



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

April 9, 2019

Mr. Rob East
Bourn Companies
20 E. Congress, Suite 300
Tucson, Arizona 85701

Dear Mr. East:

SUBJECT: Irvington Commercial Center Planned Area Development (PAD 29), Minor Amendment – Landscape Border along portion of Irvington Road & I-19 Frontage

I have reviewed your letter (attached) requesting the amendment to the Irvington Commercial Center PAD Section 3.D. to allow design flexibility regarding the landscape border width and placement of the wall along a portion of the Irvington Road frontage east of Landing Center Drive and a portion of the I-19 frontage.

The request for design flexibility is due to the following issues:

1. Lot 1 and Lot 2 Building Placement – These buildings are parallel and directly adjacent to the Irvington Road frontage. The rear of these buildings face Irvington and the proposed architecturally enhanced screen wall can visually mitigate the “back of the buildings” view from Irvington Road. The proposal is consistent with the design concept used on the back of Lots 6 and 8 and provides an elevated design to screen the backs of buildings along Calle Santa Cruz.
2. ADOT R.O.W. Grades – Irvington Road and I-19 grades are between 2’-0 and 20’-0 higher than the grades on site and make it difficult for pedestrians and vehicular traffic to see any shrubs or ground cover. The grade differential also necessitates a retaining wall to mitigate the excessive slopes.
3. Off Site Trash – The design flexibility allows for a configuration to mitigate offsite trash blowing into the center and accumulating along the landscape border, shrubs, ground cover, and ADOT access control fencing.

The PAD document recognizes that the PDS Director may administratively approve minor changes to the PAD provided such changes do not conflict with the overall intent, goals, and objectives of the PAD. The PAD recognizes that there will be occasions when an amendment is needed in order to address any unanticipated needs regarding design or uses.

Therefore, it is determined that the request for an amendment to the parking requirements is not in conflict with the overall goals and objectives of the Irvington Commercial Center PAD.

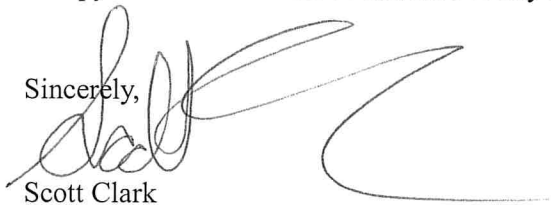
The minor amendment can be supported because:

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1. The intent of the PAD was to allow for flexible design standards;
2. The proposed change provides a design solution to the R.O.W grade differentiation and excessive slopes along Irvington Road and I-19;
3. The proposed design does not change a designated buffer or landscaping as delineated in the PAD, which was established to adapt the PAD to specific site characteristics or mitigate development impacts on the site and surrounding area.

A copy of this letter must be attached to any development package submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Clark', with a long horizontal flourish extending to the right.

Scott Clark
Interim Director
Planning and Development Services Department

Attachments: Applicant's Request Letter

April 2, 2019

John Beall
Senior Planner
Planning and Development Services Department
201 N Stone Avenue
Tucson, AZ 85701

Subject: Irvington Commercial Center Planned Area Development (PAD 29) – Minor Amendment – Landscape Border along portion of Irvington Road & I-19 Frontage

Dear Mr. Beall:

With this letter, we request a minor amendment to the above referenced rezoning case that we completed for Irvington Commercial Center at the northwest corner of Irvington and I-19. The focus of this amendment is to provide design flexibility along a portion of the Irvington Road frontage east of Landing Center Drive and a portion of the I-19 frontage.

- In Section 3.D.Landscape of the PAD we state that “The PAD will comply with the Landscape and Screening requirements per UDC 7.6 with the following modifications.”

The UDC states the following:

7.6. LANDSCAPING AND SCREENING

Street Landscape Borders – To enhance the visual appearance of the streetscape, a street landscape border is required in accordance with Table 7.6.4-1 along the street frontage of a site as follows:

Minimum Width: Street landscape borders must be a minimum of ten feet wide as measured from the street property line.

Vegetative Ground Cover: Fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover.

7.6.5. SCREENING STANDARDS

Location - Whether or not required by this section, screens along a street frontage must be located on the development side of the street landscape border so that they do not obstruct the view of the street landscape border from the street.

We have met or exceeded the UDC 7.6 standards along the Irvington Road frontage west of Landing Center Drive (LCD) and would like to have some design flexibility on a portion of the frontage east of LCD and I-19 due to the following issues.

1. Lot 1 and Lot 2 Building Placement – These buildings are parallel and directly adjacent to the Irvington Road frontage. The rear of these buildings face Irvington and we propose an architecturally enhanced screen wall to visually mitigate the “back of the building” view from Irvington Road. This same concept was used on the back of Lots 6 and Lot 8 and provides an elevated design to screen the back of buildings along Calle Santa Cruz.
2. ADOT R.O.W. Grades – Irvington Road and I-19 grades are between 2’-0” and 20’-0” higher than the grades on site and make it difficult for pedestrians and vehicular traffic to see any shrubs or ground cover. The grade differential also necessitates a retaining wall to mitigate the excessive slopes.
3. Off Site Trash – Having worked on several retail sites in Pima County, I have noticed elevated levels of offsite trash that blows into the center and accumulates along the landscape border, gets entangled within shrubs, ground cover and the ADOT access control fencing.

We propose a minor amendment to our PAD, Section 3.D.Landscape.12, to read:

12. The Irvington frontage east of Landing Center Drive and a portion of the I-19 frontage will have landscape design flexibility to address site constraints, does not need to comply with UDC 7.6 and will enhance the visual appearance of the streetscape.

Mr. Beall, thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob East', with a long horizontal stroke extending to the right.

Rob East
Bourn Companies