



MEMORANDUM

DATE: April 1, 2024
For April 17, 2024 Hearing

A handwritten signature in blue ink that reads "Kristina Swallow".

TO: John Iurino
Zoning Examiner

FROM: Kristina Swallow, Director
Planning & Development Services

**SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT
TP-MOD-1223-000031 – East Wetmore and 1st Avenue – Major Change to
Preliminary Development Plan and Conditions, C-3, (Ward 3)**

Issue – This is a request by Lazurus and Silvyn, on behalf of the property owner, Tucson Place Investors, to expand and reconfigure a large existing commercial establishment which is part of a larger 28-acre commercial development known as “Tucson Place”. The preliminary development plan modification will allow an existing Walmart store to expand to 171,344 square feet. The expansion includes the existing store 95,101 square feet, amalgamation of several adjacent spaces east of the Walmart which totals 48,786 square feet and 27,457 square feet of new floor area. The expansion will also create an access lane between the expanded Walmart area and the existing retail stores. The preliminary development plan also includes landscape improvement within the parking areas and Wetmore frontage. The proposal is located at the northwest corner of Wetmore Road and First Avenue. (see Case Location Map).

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the modified preliminary development plan within C-3 zoning subject to the attached preliminary conditions.

Background Information

Existing Land Use: Large Commercial Establishment

Zoning Descriptions:

Existing: Commercial Zone (C-3): This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Adjacent Zones and Land Uses:

North: RX-1; Residential, Recreation Open Space

South: R-2; Residential, Education, C-1 and C-2; Hotel Office

East: C-3; Commercial, Retail

West: C-3; Commercial, Office

Previous Cases on the Property: C9-82-48, CD9-82-487

Project Background – The area was annexed into the City of Tucson in 1982. This larger commercial development was developed in phases and largely constructed in the late 1980's and early 1990's. Phase I Development Plan included the existing Walmart as the anchor tenant along with the smaller retail establishments to the east and west. Phase II Development Plan includes the remainder of the retail development which extends east to First Avenue. Several pads have also been developed along the frontage for restaurants. Additionally, this modification of the existing development plan is permitted by the Large Retail Establishment Ordinance exception which allows modification of development plans.

Applicant's Request – The applicant is proposing to expand and modify the existing Walmart and several smaller retail establishments to create a modernized and larger commercial establishment. The applicant seeks to modify the original preliminary development plan to expand and reconfigure the existing Walmart and several smaller retail establishments into a 171,344 square feet Walmart Supercenter.

Neighborhood Meeting – The applicant team held an in-person neighborhood meeting at 6:00 pm on December 20, 2023.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson* and *North Stone Neighborhood Plan*.

Plan Tucson - *Plan Tucson* contains a variety of elements that are categories in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment and the Built Environment. Each focus contains specific goals, and each element contains specific policies.

The future Growth Scenario map illustrates different building blocks within the city that have specific policies to promote future growth opportunities. The property is identified as an Existing Neighborhood of the Future Growth Scenario Map. Existing Neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestments and new services and amenities that contribute further to neighborhood stability.

Relevant Policies:

- **LT28.1.11** Support the retention and expansion of existing business.

- **LT28.2.4** Support community commercial and office uses located at the intersection of arterial streets, arterial and collector streets, or collector street intersections.

The North Stone Neighborhood Plan - The *North Stone Neighborhood Plan (NSNP)* is intended to guide future development, while protecting and enhancing existing uses.

This subject area is within the *North Stone Neighborhood Plan (NSNP)*. The *NSNP Plan* further identifies the subject area as non-residential at the Wetmore and 1st Ave intersection. The *NSNP* goal is to promote nonresidential mixed-use development with shared access, circulation systems, parking, and other amenities. The *NSNP* has several sections which of this plan policy that provide goals and policies of non-residential land use, office/commercial and mixed used development:

Non-Residential Policies:

- d. promoting consolidation of abutting parcels for new, nonresidential uses to allow for adequate buffering of adjacent residential development;
- g. providing primary vehicular access only from a major street.

Design Considerations

Land Use Compatibility – The subject site is zoned C-3 as is much of the commercial shopping center property north of Wetmore. The Wetmore and First Avenue intersection is collectively C-1 and C-2. To the south is a residential zone of R-2 occupied by the Amphitheater school district. Commercial uses align the Wetmore frontage and intersection. Further separation of the commercial use and the residential area to the north is provided by the Rillito River and Chuck Huckleberry Loop. As a result, the proposed changes to the preliminary development plan remain consistent with the commercial development along both First Avenue and Wetmore frontage.

Design Compatibility – The Design Compatibility Report (DCR) and the proposed PDP indicate the expansion and modification of the gross floor area as previously highlighted. New pavement will be provided within the project site. The trash compacting, loading and unloading will be screened by a masonry wall. Existing store sidewalks will be restriped, and new sidewalks will be provided for expansion areas. No additional building height is expected with this project. The area rear of the building will be reduced by the expansion area.

Defensible Space and Lighting – The site configuration and building orientation align with defensible space techniques with controlled access at planned entrances. Additionally, adequate lighting and surveillance within the larger commercial development will ensure intermediate areas between and behind buildings are safe.

Road Improvements/Vehicular Access– Access to the site will largely exist as it does to date. The PDP indicates the Walmart main access will continue to be accessed from Wetmore. Secondary access to “Tucson Place” will continue to be accessed from additional driveways from First

TP-ENT-1223-000031 – East Wetmore and 1st Avenue – Major Change to Preliminary Development Plan and Zoning Conditions, C-3 (Ward 3)

Avenue and Wetmore. The expansion and reconfiguration of the store will also create an interior access lane with 44 additional parking spaces. The updates will also incorporate EV charging station. Additionally, a traffic statement has analyzed the traffic generation to have minimal impact on the surrounding roadway network.

Large Retail Expansion – The proposal generally meets the Large Retail Establishment Development Standards by maintaining existing site access, screening outdoor storage, trash collection and loading areas. Noise abatement techniques, hazardous materials plans are currently in place and anticipated to operate as currently exists. Building characteristics also align with LRE development standards with consolidated design, signage, and unified entryways.

Landscaping and Screening – Notable increases of the landscape shrubs and parking trees as part of the expansion area exceed the requirements. Water harvesting techniques will also be integrated into the landscaping when feasible.

Conclusion – The proposed major change to the development plan is appropriate for this location, is compatible with existing surrounding land uses, and is in compliance with *Plan Tucson* and the *North Stone Neighborhood Plan*. Subject to compliance with the attached preliminary conditions, approval of the modified preliminary development plan within C-3 is recommended.

Preliminary Conditions

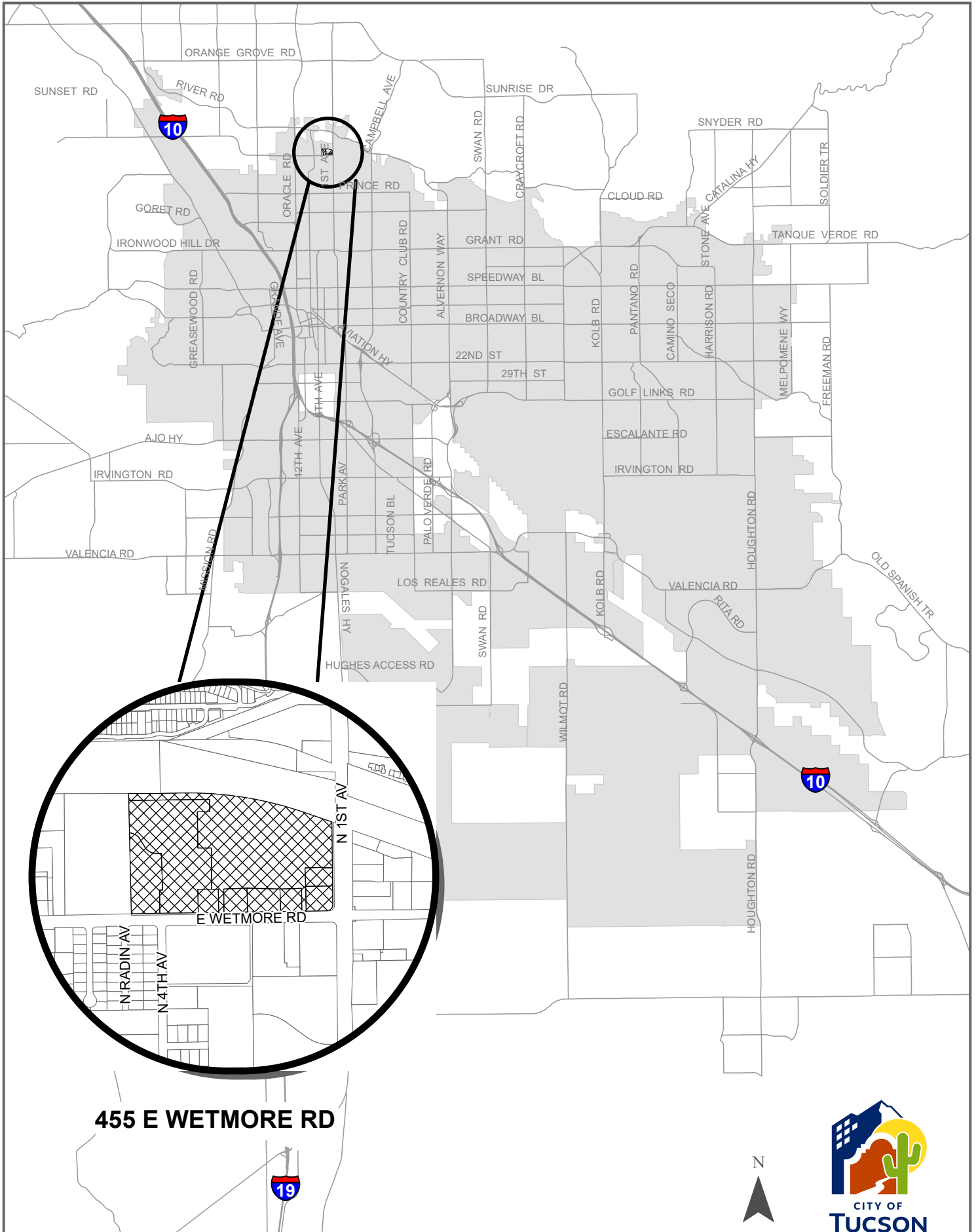
TP-MOD-1223-000031 – East Wetmore and 1st Avenue – Major Change to Preliminary Development Plan and Zoning Conditions, C-3, (Ward 3)

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated February 13, 2024, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the construction date to implement and effectuate all Code requirements and conditions of rezoning/special exception.

ZONING EXAMINER CONDITIONS

TP-MOD-1223-000031 - 455 E WETMORE RD




455 E WETMORE RD

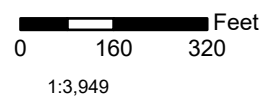


TP-MOD-1223-000031 - 455 E WETMORE RD

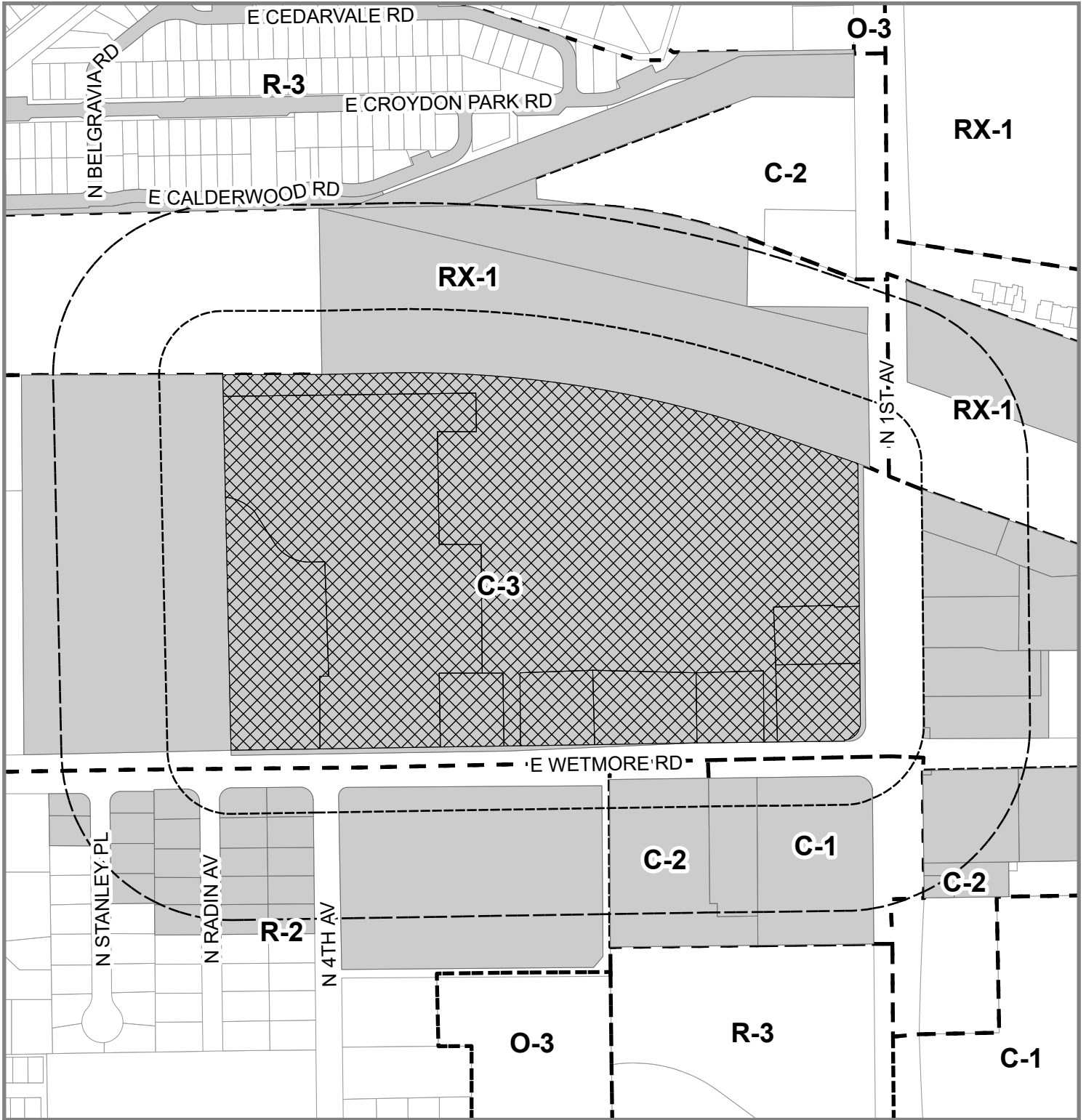



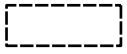


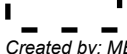
 Subject Property

Address: 455 E WETMORE RD
Ward: 3

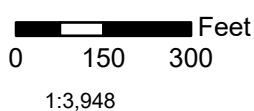


TP-MOD-1223-000031 - 455 E WETMORE RD



-  Subject Property
-  Protest Area (150 ft. Radius)
-  Notification Area (400 ft. Radius)
-  Properties Notified
-  Zone Boundaries

Address: 455 E WETMORE RD
 Base Maps: Twp. 13 Range 13 Sec. 24
 Ward: 3



Walmart – Change of Development Plan

Neighborhood Meeting Summary

Project: Since 1990, Walmart has operated a “Division 1” store (the “Store”) at 455 E. Wetmore Road in the City of Tucson (“City”) within the 28-acre Tucson Place shopping center (the “Center”). Walmart currently leases approximately 95,101 square feet (“SF”) of anchor space from the Center’s owner, Larsen Baker. Walmart and Larsen Baker desire to improve the Center by expanding the current Store into a modern, full-sized Walmart Supercenter (the “Project”). To allow for this expansion, Walmart is requesting from the City approval for a change to the Center’s original preliminary development plan (“PDP”). Specifically, Walmart proposes to expand the Store to a total of 171,344 SF. The new Supercenter will encompass all of the existing Store, several of the adjacent tenant spaces east of the current Walmart, and a smaller portion of the parking lot behind the Center facing the Rillito River. The new expansion area will not be visible from either Wetmore Road or 1st Avenue.

Date/Time: Wednesday, December 20, 2023
6:00 p.m.

Location: Holiday Inn Express – Tucson Mall
620 E. Wetmore Road, Tucson, AZ 85705

Meeting Invitation: The meeting invitation was sent to all property owners within 400 feet of the Property via First-class Mail using a City-generated mailing list. (*See attached meeting invitation letter and mailing labels.*)

Attendance: Other than the Project Team, seven neighbors attended the meeting. (*See Neighborhood Meeting Sign-In Sheet.*)

Project Team: The Project Team in attendance included:

- Philip Serghini, Rick Velasco, Denver Floyd & Brian Shiel of Walmart (Applicant)
- George Larsen & Melissa Lal of Larsen Baker (Property Owner)
- Alex Clark of Common Bond (Broker)
- Rory Juneman & Robin Large of Lazarus & Silvyn (Planning/Zoning Consultants)

Meeting Synopsis: Mr. Juneman welcomed attendees, introduced the Project Team and reviewed the agenda for the meeting. He then oriented the neighbors to the Center and provided the history of its development. Mr. Juneman explained that Walmart was the original anchor for the Center, which is zoned C-3, and has been operating successfully for the last 30 years.

Mr. Juneman explained the Store is a Division 1 store, and Walmart is generally phasing out this store type in many parts of the country and replacing them with Supercenters. Both the Store and Tucson Place are outdated, and together, Walmart and Larsen Baker see this as an opportunity to upgrade and

TP-ENT-1223-000031 REZONING
Preliminary Development Plan
C9-82-48 _____ Date 02/13/2024
Planning & Development Services

modernize the Store and Center. Mr. Juneman went on to describe Walmart’s proposed expansion to a “Supercenter” that offers one-stop shopping and a full offering of grocery and non-food items. He also indicated that if the Store expansion is approved, Larsen Baker will take the opportunity to refurbish the Center, including façade and parking lot enhancements.

Mr. Juneman described the expansion area, which partially includes existing tenant space east of the Store. Only about 27,000 square feet of the future 171,000 square-foot Supercenter will be an expansion of building area compared to the Center’s existing area. Mr. Juneman also indicated that Larsen Baker has arranged to relocate the smaller tenants currently within the expansion area to another part of the Center.

Mr. Juneman then reviewed the preliminary development plan (“PDP”), pointing out features of the Project:

- Full grocery, health/wellness and vision center
- Garden Center to remain
- Online order pickup area located between the Store and Best Buy
- Environmental features to include:
 - Planting trees throughout parking lot
 - Installing EV chargers
 - Installing solar panels to cover the power needs of the Store

Mr. Juneman wrapped up his presentation by showing renderings of the new building and reviewing the City’s approval process for the request. The meeting concluded with a question-and-answer session, where the neighbors asked the following questions:

- There are already issues with traffic in the area, especially along Wetmore Road. Will there be any roadway improvements as part of the Project?
 - *A traffic analysis will be submitted to the City with our application. Although the Store will be expanding, the amount of traffic generated by the expansion likely will not trigger any improvements to the surrounding roadways.*
- Have you looked at enhancing pedestrian and bicycle access to the Center? Will you be adding any more access points to the Loop?
 - *Our team spoke with the President of the Limberlost Neighborhood Association about this concern. We understand there have already been discussions with the City about installing a HAWK pedestrian crossing across Wetmore Road near 4th Avenue. We will also talk with the Ward 3 Council Office and the City’s Department of Transportation and Mobility to check on the status of this request and encourage moving it forward. Walmart and Larsen Baker are willing to work with the City on such improvements.*

There are already sidewalks and bike lanes along both Wetmore Road and 1st Avenue, and those will remain. When the parking lot is upgraded, there will be striping showing pedestrian access from the roads to the Store. In addition, there are two existing pedestrian and bicycle access points to the Center from the Loop/River. There likely will not be any additional access points to the Loop from the Center due to safety concerns (i.e., conflicts with vehicular circulation).

- Have you looked at how much traffic will increase on Limberlost as a result of this expansion?
 - *We do not believe our traffic engineer looked at how the expansion will impact Limberlost—we mostly focused on the adjacent roadways—but we will ask him about potential impacts.*

- Will the store remain open during construction? Where will construction traffic enter the Center?
 - *Yes, the Store will remain open during construction. Since this is an existing shopping center, there aren't many options for construction traffic access. We expect most construction traffic to be from either Wetmore Road or 1st Avenue. Walmart will work with Larsen Baker to coordinate construction traffic, access and closures within the Center's parking area.*

- Are there any plans to install speedhumps within the Center or in front of the Store? (We do not want them.)
 - *No, speedhumps are not part of the plans at this time.*

- How much input does the public have in this process?
 - *Our team is looking for feedback from the neighborhood. We have already met with the leadership of the Limberlost Neighborhood Association, and we are making note of all comments and questions received tonight. If anyone would like to receive a copy of the presentation slides, we are happy to forward. Please reach out if you have any follow-up questions after the meeting.*

The meeting ended at approximately 6:30 p.m.

RECEIPT (REC-022907-2023)
FOR CITY OF TUCSON

BILLING CONTACT

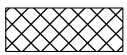
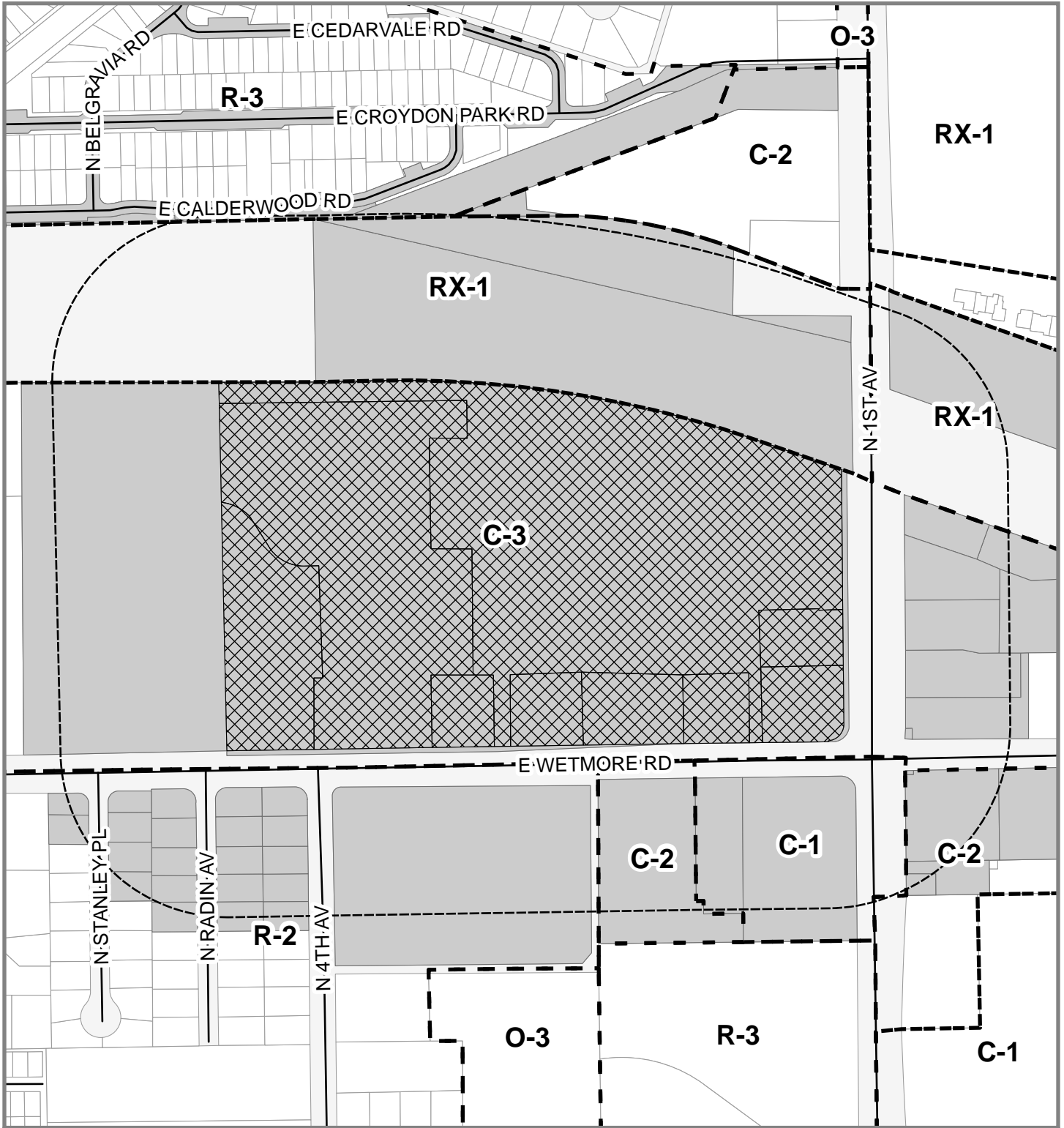
Lazarus & Silvyn, P.C.
Robin Large
5983 E. Grant Rd. Ste. 290
Ste. 290
Tucson, AZ 85712



Payment Date: 11/21/2023

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
TP-PRE-1023-00361	Notification Fee - Mailing - 400 Feet	Fee Payment	Credit Card	\$220.00
455 E WETMORE RD TUCSON, AZ 85705			SUB TOTAL	\$220.00
			TOTAL	\$220.00

TP-PRE-1023-00361 - 455 E. Wetmore Rd



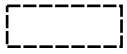
Subject Property



Zone Boundaries

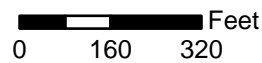


Properties Notified



400' Notification Area

Address: 4433 N 1ST AV
Base Maps: Twp. 1303 Range 1302 Sec. 24
Ward(s): 3

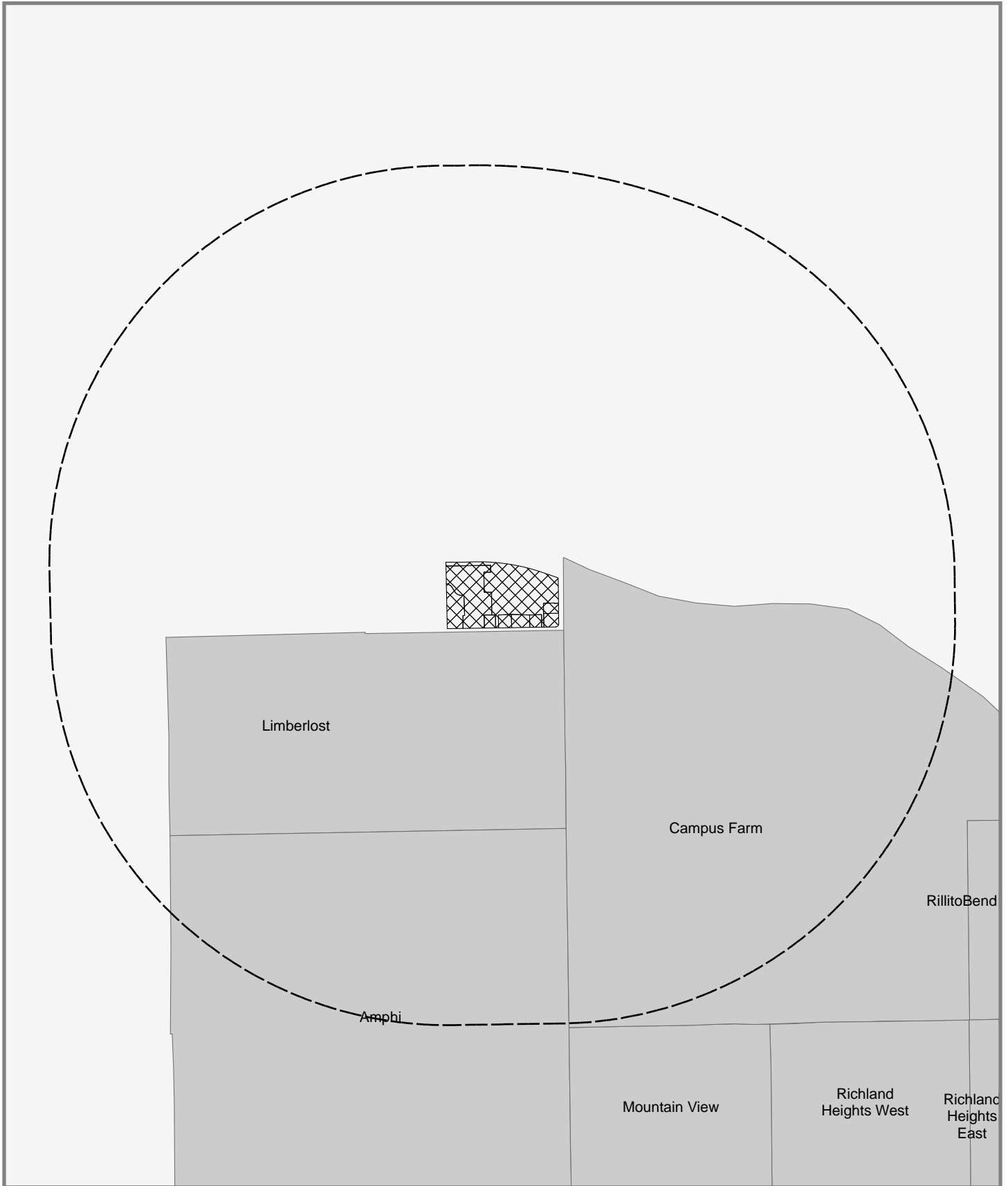


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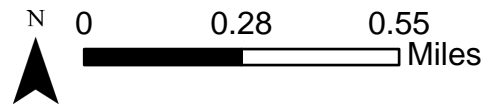


PARCEL	MAIL1	MAIL2	MAIL3	MAIL4	MAIL5	ZIP
108193200	STRR INVESTMENTS LLC	17154 BUTTE CREEK RD STE 200	HOUSTON TX			77090
108193190	FIRST AVENUE ASSOCIATES LLC	6298 E GRANT RD STE 100	TUCSON AZ			85712
108192200	SEASONS TUCSON LLC	20701 N SCOTTSDALE RD STE 107	SCOTTSDALE AZ			85255
108192190	JORN PROPERTY LLC	2631 E CALLE SIN PECADO	TUCSON AZ			85718
108192170	RIVERFRONT VILLAGE LBA LLC	ATTN: LARSEN BAKER LLC	6298 E GRANT RD #100	TUCSON, AZ		85712
108192160	RIVERFRONT VILLAGE JIB LLC	ATTN: LARSEN BAKER LLC	6298 E GRANT RD #100	TUCSON AZ		85712
10819019J	BAKER JOSEPH A & BAKER MILDRED TR 55% &	BILLY & THE KIDS LIMITED PARTNERSHIP 45%	ATTN: LARSEN BAKER	6298 E GRANT RD STE 100	TUCSON AZ	85712
108190020	PIMA COUNTY	FLOOD CONTROL DISTRICT	130 W CONGRESS ST	TUCSON AZ		85701
105102500	TUCSON PLACE INVESTORS LLC	ATTN: LARSEN BAKER	6298 E GRANT RD STE 100	TUCSON AZ		85712
105102480	JCAM PROPERTIES INC	5431 N CALLE ESTRELLA	TUCSON AZ			85749
105102470	JOHNSTON FAMILY TR	ATTN: DAVID W & TRUDY M JOHNSTON TR	663 SCENIC RIM DR	HENDERSON NV		89012
105102460	ELITE PERFORMANCE LLC	3400 E CAMINO A LOS VIENTOS	TUCSON AZ			85718
105102440	HEFFEL TUCSON PROPERTIES LP	ATTN: TBC TAX UNIT #4229	PO BOX 35370	LOUISVILLE KY		40232
10510243B	TUCSON APPLE PAD LLC	ATTN: LARSEN BAKER LLC	6298 E GRANT RD #100	TUCSON AZ		85712
105101270	AMPHITHEATER SCHOOL DISTRICT NO 10	701 W WETMORE RD	TUCSON AZ			85705
105101220	KIMPEL RICHARD C LIVING TR	PO BOX 85627	TUCSON AZ			85754
105101210	NGUYEN MYLE & NGUYEN CUONG JT/RS	4341 N 4TH AVE	TUCSON AZ			85705
105101200	KLUG KRP & CA TR	ATTN: K ROBERT P & CYNTHIA ANN KLUG TR	PO BOX 64565	TUCSON AZ		85728
105101180	KIM LONG DUC	4365 N 4TH AVE	TUCSON AZ			85705
105101170	ARCE JESUS ALEJANDRA FRAIJO	4366 N RADIN AVE	TUCSON AZ			85705
105101160	MALESKE DANIEL & MALESKE RICHARD JT/RS	4358 N RADIN AVE	TUCSON AZ			85705
105101150	CARTWRIGHT SAMUEL HAYDEN	4350 N RADIN AVE	TUCSON AZ			85705
105101140	FRATT JOSEPH N & VIRNA A CP/RS	11942 N POTOSI POINT DR	ORO VALLEY AZ			85737
105101130	SCHATTILLY BETH	4334 N RADIN AVE	TUCSON AZ			85705
105101040	COTA ABELARDO	4333 N RADIN AVE	TUCSON AZ			85705
105101030	CARETTO THEODORE JAMES	4341 N RADIN AVE	TUCSON AZ			85705
105101020	MC GRIFF SUSAN L	4349 N RADIN AVE	TUCSON AZ			85705
105101010	MILLSAP TERRI D	4357 N RADIN AVE	TUCSON AZ			85705
105101000	LATIN AMERICAN PERIODICALS LLC	1171 W INDUSTRIAL PARK DR STE A	NOGALES AZ			85621
10510089K	WETMORE 800 LLC	ATTN: WILLIAM KELLEY CFO	2200 E RIVER RD STE 115	TUCSON AZ		85718
10510089H	LCC-1ST-WETMORE LLC	3610 N PRINCE VILLAGE PL STE 100	TUCSON AZ			85719
10510088K	4360 N 1ST AVENUE LLC	5840 N MINA VISTA	TUCSON AZ			85718
10510062J	TWINS HOSPITALITY LLC	10150 N ORACLE RD	TUCSON AZ			85704
10510062H	CRESTWOOD HOSPITALITY LLC	10150 N ORACLE RD	TUCSON AZ			85704
10510062G	TUCSON PORTFOLIO 7 LLC	PO BOX 14980	TUCSON AZ			85732
10510031A	PGG TR	ATTN: GORDON MICHAEL S & CASTRO-BORDANO	ELLI T TR	5934 CROSSMONT CIR	SAN JOSE CA	95120
105100300	CUEVAS MARIA & TUCCI SONIA JT/RS	4357 N STANLEY PL	TUCSON AZ			85705
105100170	SIMPSON LAURA JEAN	4342 N STANLEY PL	TUCSON AZ			85705
105100160	CARRERA ROSA E & ARTURO JR CP/RS	4350 N STANLEY PL	TUCSON AZ			85705
105100150	AGERS JACQUELINE BORANE TR	4690 N PLACITA VENTANA DEL RIO	TUCSON AZ			85750
10510014A	MORALES ISSAC	4366 N STANLEY PL	TUCSON AZ			85705
10510010D	TUCSON WEST II LLC	19622 LORNE ST	RESEDA CA			91335
10509737A	PIMA COUNTY	.	.			00000
105097360	CITY OF TUCSON	REAL ESTATE DIVISION	ATTN: PROPERTY MANAGEMENT	PO BOX 27210	TUCSON AZ	85726
10509719A	MIRAMONTE AT THE RIVER HOA	ATTN: PLATINUM MANAGEMENT	PO BOX 14198	TUCSON AZ		85732

TP-PRE-1023-00361 - 455 E. Wetmore Rd



 Subject Property
 1 Mile Notification Area



Name	Address	City, State, Zip
Regina Romero - Mayor	255 W. Alameda ST	Tucson, AZ 85701
Michael Ray - N.A. - Limberlost	232 E Limberlost Dr	Tucson, AZ 85705
Joseph Wilkison - N.A. - Amphi	3327 N Geronimo Ave	Tucson, AZ 85705
Jim Brooker - N.A. - Campus Farm	1208 E Smoot Dr	Tucson, AZ 85719
Kevin Larkin - N.A. - Amphi	3313 N Fontana Ave	Tucson, AZ 85705
Georgina Lambert - N.A. - Campus Farm	3939 N Tyndall Ave	Tucson, AZ 85719
Nancy Ruhl - N.A. - Limberlost	4309 N Radin Ave	Tucson, AZ 85705
Susan Friese - N.A. - Amphi	200 E Yavapai Rd	Tucson, AZ 85705
Bonnie Poulos (Contact) - N.A. - Campus Farm	1208 E. Smoot Dr	Tucson, AZ 85719
Kevin Dahl - Ward 3	1510 E. Grant RD	Tucson, AZ 85719

DATE: December 6, 2023

City of Tucson
Planning & Development Services
Entitlements Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification
Walmart - Change of DP

ACTIVITY NUMBER: REQ-1123-06280 & TP-PRE-1023-00361

PROJECT LOCATION: NWC E. Wetmore Rd. & N. 1st Ave.

This serves to place on record the fact that on 12/06/2023, Robin Large,
(date) (name),
Lazarus & Silvyn, P.C., mailed notice of the 12/20/2023
(Company/Organization) (date of meeting)

neighborhood meeting such that the notice was received at least ten (10) days prior to the date of the meeting.

Signature:

Date: 12/06/2023



**** Include the certification in the neighborhood meeting portion of the application ****

Attachment: copy of mailing labels

December 6, 2023

Dear Neighboring Property Owner:

Our Firm represents Walmart, which since 1990 has operated a “Division 1” store at 455 E. Wetmore Road within the 28-acre Tucson Place shopping center (the “Center”). Walmart currently leases approximately 86,922 square feet (“SF”) of anchor space from the Center’s owner, Larsen Baker. Walmart and Larsen Baker desire to improve the Center by expanding the current store into a modern, full-sized Walmart Supercenter (the “Project”). To allow for this expansion, Walmart is requesting from the City of Tucson (“City”) approval for a change to the Center’s original preliminary development plan (“PDP”).

We invite you to attend a neighborhood meeting to learn more about the Project and the exciting changes that will come with the expansion of the current Walmart. Specifically, Walmart proposes to expand the store to a total of 164,020 SF. The new Supercenter will encompass all of the existing store, several of the adjacent tenant spaces east of the current Walmart, and a smaller portion of the parking lot behind the Center facing the Rillito River. There will be little impact on the surrounding area since the new expansion area will not be visible for either Wetmore Road or First Avenue. The Aerial Plan on the back of this invitation depicts the general location of the proposed expansion.

The neighborhood meeting will include a presentation about the Project, a review of the City’s Change of PDP process, and plenty of time for questions and comments. The meeting will be held in-person, directly across the street from the Center as follows:

Wednesday, December 20, 2023, at 6:00pm

Holiday Inn Express – Tucson Mall

Catalina Room

620 E. Wetmore Road

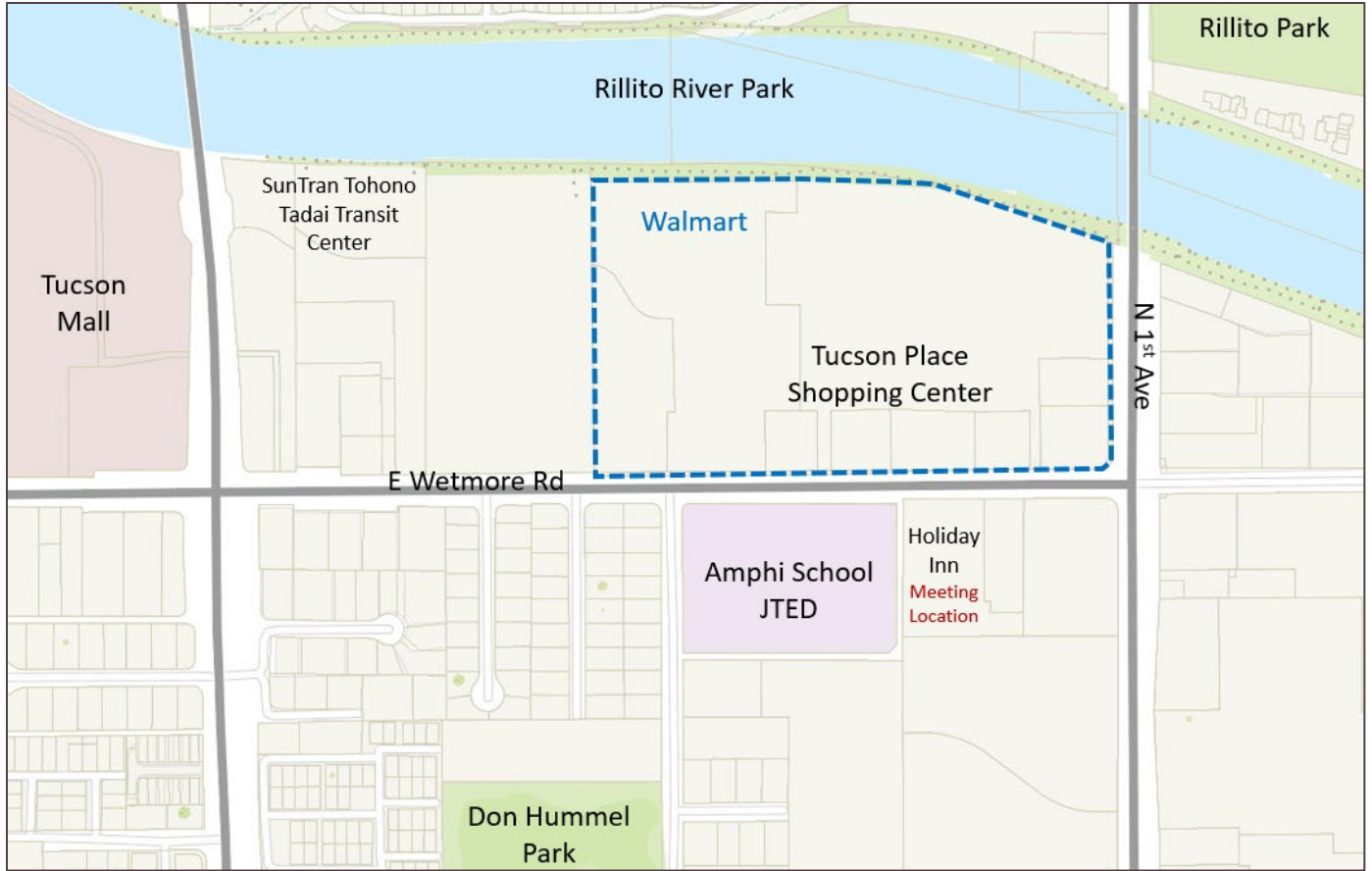
Tucson, AZ 85705

The City will send you separate notices for any future City public meetings held for this Project. If you would like to personally speak with City staff regarding this proposed development, please contact Mr. John Beall at (520) 837-6966 or via email at John.Beall@tucsonaz.gov.

If you cannot attend the meeting, or if you have questions about the Project or the City’s public process, please do not hesitate to contact Rory Juneman or Robin Large at **(520) 207-4464**, or via email at RJuneman@LSLawAZ.com or RLarge@LSLawAZ.com.

Sincerely,

Rory Juneman & Robin Large
Lazarus & Silvyn, P.C.



Walmart Expansion – Change of Development Plan

Neighborhood Meeting Sign-In Sheet

December 20, 2023, 6:00pm

Name	Address	Phone	Email	Affiliation
Paul Lee Harper	612 E. Limbert St Dr	520 887-3232	1954kaiser@gmail.com	Neighborhood Assn
Denver Floyd	6508 W. Castle Pines Way	209-287-9181	denver.floyd@walmart.com	Walmart
Nancy Ruth	4309 N. RADIN	520 954-3560	nurrhoner44@yahoo.com	
Wanda Payne	4309 N 4th Ave	520-887-2874		
Brian Schmed	9391 E Montez	520 975-8068	AZCATSBALL@cox.net	
George Larsen	85 N. Camino Espanol	520 296-0200	george@larsabaker.com	
Taymar Pixley	350 E. Limbert Dr	619-990-5773	taymar.pixley@gmail.com	FLNA board
Robert Watts	313 E Calle Arizona	520-404-4724	realtyman44@cox.net	
Bonnie Poulos	1208 E. SMOOT Dr.	85719 520 888 5062	poulosb4@gmail.com	

Walmart

Change of Development Plan Expansion of Tucson Place

Neighborhood Meeting
December 20, 2023



Kimley»Horn



AGENDA

- Overview of Current Center and Store
- Discuss Proposed Expansion
- Review Site Plan & Renderings
- Review City Process & Next Steps
- Q&A

Meeting Courtesy Rules

- *Hold questions/comments until presentation is complete.*
- *Limit questions/comments until everyone has opportunity to speak.*
- *Limit comment time to 3 minutes to allow everyone to speak.*
- *Be respectful of everyone's opinions and perspectives.*

TUCSON PLACE

WALMART CHANGE OF DEVELOPMENT PLAN



	Zoning	Land Use
North	RX-1	Rillito River Park
South	C-1, C-2 & R-2	Wetmore Road, Hotel, Office, Educational Use, Single-Family Residential
East	C-3	1 st Avenue, Commercial
West	C-3	Office

December 20, 2023



CURRENT STORE

- Opened in early 1990s
- Original “anchor” for Tucson Place
- “Division 1” store
- +/- 95,101 sq. ft.

CURRENT TUCSON PLACE

WALMART CHANGE OF DEVELOPMENT PLAN



- Existing Walmart: 95,101 SF
- Existing Other Tenants: 48,786 SF

December 20, 2023

PROPOSED EXPANSION AREA

WALMART CHANGE OF DEVELOPMENT PLAN



- Existing Store area: 95,101 SF
- Total proposed area: 171,344 SF
- Area of expansion: 76,243 SF
 - 48,786 SF (replace existing floor area)
 - 27,457 SF (new floor area)

December 20, 2023

PROPOSED EXPANSION AREA

WALMART CHANGE OF DEVELOPMENT PLAN



- Existing Store area: 95,101 SF
- Total proposed area: 171,344 SF
- Area of expansion: 76,243 SF
 - 48,786 SF (replace existing floor area)
 - 27,457 SF (new floor area)

December 20, 2023

SUMMARY OF STORE UPGRADES

- Expanded Store with additional shopping options
- Incorporate rooftop solar panels sufficient to at least meet Store's demands
- Parking area improvements
- Add 24 shade trees to parking area
- Install at least four Level 3 EV charging stations & EV-ready spaces
- Add new customer pick-up area
- Maintain existing vehicular access points



STORE RENDERING

WALMART CHANGE OF DEVELOPMENT PLAN



December 20, 2023

STORE RENDERING

WALMART CHANGE OF DEVELOPMENT PLAN



December 20, 2023

STORE RENDERING

WALMART CHANGE OF DEVELOPMENT PLAN



December 20, 2023

STORE RENDERING

WALMART CHANGE OF DEVELOPMENT PLAN



December 20, 2023

CITY CHANGE OF DP PROCESS



Neighborhood Meeting – December 20, 2023



Change of DP Submittal – late December/early January



Staff Review



Zoning Examiner Public Hearing (estimated late February 2024)



Mayor & Council Public Hearing (estimated April 2024)

QUESTIONS?

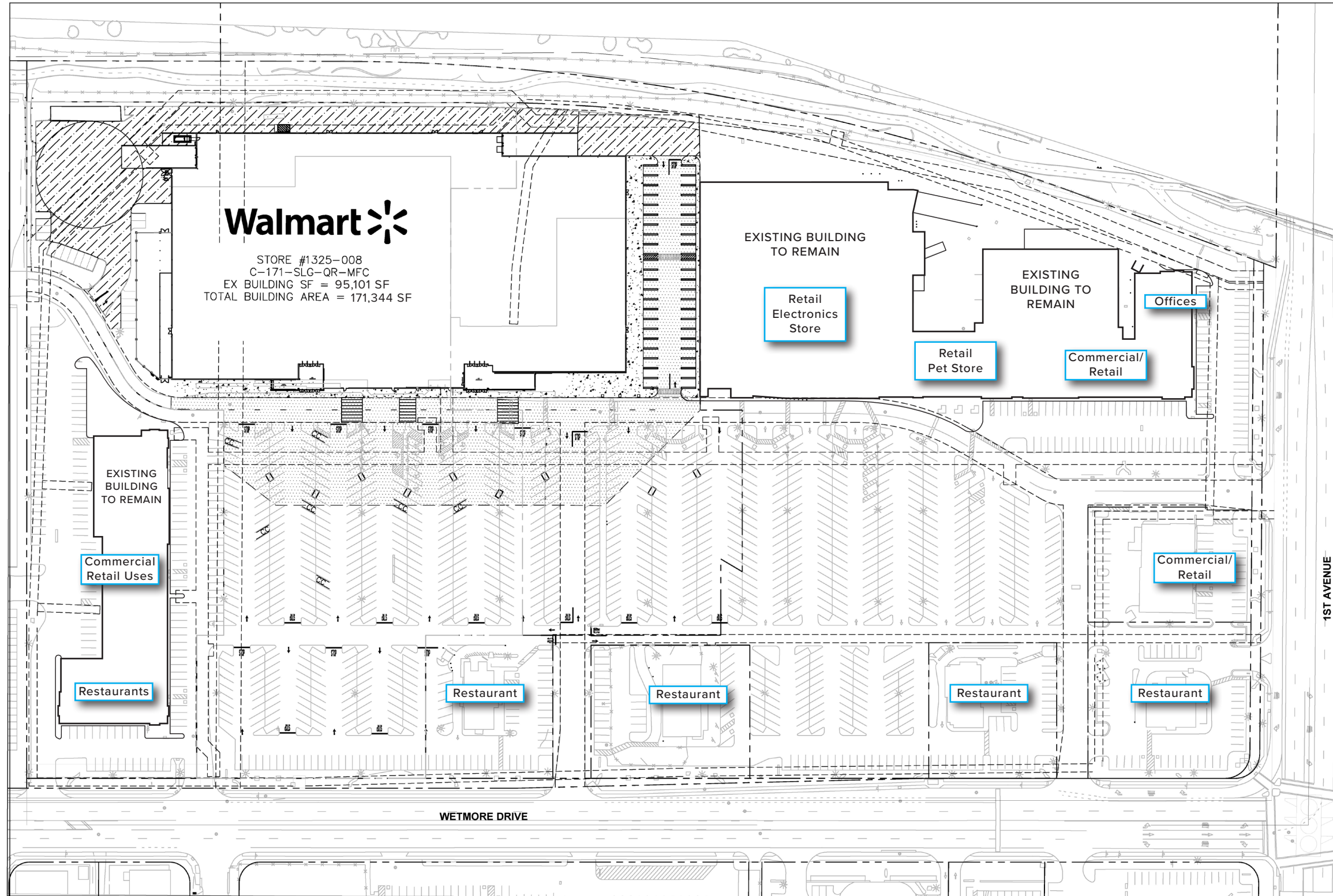
Rory Juneman | Lazarus & Silvyn, P.C.

RJuneman@LSLawAZ.com | 520.207.4464

Robin Large | Lazarus & Silvyn, P.C.

RLarge@LSLawAZ.com | 520.207.4464





Walmart

STORE #1325-008
C-171-SLG-OR-MFC
EX BUILDING SF = 95,101 SF
TOTAL BUILDING AREA = 171,344 SF

EXISTING BUILDING TO REMAIN

Commercial Retail Uses

Restaurants

EXISTING BUILDING TO REMAIN

Retail Electronics Store

EXISTING BUILDING TO REMAIN

Retail Pet Store

Commercial/Retail

Offices

Commercial/Retail

Restaurant

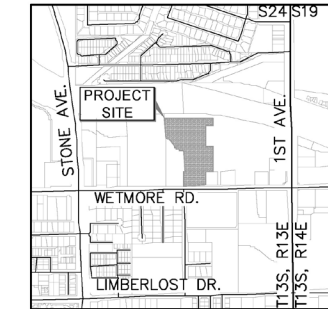
Restaurant

Restaurant

Restaurant

WETMORE DRIVE

1ST AVENUE



VICINITY MAP
3" = 1 MILE

LOCATED IN THE NE QUARTER OF SECTION 24, T-13-S, R-13-E, GSRM, TUCSON, PIMA COUNTY, ARIZONA

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Walmart
TUCSON (N), AZ
455 E WETMORE RD
STORE NO: 1325
EXPANSION
JOB NUMBER: 91502376 | PROTO: 11/11/22

ISSUE BLOCK

NO.	DATE	DESCRIPTION

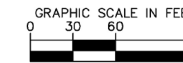
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PROTO CYCLE:
DOCUMENT DATE: 11/21/23

Parking Table

	Current SF	Current Parking Provided	Future SF	Parking Required	Parking Provided
Walmart	95,101	448	171,344	571	626
Center	282,812	1,251	310,269	1,034	1,235

Notes:

- Ex. Zoning: C-3
- Ex. Uses: Commercial Services & Retail, Restaurants, Offices
- Existing curb-cuts to remain
- Total Site Area: 28 ac



DEVELOPMENT PACKAGE FOR
WALMART STORE #1325
LOT 2 OF TUCSON PLACE
TUCSON PLACE, LOTS 1-10, PER BK 43, PG 67, M&P
A PORTION OF THE NE Q524, T13S, R13E OF THE GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
ADMINISTRATIVE ADDRESS:
455 E WETMORE RD, TUCSON, AZ 85705
PLAN NO. _____ REFERENCE:
01 OF 01

Tucson Place PDP
Revised 12/21/2023

SHEET:
C-1

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455 East Wetmore Road – Store 1325

Change of Development Plan



5983 East Grant Road, Suite 290
Tucson, Arizona 85712

Kimley»Horn

1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210

December 2023

TP-MOD-1223-000031REZONING Preliminary Development Plan C9- <u>82-48</u> Date <u>02/13/2024</u> Planning & Development Services
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Walmart Change of Development Plan

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Appendices

- Appendix A: ALTA Aerial Photo
- Appendix B: Phase I-III Development Plans
- Appendix B: Zoning Determination
- Appendix C: Traffic Statement

I. Introduction & Context

A. Project Description

Walmart currently operates a Division 1 store¹ within the 28-acre Tucson Place shopping center (the “Center”) located at the northwest corner of E. Wetmore Road and N. 1st Avenue (the “Property”) in the City of Tucson (“City”). See *Exhibit I.A.1: Location Map*. (See *Appendix A* for a recent aerial photo.) Tucson Place Investors, LLC (“TPI”) owns the Center and leases 95,101 sq. ft. of anchor space to Walmart (the “Store”) plus associated parking and loading area.² Division 1 stores are an outdated store design, and Walmart is converting many of these Division 1 stores to “Supercenter”-style stores across the country.³ To meet growing customer demand, TPI and Walmart want to convert the Store into a Supercenter. This will include expanding the current Store’s gross floor area (“GFA”) by mostly extending the Store into existing adjacent tenant space, which will result in a slight expansion to the Center’s overall GFA.

1. Store History and Expansion Proposal

The City established the Center’s current C-3 zoning in 1982.⁴ That rezoning required the creation of a Concept Plan for the Center, and later development packages (“DP”) in conformance with the Concept Plan. Development of the original Center occurred in three phases, each with a separate DP that was certified by the City as being in conformance with the Concept Plan.⁵ The Phase I DP, approved in 1989, included the Store. The Center’s third DP was approved in 1990 as the Phase III DP, which also noted it was submitted as a condition of the Original Zoning and complied with the Concept Plan tied to the Original Zoning. The Phase III DP showed the cumulative GFA for the Center’s Phases I through III as 282,812 sq. ft. (“Existing Center GFA”). (See *Phase I and III DPs*, provided as *Appendix B*.)

Walmart now proposes the Store’s total GFA to increase approximately 76,243 sq. ft. for a total Store GFA of approximately 171,344 sq. ft. (“Expanded Store Area”).⁶ Approximately 48,786 sq. ft. of the Store expansion area will be within the Center’s existing tenant space to the east (“Existing Expansion Area”), meaning that current

¹ Division 1 stores are older stores with smaller footprints that focus on electronics, apparel, toys, home furnishings, health and beauty aids, hardware and more. Division 1 stores have limited grocery and fresh food offerings.

² The current lease area is the boundary of Assessor Parcel Number 105-10-2420.

³ Supercenter stores offer both grocery and fresh-food options along with electronics, apparel, toys, home furnishings, health and beauty aids, hardware and more for a one-stop shopping experience.

⁴ City Ordinance No. 5646. The original zoning district was B-2H, which converted to C-3 with the adoption of the Land Use Code.

⁵ Related City Case Numbers: C9-82-48P (Tucson Place Phase I); C9-82-48V (Tucson Place Phase II); C9-82-48Z (Tucson Place Phase III); D10-0031 (Tucson Place Phase I, amended); C12-89-13 (Tucson Place Lots 1-10 Subdivision Plat)

⁶ This does not include the Store’s Garden Center, which will remain the size it currently is today.

Walmart Change of Development Plan

tenants will vacate the Center and that GFA will be replaced by the Store's expansion. The remaining approximately 27,457 sq. ft. expansion will increase the Center's GFA within the rear parking and loading area adjacent to the Store on the north side of the Store ("New Expansion Area"). The New Expansion Area is at the back of the Center facing the Rillito River (the "River") and is not visible from either Wetmore Road or 1st Avenue, so the Project will have very little impact on the surrounding area. See *Exhibits I.A.2a-c, which illustrate the Proposed Expansion Area.*

The Store's current GFA of 95,101 sq. ft. will continue to be subject to the zoning standards in effect when it was originally approved. Similarly, the Existing Expansion Area is not "new" floor area or a change of use, but rather existing floor area that will be removed and repurposed with the same land use within the expanded Store. This area is also subject to the zoning standards in place when the Center was originally approved. The only floor area that will count towards the Unified Development Code's ("UDC") expansion provisions is the New Expansion Area (i.e., 27,457 sq. ft.), which is only ten percent of the Existing Center GFA (i.e., 282,812 sq. ft.). As this expansion is well under 25 percent, only the New Expansion Area must comply with current UDC requirements, except for the LRE design standards as described below. (See also *Zoning Determination, provided as Appendix C.*)

2. Large-Scale Retail Establishment ("LRE") Exemption

In 1999, the City adopted an LRE Ordinance with specific design standards for retail establishments that are over 100,000 sq. ft. of GFA/outdoor space.⁷ The LRE Ordinance, as adopted, contemplated that existing shopping centers might desire to expand while not being able to meet the LRE Ordinance's design standards. Since the Center was developed prior to the LRE Ordinance's adoption, it was not designed to comply with the LRE Ordinance's design standards.

The Center was developed pursuant to a Concept Plan and subsequent DPs that are all conditions of the Mayor & Council ("M&C") Original Zoning approval. Walmart now desires to modify the Phase I DP (a condition of the M&C approved Original Zoning) to expand the Center. Walmart's proposed expansion meets one of the three exceptions in the LRE Ordinance, wherein an applicant may seek M&C approval to modify a previously approved DP without conformance with the LRE design standards if that DP was a condition of a prior M&C approved rezoning. This process ("Change of DP") requires that M&C approve the modified DP after holding a public hearing.⁸ The Project proposal is shown in *Exhibits I.A.3.a & b: Preliminary Development Plan.*

Although exempt, the Project complies with many of the LRE standards, as discussed in Section II, below.

⁷ Ordinance No. 9293, codified as UDC §4.9.9(D), Large Retail Establishment Design Standards.

⁸ UDC § 3.5.4(B)(2), Major Amendment to Conditions or the Preliminary Site Plan.

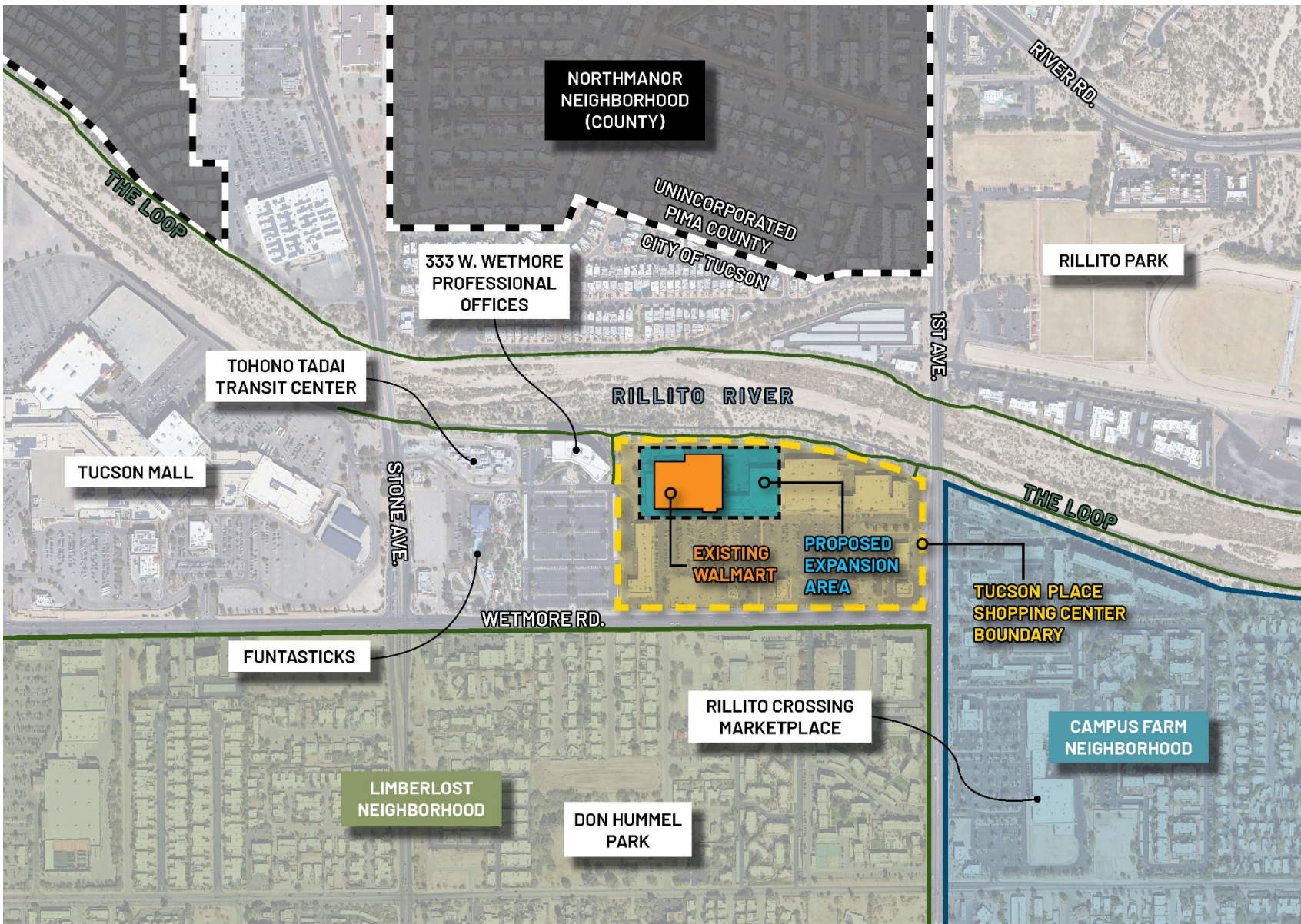


Exhibit I.A.1: Location Map

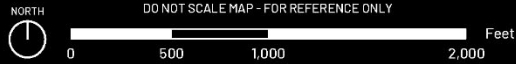


Exhibit I.A.2.a: Proposed Expansion Area - Current



Exhibit I.A.2.b: Proposed Expansion Area - Transition



Exhibit I.A.2.c: Proposed Expansion Area - Final





SITE PLAN NOTES

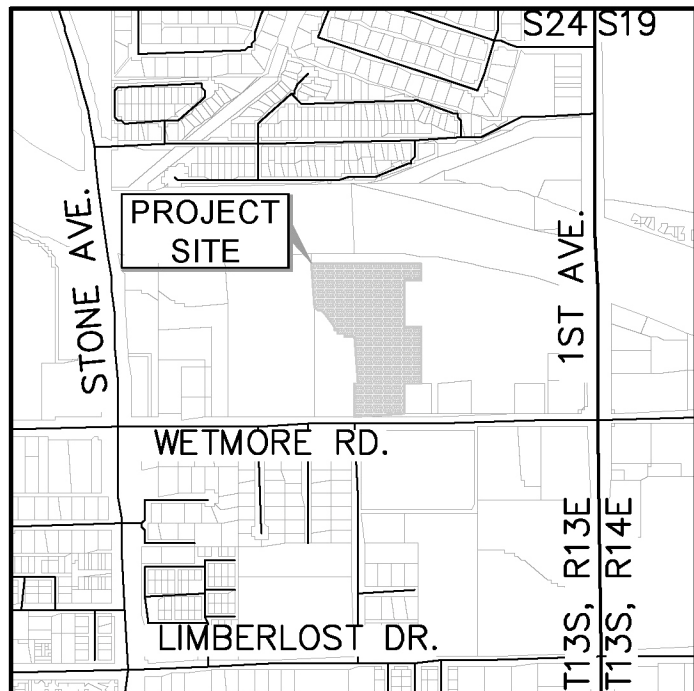
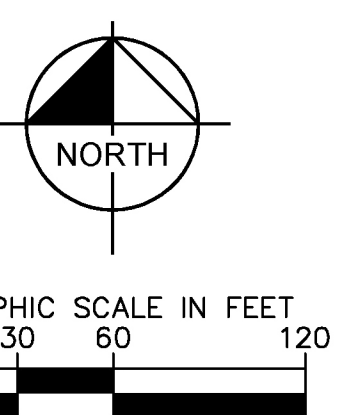
- 1 PROPOSED VERTICAL CURB, TYPE 2, H=6" PER PAG STD DTL 209.
- 2 PROPOSED FLUSH CURB.
- 3 MATCH EXISTING.
- 4 PROPOSED MAIN VESTIBULE ENTRANCE.
- 5 SAWCUT EXISTING PAVEMENT AT 1' OFF FACE OF CURB WHERE APPLICABLE AND REMOVE EXISTING CONCRETE CURB (MATCH EXISTING ELEVATION - CONTRACTOR TO VERIFY).
- 6 NEW FULL DEPTH STANDARD DUTY AC PAVEMENT REPLACEMENT.
- 7 NEW FULL DEPTH HEAVY DUTY CONCRETE PAVEMENT.
- 8 BALE AND PALLET RECYCLING AREA. (RECYCLE)
- 9 DEPRESSED LOADING DOCKS. (4) PROPOSED.
- 10 PROPOSED DOCK MASONRY SCREENWALL.
- 11 RE-STRIPE LOT WITH 4" WIDE YELLOW PAVEMENT MARKINGS. TYPICAL AT CUSTOMER PARKING STALLS.
- 12 PAINTED HANDICAP PARKING STALL SYMBOL TYPICAL AT ALL SPACES DENOTED WITH "♿" ON SITE PLAN.
- 13 ACCESSIBLE PARKING SIGN PER DETAIL ON THIS SHEET MOUNTED ON TYPE B POST BARRICADE PER PAG STD DET 106.
- 14 PROPOSED CROSSWALK. 8" TRAFFIC YELLOW PAVEMENT MARKINGS AT 2'-0" O.C.
- 15 EXISTING BUILDING WALL TO BE DEMOLISHED.
- 16 PROPOSED MFC LARGE DELIVERY DOOR.
- 17 EXISTING CURB TO BE DEMOLISHED.
- 18 PROPOSED TRASH COMPACTOR.
- 19 EXISTING SITE LIGHT TO BE DEMOLISHED.
- 20 EXISTING CROSSWALK STRIPING AND TEXT TO BE REMOVED.
- 21 PROPOSED 6 ELECTRIC VEHICLE (EV) INSTALLED SPACES + 10 EV CAPABLE SPACES.
- 22 12'X35' TYPE A LOADING SPACE.

LEGAL DESCRIPTION

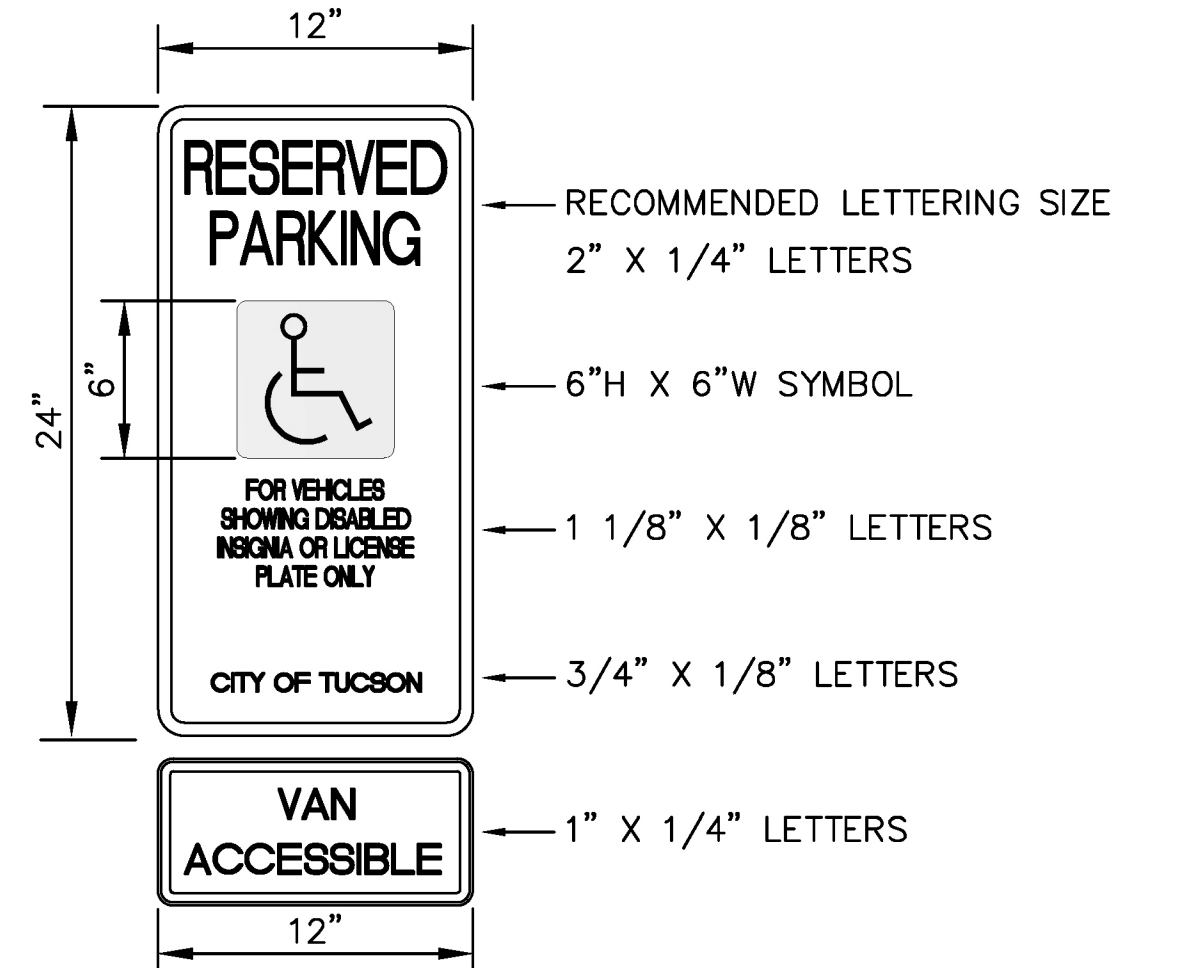
LOT 2, OF TUCSON PLACE, A SUBDIVISION RECORDED IN BOOK 43 AT PAGE 67 WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GLA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

LEGEND:

- PROPERTY LINE
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT



VICINITY MAP
3" = 1 MILE
LOCATED IN THE NE QUARTER OF SECTION 24, T-13-S, R-13-E, GSRM, TUCSON, PIMA COUNTY, ARIZONA



1. ALL ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN ON A CITY APPROVED STATIONARY POST OR APPROVED WALL LOCATION.
2. THE SIGN PLATE SHALL BE A MINIMUM OF 12"X24" WITH A THICKNESS OF 0.080 ALUMINUM CONSTRUCTION.
3. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A BLUE LEGEND. (STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH BLUE SCREEN PRINTED LETTER AS SHOWN ABOVE.)
4. THE SIGN MUST HAVE THE MINIMUM VERBIAGE OF "RESERVED PARKING", INTERNATIONAL WHEELCHAIR SYMBOL.
5. THE BOTTOM OF THE SIGN SHALL BE LOCATED NO LESS THAN THREE (3) FEET OR MORE THAN SIX (6) FEET ABOVE THE GRADE (PARKING LOT SURFACE) AND SHALL BE VISIBLE DIRECTLY IN FRONT OF THE PARKING SPACE. THESE SIGNS SHALL NOT BE OBSCURED.

ACCESSIBLE PARKING SIGN DETAIL N.T.S.

LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE		
(1) CANOPY TREE PER 4 PARKING SPACES	553 PARKING SPACES / 4 = 139	55 TOTAL TREES (5 EXISTING)

PLANTING LEGEND

TREES			
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Existing Tree to Remain in Place	Size Varies	-
	Species Varies	Size Varies	-
	Quercus virginiana	24" Box	24
	Live Oak		
SHRUBS AND GROUNDCOVERS			
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Existing Shrub to Remain in Place	Size Varies	-
	Species Varies	Size Varies	-

ACREAGE SUMMARY

WALMART LOT	±11.7 AC.
-------------	-----------

ANTICIPATED ENTITLEMENT SCHEDULE

WALMART LOT	4-6 MONTHS
-------------	------------

SITE DATA

LOCAL JURISDICTION	CITY OF TUCSON
CURRENT ZONING	COMMERCIAL (C-3)
EXISTING BUILDING FOOTPRINT	87,768 SF
EXISTING EXPANSION AREA	48,786 SF
PROPOSED EXPANSION AREA	27,457 SF
PROPOSED GLA	164,011 SF
PREVIOUSLY APPROVED REC FOOTPRINT	±155,000 SF
PROPOSED NEW REC FOOTPRINT	±165,000 SF

REQUIRED PARKING TABLE

	TOTAL SF	REQ. PARKING RATIO	REQ. PARKING SPACES
EX AREA	138,554	3.75 SPACES PER 1,000 SF	512
NEW EXPANSION	27,457	1 SPACE PER 300 SF	92
TOTAL	164,011		604 (3.68 RATIO)

* TOTAL PARKING SPACES WITHIN 150 FEET OF ENTRY IS 113.

PROVIDED PARKING TABLE
9' X 20' 90" AND 60" PROVIDED

	GLA	TOTAL SF	RATIO	# OF SPACES
WALMART	164,011	171,344	3.82/1,000 S.F.	626
CENTER		315,250	3.92/1,000 S.F.	1,235

REQUIRED EV PARKING TABLE

	TOTAL SF	REQ. PARKING RATIO	REQ. PARKING SPACES
EV INSTALLED	27,457	5% OF REQD. PARKING	5 (6 PROVIDED)
EV CAPABLE	27,457	10% OF REQD. PARKING	10
TOTAL			15

BICYCLE PARKING REQUIREMENTS

	TOTAL SF	REQ. PARKING RATIO	REQ. PARKING SPACES
SHORT TERM	27,457	1 PER 5,000 SF	6
LONG TERM	27,457	1 PER 12,000 SF	3
TOTAL			9

EXHIBIT I.A.3.a: PRELIMINARY DEVELOPMENT PLAN - WALMART

DEVELOPMENT PACKAGE FOR WALMART STORE #1325 LOT 2 OF TUCSON PLACE

TUCSON PLACE, LOTS 1-10, PER BK 43, PG 67, M&P A PORTION OF THE NE QS24, T13S, R13E OF THE GLA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

ADMINISTRATIVE ADDRESS: 455 E WETMORE RD, TUCSON, AZ 85705

PLAN NO. _____

REFERENCE: _____

01 OF 01

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Walmart
TUCSON (N), AZ
455 E WETMORE RD
STORE NO. 1325
EXPANSION
JOB NUMBER: 91602379 | PHOTO: 11/11/22

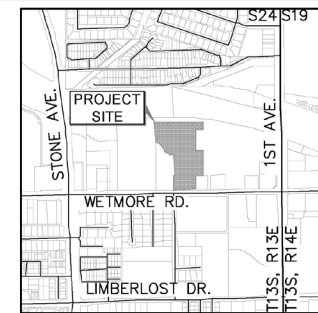
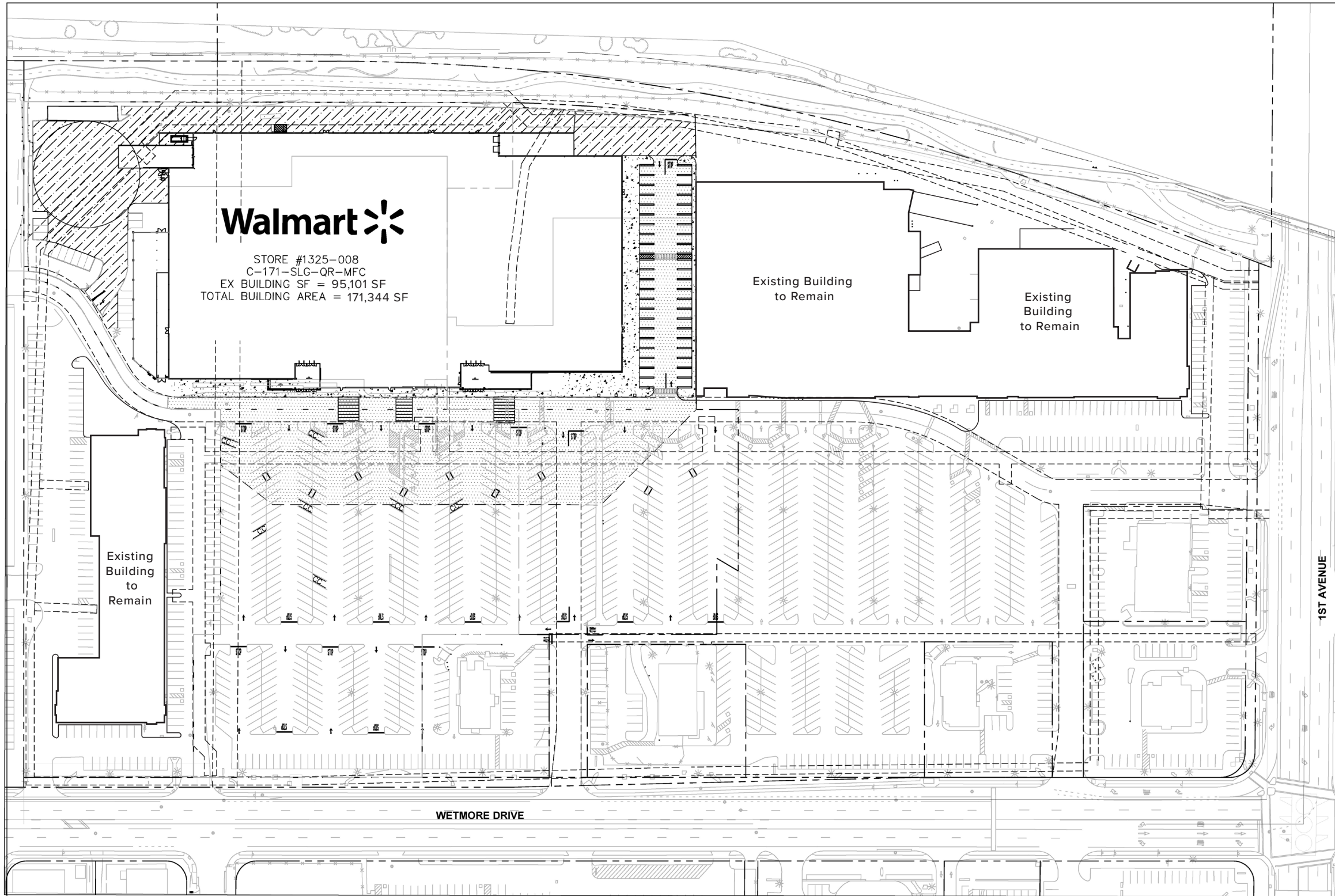
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NO.	DESCRIPTION	DATE

CHECKED BY: HDR
DRAWN BY: SJB
PROTO CYCLE:
DOCUMENT DATE: 11/21/23

SITE PLAN

SHEET: **C-1**



VICINITY MAP
3" = 1 MILE

LOCATED IN THE NE QUARTER OF SECTION 24, T-13-S, R-13-E, GSRM, TUCSON, PIMA COUNTY, ARIZONA

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1000 N. WILSON AVENUE, SUITE 100
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PH: 520.795.1100
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Walmart
TUCSON (N), AZ
455 E WETMORE RD
STORE NO: 1325
EXPANSION
JOB NUMBER: 91502376 | PROTO: 11/11/22

ISSUE BLOCK

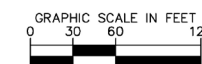
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DRAWN BY: SJB
PROTO CYCLE:
DOCUMENT DATE: 11/21/23

Parking Table

	Current SF	Current Parking Provided	Future SF	Parking Required	Parking Provided
Walmart	95,101	448	171,344	571	626
Center	282,812	1,251	310,269	1,034	1,235

Notes:

- Ex. Zoning: C-3
- Ex. Uses: Commercial Services & Retail
- Existing curb-cuts to remain
- Total Site Area: 28 ac



DEVELOPMENT PACKAGE FOR
WALMART STORE #1325
LOT 2 OF TUCSON PLACE
TUCSON PLACE, LOTS 1-10, PER BK 43, PG 67, M&P
A PORTION OF THE NE Q524, T13S, R13E OF THE GILA &
SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
ADMINISTRATIVE ADDRESS:
455 E WETMORE RD, TUCSON, AZ 85705
PLAN NO. _____
REFERENCE:

01 OF 01

Exhibit I.A.3.b
Tucson Place PDP
Revised 12/21/2023
SHEET:
C-1

B. Plan Compliance

The Property is located within the Existing Neighborhoods Building Block on the Future Growth Scenario Map in *Plan Tucson* and is identified as an existing commercial property within the North Stone Neighborhood Plan (“NSNP”).

1. Plan Tucson

Plan Tucson’s Existing Neighborhood Building Block primarily includes developed property and largely built-out residential neighborhoods. This Building Block’s stated goal is to maintain and enhance the character of the existing neighborhood and accommodate some new development/redevelopment while still encouraging reinvestment in the community that contributes to neighborhood stability. The following *Plan Tucson* policies support this Change of DP request:

LT28.1.11 Support the retention and expansion of existing business.

LT28.2.4 Support community commercial and office uses located at the intersection of arterial streets, taking into consideration traffic safety and congestion issues.

LT28.2.13 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

2. North Stone Neighborhood Plan

The NSNP’s goal is to promote nonresidential, mixed-use development with shared access, circulation systems, parking and other amenities. The following NSNP Nonresidential policies support this Change of DP request:

Policy 1: New, nonresidential uses should be compatible with adjacent development by:

- b. Enhancing and softening architectural features with drought tolerant landscaping, which includes trees in scale to the proposed structures, and understory vegetation, such as shrubs and groundcover.
- g. Providing primary vehicular access only from a major street.

Policy 5: Encourage efficiently designed commercial developments by:

- b. integrating the design with adjacent commercial or nonresidential development by providing common access points, shared or common parking, integrated circulation systems, particularly pedestrian circulation, and other common amenities.

C. Development Context

1. Zoning & Land Use

The Center currently has approximately 282,812 sq. ft. of commercial, retail and restaurant uses within approximately 28 acres. It is zoned Commercial C-3 within a wide area of C-3 zoning that extends along the north side of Wetmore Road well to the east and west of the Center. The south side of Wetmore Road is a patchwork of Commercial (C-1, C-2) and Residential (R-2) zoning districts. The Center’s northern border abuts the River and the Chuck Huckelberry Loop (the “Loop”), a portion of which is located within the Center’s property. The River, which is owned by the Pima County Regional Flood Control District (“RFCD”), is a 400-foot-wide swath of Residential (RX-1) zoned land and is used for recreational and flood control purposes.

Current land uses and zoning designations for surrounding properties are shown in *Exhibit I.C.1: Existing Land Use & Zoning Map* and presented in *Table I.C.*, below.

Table I.C: Surrounding Zoning & Land Use

	Zoning	Land Use
North	RX-1	Rillito River Park
South	C-1, C-2 & R-2	Wetmore Road, Hotel, Office, Educational Use, Single-Family Residential
East	C-3	1 st Avenue, Commercial
West	C-3	Office

2. Access & Circulation

As shown on *Exhibit I.C.2: Circulation Map*, the Property is in a developed area, with direct access to E. Wetmore Road and N. 1st Avenue, both major arterial roadways. There are four existing driveways into the Center from Wetmore Road and two from 1st Avenue. In addition, cross-access between the Center and the adjacent office complex is provided at the northwest corner of the Property via a driveway that extends westward to N. Stone Avenue. All access points will remain as part of this Project.

Pedestrian access to the Center is provided by existing sidewalks along both Wetmore Road and 1st Avenue, and sidewalks and/or striped paths guide pedestrians between uses in the Center and to the public right-of-way.

There are two trailheads adjacent to the Property accommodating both bicycle and pedestrian access to the Loop: one near the northwest corner on the office complex property and the other from the 1st Avenue right-of-way near the northeast corner of the Center. Both of these provide direct connectivity from the Center to the Loop.

The Property is also situated to encourage visits by transit riders. There are four existing bus stops adjacent to or near the Center along Wetmore Road and 1st Avenue that are served by Sun Tran Line 6. More importantly, the Tohono Transit Center is located less than 500 feet west of the Center along Stone Avenue across from the Tucson Mall, providing transit connections from the neighborhood to throughout the greater community.

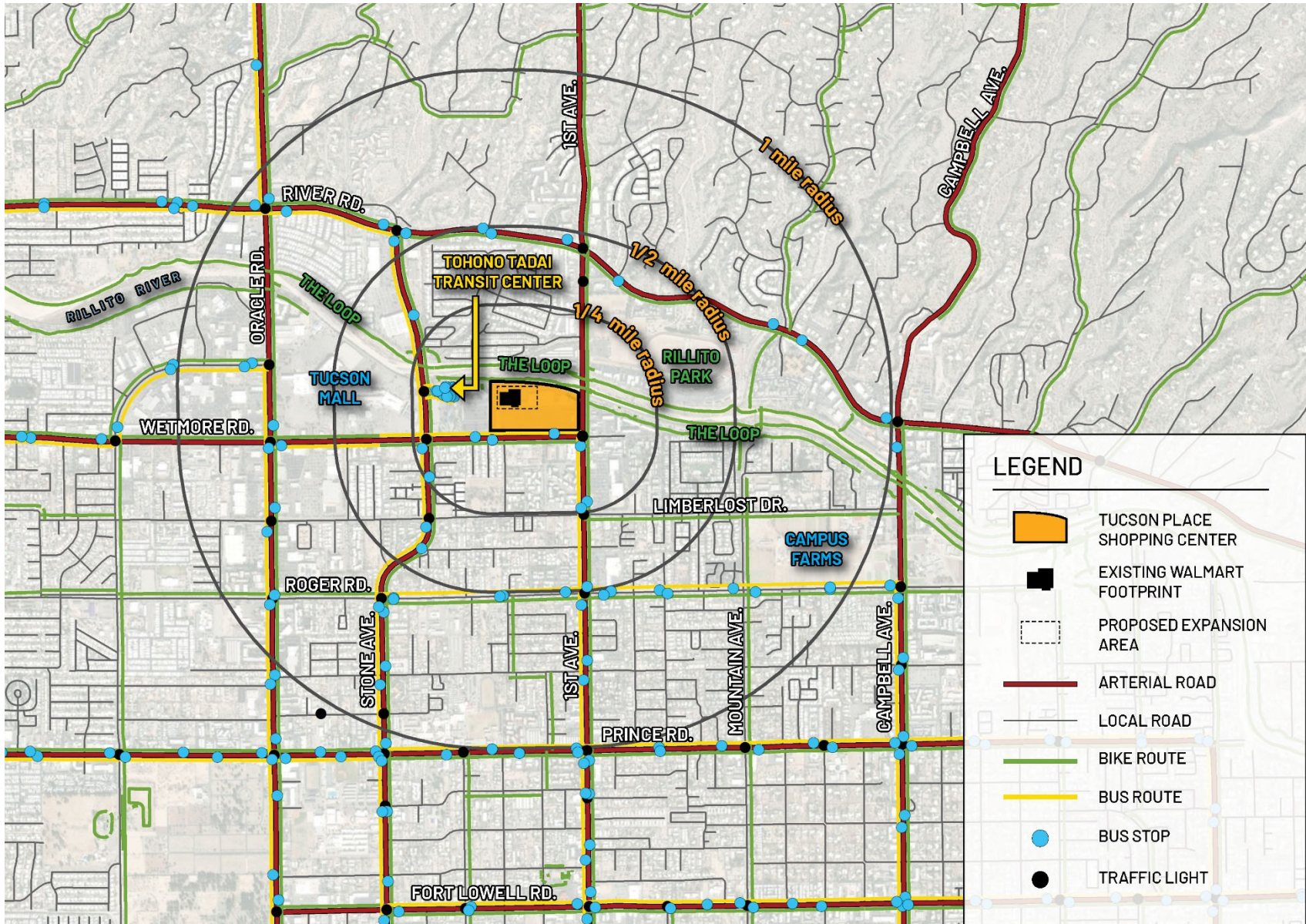
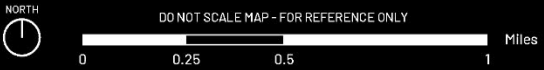


Exhibit I.C.2: Circulation Map



II. Design Compatibility

A. Compatibility with Surroundings

The Project is within the existing Center, surrounded by commercial uses and bounded by two arterial roadways. The Center has operated as a busy retail and commercial activity center for over three decades. The nearest residential uses are located south of Wetmore Road within the Casa Radin Subdivision, which is part of the Limberlost Neighborhood. Because the New Expansion Area is at the back of the Center facing the River and is not visible from either Wetmore Road or 1st Avenue, the Project will have no detrimental impact on the nearby residential uses.

The Miramonte at the River residential neighborhood is located north of the River. There are more than 400 feet separating these homes from the Property, providing ample buffering from any noise or lights generated by the Project.

B. Energy Conservation

The redevelopment and expansion of an existing shopping center is in itself an energy conservation measure. While this proposal will add total GFA to the Center, this Project will incorporate the following energy-efficient measures to address current conservation goals:

- Add approximately 24 shade trees within diamond landscape planter islands within the Existing Lot to reduce the urban heat island effect.
- Depress curbs around diamond landscape islands to facilitate drainage and provide passive water harvesting opportunities within the parking area.
- Incorporate electric vehicle (“EV”) chargers as part of the Project. Walmart will provide at least four Level 3 “fast chargers” (the equivalent of 12 Level chargers in the UDC), which is more than required by the UDC (i.e., five Level 2 chargers required).
- Provide several additional EV-ready spaces to meet future EV demands.
- Incorporate rooftop solar panels sufficient to at least meet the Store’s power consumption demands.

C. Building Height & Setbacks

The Store measures up to 33 feet in height, well below the permitted height of up to 75 feet in C-3 zone. No additional height is proposed with this Project.

The perimeter yard setbacks for the C-3 zone where a nonresidential use is adjacent to a nonresidential zone is "0".⁹ The Center and the properties to east and west of the Center are all zoned C-3, so no minimum setback is required.

Where a nonresidential use is adjacent to a residential zone, the perimeter yard setback is 1.5 times the building height; however, when property is used for a governmental purpose, the setback may be modified to the setback for nonresidential uses adjacent to a nonresidential zone (i.e., zero).¹⁰ The River to the north of the Store is zoned RX-1, but is owned by RFCFD for flood control and recreation, a clear government purpose. Therefore, this government purpose allows the rear setback to be reduced to zero.

The Center complies with the minimum street yard setback of 10 feet along both Wetmore Road and 1st Avenue.

D. Defensible Space Techniques

Minimizing criminal activity within the Center is a high priority for both TPI and Walmart. The Center will continue to utilize defensive space techniques, such as adequate lighting and security on the Property to ensure areas between/behind buildings and parking lots are safe for customers and employees and that security cameras have clear visibility across the Property. Walmart and TPI are both committed to working with the City on reducing crime in the area, and they will continue to meet with the City on this issue.

E. Landscaping & Screening

The existing vehicle use area ("Existing Lot") currently does not have any shade trees. As part of this Project, Walmart will add 24 diamond landscape islands with shade trees into the Existing Lot to help reduce the urban heat island effect. Where feasible, the Project will incorporate water harvesting techniques into the landscape design in accordance with the City's Commercial Water Harvesting requirements. These techniques may include directing runoff to landscaped areas (e.g., depressed landscape island curbs) and use of swales to utilize storm water runoff to irrigate on-site vegetation.

⁹ UDC Table 6.3-4.A, Dimensional Standards for the C-1, C-2, C-3, OCR-1 & OCR-2 Zones.

¹⁰ UDC § 6.4.5.D(4)(a)(1), Perimeter Yard Exceptions.

F. Vehicular Use Areas

The New Expansion Area will generally meet the current UDC provisions for the number of vehicle parking spaces and electric vehicle charging stations. Walmart plans to make improvements to the Existing Lot at the time it builds the Expanded Store. Improvements, which will include¹¹:

- Repaving, restriping, and/or reconstructing portions of the Existing Lot.
- Installing 24 shade trees within the Existing Lot, including using diamond planter areas within the existing parking space configuration. Flush curbs will be used with the diamond planters to allow for maximum water harvesting.

The Project will use the current UDC standard to calculate the required number of vehicle parking spaces. Specifically, the Shopping Center ratio of 1 space per 300 sq. ft. of GFA will be used to calculate the required number of spaces for the entirety of the New Expansion Area.¹²

G. Bicycle & Pedestrian Access

Existing bicycle and pedestrian access are described in Section I.C.3, Access & Circulation. The upgrades to the Existing Lot, as described above, may warrant upgrades to the onsite pedestrian circulation system to ensure the safety and ease of access for pedestrian customers.

There are designated bike routes with striped shoulders along Wetmore Road, 1st Avenue and Stone Avenue. There is also the Loop shared use path within the River with access to the trailheads adjacent to the Property's northwest and northeast corners. No offsite improvements are proposed as part of this Project.

H. Traffic & Street Improvements

At the City's request, Walmart has provided the attached Traffic Statement that analyzes the Project's traffic generation compared to existing. (See *Traffic Statement*, provided as *Appendix D*.) The Traffic Statement shows that the increase in peak hour trips in both the AM and PM is less than 100: there will be approximately 59 additional AM peak hour trips, and 81 additional PM peak hour trips. The statement concludes that the traffic generated by the Project is not anticipated to have a significant impact on the surrounding roadway system and is below the threshold that would typically require more detailed traffic analysis. Because the Center currently has ample vehicle access points from Wetmore Road and 1st

¹¹ UDC § 9.3.4, Nonconforming Parking Areas.

¹² UDC Table 7.4.4-1, Shopping Center Category.

Walmart Change of Development Plan

Avenue, Walmart does not anticipate the slight increase in traffic will have any impact on the traffic entering or leaving the Center.

The Project team will confirm with City staff that no traffic impact analysis (“TIA”) will be required at the time of the Project’s DP submittal.

I. Lighting

This Project is committed to “Dark Skies” principles and compliance with the Outdoor Lighting Code (“OLC”), which requires shielded lighting that does not spill over onto adjacent properties. All onsite lighting will be directed downward, and no bright lights or spotlighting will be installed. Lighting will be provided on the Project’s exterior to ensure safety in the parking areas and visibility on the security cameras that monitor the Property. Signage lighting will conform with the OLC’s signage lighting curfew.

J. Signs

The Store’s signage will be improved as part of this Project, including building signage and modifying monument-type identification signs along both Wetmore Road and 1st Avenue. Any new address and suite number signage will be incorporated per Pima County Addressing requirements. All signage will be designed and permitted in accordance with UDC standards.

K. Drainage

No impacts to existing on- and offsite drainage patterns are anticipated as a result of this Project. Any drainage issues that may arise will be addressed at time of DP submittal.

III. LRE Development Standards

As explained in Section I.A.2, the Center was developed prior to the adoption of the LRE Standards. Although exempt, the Project complies with many of the LRE standards, as described below.

A. Site Design & Relationship to Surrounding Community

1. Vehicular Access

Wetmore Road separates the Center from the nearest residential uses. To ensure safety and protection to all surrounding uses by dispersing customer traffic, the Center features multiples access points, including four driveways along Wetmore Road and two driveways on 1st Avenue. These access points will not change with the Project.

2. Buffers

There are no residential uses directly adjacent to the Store. Wetmore Road separates the Center from the nearest residential uses. There are existing landscape borders along Wetmore Road that serve to visually buffer the Center's parking area, and new shade trees within the Existing Lot will further enhance views of the Center from nearby properties.

To the north, the River separates the nearest residential uses from the Center by more than 450 feet, providing a generous buffer from the New Expansion Area.

3. Outdoor Storage Areas

There are no residential uses directly adjacent to the Store. Wetmore Road separates the Center from the nearest residential uses, and the Store's outdoor storage area will be located more than 500 feet from Wetmore Road. In addition, ornamental screening and pilasters will be provided around the outdoor storage area to mitigate the visual impact from nearby properties.

4. Trash Collection Areas

A CMU wall and fence will screen bale and pallet storage areas located behind the Store to mitigate visual impact. Wetmore Road and 1st Avenue are both located more than 200 feet from the solid waste collection and storage areas. There are no residential uses adjacent to the solid waste collection areas.

5. Pedestrian Flow

Pedestrian access to the Center is provided by existing sidewalks along both Wetmore Road and 1st Avenue, and sidewalks and/or striped paths guide pedestrians between uses in the Center and to the public right-of-way. There are also two trailheads adjacent to the Property accommodating both bicycle and pedestrian access to the Loop: one near the northwest corner on the office complex property and the other from the 1st Avenue right-of-way near the northeast corner of the Center. No changes to the existing pedestrian circulation system are proposed except as may be necessary within the Existing Lot when repaving/restriping occurs.

Walmart Change of Development Plan

6. Central Features & Community Spaces

The Store's entrance vestibules will provide an inviting aesthetic through the use of glazing and visual connection with the parking lot. Metal panel features have been incorporated in the vestibules to engage the human scale in relation to the height of the overall building. Pedestrian ways will be maintained as described in the section above.

7. Delivery & Loading Spaces

Loading and delivery spaces have been provided at the rear of the Store, away from adjacent roadways and the closest residential uses, to mitigate any potential noise or visual impacts to nearby properties. The location of these zones far exceed the minimum 200-foot setback from residential uses.

8. Traffic Impacts

As demonstrated by the traffic generation analysis provided with this submittal, the Project will have minimal impact on the adjacent roadways, and no street improvements are warranted. A full traffic impact analysis will be prepared for the Project and provided to the City for review at the time of DP submittal.

9. Outdoor Lighting

A lighting plan demonstrating compliance with the Outdoor Lighting Code will be prepared and provided to the City for review at time of DP submittal.

10. Outdoor Sales Display/Ancillary Uses

The Store and all outdoor activities will be set back more than 250 feet from the adjacent roadways, and an even greater distance will be provided between the Center and the nearest residential uses.

11. Hazardous Materials

The Store already has in place a Hazardous Materials Management Plan and keeps a Hazardous Materials Inventory Statement onsite to protect public health and safety, in accordance with the Tucson Fire Code.

12. Noise Abatement

The Store will continue to operate in largely the same manner as currently exists. The loading, delivery and outdoor storage areas have been strategically located away from the adjacent roadways (and even farther from the closest residential uses) toward the back side of the Store.

13. Combination of Retail with Food & Beverage Sales

The LRE Ordinance Exemption was put in place so that existing shopping centers have the ability to incorporate larger stores when the area can accommodate that land use. This includes accommodating stores that have both retail and food/beverage sales. The Project will incorporate full grocery because the Center and surrounding area can easily accommodate this use, and Walmart anticipates this Supercenter will be well received by the market.

B. Aesthetic Character of Building

1. Facades & Exterior Walls

The building scale has been visually reduced through provision of transparent defined vestibules at the front entrances, giving pedestrians a clear destination. Color banding has been provided along the rear and sides to visually ground the building and enhance views from adjacent properties.

2. Detail Features

Architectural features have been incorporated identifying the entrance locations and bringing them down to the human scale through the use of awnings, overhangs, windows, and material changes. Metal panels and EIFS have been used to enhance visual interest, as well as the incorporation of color changes symmetrical complimentary reduction in height of the parapets towards the building sides.

3. Roofs

Parapet walls have been architecturally treated to avoid a plain, monotonous look through parapet stepping.

4. Materials and Color

The Project will include Walmart's standard brand color palette.

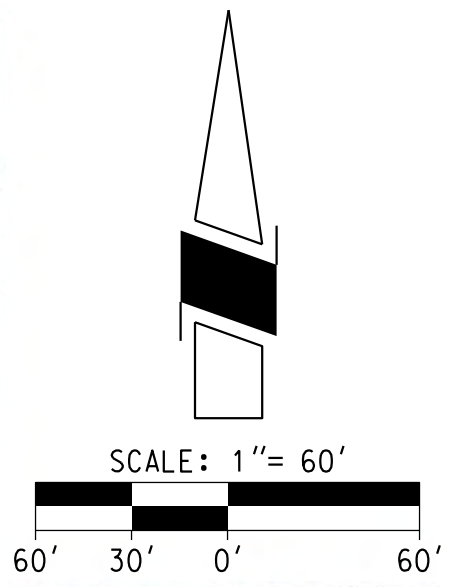
5. Entryways

Clearly defined entrances have been provided anchoring the grocery and merchandise sides of the building. Extensive glazing, complementary bold color and material distinction with metal panel highlight the entry vestibules and make them highly visible customers.

6. Screening of Mechanical Equipment

Parapet heights have been kept tall to screen roof mounted mechanical units and minimize visual impact.

Appendix A: ALTA Aerial Photo



© 2023 Rick Engineering Company

RICK ENGINEERING COMPANY
 3945 EAST FORT LOWELL ROAD - SUITE 111
 TUCSON, AZ 85712
 520-795-1000
 rickengineering.com
 San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

NOTE: IMAGES MAY APPEAR DISTORTED DUE TO INHERENT ERRORS WITHIN AERIAL PHOTOS DUE TO CAMERA LENS' ANGLES, BUILDING HEIGHTS AND TOPOGRAPHY.

EXISTING AERIAL IMAGERY OBTAINED FROM COOPER AERIAL SURVEYS, DIGITAL ORTHO-RECTIFIED IMAGERY HAS A GROUND PIXEL RESOLUTION OF 0.15 FOOT +/- AND ARE FROM FLIGHTS DATED AUGUST 18, 2023.

NOTE: THIS SURVEY CONSISTS OF 5 SHEETS AND SHALL NOT BE CONSIDERED A COMPLETE DOCUMENT UNLESS ALL SHEETS ARE INCLUDED.

PHOTO TO ACCOMPANY ALTA/NSPS
 AMERICAN LAND TITLE ASSOCIATION
 NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
LAND TITLE SURVEY
WALMART #1325
 LOT 2 OF TUCSON PLACE, LOTS 1-10, PER BOOK 43 PAGE 67, M&P
 A PORTION OF THE NORTHEAST QUARTER SECTION 24, TOWNSHIP 13 SOUTH,
 RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.



Appendix B: Phase I-III Development Plan

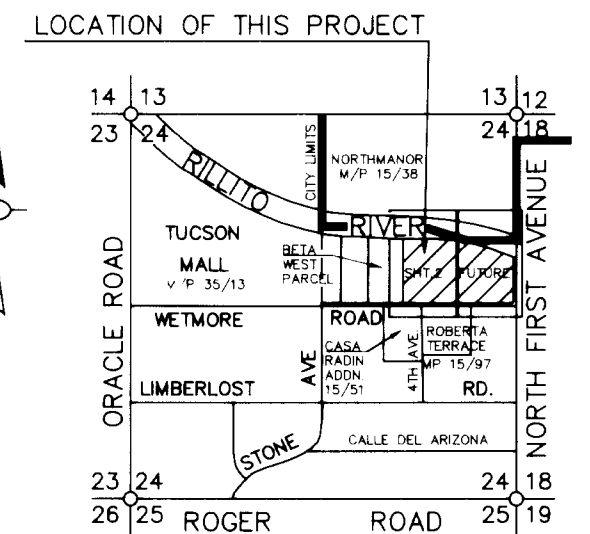
GENERAL NOTES

Enclosure 2

TUCSON PLACE

DEVELOPMENT PLAN

CITY OF TUCSON
MAP 23
ZONE B-2H
CD-82-48P



LOCATION PLAN

SECTION 24, T. 13 S., R. 13 E.,
 G. & S.R.B. & M., PIMA CO. AZ.
 SCALE: 3" = 1 MILE

LEGEND

- PROPERTY LINE
- EASEMENT BOUNDARY
- ◆ FIRE HYDRANT
- ⊙ MANHOLE
- ⊙ 2320.14 INDICATES EXIST. GRADES
- DIRECTION OF FLOW
- ⬡ TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- ▭ CATCH BASIN
- T-○ TELEPHONE LINE & M.H.
- ▭ EXISTING PAVEMENT
- STORM SEWER
- ⊙ 8" s- SANITARY SEWER & M.H.
- 18.00 T.C. TOP OF CURB
- 16.00 G. GUTTER GRADE
- 12" w- WATER
- ⊗ WATER METER
- ⊗ WATER VALVE
- ▭ BIKE RACK
- DUMPSTER
- ▭ LOADING SPACE 12' X 35' TYP.

- 1... BASIS OF BEARING: IS THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 13 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA PER TUCSON MALL LOT 1 AS RECORDED IN BOOK 35 AT PAGE 13 OF MAPS AND PLATS. SAID BEARING BEING NORTH 89°55'30" WEST.
- 2... THE BASIS OF ELEVATION FOR THIS PROJECT IS A CHISELED 'X' ON THE SOUTHWEST CORNER OF THE PORCH OF THE SOUTH APARTMENT AT 4356 NORTH STONE AVENUE, AS SHOWN IN C.O.T. FIELD BOOK 1448, PAGE 20. ELEVATION= 2315.66.
- 3... ALL PUBLIC ROADS ON OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS TO CITY OF TUCSON STANDARDS FOR PAVED ROADS, AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE CITY ENGINEERING DIVISION FOR REVIEW AND APPROVAL, OR ASSURANCES ACCEPTABLE TO THE CITY ENGINEERING DIVISION SHALL BE RECEIVED PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR. HOWEVER, PROVISIONS FOR IMPROVEMENTS TO THESE PUBLIC ROADS ARE SPECIFIED IN THAT SPECIAL COVENANT RECORDED IN DKT. 7620 PG. 1159. PROVISION FOR THE FIRST AVENUE STORM SEWER AT WETMORE ROAD ARE SPECIFIED IN MAYOR COUNCIL RESOLUTION NO. 14599. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL THE ON-SITE IMPROVEMENTS ARE COMPLETED.
- 4... THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- 5... ALL DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS PROJECT WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE CITY ENGINEERING DIVISION.
- 6... ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENT NECESSITATED BY THIS PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC. THE "FIRST AVENUE STORM SEWER AT WETMORE ROAD" PROJECT IS NOT CONSIDERED NECESSITATED BY THIS PROPOSED DEVELOPMENT.
- 7... NO FUTHER SUBDIVIDING WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MAYOR AND COUNCIL.
- 8... ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS DEVELOPMENT.
- 9... ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDINGS PLANS.
- 10... ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1982-154, AS AMENDED).
- 11... THE HYDROLOGY REPORT FOR THIS DEVELOPMENT IS SUBMITTED AS A SEPARATE DOCUMENT AND IS CONSIDERED A PART THEREOF.
- 12... ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
- 13... ON-SITE FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY THE FIRE DEPARTMENT IN ACCORDANCE WITH CITY OF TUCSON STANDARDS.
- 14... CALCULATIONS OF WASTEWATER FIXTURE UNITS:
 FIXTURE UNITS: 500
- 15... ALL TRAFFIC SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND TO CITY CODE.
- 16... HANDICAP RAMPS SHALL BE PROVIDED AT ALL PEDESTRIAN SIDEWALK/CURB INTERSECTIONS, MEETING THE REQUIREMENTS OF A.R.S. 34-410.
- 17... ALL SANITARY SEWER CONNECTIONS TO MEET P.C.W.W.M. STANDARDS #401 & 402.
- 18... EACH HANDICAP PARKING SPACE TO HAVE A PERMANENTLY POSTED METAL SIGN COMPLYING WITH SECTION 20-222 OF THE TUCSON CODE AND TO HAVE THE INTERNATIONAL HANDICAP SYMBOL PAINTED ON THE PARKING LOT, AND TO HAVE A RAMP WITHIN THE SPACE LEADING TO THE ADJACENT SIDEWALK AT A GRADIENT NOT EXCEEDING 1:12.
- 19... THIS DEVELOPMENT PLAN IS SUBMITTED IN ACCORDANCE WITH CONCEPT PLAN NO. CD9-82-48I PREPARED FOR TUCSON PLACE AND COMPLIES, IN ALL RESPECTS, TO THE CONDITIONS SPECIFIED THEREON.
- 20... EXISTING WATER WELLS LOCATED WITHIN THIS DEVELOPMENT SHALL BE ABANDONED IN ACCORDANCE WITH THE PROCEDURES AND REGULATIONS CONTAINED IN RULE R12-15-816 OF THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- 21... THIS PROJECT IS SUBMITTED AS A CONDITION OF ORDINANCE NO. 5651 ORACLE ROAD/WETMORE ROAD II ANNEXATION.

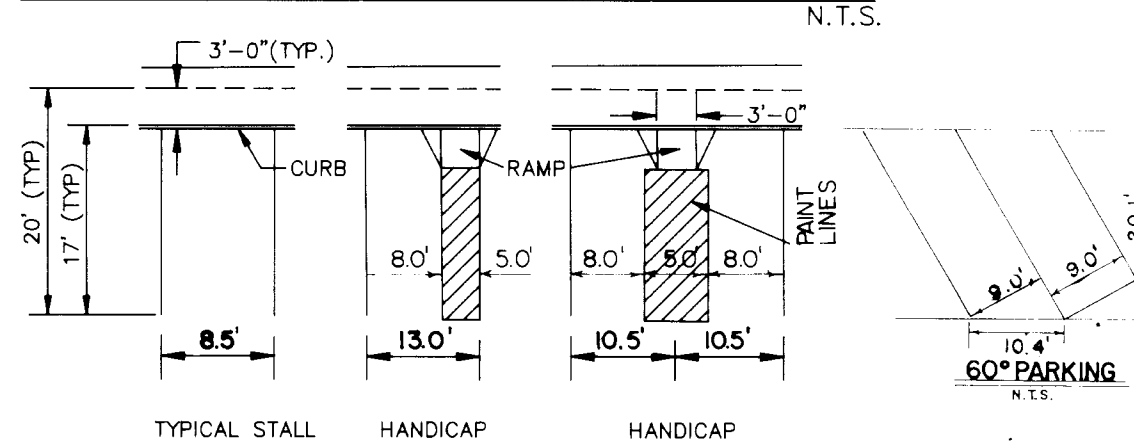
- 22... ANY STRUCTURES OR VEGETATION WITHIN THE SIGHT VISIBILITY TRIANGLES WILL CONFORM TO STREET DEVELOPMENT STANDARD 3-01.4.3
- 23... MAXIMUM PROPOSED BUILDING HEIGHT: 34 FEET
 MAXIMUM ALLOWED BUILDING HEIGHT: 65 FEET
- 24... THE MAJORITY OF THE SITE IS SUBJECT TO SHEET FLOODING IN AMOUNTS GREATER THAN 50 c.f.s. DURING 100 YEAR FLOOD CONDITIONS. THE CONSTRUCTION OF THE FIRST AVENUE STORM SEWER AT WETMORE ROAD WILL ELIMINATE THE SHEET FLOODING UNDER DEVELOPED CONDITIONS. THERE WILL BE NO 100 YEAR FLOWS GENERATED ON SITE IN EXCESS OF 50 c.f.s. UNDER DEVELOPED CONDITIONS. EXCEPT AS SHOWN ON THE DEVELOPMENT PLAN.
- 25... DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAN.
- 26... THIS DEVELOPMENT WILL SERVE PROPOSED COMMERCIAL, RETAIL, AND BUSINESS USES.
- 27... THE 60' HALF RIGHT-OF-WAY ON WETMORE ROAD IS DESIGNATED ONLY TO ACKNOWLEDGE THE MAJOR STREETS AND ROUTE PLAN PROJECTION. THE SPECIAL COVENANT RECORDED IN DKT. 7620 PG. 1159 ADDRESSES ONLY THE 57' RIGHT-OF-WAY DEDICATED BY THE DEVELOPER.
- 28... OWNER/DEVELOPER ACKNOWLEDGES PARTICIPATION IN PAVING IMPROVEMENTS, RIGHTS-OF-WAY DEDICATIONS, AND ACCEPTANCE OF ASSESSMENTS FOR WETMORE ROAD AS ADDRESSED IN SECTION 4 OF THE SPECIAL COVENANT RECORDED IN DKT. 7620 PG. 1159.

OWNER IS:

FOREST CITY RENTAL PROPERTIES CORPORATION
 333 EAST WETMORE, SUITE 250
 TUCSON, ARIZONA 85705

Adm. Address: 415 E. Wetmore Rd.

TYPICAL PARKING STALLS



PARKING DATA

SPACES REQUIRED	659
SPACES PROVIDED	752
SURPLUS SPACES	88
HC SPACES REQUIRED	13
HC SPACES PROVIDED	14
LOADING ZONES REQ'D	5
LOADING ZONES PROV'D	5

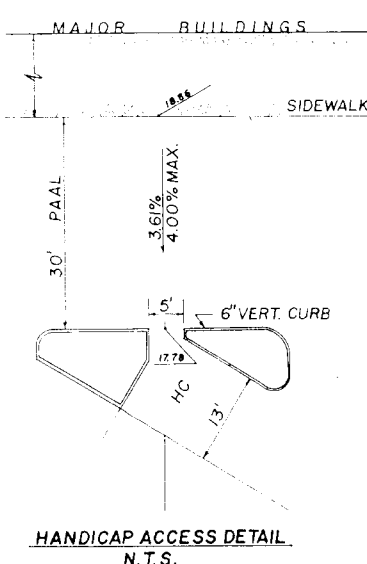
AREA CALCULATIONS

1. ZONING: B-2H (R₂) AND WILL REMAIN
2. SITE AREA: 602,300 S.F. - 13.83 ACRES
3. BUILDING AREA (PHASE 1) 124,412 S.F.
4. GARDEN CENTER AREA 7,296 S.F.
5. SITE COVERAGE 21.87 %
6. OPEN AREA 78.13 %

LEGAL DESCRIPTION

ALL OF THAT PORTION OF LOTS 2 AND 3 OF HAYNES RILLITO SUBDIVISION AS RECORDED IN BOOK 3 AT PAGE 8 OF MAPS AND PLATS AND THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 13 EAST, G. & S. R. B. & M., PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER;
 THENCE, NORTH 00° 29'33" EAST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, 45.00 FEET TO A POINT ON THE NORTH LINE OF WETMORE ROAD;
 THENCE SOUTH 89°55'30" EAST, ALONG SAID NORTH LINE, 1103.00 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 7623 AT PAGE 1009 BEING THE TRUE POINT OF BEGINNING.
 THENCE NORTH 00°04'30" EAST ALONG THE EAST LINE OF THE AFOREMENTIONED PROPERTY, 885.37 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 8083 AT PAGE 1395;
 THENCE CONTINUING ALONG SAID NORTH LINE AND THE NORTH LINE OF THE PARCELS DESCRIBED IN DOCKET 8083 AT PAGES 1381 AND 1386 THE FOLLOWING COURSES AND DISTANCES;
 SOUTH 89°49'53" EAST, ALONG SAID NORTH LINE, 381.80 FEET TO A POINT OF CURVATURE;
 THEN, CONTINUING ALONG SAID NORTH LINE, RIGHT ALONG SAID CURVE, HAVING A RADIUS OF 2608.75 FEET AND A CENTRAL ANGLE OF 20° 24'45", AN ARC DISTANCE OF 929.41 FEET TO A POINT OF TANGENCY; BEING ON THE SOUTH LINE OF THAT PARCEL CONVEYED IN DOCKET 6590 AT PAGE 805;
 THENCE, SOUTH 69°25'08" EAST, CONTINUING ALONG SAID SOUTH LINE, 246.20 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FIRST AVENUE;
 THENCE, SOUTH 00°31'53" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 608.42 FEET TO A POINT OF CURVATURE;
 THENCE, RIGHT ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°32'37", AN ARC DISTANCE OF 39.07 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF WETMORE ROAD;
 THENCE, NORTH 89°55'30" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1492.16 FEET TO THE TRUE POINT OF BEGINNING.

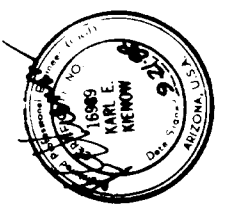


Handwritten signature and date: 2/10/09

A12

CD9-82-48P
 D.P. BK. 9 PG. 68 SH. 1 of 2

SLA SIMONS, LI & ASSOCIATES, INC.
 Colorado Springs, CO • Denver, CO • Fort Collins, CO
 Newport Beach, CA • Phoenix, AZ • Tucson, AZ

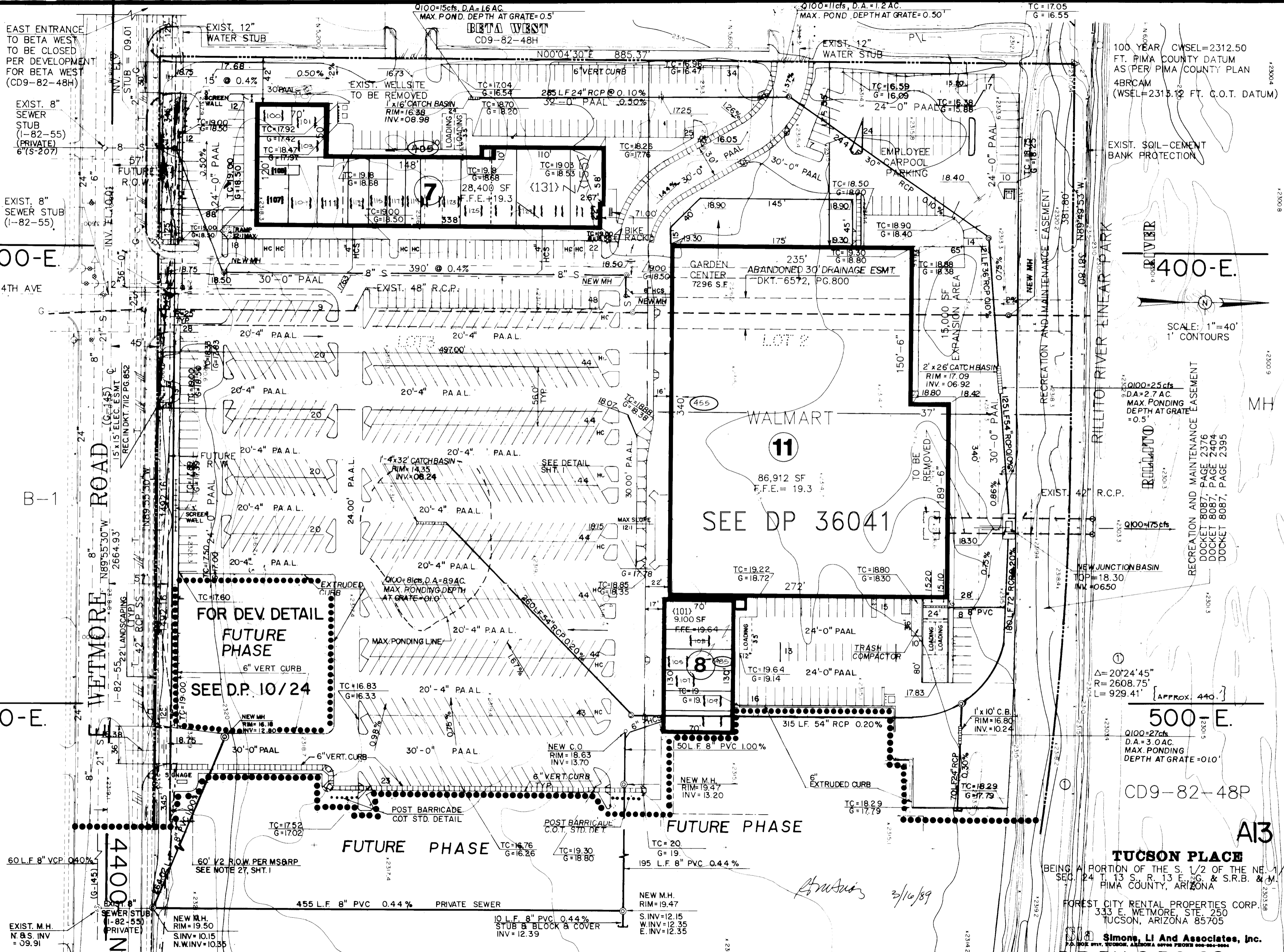


**TUCSON PLACE
 DEVELOPMENT PLAN
 PHASE 1**

Project No.	FCD05
Date:	10/18/88
Design:	G. GANN
Drawn:	E.H., EEC
Check:	K.E.K.
Revisions:	11 - 8 - 88
PARKING CALC. GARDEN CENTER EXPANSION	

SHEET 1 OF 2

SEE D10-0031



EAST ENTRANCE TO BETA WEST TO BE CLOSED PER DEVELOPMENT FOR BETA WEST (CD9-82-48H)

EXIST. 8" SEWER STUB (I-82-55) (PRIVATE) 6"(S-207)

EXIST. 8" SEWER STUB (I-82-55)

400-E
4TH AVE

B-1
WETMORE ROAD

500-E

4400 N
EXIST. M.H. (I-82-55) (PRIVATE) N. & S. INV. = 09.91

FOR DEV DETAIL
FUTURE PHASE
SEE D.P. 10/24

FUTURE PHASE

FUTURE PHASE

TUCSON PLACE

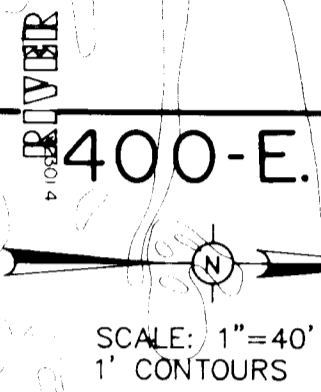
BEING A PORTION OF THE S. 1/2 OF THE NE 1/4 SEC. 24 T. 13 S. R. 13 E. PG. & S.R.B. & M. PIMA COUNTY, ARIZONA

FOREST CITY RENTAL PROPERTIES CORP.
333 E. WETMORE, STE. 250
TUCSON, ARIZONA 85705

Simons, Li And Associates, Inc.

100 YEAR CWSEL=2312.50
FT. PIMA COUNTY DATUM
AS (PER PIMA COUNTY PLAN
4BRCAM
(WSEL=2313.32 FT. C.O.T. DATUM)

EXIST. SOIL-CEMENT
BANK PROTECTION



SCALE: 1"=40'
1' CONTOURS

RECREATION AND MAINTENANCE EASEMENT
DOCKET 8087, PAGE 2376
DOCKET 8087, PAGE 2404
DOCKET 8087, PAGE 2395

RECREATION AND MAINTENANCE EASEMENT
DOCKET 8087, PAGE 2376
DOCKET 8087, PAGE 2404
DOCKET 8087, PAGE 2395

NEW JUNCTION BASIN
TOP = 18.30
INV. = 06.50

Δ = 20'24"45"
R = 2608.75'
L = 929.41' [APPROX. 440']

Q100=27cfs
D.A.=3.0AC
MAX. PONDING
DEPTH AT GRATE = 0.10'

CD9-82-48P

A13

SLA Simons, Li & Associates, Inc.
Chattanooga, TN • Colorado Springs, CO • Denver, CO • Fort Collins, CO
Newport Beach, CA • Pittsburgh, PA • Salt Lake City, UT • Tucson, AZ • Washington, DC



**TUCSON PLACE
DEVELOPMENT PLAN
PHASE 1**

Project No.	FCD05
Date:	10/18/88
Design:	G. GANN
Drawn:	EC.TK.
Check:	K.E.K.
Revisions:	
11-8-88	PARKING, GARDEN EXPANSION, T.K.

GENERAL NOTES

Enclosure 3

TUCSON PLACE

DEVELOPMENT PLAN

- 1... THE BASIS OF BEARING FOR THIS PROJECT IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 13 EAST, G.& S.R.B.& M., PIMA COUNTY, ARIZONA, AS SHOWN ON THE PLAT OF TUCSON MALL LOT 1 AS RECORDED IN BOOK 35 OF MAPS AND PLATS AT PAGE 13, HAVING A BEARING OF N.89°55'30"W.
- 2... THE BASIS OF ELEVATION FOR THIS PROJECT IS A CHISELED 'X' ON THE SOUTHWEST CORNER OF THE PORCH OF THE SOUTH APARTMENT AT 4356 NORTH STONE AVENUE, AS SHOWN IN C.O.T. FIELD BOOK 1458, PAGE 20. ELEVATION=2315.66.
- 3... THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, IT'S OFFICERS, EMPLOYEES AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- 4... DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAN.
- 5... ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL AREAS WITHIN THIS DEVELOPMENT.
- 6... ALL PUBLIC ROADS ON OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS TO CITY OF TUCSON STANDARDS FOR PAVED ROADS, AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE CITY ENGINEERING DIVISION FOR REVIEW AND APPROVAL, OR ASSURANCES ACCEPTABLE TO THE CITY ENGINEERING DIVISION SHALL BE RECEIVED PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR. HOWEVER, PROVISIONS FOR IMPROVEMENTS TO THESE PUBLIC ROADS ARE SPECIFIED IN THAT SPECIAL COVENANT RECORDED IN DKT. 7620 PG. 1159. PROVISION FOR THE FIRST AVENUE STORM SEWER AT WETMORE ROAD ARE SPECIFIED IN MAYOR COUNCIL RESOLUTION NO. 14599. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL THE ON-SITE IMPROVEMENTS ARE COMPLETED.
- 7... ANY STRUCTURES OR VEGETATION WITHIN THE SIGHT VISIBILITY TRIANGLES WILL CONFORM TO STREET DEVELOPMENT STANDARD 3-01.4.3
- 8... EACH HANDICAP PARKING SPACE WILL BE PROVIDED WITH A PERMANENTLY POSTED METAL SIGN CONFORMING TO THE REQUIREMENTS OF THE TUCSON CODE, SECTION 20-222, WITH THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE AND A RAMP PROVIDING ACCESS TO THE ADJACENT SIDEWALK AT A GRADIENT NOT TO EXCEED 12:1.
- 9... ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENT NECESSITATED BY THIS PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- 10... EXISTING ZONING IS B-2H.
- 11... AREA CALCULATIONS:
A. SITE AREA= 357,424 S.F.(GROSS AND NET)
B. GROSS BUILDING AREA= 109,220 S.F.
C. SITE COVERAGE= 30 %
D. SITE OPEN AREA= 70 %
- 12... MAXIMUM PROPOSED BUILDING HEIGHT:
MAXIMUM ALLOWED BUILDING HEIGHT: 65 FEET
- 13... ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
- 14... ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1982-154, AS AMENDED).
- 15... ON-SITE SANITARY SEWERS ARE PRIVATE AND ARE OPERATED AND MAINTAINED ON A PRIVATE BASIS.
- 16... ALL DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS PROJECT WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE CITY ENGINEERING DIVISION.
- 17... THE HYDROLOGY REPORT FOR THIS DEVELOPMENT IS SUBMITTED AS A SEPARATE DOCUMENT AND IS CONSIDERED A PART HEREOF.
- 18... ON-SITE FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY THE FIRE DEPARTMENT IN ACCORDANCE WITH CITY OF TUCSON STANDARDS.
- 19... CALCULATIONS OF WASTEWATER FIXTURE UNITS:
FIXTURE UNITS: 450
- 20... ALL TRAFFIC SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM CONTROL DEVICES" AND TO CITY CODE.
- 21... THIS DEVELOPMENT PLAN IS SUBMITTED IN ACCORDANCE WITH CONCEPT PLAN NO. CD9-82-48I PREPARED FOR TUCSON PLACE AND COMPLIES, IN ALL RESPECTS, TO THE CONDITIONS SPECIFIED THEREON.
- 22... THIS PROJECT IS SUBMITTED AS A CONDITION OF ORDINANCE NO. 5651 ORACLE ROAD/WETMORE ROAD II ANNEXATION.

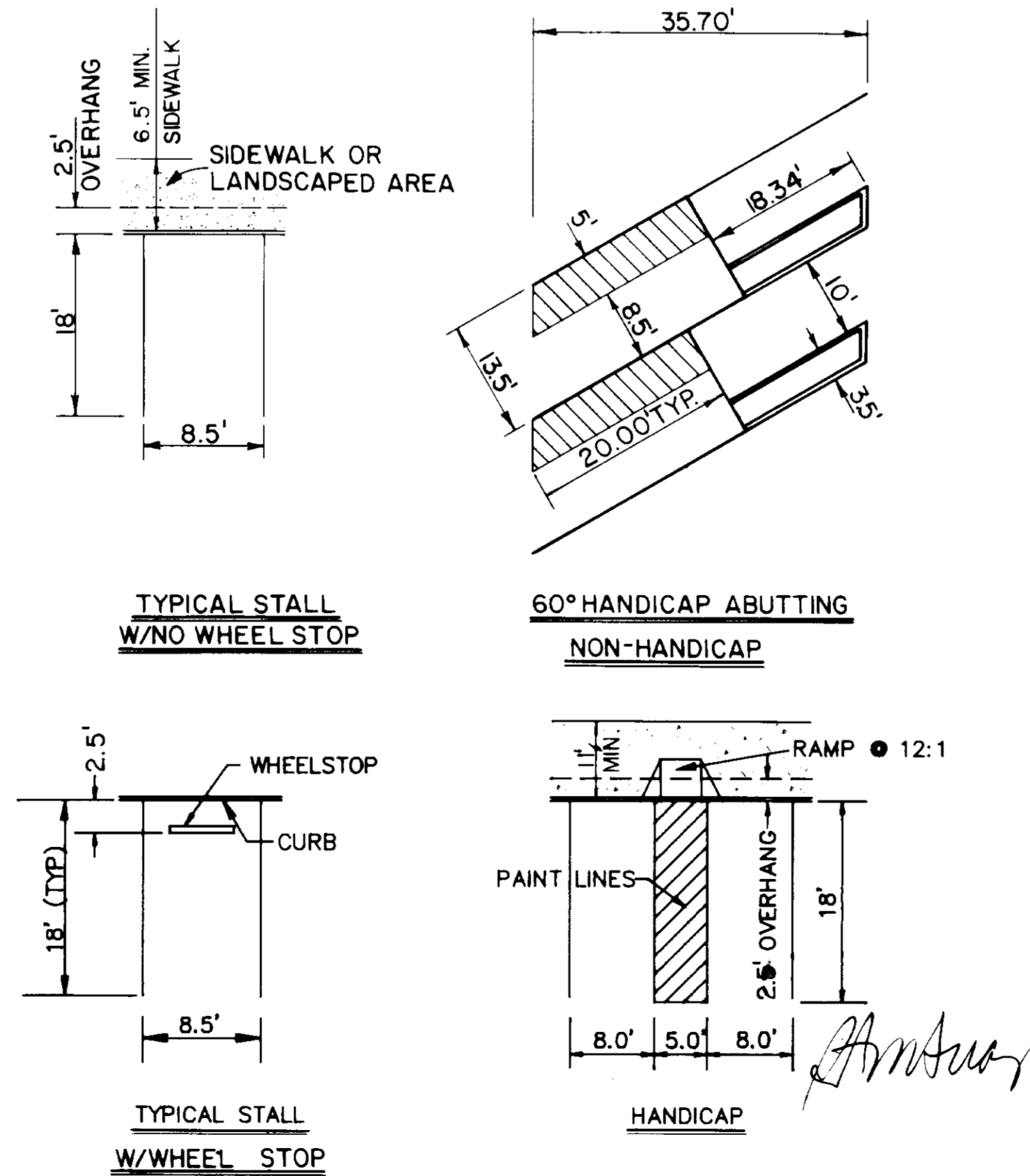
- 23... THIS DEVELOPMENT WILL SERVE PROPOSED COMMERCIAL, RETAIL, AND BUSINESS USES.
- 24... THE HALF RIGHT-OF-WAY ON FIRST AVE. IS DESIGNATED ONLY TO ACKNOWLEDGE THE MAJOR STREETS AND ROUTES PLAN REQUIREMENTS. THE SPECIAL COVENANT RECORDED IN DKT. 7620, PG.1159, ADDRESSES THE AMOUNT OF HALF RIGHT-OF-WAY ALONG FIRST AVE. THAT WILL BE DEDICATED BY THE DEVELOPER.
- 25... PARKING AND LOADING DATA:

	PHASES* 1 & 2	PHASE** 3	TOTAL
GROSS FLOOR AREA :	173,337	109,475	282,812
SPACES REQUIRED :	843	532	1,375
SPACES PROVIDED :	1320	93	1,413
SURPLUS SPACES :	477	<439>	38
HC SPACES REQ'D. :	17	11	28
HC SPACES PROV'D. :	24	7	31
SURPLUS HC SPACES :	7	<4>	3
LOADING ZONES REQ'D. :	10	8	18
LOADING ZONES PROV'D. :	10	8	18

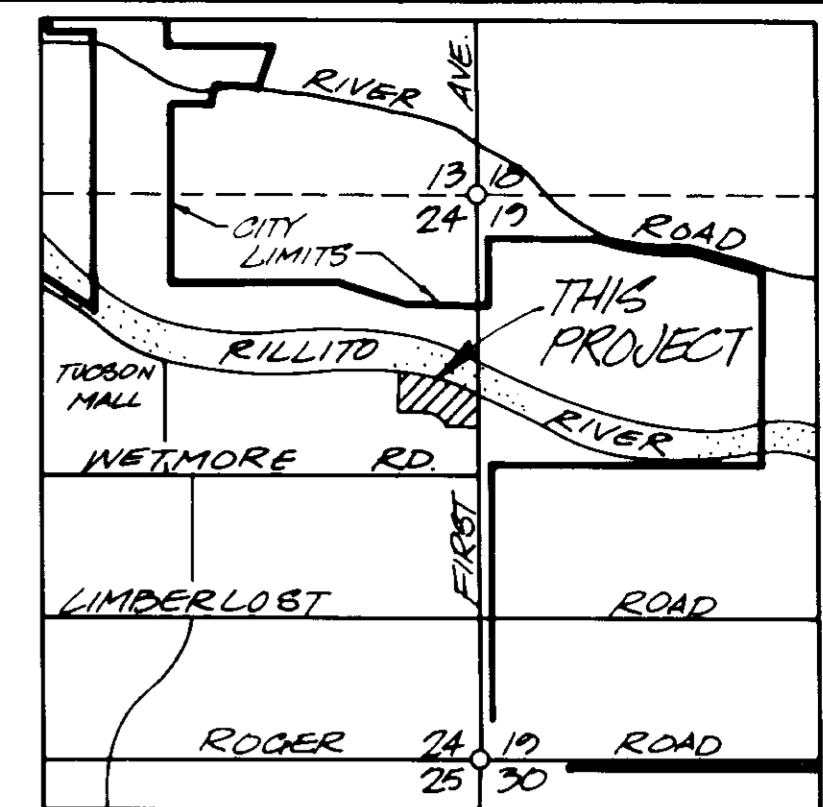
NOTE: PARKING RATIO OF ONE SPACE PER 200 SQUARE FEET OF FLOOR AREA IS ADJUSTED TO 1/205.71 BASED ON AN M.S.& R. RIGHT-OF-WAY AREA OF 36,545 SQUARE FEET. THIS ADJUSTMENT IS IN ACCORD WITH SECTION 23-425 AND CALCULATED AS PER SECTION 23-425 AND CALCULATED AS PER SECTION 23-427 OF DIV. 26, MAJOR STREETS AND ROUTES (MS&R) SETBACK ZONE.

*INCLUDES FIGURES FOR CD9-82-48W (CARL'S JR.) AND CD9-82-48Y (TACO BELL).
**INCLUDES 4 SPACES LOST IN RE-STRIPING OF PHASE II PARKING AREA SHOWN ON THIS PLAN.

- 26... DUMPSTERS WILL BE SCREENED BY THE PROVISION OF MASONRY ENCLOSURES CONFORMING TO THE REQUIREMENTS OF SECTION 6.0 OF THE DEVELOPMENT STANDARDS.



TYPICAL PARKING STALLS
N.T.S.



LOCATION PLAN
SECTIONS 13 & 24, T-13-S, R-13-E
SECTIONS 18 & 19, T-13-S, R-14-E
G. & S.R.B. & M., PIMA CO. AZ.
SCALE: 3" = 1 MILE

OWNER IS:

ARTUS, INC.
C/O FOREST CITY RENTAL PROPERTIES CORPORATION
333 W. WETMORE ROAD, SUITE 250
TUCSON, ARIZONA 85705
PHONE: (602) 888-3962

CITY OF TUCSON
MAP 23
ZONE B-2H
Adm. Address: 415 E. Wetmore Rd.
CD 9-82-48Z

LEGEND

- EASEMENT LINE
- E— EXIST. ELECTRIC LINE
- E— NEW ELECTRIC LINE
- NEW MANHOLE
- EXISTING MANHOLE
- DIRECTION OF FLOW
- ★ BUILDING ENTRANCE
- NEW PAVEMENT
- EXISTING PAVEMENT
- T— CATCH BASIN
- T— NEW CURB
- T— EXISTING CURB
- ▨ PEDESTRIAN SYSTEM
- 18.00 TOP OF CURB
- 17.50 GUTTER GRADE
- LOADING 12' X 35' TYP.
- E— EXIST. ELECTRIC LINE
- E— NEW ELECTRIC LINE
- 08— NEW ELEVATION CONTOUR
- 08— EXISTING ELEVATION CONTOUR
- SD— EXISTING STORM DRAIN
- SD— NEW STORM DRAIN
- W— NEW WATERLINE & VALVE
- W— EXIST. WATERLINE & VALVE
- F— NEW FIRE HYDRANT
- F— EXIST. FIRE HYDRANT
- F— NEW FIRE SERVICE
- F— EXISTING FIRE SERVICE
- M— NEW WATER METER
- M— EXIST. WATER METER
- DUMPSTER

PROPERTY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, T. 13 S., R. 13 E., G.&S.R.B.&M., PIMA COUNTY, ARIZONA. (THIS PROPERTY LIES WITHIN PROPOSED LOTS 3 AND 9 OF THE PROPOSED SUBDIVISION "TUCSON PLACE, LOTS 1 THROUGH 10" CURRENTLY BEING REVIEWED UNDER CITY OF TUCSON CASE NUMBER C12-89-13 AND NOT YET RECORDED AS OF THE APPROVAL DATE OF THIS DEVELOPMENT PLAN)

D.P. BK.10 PG. 47 SHT. 1 of 2
CD9-82-48Z

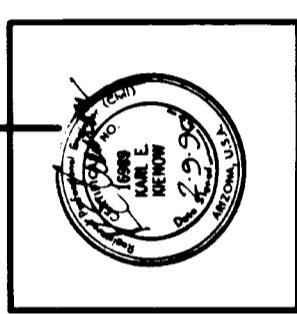
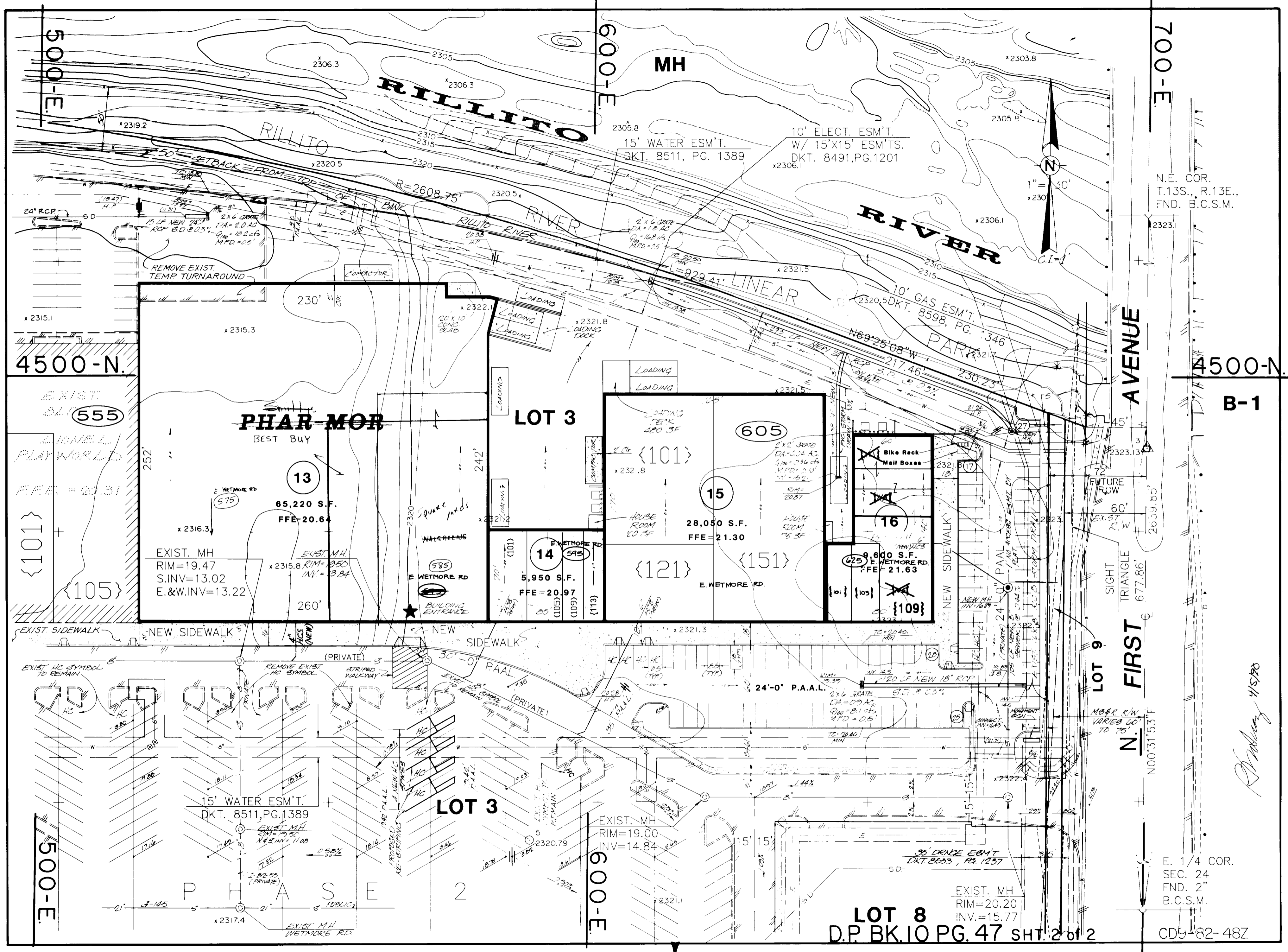
C9-82-48, CD9-82-48 I, CD9-82-48V

Simons, Li And Associates, Inc.
Newport Beach, Ca. • Tucson, Ar.
Fort Collins, Co. • Phoenix, Ar.



**TUCSON PLACE
DEVELOPMENT PLAN
PHASE III**

Project No. FCD12.4
Date: NOV.89
Design: R.R./J.R.
Drawn: R.R.
Check: K.E.K.
Revisions:



**TUCSON PLACE
 DEVELOPMENT PLAN
 PHASE III**

Project No.	FCD124
Date:	NOV 09
Design:	RR/JR
Drawn:	RR/JR
Check:	KEK
Revisions:	
2	

Appendix C: Zoning Determination

VIA E-MAIL: Elisa.Hamblin@tucsonaz.gov

November 7, 2023

Elisa Hamblin
Zoning Administrator
Planning and Development Service
City of Tucson
201 N. Stone Ave.
Tucson, AZ 85701

Re: 455 E. Wetmore Rd. – Expansion under LRE Ordinance Exception.

Dear Elisa:

Thank you for recently taking time to discuss the potential building expansion within the 28-acre Tucson Place shopping center located at the northwest corner of E. Wetmore Rd. and N. 1st Ave. (the “Center”) in the City of Tucson (“City”). Tucson Place Investors, LLC (“TPI”)¹ owns the Center and leases 86,922 sq. ft. of anchor space to Walmart (the “Store”).² As we discussed, TPI and Walmart want to modernize the Store, which will increase the Store’s gross floor area (“GFA”) to over 100,000 sq. ft. by mostly expanding into existing tenant space. The Center’s GPA expansion is only approximately 28,312 sq. ft.

Pursuant to the Unified Development Code (“UDC”) § 1.5.1(B)(1), we are requesting a zoning determination to confirm the process for Center expansion. Specifically, we request confirmation that the expansion is achievable pursuant to the Large Retail Establishment (“LRE”) Ordinance’s exception that allows the Center’s existing development plan (“DP”) to be modified with Mayor and Council (“M&C”) approval without strict compliance with the LRE Ordinance.

A. Background Facts

1. Tucson Place Overview

The Center has approximately 296,558 sq. ft. of commercial, retail, and restaurant uses within approximately 28.5 acres. It is zoned Commercial C-3, and within a wide area of C-3 zoning that extends along the north side of Wetmore Rd. well to the east and west of the Center. The south side of Wetmore Rd. is a patchwork of Commercial (C-1, C-2) and Residential (R-2) zoning districts. The Center’s northern border abuts the Rillito River (“River”) and Chuck Huckelberry Loop (a portion of which is located within the Center’s property). The River is zoned Residential (RX-1), as it is Pima County Flood Control District (“FCD”) property used for recreational and flood control purposes.

The Store currently is a Division 1 store, an outdated store design that Walmart is phasing out throughout the country. Walmart leases from TPI the land containing the Store and

¹ Tucson Place Investors, LLC. is an entity of Larsen Baker.

² The Store’s total square footage includes 86,922 sq. ft. of interior retail, plus a 7,296 sq. ft. garden center.

associated parking/loading area. The current lease area is the boundary of Assessor's Parcel Number 105-10-2420. As part of the proposed expansion, the lease area will expand and result in a new APN based on the boundary of the new lease area.

2. Tucson Place Zoning History

The Center was annexed into the City in 1982 as part of the Oracle Rd./Wetmore Rd. II Annexation.³ A month later, the City adopted the Center's original zoning ("Original Zoning"). See **Enclosure 1**, Ord. No. 5651. The Original Zoning ordinance required that the owner create a "Concept Plan" for the Center demonstrating basic compliance with the Original Zoning.⁴ The Original Zoning also required that the Center's future DPs comply with the Concept Plan. The City approved the Center's Concept Plan (CD9-82-48I) in 1987.⁵

Development of the Center occurred in three phases, each with a separate DP. The Phase I DP, approved in 1989, included the Store. See **Enclosure 2**, Phase I DP. The Phase I DP's general notes state that it was submitted as a condition of the Original Zoning ordinance and complied with the Concept Plan.⁶ The Phase II DP has not been located but appears to have continued the development of the Center based on the subsequent DP.

The Center's most recent DP was approved in 1990 as the Phase III DP, which also noted it was submitted as a condition of the Original Zoning and complied with the Concept Plan.⁷ See **Enclosure 3**, Phase III DP. The Phase III DP showed the cumulative GFA for the Center's Phases I through III as 282,812 sq. ft.^{8 9} As the Center was developed prior to the LRE Ordinance's adoption, it was not designed to comply with the LRE Ordinance's design standards.

After the Center's Phase III DP approvals, several pads facing the Wetmore and 1st Ave. frontages ("Frontage Pads") were built, mostly for restaurants. The total GFA of these pads is approximately 13,746 sq. ft. It does not appear from the total area listed on the Phase III DP that the Frontage Pads were approved as part of the Phase II DP.¹⁰ If this is correct, then the Frontage Pads were a 4.9 percent expansion of the original Center approval.

B. Proposed Expansion of the Center

Walmart and TPI desire to modernize the Store and increase its GFA to meet growing customer demand and ensure long-term viability of the store and Center. This will expand the Store's total GFA by approximately 77,098 sq. ft. for a total Store GFA of approximately

³ See Ord. No. 5646.

⁴ Ord. No. 5651, § 3, pp. 1-2.

⁵ Despite extensive research, neither the City nor our Firm have been able to locate the Concept Plan. By reference in subsequent DPs, we know the Concept Plan's original approval date.

⁶ Phase I DP, p. 1, nn. 19, 21.

⁷ Phase III DP, p. 1, nn. 21-22.

⁸ P. 1, n. 25.

⁹ In 2011, Walmart obtained DP approval to expand the Store (Case No. T11CM00400, the "2011 DP"). Walmart cancelled the proposed expansion and the 2011 DP expired in 2014.

¹⁰ The Phase III DP shows the Center's GFA as 282,812 sq. ft., which does the Frontage Pads appear to all be built soon after the Center's construction. Based on aerial photographs, the Center and Frontage Pads were fully built out by 1998.

164,020 sq. ft. (the “Expanded Store”). See **Enclosure 4**, Proposed Expansion Exhibit. Approximately 48,592 sq. ft. of the Store expansion area will be within the Center’s existing tenant space to the east (“Existing Expansion Area”), where existing tenant space will be demolished. The remaining approximately 28,506 sq. ft. Store expansion (“New Expansion Area”) will increase the Center’s GFA.¹¹ The New Expansion Area is at the back of the Center facing the Rillito River and not visible from Wetmore Rd. or 1st Ave., so it will have very little impact on the surrounding properties.

C. The Center can be expanded under an LRE Ordinance exception

1. The LRE Ordinance permits the Center’s expansion as a change to the existing Phase I DP

In 1999, the City adopted the LRE Ordinance with specific design standards for retail establishments that are over 100,000 sq. ft. of GFA/outdoor space. See **Enclosure 5**, Ord. No. 9293. The LRE Ordinance, as adopted, contemplated that existing shopping centers might desire to expand while not being able to meet the LRE Ordinance’s design standards.¹² The Center meets one of the three exceptions in the LRE Ordinance, wherein an applicant may seek M&C approval to modify a previously approved DP without conformance with the LRE design standards, if that DP was a condition of a prior M&C approved rezoning.

As explained above, the Center was developed pursuant to a Concept Plan and subsequent DPs that are all conditions of the M&C Original Zoning approval. Walmart now desires to modify the Phase I DP (a condition of the M&C approved Original Zoning) to expand the Center. Walmart’s proposed expansion meets the exception requirements in the LRE Ordinance, and with M&C approval can proceed without meeting the LRE Ordinance’s design standards. Although not a required factor in the LRE Ordinance, it is interesting to note that the Center’s existing conditions make it impossible to meet most of the LRE design standards.

2. The LRE Ordinance process for approval is a M&C approved major change to a DP

Per our discussions, City staff has determined that Walmart shall process, pursuant to UDC § 3.5.4(B)(2), a Major Amendment to a Preliminary Site Plan/DP. This process requires that M&C approve the modified DP after holding a public hearing. Recently, M&C modified this process to require a neighborhood meeting, and after that meeting the Planning and Development Services Director (“Director”) will determine the next process steps. Specifically, if the Director finds that the application presents issues that would be appropriate for Zoning Examiner review and recommendation, then the application will be subject to the Zoning Examiner Legislative Procedure, pursuant to UDC § 3.5.3. The Director may also determine that the application can go directly to M&C for approval at a public hearing. In either process, M&C approval must occur before Planning and Development Services can process a revised DP.

¹¹ The Store’s west, north, and south walls will not be moved for this expansion.

¹² LRE Ordinance, § 2, page 14.

D. Confirmation of Development Standards for Expansion

1. The New Expansion Area only must meet current UDC standards

The UDC requires that any expansion of existing development must meet the zoning standards in effect at the time of the expansion, while the existing development remains subject to the zoning standards in effect when it was developed.¹³ If, however, an expansion meets or exceeds 25 percent of the original development's gross floor area ("GFA"), land area, lot coverage, or vehicle use area, then the entire site must be brought up to current UDC standards.¹⁴

The Store's current GFA of 86,922 sq. ft. will remain and will continue to be subject to the zoning standards in effect when it was originally approved. Similarly, the Existing Expansion Area is not new floor area nor a change of use, but rather existing floor area that will be removed and repurposed with the same use within the Expanded Store. It, too, is subject to the zoning standards in place when originally approved. The only floor area that will count towards the UDC's expansion provisions is the New Expansion Area (i.e., 28,506 sq. ft.), which is only ten percent of the Center's total GFA (i.e., 282,812 sq. ft.). When the Frontage Pad is combined with this proposed expansion, the total cumulative expansion area is 42,252 sq. ft. or 14.9 percent of the originally approved Center. As this expansion is well under 25 percent, only the New Expansion Area must comply with current UDC requirements,¹⁵ except for the LRE design standards as described above.

2. The Center's Rear Perimeter Yard Setback is Zero

Perimeter yard setbacks for the C-3 zone where a non-residential use is adjacent to a non-residential zone is "0".¹⁶ Where a non-residential use is adjacent to a residential zone, the perimeter yard setback is 1.5 times the building height. However, the UDC has an exception for nonresidential uses adjacent to residential zones that contain a governmental use.¹⁷ In these cases, the perimeter yard may be modified to equal the nonresidential use adjacent to the nonresidential zone.

All of the Store's perimeter yard setbacks are zero. The side perimeter yard setbacks are zero because the properties to east and west of the center are zoned C-3. To the north of the Store (the rear yard) is the River, which is owned by FCD. FCD maintains this land for flood control and recreation, a clear government purpose. Because the property next to the rear perimeter yard is used as a government purpose, the rear setback for the Store may be modified to zero (i.e., the setback for nonresidential uses adjacent to a nonresidential zone).

3. Expansion of the Vehicle Use Area

The New Expansion Area will generally need to meet the current UDC provisions for the number of vehicle parking spaces and electric vehicle charging stations, as described above.

¹³ See UDC §§ 7.4.3.E (Vehicle/Bicycle Parking), 7.5.3.E (Loading), 7.6.2.B (Landscaping and Screening), and 7.7.3.B (NPPO); see also Technical Standards Manual § 7-01.2.0.B.

¹⁴ *Id.*

¹⁵ See e.g., Vehicle and Bicycle Parking standards, UDC § 7.4.2(E); Loading standards, UDC § 7.5.2(E); and Landscaping and Screening standards, UDC § 7.6.2.(B)(1).

¹⁶ UDC § 6.3.4, Table 6.3-4.A.

¹⁷ UDC § 6.4.5(D)(4).

However, Walmart plans on making improvements to the existing vehicle use area (“Existing Lot”) at the time it builds the Expanded Store. For these improvements, we request to clarify that the following may occur without bringing the Existing Lot into conformance with current UDC standards:

- Repave, restripe, and/or reconstruct portions of the Existing Lot.¹⁸
- Install new landscape trees within the Existing Lot, including using diamond planter areas within the existing parking space configuration.¹⁹ The City requests that flush curbs be used with the diamond planters to allow for maximum water harvesting.
- Use the current UDC standard for the required number of vehicle parking spaces for Shopping Centers, which is 1 space per 300 sq. ft. of GFA, to calculate the required number of spaces for the entirety of the Expanded Store.²⁰

E. Zoning Determination Request

If you agree to the above, please indicate by signing below. We thank you for your time and assistance with this request, and please let me know if you need any further information.

Sincerely,



Rory Juneman, Esq.

CONCURRENCE:



on the 13 day of December, 2023.

By: Elisa Hamblin
Its: Zoning Administrator
City of Tucson

Enclosures 1 – Original Zoning Ord. No. 5651
 2 – Phase I DP
 3 – Phase III DP
 4 – Expansion Exhibit and Site Plan
 5 – Ord. No. 9293, LRE Ordinance

¹⁸ UDC § 9.3.4.

¹⁹ *Id.*

²⁰ See Table 7.4.4-1, Shopping Center Category.

Appendix D: Traffic Statement



December 12, 2023

Mr. Matt Smith
Walmart Stores, Inc.
2001 S.E. 10th Street, SWDC
Bentonville, Arkansas 72716

RE: NWC 1st Avenue and Wetmore Road – Walmart Expansion Store #1325-01, Tucson, Arizona
Trip Generation Comparison Letter

Dear Mr. Smith:

The intent of this letter is to compare and document the change in potential trip generation of the Walmart expansion at the existing Walmart store located near the northwest corner of 1st Avenue and Wetmore Road in Tucson, Arizona. The proposed development consists of a remodel of the existing store, including expansion of the back of the store, demolishing the two-strip shopping plaza buildings to the east to allow for more expansion, addition to the truck dock bays and receiving area, asphalt rejuvenation within the parking lot, and an additional drive aisle to the east of the expansion area. The existing Walmart is 86,922 square feet (SF) and the two-strip shopping plazas total to 48,786 SF. A portion of the shopping plaza will be reconstructed to provide a drive aisle to the east. Therefore, 28,057 SF of the shopping plaza will be proposed as a part of the building expansion. Another 49,041 SF of building expansion will be located in the back. With the building expansion, the total building area is 164,020 SF. The site plan is attached.

The trip generation rates published by the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition* were used for the trip generation characteristics of the master development. The existing buildings include the 86,922 existing Walmart and 48,786 SF of strip shopping plaza. The trip generation characteristics of the existing land uses are summarized in **Table 1**. Excerpt of the trip generation calculations are attached.

Table 1 – Existing Trip Generation

Land Use	ITE Code	Qty	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Shopping Plaza	821	48.786	KSF	3,296	52	32	84	124	129	253
Free Standing Discount Superstore	813	86.922	KSF	4,392	91	71	162	184	192	376
Total				7,688	143	103	246	308	321	629

Based on the existing land uses, the proposed development was expected to generate 7,688 daily trips, of which 246 trips would occur during the AM peak hour and 629 trips would occur in the PM peak hour.

The trip generation rates published by the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition* were used for the trip generation characteristics of the 164,020 SF development. The trip generation characteristics of the expansion of the Walmart store are summarized in **Table 2**. Trip generation calculations are attached.

Table 2 – Proposed Trip Generation

Land Use	ITE Code	Qty	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Free Standing Discount Superstore	813	164.02	KSF	8,288	171	134	305	348	362	710
Total				8,288	171	134	305	348	362	710

With the expansion, the site would be expected to generate 8,288 daily trips, of which 305 trips would occur in the AM peak hour and 710 trips would occur in the PM peak hour.

Changes from the existing development to the proposed expansion plan have resulted in changes to the development's trip generation. The net change in trip generation is summarized in **Table 3**.

Table 3 – Net Change in Trip Generation

Land Use Description	Daily Total	AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Existing Land Use	7,688	143	103	246	308	321	629
Proposed Land Use	8,288	171	134	305	348	362	710
Net Change	600	28	31	59	40	41	81


The trip generating potential between the existing development and the proposed expansion plan indicates that the expansion plan is anticipated to generate 600 additional daily trips, of which 59 additional trips would occur during the AM peak hour and 81 additional trips during the PM peak hour.


The traffic generated by the expansion is not anticipated to have a significant impact on the surrounding roadway system and is below the threshold that would typically require more detailed traffic analysis.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.


Alexander Weber, P.E.



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Trip Generation Planner (ITE 11th Edition) - Summary Report



Weekday Trip Generation
Trips Based on Average Rates/Equations

Project Name Existing Land Uses
Project Number 291009002

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units	Avg Rate or Eq	Rates			Total Trips						
							Daily Rate	AM Rate	PM Rate	Daily Trips Total	AM Trips In	AM Trips Out	AM Trips Total	PM Trips In	PM Trips Out	PM Trips Total
821	Select Use	Shopping Plaza (40-150k)	1,000 Sq Ft GLA	General Urban/Suburban	48.786	Avg	67.52	1.73	5.19	3,296	52	32	84	124	129	253
813	Select Use	Free Standing Discount Superstore	1,000 Sq Ft	General Urban/Suburban	86.922	Avg	50.52	1.86	4.33	4,392	91	71	162	184	192	376
Grand Total										7,688	143	103	246	308	321	629

Trip Generation Planner (ITE 11th Edition) - Summary Report



Weekday Trip Generation
Trips Based on Average Rates/Equations

Project Name Proposed Land Use
Project Number 291009002

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units	Avg Rate or Eq	Rates			Total Trips						
							Daily Rate	AM Rate	PM Rate	Daily Trips Total	AM Trips In	AM Trips Out	AM Trips Total	PM Trips In	PM Trips Out	PM Trips Total
813	Select Use	Free Standing Discount Superstore	1,000 Sq Ft	General Urban/Suburban	164.02	Avg	50.52	1.86	4.33	8,288	171	134	305	348	362	710
Grand Total										8,288	171	134	305	348	362	710

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Entitlements Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

TP-MOD-1223-000031 SP

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department - Entitlements Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

IMPORTANT LAND USE CHANGE NOTICE ENCLOSED