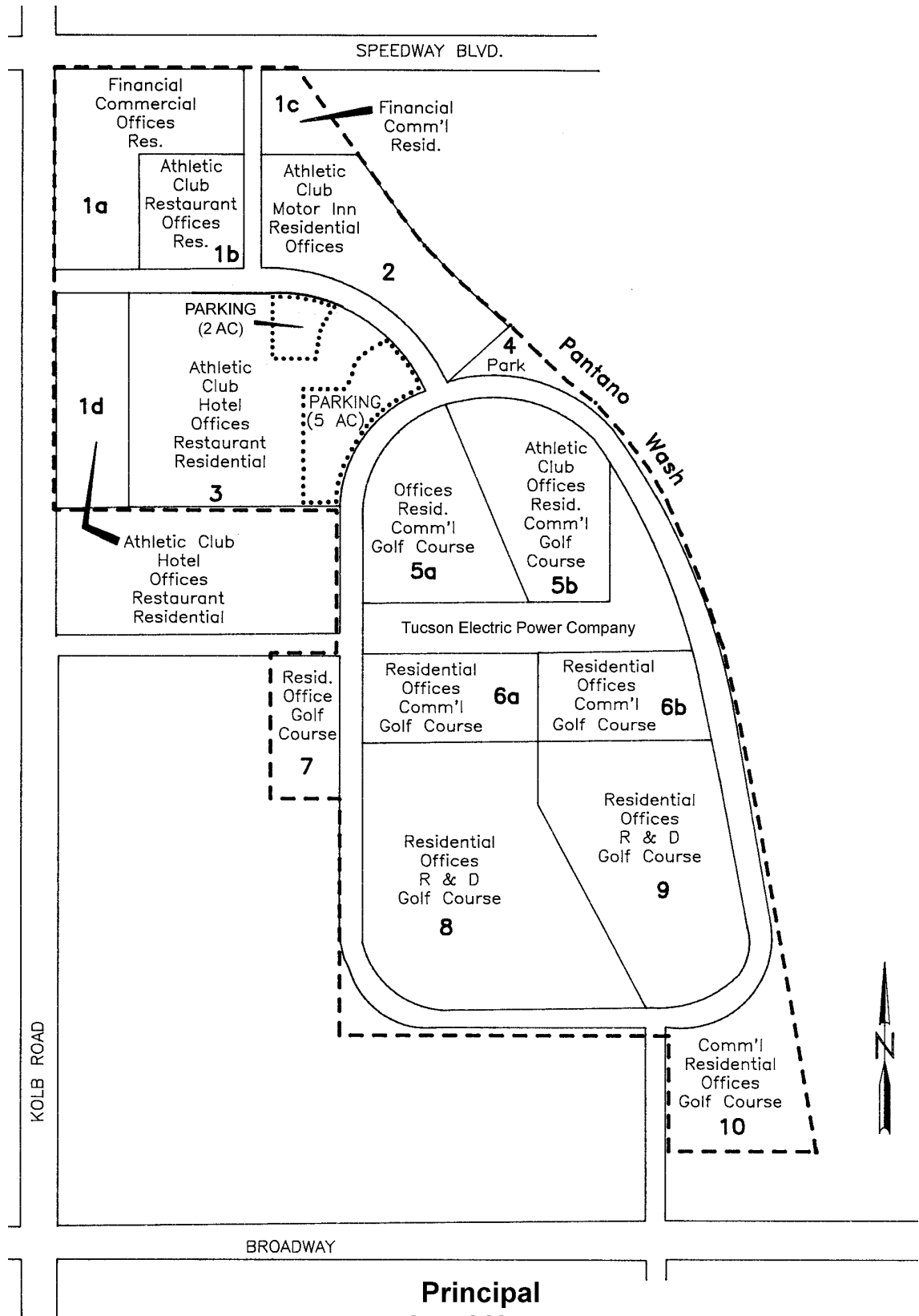
D. Development Standards

The development standards on the following pages more precisely define the design guidelines on a site-specific basis, and provide a basis for both planning and design review of individual development proposals.



Conceptual Phasing Plan  
Exhibit 16





**Principal  
Land Uses  
Exhibit 17**

1. **Development Area 1** (1a, 1b, 1c)

- a. Primary Uses Permitted:  
 (1) Office; (2) Financial Institutions;  
 (3) Retail Commercial;  
 (4) Commercial Recreation.

Development Area 1 (1d)

- Primary Uses Permitted:  
 (1) Office; (2) Tourist Commercial;  
 (3) Commercial Recreation.

(May 13, 1985, Resolution #13148, GCSP)

- b. Alternate Uses Permitted:  
 Residential.

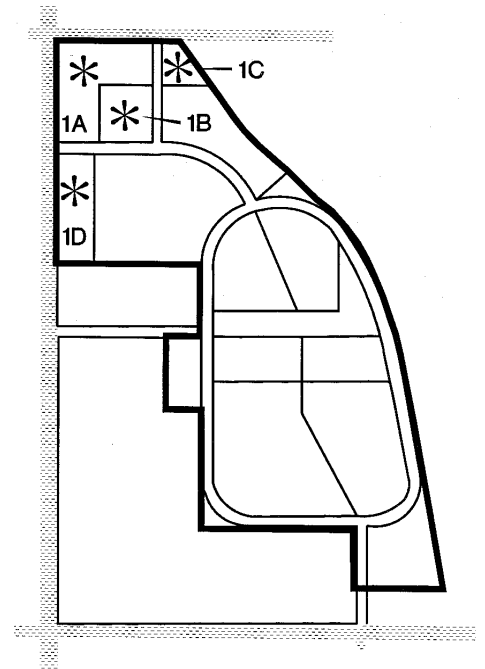
- c. General Development Standards:

- (1) Minimum Building Setback from Public (or Private, see AD note II.B.5) Streets: A distance equal to 60 percent of building height, but not less than 20 feet.
- (2) Maximum Floor Area Ratio: 1.0 (1.a, 1.b, 1.c.); Ratio: 4.0 (1.d.).
- (3) Maximum Building Coverage: 90 percent at ground level; 60 percent above ground level.
- (4) Maximum Building Height: Not to exceed 30 feet within 100 feet of Speedway or Kolb rights-of-way; not to exceed 45 feet on remainder of site, except the full service hotel on parcel 1.d. Exception: The hotel not to exceed 75 feet, exclusive of elevator mechanisms. Any portion of the hotel which exceeds 45 feet must be located a minimum 250 feet from the Kolb Road right-of-way.

(May 13, 1985, Resolution #13148, GCSP)

- (5) Parking Requirements: Required spaces, screening, and landscaping shall be determined at the ratios set forth in Section 3.3.0. of the City of Tucson *Land Use Code (LUC)*.

- (6) Minimum Landscape Coverage: ten percent of gross site area.



- (7) Special Landscape Requirements: The setback area along Kolb Road and Speedway Boulevard shall be landscaped with compositions of earth mounding, ground covers, shrubs and trees. No parking shall be permitted in these setbacks.
  
- d. Additional Development Standards for Residential Uses:
  - (1) Maximum Density: 35 du/ac.
  
  - (2) Minimum Open Space Required per Residential Dwelling Unit: 300 square feet.

2. **Development Area 2**

- a. Primary Uses Permitted:  
Office; Tourist Commercial;  
Commercial Recreation.  
(See Note 2).

(August 5, 1985, Resolution #13269, GCSP)

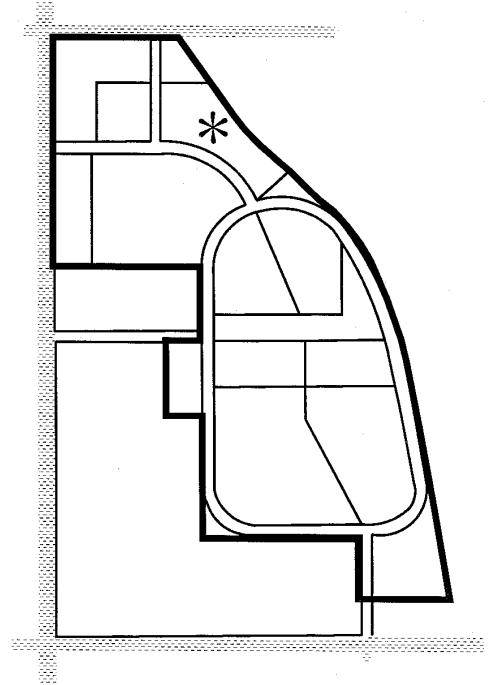
- b. Alternate Uses Permitted:  
Residential.

- c. General Development Standards:

- (1) Minimum Building Setback from Public (or Private, see AD note II.B.5) Streets: A distance equal to 60 percent of building height, but not less than 20 feet.
- (2) Maximum Floor Area Ratio: 1.0.
- (3) Maximum Building Coverage: 90 percent at ground level; 60 percent above ground level.
- (4) Maximum Building Height: Not to exceed 45 feet.
- (5) Parking Requirements: Required spaces, screening and landscaping shall be determined at the ratios set forth in Section 3.3.0 of the City of Tucson *Land Use Code (LUC)*.
- (6) Minimum Landscape Coverage: ten percent of gross site area.

- d. Additional Development Standards for Residential Uses:

- (1) Maximum Density: 35 du/ac.
- (2) Minimum Open Space Required per Residential Dwelling Unit: 400 square feet.



3. **Development Area 3**

a. Primary Uses Permitted:  
Office; Tourist Commercial;  
Commercial Recreation; and Parking  
(as approved per Resolution 16142  
for five-acre parcel and per Ordinance  
8599 for a two-acre parcel).

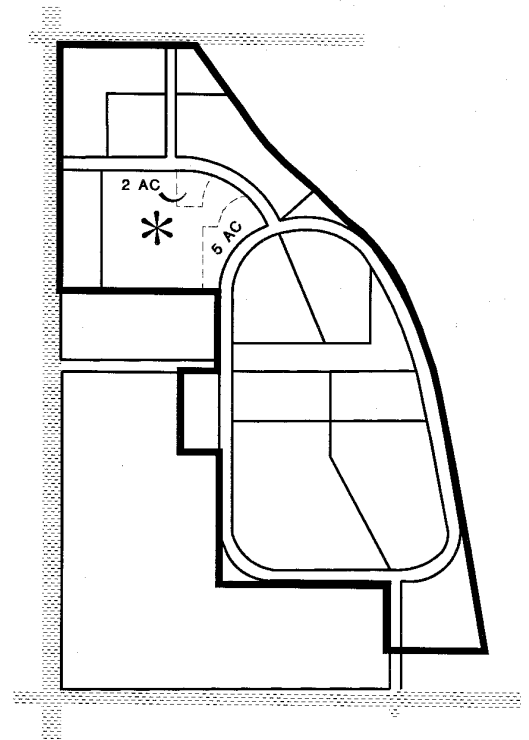
b. Alternate Uses Permitted: Residential.

c. General Development Standards:

- (1) Minimum Building setback from Public (or Private, see AD note II.B.5) Streets: A distance equal to 60 percent of building height, but not less than 20 feet.
- (2) Maximum Floor Area Ratio: 4.0.
- (3) Maximum Building Coverage: 90 percent at ground level; 60 percent above ground level.
- (4) Maximum Building Height: Not to exceed 45 feet. Exception: The hotel not to exceed 75 feet, exclusive of elevator mechanisms.
- (5) Parking Requirements: Required spaces, screening and landscaping shall be determined at the ratios set forth in Section 3.3.0 of the City of Tucson *Land Use Code (LUC)*.
- (6) Minimum Landscape Coverage: ten percent of gross site area.
- (7) Special Screening or Buffering: A six-foot community wall shall be provided to buffer adjacent properties (now vacant) to the west and the TEP substation to the south. These walls shall be softened where feasible with planting materials.

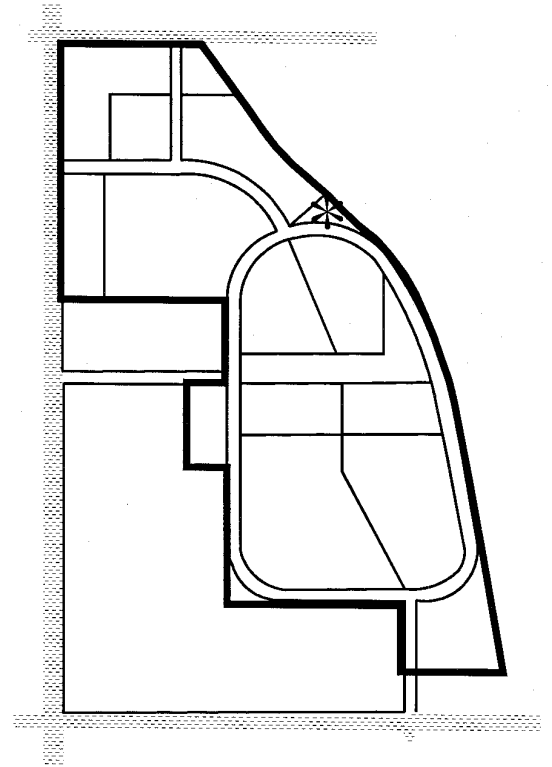
d. Additional Development Standards for Residential Uses:

- (1) Maximum Density: 50 du/ac.
- (2) Minimum Open Space Required per Residential Dwelling Unit: 300 square feet.



4. **Development Area 4**

- a. Primary Uses Permitted:  
Recreation (including public River Park); Open Space.
- b. Alternate Uses Permitted: None.
- c. General Development Standards:  
Special Landscape Requirements:  
In addition to plant material, the small park may provide seating and sheltered areas of masonry or wood, planters and trash receptacles as well as simple play apparatus. Unpaved areas will be landscaped with varying combinations of groundcover, shrubs and/or trees.



5. **Development Area 5 (5a, 5b)**

a. Primary Uses Permitted:  
Office; Commercial Recreation;  
Commercial; Golf Course.

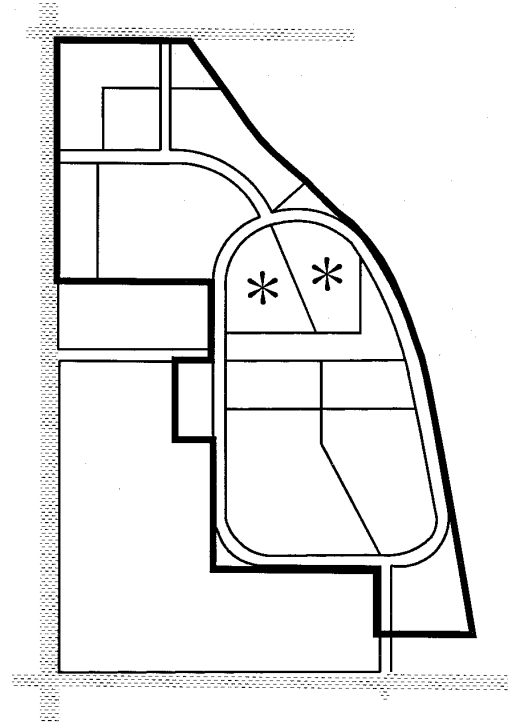
b. Alternate Uses Permitted: Residential.

c. General Development Standards:

- (1) Minimum Building Setback from Public (or Private, see AD note II.B.5) Street: A distance equal to 60 percent of building height, but not less than 20 feet.
- (2) Maximum Floor Area Ratio: 6.0.
- (3) Maximum Building Coverage: 90 percent at ground level; 60 percent above ground level.
- (4) Maximum Building height: 5a not to exceed 120 feet; 5b not to exceed 200 feet.
- (5) Parking Requirements: Required spaces, screening and landscaping shall be determined at the ratios set forth in Section 3.3.0 of the City of Tucson *Land Use Code (LUC)*.
- (6) Minimum Landscape Coverage: ten percent of gross site area.
- (7) Special Landscape Requirements: A major pedestrian/landscape overlay separates development areas 5a and 5b. Landscaped areas may include such architectural features as rock groupings, sculpture, water features, and decorative paving interspersed with planting areas. Transitional walkways between buildings will be expanded in select locations to provide for sitting, restful relaxation, informal group gatherings, displays, and exhibitions. Walkway expansion will occur proportionate to the anticipated use and location.

To the south and east transitional landscape material will be used between the development area and the open space easement.

- (8) Special Screening or Buffering: Special emphasis should be given to visual buffering of the transmission towers in the TEP right-of-way.



This may be achieved through the use of a combination of berming and masses of trees and shrubs of sufficient ultimate size to produce the desired effect.

d. Additional Development Standards for Residential Uses:

- (1) Maximum Density: 100 du/ac.
- (2) Minimum Open Space Required per Residential Dwelling Unit: 300 square feet.



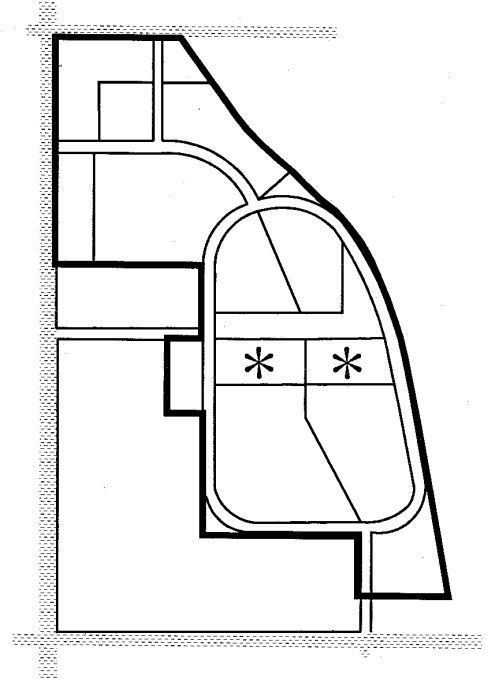
6. **Development Area 6 (6a, 6b)**

a. Primary Uses Permitted: Office; Commercial; Golf Course.

b. Alternate Uses Permitted: Residential.

c. General Development Standards:

- (1) Minimum Building Setback from Public (or Private, see AD note II.B.5) Streets: A distance equal to 60 percent of building height but not less than 20 feet.
- (2) Maximum Floor Area Ratio: 4.0
- (3) Maximum Building Coverage: 90 percent at ground level; 60 percent above ground level.
- (4) Maximum Building Height: 6a not to exceed 60 feet; 6b not to exceed 120 feet.
- (5) Parking Requirements: Required spaces, screening and landscaping shall be determined at the ratios set forth in Section 3.3.0 of the City of Tucson *Land Use Code (LUC)*.
- (6) Minimum Landscape Coverage: ten percent of gross site area.
- (7) Special Landscape Requirements: A major pedestrian/landscape overlay separates development areas 6a and 6b. Landscaped areas may include such architectural features as rock groupings, sculpture, water features, and decorative paving interspersed with planting areas. Transitional walkways between buildings will be expanded in select locations to provide for sitting, restful relaxation, informal group gatherings, displays, and exhibitions. Walkway expansion will occur proportionate to the anticipated use and location.



To the north, transitional landscape material will be used between the development area and the open space corridor.

- (8) Special Screening or Buffering: Special emphasis should be given to visual buffering of the transmission towers in the TEP right-of-way.

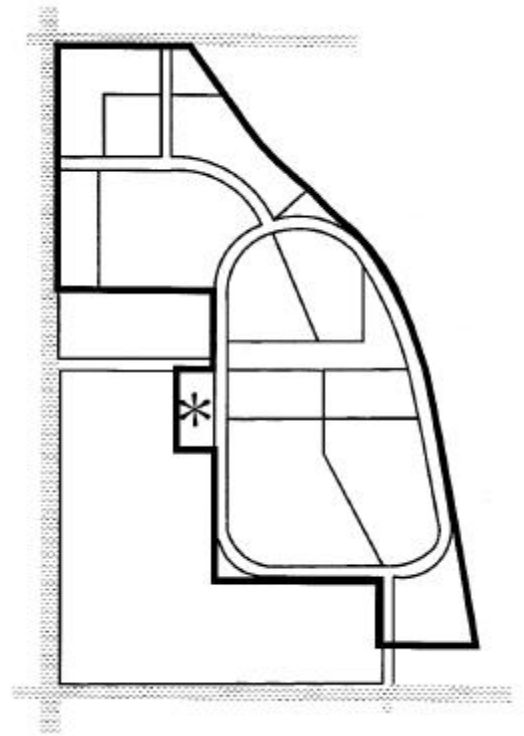
This may be achieved through the use of a combination of berming and masses of trees and shrubs of sufficient ultimate size to produce the desired effect.

d. Additional Development Standards for Residential Uses:

- (1) Maximum Density: 100 du/ac.
- (2) Minimum Open Space Required for Residential Dwelling Unit: 300 square feet.

**7. Development Area 7**

- a. Primary Uses Permitted:  
Residential; Golf Course.
- b. Alternate Uses Permitted: Office.
- c. General Development Standards:
  - (1) Minimum Building Setback from Public (or Private, see AD note II.B.5) Street: 20 feet.
  - (2) Maximum Building Coverage: 90 percent at ground level; 50 percent above ground level.
  - (3) Maximum Building Height: Not to exceed 30 feet.
  - (4) Maximum Density: 15 du/ac.
  - (5) Minimum Open Space Requirement per Residential Unit: 400 square feet.
  - (6) Parking Requirements: Required spaces, screening and landscaping shall be determined at the ratios set forth in Section 3.3.0 of the City of Tucson *Land Use Code (LUC)*.
  - (7) Minimum Landscape Coverage: ten percent of gross site area.
  - (8) Special Screening or Buffering: a 75-foot building setback shall be provided adjacent to the existing residential uses to the south and west.
- d. Additional Development Standards for Office Uses:
  - (1) Minimum Building Setback from Public Street; 20 feet. See item (4) below.
  - (2) Maximum Floor Area Ratio: 0.5.
  - (3) Special Landscape Requirements: Landscape planting will be required in conjunction with the wall described below to emulate



residential landscaping and diffuse light and glare which may occur from night operations.

- (4) **Special Screening or Buffering:** A six- to eight-foot masonry wall shall screen and buffer the adjacent residential areas to the west and south. A setback of 20 feet shall buffer the developed area from 5th Street. This buffer shall visually screen any parking area through the use of a combination of earth mounding and plant materials. No parking shall be permitted in this setback. Additionally, a 100-foot building setback, except for covered parking, shall be provided adjacent to existing residential uses to the south and west.
- (5) **Building design and materials** shall be compatible with adjacent residential uses.

8. **Development Area 8**

a. Primary Uses Permitted:  
Residential; Golf Course.

b. Alternate Uses Permitted:  
Office; Research and Development.

c. General Development Standards:

(1) Minimum Building Setback from Public (or Private, see AD note II.B.5) Streets: A distance equal to 60 percent of building height but not less than 20 feet.

(2) Maximum Building Coverage: 90 percent at ground level; 40 percent above ground level.

(3) Maximum Building Height: Not to exceed 45 feet.

(4) Maximum Density: 35 du/ac.

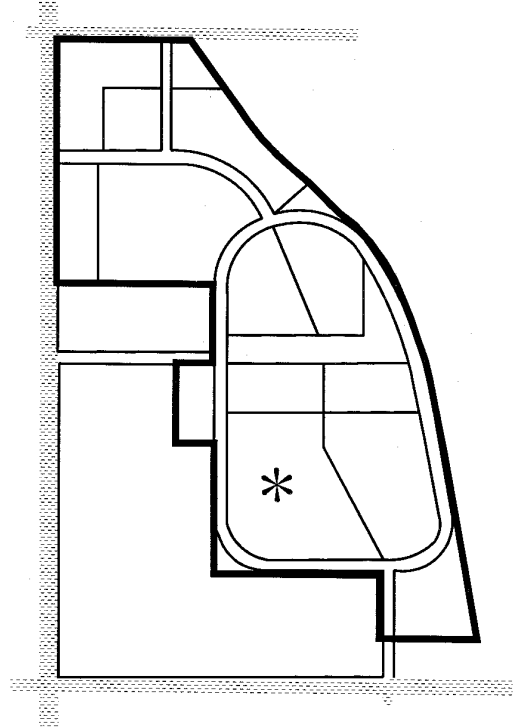
(5) Minimum Open Space Required per Residential Dwelling Unit. 400 square feet.

(6) Parking Requirements: Required spaces, screening and landscaping shall be determined at the ratios set forth in Section 3.3.0 of the City of Tucson *Land Use Code (LUC)*.

(7) Minimum Landscape Coverage: ten percent of gross site area.

(8) Special Landscape Requirements: A major pedestrian/landscape overlay separates this development area from Area 9 to the east. Landscaped areas may include such architectural features as rock groupings, sculpture, water features, and decorative paving interspersed with planting areas. Transitional walkways between buildings will be expanded in select locations to provide for sitting, restful relaxation, informal group gatherings, displays, and exhibitions. Walkway expansion will occur proportionate to the anticipated use and location.

d. Additional Development Standards for Nonresidential Uses:



- (1) Maximum Floor Area Ratio: 1.0.
- (2) Special Screening and Buffering: A six-foot masonry community wall will provide a buffer between the development area and the adjacent residential developments to the west and south. Planting materials and landscaping will soften the wall where feasible. Additionally, a 150-foot building setback, except for covered parking, shall be provided adjacent to existing residential uses.

**9. Development Area 9**

a. Primary Uses Permitted:  
Office; Research and  
Development; Golf Course.

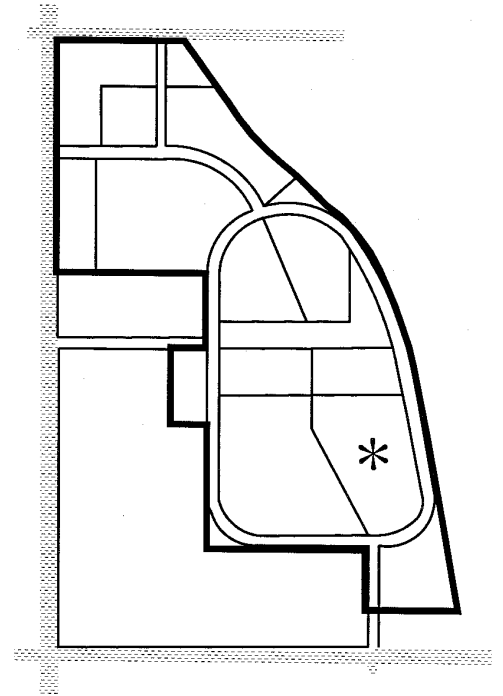
b. Alternate Uses Permitted: Residential.

c. General Development Standards:

- (1) Minimum Building Setback from Public (or Private, see AD note II.B.5) Streets: A distance equal to 60 percent of building height but not less than 20 feet.
- (2) Maximum Floor Area Ratio: 1.0.
- (3) Maximum Building Coverage: 90 percent at ground level; 40 percent above ground level.
- (4) Maximum Building Height: Not to exceed 60 feet.
- (5) Parking Requirements: Required spaces, screening and landscaping shall be determined at the ratios set forth in Section 3.3.0 of the City of Tucson *Land use Code (LUC)*.
- (6) Minimum Landscape Coverage: ten percent of gross site area.
- (7) Special Landscape Requirements: A major pedestrian/landscape overlay separates Development Area 9 from Area 8 to the west. Landscaped areas may include such architectural features as rock groupings, sculpture, water features, and decorative paving interspersed with planting areas. Transitional walkways between buildings will be expanded in select locations to provide for sitting, restful relaxation, informal group gatherings, displays, and exhibitions. Walkway expansion will occur proportionate to the anticipated use and location.

d. Additional Development Standards for Nonresidential Uses:

- (1) Maximum Density: 60 du/ac.
- (2) Minimum Open Space Required per Residential Dwelling Unit: 300 square feet.



10. **Development Area 10**

a. Primary Uses Permitted:  
Office; Commercial; Golf Course.

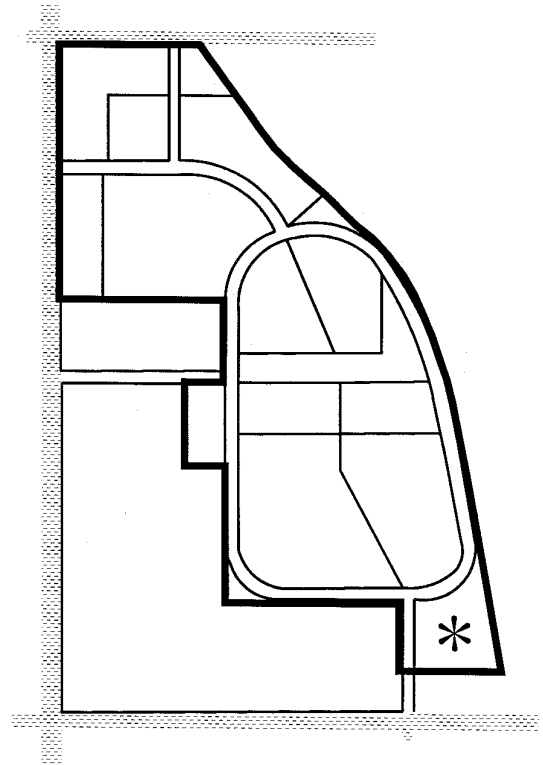
b. Alternate Uses Permitted:  
Residential.

c. General Development Standards:

- (1) Minimum Building Setback from Public (or Private, see AD note II.B.5) Streets: A distance equal to 60 percent of building height but not less than 20 feet.
- (2) Maximum Floor Area Ratio: 0.5.
- (3) Maximum Building Coverage: 90 percent at ground level; 60 percent above ground level.
- (4) Maximum Building Height: Not to exceed 45 feet.
- (5) Parking Requirements: Required spaces, screening and landscaping shall be determined at the ratios set forth in Section 3.3.0 of the City of Tucson *Land Use Code (LUC)*.
- (6) Minimum Landscape Coverage: ten percent of gross site area.
- (7) Special Screening or Buffering: In the event that the commercial development which fronts on Broadway, to the South of this area remains under separate control, suitable combinations of walls and landscaping will be used to screen it from this development.

d. Additional Development Standards for Residential Uses:

- (1) Maximum Density: 60 du/ac.
- (2) Minimum Open Space Required per Residential Dwelling Unit: 300 square feet.





E. Consistency

All of the provisions of the *Gateway Centre Planned Area Development*, as well as any land use authorized by the *Plan*, shall be consistent with the *City General Plan* and other adopted plans and policies. Consistency shall mean that the various land uses authorized by the *Gateway Centre Planned Area Development* are compatible with the objectives, policies, general land uses, and programs specified in the *General Plan* and other adopted plans.

Adoption. The *Planned Area Development* shall be processed in accordance with the *City of Tucson Land Use Code (LUC)* and may be amended from time to time in accordance with such provisions.

Enforcement. The Planning Director and the Director of Development Services shall be responsible for enforcement of this *Plan*.

Conflict with City Statutes. In the event the terms of this *Plan* conflict with the *City of Tucson Land Use Code (LUC)*, the *Plan* shall govern.

Minor Changes. The Planning Director may, upon request by the Developer, allow minor changes to the criteria set forth in the *Planned Area Development*, providing said changes are not in conflict with the overall intent as expressed in the *Planned Area Development*. Minor changes do not include anything which alters allowable uses, building heights, floor area ratios, residential densities, or perimeter landscaping. Any changes must conform to appropriate sections of the *Tucson City Code*.

Landscaping Alternative

Although the *Plan* provides landscape specifications for Developing Areas in the Centre, the developer of properties in Gateway Centre is encouraged to utilize the *City of Tucson Xeriscape and Screening Standards DS#2-06.0* approved since adoption of this *Plan* in January, 1983.

F. Procedures

1. Application: Subdivision Plats & Development Plans.

Application for development approval after adoption of the *Planned Area Development* shall be a two step process: first, tentative and final subdivision plats, and then development site plan review and approval.

Subdivision Plats:

After adoption of the *Planned Area Development*, a subdivision plat for the proposed *Planned Area Development* site shall be submitted to the Planning

Department for processing, in accordance with the City of Tucson *Land Use Code (LUC)*.

Subdivision of the *Planned Area Development* site may consist of right-of-way dedications and block platting only, but individual lots may be created as well.

All improvements necessitated by the development shall be completed prior to the transmittal of the *Planned Area Development* final plat for Mayor and Council approval, unless such improvements are assured in a form acceptable to the City Attorney.

The *Planned Area Development* shall become effective following approval of the final subdivision plat by Mayor and Council and the recording of that plat, together with accompanying protective covenants deemed necessary to the development of the property, in the office of the Pima County Recorder.

Development Site Plans:

Once the final subdivision plat and appropriate legal documents have been recorded and prior to any development occurring in a development area, a site plan shall be submitted by the developer of said development area to the City for its approval. Conceptual site plans, in less detail than outlined below, showing primary building location and heights, parking layout, access and egress, and landscaped area, are encouraged to be submitted for preliminary review at any time prior to final site plan submittal.

A site plan shall be prepared by the developer in accordance with the requirements of the City of Tucson *Land Use Code (LUC)* and, shall also include the following:

- Landscape and Maintenance Plan. A landscape and maintenance plan at a scale of 1 inch = 20 feet showing the location, size and species of all plant material, and the proposed water or irrigation system to be used, along with a maintenance schedule.
- Floor Plans. Rough floor plans of the first floor and any basement or sub-surface parking of all buildings to determine adequate circulation. The floor plans shall be fully dimensioned and uses indicated. Floor plans for other typical floors shall also be submitted.
- Elevation Renderings. Renderings, with dimensions, depicting elevation views of all sides of proposed buildings and structures. Perspective drawings may also be submitted.
- Cross Sections. A cross-sectional rendering of the proposed development to include the heights of buildings and structures, the dimensions of overhangs and other appropriate dimensions.

- Sign Plans. Showing the location, size and lighting sources of all signs, and other advertising devices.
- Lighting Plan. A lighting plan for all parking and circulation, both vehicular and pedestrian areas, indicating the type and size of all lighting structures and illumination specifications.
- Additional Information. Such other statistical or graphical information or material as may be reasonably desired by the applicant or required by the owner or the Planning Director to depict unique characteristics of the site, its proposed development and use.

2. Methane Control

This section shall apply to any development on the landfill portions of the site or within 500 feet of such landfill portions. "Landfill portions" (as used in this section) shall include areas as shown on Exhibit B in the *Gateway Centre Redevelopment Plan*.

With respect to existing conditions resulting in methane generation on the site, the developer must undertake to comply with directions of the City of Tucson, Pima County, the Arizona Department of Environmental Quality and the United States Environmental Protection Agency to make all reasonable efforts to prevent the infiltration of moisture into the landfill portions and to otherwise manage and abate the generation of methane, and to abate the lateral migration of methane gas onto adjoining properties. Compliance with those directives may include, among other things, the construction of drainage improvements and removal of refuse material at identified locations. Acceptance of this condition regarding the abatement of the lateral methane gas migration by the developer shall in no way be construed as an admission or acknowledgment of liability or responsibility for same. The developer's acceptance of this condition is for the purpose of the adoption of a planned area development by the City of Tucson for the subject property and to satisfy requirements by the Arizona Department of Environmental Quality to abate a potential health hazard, and it is specifically understood that the developer reserves the right to proceed (by the initiation of litigation, or otherwise) against Pima County, or any other person or entity who may have a responsibility for the creation of the lateral migration problem.

- Master Methane Control Plan. This document must be submitted at the time of overall block platting of the site. It should address methane in general terms. At a minimum it should contain:
  - Methane Generation Controls - a plan showing techniques and procedures used in controlling the production rate of methane. Elements include, for example, drainage control, landscaping control, and surface treatment.

- Perimeter Barrier Controls - how methane migration will be controlled and prevented from crossing site boundaries.
- Monitoring System. an overall plan for the installation, monitoring and maintenance of test and warning system.
- Any other plans deemed necessary by the City of Tucson.

□ Development Site Methane Control Plan

This shall be submitted at the time individual development plans are submitted and must be approved before building permits are issued. They must address methane control for each proposed development including as a minimum:

- Monitoring and alarm systems.
- Methane collection and venting systems.
- Integration of the individual systems within the overall site systems where appropriate or necessary.
- Drainage, landscaping and irrigation plans.

□ Procedures During Construction

- All construction must be conducted in conformance with this plan and with applicable Federal, State, and local regulations for construction on or near known landfills with particular emphasis on reasonable efforts to prevent water infiltration into landfill portions.
- The applicant shall have a registered professional engineer submit an affidavit to the Department of Development Services stating that all new construction is in compliance with these regulations, that all testing and monitoring has been done and is being done pursuant to these regulations, and the result of such testing and monitoring shall be submitted to the Building Safety Administrator.

□ Review and Monitoring

All reports and plans must be prepared by and accompanied by an affidavit by a registered engineer knowledgeable with methane control procedures. The submitted reports will be reviewed and approved by:

- City Planning
- Pima County Health Department
- Arizona Department of Environmental Quality
- City Engineer
- Fire Department

- Department of Development Services

Monitoring of test probes shall be the responsibility of the property owner under direction of the City of Tucson Fire Department. Monitoring must be done on a daily basis during construction, a weekly basis for the first month after building is complete, and at least on a quarterly basis thereafter unless otherwise arranged with State Department of Health Services.

□ Responsibility and Maintenance

Continued maintenance and upgrading of methane control and monitoring systems (including storm sewers, landfill cap, surface paving and any other features designed or intended to prevent infiltration of moisture into the landfill portions) shall be the responsibility of the owner or association of owners of landfill and adjacent parcels or their successors and assigns. Any such association must be established prior to issuance of building permits. This entity shall be responsible for ensuring compliance of methane control procedures as defined in this *Plan*.

Methane Generation Control

While active and passive methane removal systems and features and strategies to prevent methane migration and accumulation remain principal duties of the owners and their successors, agents and assigns under this *Plan* and applicable law, principal emphasis shall be on the prevention of methane generation achieved through features and strategies designed and intended to prevent the migration of moisture into the landfill portions of the property. The design, construction and maintenance of all features (including buildings, structures, landscaping open spaces, recreational facilities and spaces, roads, storm and sanitary sewers and parking) over the landfill portions and within 500 feet thereof shall include all reasonably available means of preventing artificial or natural moisture from infiltrating into areas known or suspected to contain subterranean waste material.

Proposals or requirements to establish or maintain stormwater runoff retention or detention facilities or features with landfill portions shall be reviewed on a case-by-case basis to be sure that said structures do not cause infiltration into subterranean waste material.

No lakes or ponds or other earth-lined or plastic-lined storage, transmission, decorative or recreation water features may be constructed over or within 500 feet of landfill portions. Only fountains, ponds or pools constructed of concrete, metal or similar substantial and water-tight material capable of preventing infiltration into subterranean waste material may be constructed, placed or maintained within such areas. See for example, "water features" set out in Development Standards For Area 5 (page 44), Area 6 (page 46), Area 8 (page 50) and Area 9 (page 52).

Over and within 500 feet of the landfill portions, all reasonable efforts to minimize and preclude moisture infiltration shall be utilized at the design, construction and maintenance phases of all features, facilities and activities including but not limited to choice of landscape plants and turf varieties and location and sizing of turf areas.

3. Planned Area Development Amendment

~~When a change is requested to an Adopted *Planned Area Development*, the Planning Director will determine if the request constitutes a major change from the intent in the adopted plan. Any major changes can only be incorporated by an amendment to the Adopted Plan.~~

~~The following development parameters shall be considered as part of any amendment to the *Planned Area Development Use Development Plan*.~~

- ~~• Basic Infrastructure System Design: Capacity and location of major roads and water, sewerage and drainage facilities.~~
- ~~• Surrounding Land Uses: Existing uses within and adjacent to study area.~~
- ~~• Community Structure: Relationship to the open space linkages between development areas and the mixed-use composition of the plan.~~

~~The process to amend an Adopted *Planned Area Development* will include legally advertised public hearings before 1) the Citizen's Advisory Planning Committee and 2) the Mayor and City Council.~~

Amendments to an Adopted *Planned Area Development* will be processed per Section 2.6.3.11 of the City of *Tucson Land Use Code (LUC)*.

**APPENDIX A**

CBA File No. 02584-04-04-01  
September 24, 1982  
LEGAL-1, JLD-1(6)

Description of North Parcel - West of Proposed Pantano Wash

The Northwest One-Quarter (NW 1/4) of Section 8, Township 14 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona;

EXCEPT the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the said Northwest One-Quarter (NW 1/4);

ALSO EXCEPT the parcel of land recorded in Docket 6119 at Page 808 Pima County Recorder's Office, Pima County, Arizona;

ALSO EXCEPT the South 200.0 feet of the said Northwest One-quarter (NW 1/4);

ALSO EXCEPT the East 100.0 feet of said Northwest One-Quarter (NW 1/4);

ALSO EXCEPT the North 75.0 feet of the said Northwest One-Quarter (NW 1/4);

ALSO EXCEPT the West 75.0 feet of the said Northwest One-Quarter (NW 1/4);

ALSO EXCEPT any portion lying East of the following described line;

COMMENCING at the Northwest corner of the said Section 8;

THENCE S 89°57'04" E along the North line of the Northwest One-Quarter (NW 1/4) of the said Section 8 a distance of 1,204.83 feet;

THENCE S 00°02'56" W 75.00 feet to the POINT OF BEGINNING;

THENCE S 35°23'42"E 739.42 feet to a point of curvature of a tangent curve concave to the Northeast;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 3,150.00 feet and a central angle of 009°16'04" for an arc distance of 509.52 feet to a point of tangency;

THENCE S 44°39'46" E 473.95 feet to a point of curvature of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, to the right, have a radius of 2,850.00 feet and a central angle of 008°14'44": for an arc distance of 410.15 feet to the END of said line on a non-tangent line 100.00 feet West of and parallel with the East line of the Northwest One-Quarter (NW 1/4) of the said Section 8.

Description of South Parcel - West of Proposed Pantano Wash

A part of Section 8, Township 14 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

The parcel recorded in Docket 6037 at Page 348, Pima County Recorder's Office, Pima County, Arizona;

EXCEPT any portion lying East of the following described line;

COMMENCING at the Northwest corner of Section 8;

THENCE S 89°57'04" E along the North line of the Northwest One-Quarter (NW 1/4) of said Section 8 a distance of 1,204.83 feet;

THENCE S 00°02'56" W 75.00 feet;

THENCE S 35°23'42" E 739.42 feet to a point of curvature of a tangent curve concave to the Northeast;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 3,150.00 feet and a central angle of 009°16'04" for an arc distance of 509.52 feet to a point of tangency;

THENCE S 44°39'46" E 473.95 feet to a point of curvature of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, to the right, having a radius of 2,850.00 feet and a central angle of 008°14'44" for an arc distance of 410.15 feet to a non-tangent line 100.00 West of and parallel with the East line of the Northwest One-Quarter (NW 1/4) of the said Section 8;

THENCE S 00°09'27" E along the said parallel line a distance of 34.04 feet to a point on the arc of a non-tangent curve concave to the Southwest, a radial line of said curve through said point having a bearing of N 54°08'18"E;

THENCE Southeasterly along the arc of said curve, to the right, having a radius of 2,830.00 feet and a central angle of 020°22'32" for an arc distance of 1,006.40 feet to the non-tangent North line of the Southeast One-Quarter (SE 1/4) of the said Section 8;



THENCE S 89°48'38" E along the said North line a distance of 20.77 feet to the POINT OF BEGINNING on the arc of a non-tangent curve concave to the West, a radial line of said curve through said point having a bearing of N 74°37'36" E;

THENCE Southerly along the arc of said curve, to the right, having a radius of 2,850.00 feet and a central angle of 007°01'22" for an arc distance of 349.32 feet to a point of tangency;

THENCE S 08°21'02" E 2,260.46 feet to the END of the said line on a line 75.0 feet North of and parallel with the South line of the said Southeast One-Quarter (SE 1/4);

ALSO EXCEPT any portion lying within the parcel recorded in Docket 5760 at Page 851 Pima County Recorder's Office, Pima County, Arizona.

Legal Description of Seven Acre Parcel Incorporated by Resolution #13148

All that portion of the Northwest quarter of Section 8, Township 14 South, Range 15 East, G. & S. R. B. & M. Pima County, Arizona described as follows:

Beginning at the West quarter of said Section 8;

Thence, along the South line of the said Northwest quarter, South 89° 43' 15" East, 75.00 feet to the Easterly right-of-way of Kolb Road;

Thence, along said Easterly right-of-way, north 00° 02' 10" East, 661.00 feet to the True Point of Beginning;

Thence continuing along said Easterly right-of-way, North 00° 02' 10" East, 929.19 feet;

Thence South 89° 49' 26" East, 326.50 feet;

Thence South 00° 02' 10" West, 929.58 feet;

Thence North 89° 45' 19" West, 326.50 feet to the True Point of Beginning.

**APPENDIX B**  
Basic Landscaping Specifications

NATIVE & TRANSITIONAL PLANTS

	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Skyline Tree Canopy	<i>Eucalyptus camaldulensis</i>	Red Gum
	<i>Acacia farnesiana</i>	Sweet acacia
	<i>Celtis reticulata</i>	Western hackberry
	<i>Cercidium floridum</i>	Blue palo verde
	<i>Cupressus arizonica</i>	Arizona cypress
	<i>Parkinsonia aculeata</i>	Mexican palo verde
	<i>Prosopis chilensis</i>	Chilean mesquite
	<i>Prosopis velutina</i>	Mesquite
	<i>Rhus lancea</i>	African sumac
Small Trees & Shrub Masses	<i>Acacia constricta</i>	Whitehorn acacia
	<i>Artiplex canescens</i>	Four-wing saltbush
	<i>Artiplex lentiformis</i>	Big saltbush
	<i>Baccharis sarothroides</i>	Desert broom
	<i>Cassia artemisioides</i>	Feathery cassia
	<i>Caesalpinia gilliesii</i>	Yellow bird of paradise
	<i>Caesalpinia pulcherrima</i>	Red bird of paradise
	<i>Chilopsis linearis</i>	Desert Willow
	<i>Dondonaea viscosa</i>	Hopbush (green and purple)
	<i>Fouquieria splendens</i>	Ocotillo
	<i>Geijera parviflora</i>	Australian willow
	<i>Juniperus chinensis "Pfitzeriana"</i>	Pfitzer juniper
	<i>Lantana camara</i>	Bush lantan
	<i>Leucophyllum frutescens</i>	Texas ranger
	<i>Lysiloma thornberi</i>	Featherbush
	<i>Pitheceolobium flexicaule</i>	Texas ebony
	<i>Simmondsia chinensis</i>	Jojoba
		<i>Vaquelinia californica</i>
	<i>Yucca aloifolia</i>	Spanish bayonet
	<i>Yucca elata</i>	Soaptree
Ground Covers & Vines	<i>Acacia redolens</i>	Trailing acacia
	<i>Agave americana</i>	Agave
	<i>Aloe saponaria</i>	Aloe

Atriplex semibacata	Australian saltbush
Baccharis pilularis	Dwarf coyote bush
Dalea greggii	Indigo bush
Dasylirion wheeleri	Desert spoon
Hesperaloe parviflora	Red aloe
Junipeus sabina "Arcadia"	Arcadian juniper
Lantana montivedensis	Trailing lantan
Oenothera berlandieri	Mexican primrose
Pennisetum setaceum	Fountain grass
Salvia greggii	Sage
Santolina chamaecyparissus	Santolina (green and gray)
Verbena goodingii	San verbena
Verbena peruviana	Peruvian verbena

Additional species may be included subject to the approval of the Tucson Parks Department.

#### ORNAMENTAL PLANTS

	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Skyline	Cupressus sempervirnes	Italian cypress
	Phoenix dactylifera	Date palm
	Washington species	Fan palms (Mex. & Calif.)
Tree Canopy	Brachychiton populneum	Kurrajong tree
	Eucalyptus polyanthemos	Silver dollar eucalyptus
	Fraxinus velutina	Arizona Ash
	Pinus brutia eldarica	Mondel pine
	Pinus halepensis	Alpenno pine
	Fraximus velutina "Rio Grande"	Fantax Ash
	Quercus ilex	Holly oak
	Schinus molle	California pepper
	Ulmus parvifolia	Evergeen elm

Small Trees & Shrub Masses	Bambusa specis	Golden goddess bamboo
	Bauhinia sp.	Orchid tree
	Chamaerops humilis	Mediterranean fan palm
	Cortaderia sellowana	Pampas grass
	Eriobotrya japonica	Loquat
	Feijoa sellowiana	Pineapple guava
	Genistra vars	Broom
	Jasminum mesnyi	Primrose jasmine
	Lagerstroemia indica	Crepe myrtle
	Mahonia aquifolium	Oregon grape
	Myrtus communis	Myrtle
	Nandina domestica and vars.	Heavenly bamboo
	Nerium oleander vars.	Oleander (bush & tree)
	Philodendron selloum	Philodendron
	Pittosporum tobira	Tobira
	Photinia fraseri	Photinia
	Podocarpus macrophyllus	Yew pine
	Prunus caroliniana	Carolina laurel cherry
	Prunus cerasefera atropurpurea	Purple leaf plum
	Pyracantha specis	Pyracantha
	Raphioloepis indica	Indian hawthorn
Sambucus mexicana	Mexican elderberry	
Yucca recurvifolia	Pendulous yucca	
Ground Covers & Vines	Asparagus densiflorus "sprengeri"	Asparagus
	Bougainvillea species	Bougainvillea
	Carpobrotus edulis	Ice plant
	Convolvulus mauritanicus	Ground morning glory
	Cynodon species	Hybrid bermuda grass
	Dichondra micrantha	Dichonda
	Ficus pumila	Creeping fig
	Gazania ringens	Gazania vars.
	Gelsemium sempervirens	Carolina jessamine
	Hedera canariensis	Algerian ivy
	Liriope muscari	Lily turf
	Macfadyena unguis-cati	Cat claw
	Ophiopogon japonicus	Mondo grass
	Osteospermum fruticosum	Trailing african daisy
	Rosa basnksiae	Lady Banks rose
	Rosmarinus officinalis "Prostratus"	Trailing rosemary
	Vinca major	Vinca
	Wisteria floribunda	Wisteria
Annual flowers	Annual flowers	

Additional species may be included subject to the approval of the Tucson Parks Department.

THIS PLANT LIST WAS ADOPTED AS A PART OF THE *GATEWAY CENTRE PLANNED AREA DEVELOPMENT*. SINCE ADOPTION, A LOW-WATER USE/DROUGHT TOLERANT PLANT LIST MEETING THE SOUTHERN ARIZONA WATER RESOURCES ASSOCIATION AND THE ARIZONA DEPARTMENT OF WATER RESOURCES STANDARDS HAS BEEN APPROVED BY THE CITY OF TUCSON AND PIMA COUNTY. IT IS RECOMMENDED THAT THE LOW WATER USE/DROUGHT TOLERANT PLANT LIST BE REFERENCED FOR USE IN NEW DEVELOPMENT AND REVEGETATING EXISTING DEVELOPMENT PROJECTS.

The following landscape plant vocabulary guidelines shall be incorporated in the landscape plans:

- A simplified palette of plant material should be used in order to maintain the theme of the landscape design which has been established.
- Areas of similar uses should be planted with trees of similar species for visual continuity. A "backbone" species will be selected for use throughout the project as a unifying element.
- Special emphasis should be given to promoting the master street landscaping plan which will be established for the streets throughout the project.
- All plant material selected for use should be of a type known to have been successful in the area or in similar climatic and soil conditions.
- Plant material known to have invasive or destructive root systems should be avoided. Similarly, plants known to have messy and/or staining fruit and/or brittle limbs should also be avoided.
- The spacing of the plant material should be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive pruning and maintenance in the future.

**APPENDIX C**

Amendments Approved by Mayor and Council

May 13, 1985      Resolution #13148

The approved amendment expanded the *Plan* boundary to incorporate a seven-acre parcel (now labeled Development Area 1, l.d.) adjacent to Kolb Road. See page 27. The permitted uses include athletic club, office, restaurant, residential and hotel. The design criteria for the seven-acre parcel is included with Development Areas 1.a., 1.b., and 1.c., with the exception of a 75-foot building height and a floor area ratio of 4.0 for the full service hotel. Any portion of the hotel building height which exceeds 45 feet, exclusive of the elevator shafts must be set back a minimum of 250 feet from the Kolb Road right-of-way. The legal description in Appendix A has been revised to include this seven-acre land parcel. See Appendix B for related legal description.

August 5, 1985      Resolution #13269

The approved amendment allows commercial recreation use as a permitted use in Development Area 2. The commercial recreation use will consist of a full service athletic club.

June 22, 1992      Resolution #16039

The approved amendment allows golf course and associated uses in Development Areas 5a, 5b, 6a, 6b, 7, 8, 9 and 10.

October 26, 1992      Resolution #16142

The approved amendment allows parking as a primary permitted use on a five-acre parcel located at the southwest corner of the Rosewood Street and Gateway Center Circle.

November 27, 1995      Ordinance #8599

The approved amendment allows parking as a primary permitted use on a two-acre parcel at the southeast corner of Rosewood Street and Finance Center Drive extended.

November 18, 2008



CITY OF  
TUCSON

DEPARTMENT OF  
URBAN PLANNING  
& DESIGN

Mr. Michael Schooler,, Project Architect  
Gromatzky, Dupree & Associates – Southwest LLC  
250 S. Craycroft Rd., Suite 200  
Tucson, AZ 85711

Dear Mr. Schooler:

**Subject:** Interpretation for Allowed Land Uses for Lot 5, Block 3 – Gateway Centre Planned Area Development (PAD-3)

Staff has reviewed your request (attached) for clarification regarding allowed land uses for Lot 5, Block 3 in Development Area 3 of the Gateway Center PAD.

There was an amendment to the PAD document on October 26, 1992, Resolution 16142, to include parking as a primary permitted use in Development Area 3 for a five-acre parcel located at the southwest corner of Rosewood Street and Gateway Center Circle. Although the PAD document Exhibit 4 of Principal Land Uses appears to delineate this area for parking only; further research has confirmed that the other permitted uses for Development Area 3 are allowed for Lot 5, Block 3.

Lot 3, Block 5 in Development Area 3 was developed at the time with the purpose of providing the overflow parking and special event parking for an ice-skating facility located across the street. The Gateway Centre PAD is specific about integrating a mix of land uses, and incorporating internal circulation, common access, and shared-parking. These design elements should be incorporated into the Development Plan for the proposed Gateway Professional Offices project on Lot 5, Block 3, i.e. visible pedestrian path that leads from the former ice-skating facility to the overflow/shared parking areas as provided by this project.

Staff has determined that the proposed Gateway Professional Office project for Lot 5, Block 3 is a permitted land use allowed in Development Area 3 of the Gateway Centre PAD for the 5-acre parcel at the southwest corner of Rosewood Street and Gateway Center Circle.

Sincerely,

Albert Elias, AICP  
Director of Urban Planning and Design

c: Jim Mazzacco, DUPD  
John Beall, DUPD  
Patricia Gehlen, DSD

Attachments: Applicant's Request Letter

**From:** "Michael Schooler" <mschooler@gdasw.com>  
**To:** <john.beall@tucsonaz.gov>  
**Date:** 11/13/2008 7:28 PM  
**Subject:** Gateway Centre PAD

Good evening John,

Thank you for speaking with me this week regarding our proposed development on Lot 5, Block 3 (Gateway Professional Offices). The concern you raised to me was that the lot in question was indicated in the PAD for parking and at the very least we might need a clarification, and at worst we would need a major revision to the PAD. I've gone through the PAD in some detail and put forth the following language for your consideration on page IX-65: "October 26, 1992 Resolution #16142; The approved amendment allows parking as a primary permitted use on a five-acre parcel located at southwest corner of the Rosewood Street and Gateway Center Circle." I have not reviewed the actual resolution language, but as it reads in the PAD the statement says "...allows... as a primary permitted use..." which leads me to conclude it is adding parking as a primary permitted use, not intending it to be the sole primary use. On page IX-40, under "Development Area 3; a. Primary Uses Permitted:" it plainly states "Office; Tourist Commercial; Commercial Recreation; and Parking (as approved per Resolution 16142 for five-acre parcel...". This clearly states that the Resolution is only adding Parking to the list of permitted primary uses to the five-acre parcel since parking is not a permitted primary use in this Development Area and the delineation of the parcel on the accompanying map is only there to provide clarification as to where the parcel sits. All of this makes sense in the light that the parcel was developed in order to supply additional parking to the Iceoplex development and the PAD would not allow parking as a primary use at the time.

I feel the language is very clear in what it is stating, so what I ask is that you review my interpretation of the PAD language and determine if you still require a letter. If you need any additional information or you would like to discuss this further, please don't hesitate to call or email me using the information provided below.

Regards,

Michael Schooler

[www.gdainet.com](http://www.gdainet.com) <<http://www.gdainet.com/>>



June 16, 2008



CITY OF  
TUCSON

DEPARTMENT OF  
URBAN PLANNING  
& DESIGN

David Skinner  
Permit Coordinator  
Cyntergy AEC  
320 S. Boston Ave., 12<sup>th</sup> Floor  
Tulsa, OK 74103

**Subject:** Interpretation for Wal-Mart Store #1291 at 7150 E. Speedway  
in Tucson of the Gateway Centre Planned Area Development (PAD)

Dear Mr. Skinner:

The Planning Staff has reviewed your letter (attached) requesting a determination that the proposed expansion of a glazed canopy to accompany a garden center area is subjected to Tucson's 'big box' requirements, and if there any other conditions or restrictions that you should be aware of in pursuing this project.

The Wal-Mart Store #1291 is within Development Area 1 of the Gateway Centre PAD, which allows large retail establishments over 100,000 square feet.

Staff has determined that the proposed expansion for a garden center is consistent with the intent of the Gateway Centre PAD, and is allowed in Development Area 1. However, the proposed project would need to meet required parking and landscaping requirement at the ratio set forth in Section 3.3.0 of the Tucson Land Use Code.

Sincerely,

Albert Elias, AICP  
Director of Urban Planning and Design

c: Jim Mazzacco  
Roger Howlett  
John Beall

Attachments: Applicant's Request Letter



**CYNERGY AEC**  
ARCHITECTURE · ENGINEERING · CONSTRUCTION

June 10, 2008

John Beall  
City of Tucson  
Urban Planning & Design  
MacArthur Bldg  
345 E. Toole  
Tucson, AZ 85701

Dear John:

Per our phone conversation earlier today, this letter is to formally request specific planning & zoning information for Wal-Mart store #1291 at 7150 E. Speedway in Tucson. It is my understanding that this store is currently a PAD #3. As such, I would like to know what type of conditions would be placed on this site with respect to future building improvements.

Wal-Mart would like to pursue a small exterior project at this store by removing an existing "covered" outdoor area on the east side of the building and replacing with a glazed canopy to accompany a garden center area. This glazed canopy and garden center would follow visually and architecturally current Wal-Mart prototypical guidelines.

Would this site be subject to Tucson's "big box" requirements? If so, what would that entail? There seems to be some thought within the City that this site might be exempt from those requirements. Can you confirm?

Are there any other conditions or restrictions that we should be aware of in pursuing this project?

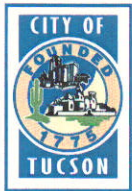
Please let me know if I can be of any assistance, and thanks in advance for your help.

Sincerely,

David Skinner  
Permit Coordinator  
Cynergy AEC  
320 S. Boston Ave., 12<sup>th</sup> Floor  
Tulsa, OK 74103  
(918) 877-6000 x369  
(918) 877-4000 fax

CYNERGY AEC LLC

320 South Boston  
12th Floor  
Tulsa, OK 74103  
918-877-6000  
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CITY OF  
TUCSON

DEPARTMENT OF  
URBAN PLANNING  
& DESIGN

April 24, 2008

Mr. Mike Grassinger, AICP  
The Planning Center  
110 S. Church, suite 6320  
Tucson, AZ 85701

**SUBJECT:** Proposed Post-Secondary Educational Use in Development Area 3  
of the Gateway Centre Planned Area Development (PAD).

Dear Mr. Grassinger:

The Planning Staff has reviewed your letter (attached) requesting a determination that the conversion of the existing theaters to an educational facility, similar to the University of Phoenix offering post-secondary degrees and certificates such as nursing and dental technician, would be allowed in Development Area 3 of the Gateway Centre PAD.

Development Area 3 of the Gateway Centre PAD calls out for primary uses to be: office, tourist commercial, commercial recreation, residential, and parking.

The Gateway Centre PAD establishes a land use concept that permits high intensity of mixed-uses with non-residential uses, primarily office and commercial. In the past, Staff has used C-1 as the equivalent zone for this area when a use determination is requested. Note that all parking requirements: required spaces, screening and landscaping shall be determined at the ratios set forth in the City of Tucson Land Use Code.

Staff has determined that the conversion of the existing theaters to an educational facility, i.e. post-secondary educational use, is consistent with the intent of the Gateway Centre PAD and is an allowed use in Development Area 3. Additionally, it is determined that this request is not considered substantial enough to be processed as a major amendment to the PAD, and is approved.

Sincerely,

Albert Elias, AICP  
Director of Urban Planning and Design

c: Jim Mazzacco, DUPD  
John Beall, DUPD  
Roger Howlett, DUPD

Attachments: Applicant's Request

S:CASREV/PADS/Minor Changes and Interpretations/Gateway Centre/Development Area 3



April 14, 2008

John Beall, Principal Planner  
City of Tucson  
Department of Urban Planning and Design  
PO Box 27210  
Tucson, Arizona 85726-7210

Subject: **Gateway Centre PAD**

Dear John:

This letter is a follow-up to our earlier discussions regarding a new proposed use of the former Century Theaters located in the Gateway Centre PAD. We have been contacted by a group that proposes to convert the theaters to an educational facility. The facility would be similar to the University of Phoenix offering post-secondary degrees and certificates such as nursing and dental technician.

The theaters are located in Planning Area 3 of the PAD. Permitted uses include Office, Tourist Commercial, Commercial Recreation and Parking. Residential uses up to 50 dwelling units per acre are the alternative permitted use.

The PAD does not specifically define the uses permitted in Tourist Commercial or Commercial Recreation. It does define Office uses as, "A place where professional or semi-professional services are provided, or a particular kind of business is transacted, excluding retail and wholesale trade as a principle use." We believe an education facility does provide professional and semi-professional services which, in turn, produce professional and semi-professional graduates who then serve the community.

Section C. Relationship to City Plans in the Introduction, the PAD states, "All City policies, standards, criteria and procedures are incorporated by reference into this Planned Area Development, except where deviations are warranted to improve design quality, flexibility, or harmony as specified in this document." We feel this statement was included to imply that where there is a question regarding the PAD, the City's other documents such as the Land Use Code are to be used. At the time this document was approved, educational facilities were permitted by right in literally all zoning categories. Therefore, when in question, the determination as to whether a compatible use is permitted defaults back to the Land Use Code (or Zoning Code at that time).

We also note that the University of Phoenix, a similar institution, has located their primary facilities in the Williams Addition PAD. The area this facility is located within is similar, if not



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Mr. John Beall  
Gateway Centre PAD  
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identical, to the proposed location in the Gateway Centre PAD. Designations and definitions in the Williams Addition PAD are similarly silent regarding educational uses.

In summary, we believe this use can be permitted in Planning Area 3 because:

1. It can be determined that this is a "professional or semi-professional" use.
2. It is within the parameters of your division and/or the Zoning Administrator to determine that this use meets the goals of the City's General Plan and is a compatible use in this Planning Area.
3. The City has previously determined at the Williams Addition, that this use is indeed allowable in the Office/Commercial designation.

We look forward to your speedy concurrence with this interpretation. Please call to discuss this further or if you need additional information.

Sincerely,  
THE PLANNING CENTER



Michael J. Grassinger, AICP  
Principal

cc: Peter Douglas

Enclosure

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# MEMORANDUM

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DATE: July 25, 2007

*Albert Elias*

TO: Ernie Duarte  
Director of Development Services

FROM: Albert Elias  
Director of Urban Planning  
and Design

SUBJECT: Permitted Land Uses for Development Area 2 of the Gateway Centre PAD

The purpose of this memo is to make a determination if a printing establishment is an allowable permitted use within Development Area 2 of the *Gateway Centre Planned Area Development*.

The *Gateway Centre Planned Area Development* serves both a planning function and a regulatory function as it implements the City's adopted *General Plan*. The PAD objectives include the fostering of economic growth in the community through appropriate land uses, including intensified development within the designated "activity centers" for this PAD. These development areas, identified 1 through 10, describe the appropriate land use intensity and permitted uses within these designated areas, including regulations covering the development of these areas. It should be noted that where the PAD is silent or unclear, the Land Use Code becomes the guiding document.

The text portion of the PAD document under the Land Use section for development within the urban core activity center calls out that non-residential are primarily office and commercial, which provides a focus of employment and commercial activity for the Tucson Metropolitan area. The urban core "Activity Center", is further broken down into seven development areas. The uses proposed in these areas were identified in a conceptual development layout based on market conditions at the time of adoption. These identified conceptual uses are too specific to determine principal land uses over the life of the PAD.

The *Land Use Code* classifies land uses into categories in order to identify different activities within the City. The categories of land use that refer to a primary activity, such as Residential or Commercial, are called Land Use Groups. Land Use Groups are used in the LUC to identify the primary activity in each zone. Each Land Use Group is further divided into more specific listings based on their similarity of functional characteristics, such as, Administrative and Professional Office or Technical Services, and are referred to as Land Use Classes. The Land Use Class specifies allowed uses within each zone.

Development Area 2 of the PAD lists specific Land Use Classes, i.e. Office, Tourist Commercial, and Commercial Recreation, which are found under the Commercial Land Use Group, and within the C-1 and C-2 Zones. The proposed printing establishment falls under the land use class of *Technical Services* within the Commercial land Use Group, which is allowed within the C-1 and C-2 Zones. Therefore, a printing establishment use is consistent with the land use concept

**TO:** Ernie Duarte, Director

**RE:** Permitted Land Uses for Development Area 2 of the Gateway Centre PAD

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identified for the PAD's 'Activity Center', and for Development Area 2 which is included within the 'Activity Center' area.

In addition, all future interpretations of proposed land uses in the 'Activity Center' will be based on the land use classes allowed in C-1 and C-2 Zones of the Land use Code. These uses will continue to meet all other criteria found within the PAD document.

c: Craig Gross  
Jim Mazzocco  
Roger Howlett

S:CASREV/PADS/Minor Changes and Interpretations/Gateway Centre PAD