



# MEMORANDUM

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**DATE:** August 15, 2023  
For August 31, 2023 Hearing

A handwritten signature in blue ink, appearing to read "Kristina Swallow".

**TO:** John Iurino  
Zoning Examiner

**FROM:** Kristina Swallow, Director  
Planning & Development Services

**SUBJECT:** REZONING - PLANNING & DEVELOPMENT SERVICES REPORT  
TP-ENT-0623-00026– Centre East Center – E Speedway Boulevard.  
RX-1 to C-1 (Ward 2)

**Issue** – This is a request by Jackson Cassidy and Robin Large of Lazarus & Silvyn, on behalf of the property owners, Centre East Center LLC, to rezone 1.06 acre of a 12.82-acre parcel from RX-1 Residential to C-1 Commercial, for the purpose of office space. The proposal includes conversion of the existing City Ward 2 office. The proposal also includes parking improvements, landscaping, fencing and walkways. The subject site is east of the Pantano Wash, north of Speedway Blvd, and west of N. Pantano Road. (see Case Location Map). The rezoning is requested because Centre East Center LLC has entered into a land exchange agreement with the City of Tucson.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of C-1 zoning subject to the attached preliminary conditions.

## **Background Information**

Existing Land Use: Administrative and Professional Office

### Zoning Descriptions:

Existing: Residence Zone – RX-1: This zone provides for suburban, low-intensity, single family, residential development, agriculture and other compatible neighborhood uses.

Proposed: Commercial Zone (C-1) – This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. 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: Zoned RX-1; Protective Services (TFD)  
South: Zoned O-3; Manufactured Housing, Multi-family  
West: Zoned O-3; Post secondary Institution  
East: Zoned C-1; Commercial Services, mixed retail use

Previous Cases on the Property: None

Related Cases: C9-99-06 Desert Christian High School – On November 22, 1999, Mayor and Council authorized a rezoning for approximately 5.86-acre site from RX-1 to O-3 commercial for a post-secondary institution.

**Project Background** – Centre East Center, LLC has entered into a land exchange agreement with the City of Tucson. As part of this agreement, Centre East will soon own the existing Ward 2 Office Building located at 7575 E. Speedway Boulevard, which is on the 1.06 -acre portion of parcel 133-130-05E. The property has been occupied by Ward 2 and the City for administrative offices and civic uses pursuant to the City’s exemption from local zoning regulations. When Centre East acquires the property as a private owner, the exemption will no longer apply. The existing Ward 2 office building located at the center of the property is one story and approximately 7,337 square feet in size.

**Applicant’s Request** – The applicant seeks to rezone the Ward office site from RX-1 to C-1, to allow for low intensity, commercial and other uses compatible with adjacent residential uses. The site will be reconfigured into two parcels with the proposed landscape, hardscape and access improvements as indicated on the preliminary development plan.

**Planning Considerations** – Land use policy direction for this area is provided by *Plan Tucson* and the *Pantano East Area Plan*.

**Plan Tucson**

Plan policy is provided by *Plan Tucson*, which contains the following policies related the proposed rezoning, which is located within the Existing Neighborhoods Building Block of the Plan:

- LT28.1.7:** Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.
- LT28.2.5:** Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.
- LT28.2.8:** Consider the expansion of commercial areas into adjoining residential areas

when logical boundaries, such as existing streets or drainageways, can be established and adjacent residential property can be appropriately screened and buffered. Commercial expansions or consolidations, especially in conjunction with street widening, may be appropriate means to preserve the vitality of the street frontage and adjacent neighborhoods.

**LT28.2.10:** Support the location of residentially scaled office uses as a possible alternative to residential uses along major streets when:

- a) The project stabilizes and enhances the transition edge when adjacent to existing and future residential uses;
- b) Safe and appropriate access generally can be provided from a major street;
- c) Required parking, loading, and maneuvering can be accommodated on site;
- d) Screening and buffering of adjacent residential properties can be provided on site;
- e) Consideration is given to the consolidation of design elements, such as access points, parking, landscaping, and screening; and,
- f) Consideration is given to accommodating current or future cross access between adjacent parcels and uses.

**LT28.2.12:** Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

**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.

### **Pantano East Area Plan**

The site is covered by the *Pantano East Area Plan*. The Plan was developed to address existing conditions and guide future development. Current land uses, rezoning and development proposals, projected improvements, and environmental features are described in the Plan. The Pantano East Area Plan Land Use Map classifies the land use for the subject property as being suitable for office/commercial use. The following policies relate to the proposed use:

**Policy 1** Promote commercial developments in appropriate locations in the area.

- B. Implementation Technique B – Rezoning to commercial uses should be based on all the following:
  - i. The demonstrated need for commercial zoned land in the area;
  - ii. The site is located on an arterial street;
  - iii. The proposed use is integrated with other adjacent commercial uses.

**Policy 2** Discourage the extension of strip commercial as a pattern of development.

- B. Ensure future commercial developments be:
  - i. Restricted to limited number of access points;
  - ii. Integrated with adjacent commercial developments; and
  - iii. Designed in harmony with adjacent residential uses.

### **Design Considerations**

Land Use Compatibility – The site is surrounded by a variety of land uses, which include mixed commercial retail, education, municipal protection services and manufactured and multi-family retail to the south. The proposed commercial office use is aligned with *Plan Tucson's* and *Pantano Area Plan's* policy, which supports appropriate commercial development along arterial streets and the proposed use is integrated with other adjacent commercial uses, designed in harmony with adjacent residential use and with a limited number of access points. Additionally, Speedway Boulevard designated as an arterial road is appropriate for commercial development. The proposed project has no additional building heights and is compatible with the existing building character of the area.

Design Compatibility – The Design Compatibility Report and the proposed Preliminary Development Plan include a new gated emergency entrance/exit along with a backup/turnaround space, and a security fence separating the lot from the proposed northern parcel. These changes ensure that access to the site will only be from Speedway onto Fremming Avenue. These proposed changes will also ensure the protection of the Fire Departments emergency vehicle access easement along Fire Station Drive.

Environmental Resource Report – Per the *Pantano East Area Plan*, all development within this plan area is required to provide an Environmental Resource Report. Due to the limited scope of work and minimal modification of the site, an Environmental Resource Report is not required.

Road Improvements/Vehicular Access/Transit – Speedway Blvd. is a designated gateway arterial by the Major Streets and Routes (MS&R) Plan. Fremming Avenue is a public street adjoining the east frontage of the subject property. Fire Station Drive is also a public street west within the western frontage of subject property. The proposal retains two access points on Fremming Avenue and maintains pedestrian connectivity along Speedway and within the site. Vehicle access on Fremming Avenue will continue to function with a center left turn lane and right turn lane. Additionally, Fire Station Drive will remain a public street with an emergency access easement.

Parking – Required parking for the project is 25 spaces, and 27 spaces are provided. Fixed route transit service is available on Speedway Blvd., and near to two transit bus stops. 2 required bicycle parking spaces will also be provided.

**Conclusion** –The proposed rezoning of the site from RX-1 to C-1 is appropriate for this location, is compatible with existing surrounding land uses, and is in compliance with *Plan Tucson* and the *Pantano East Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested C-1 zoning is recommended.

Preliminary Conditions

TP-ENT-0623-00026 Centre East Center – 7575 E. Speedway Boulevard, Rezoning RX-1 to C1 (Ward 2)

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated August 15, 2023, 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 date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning/special exception.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

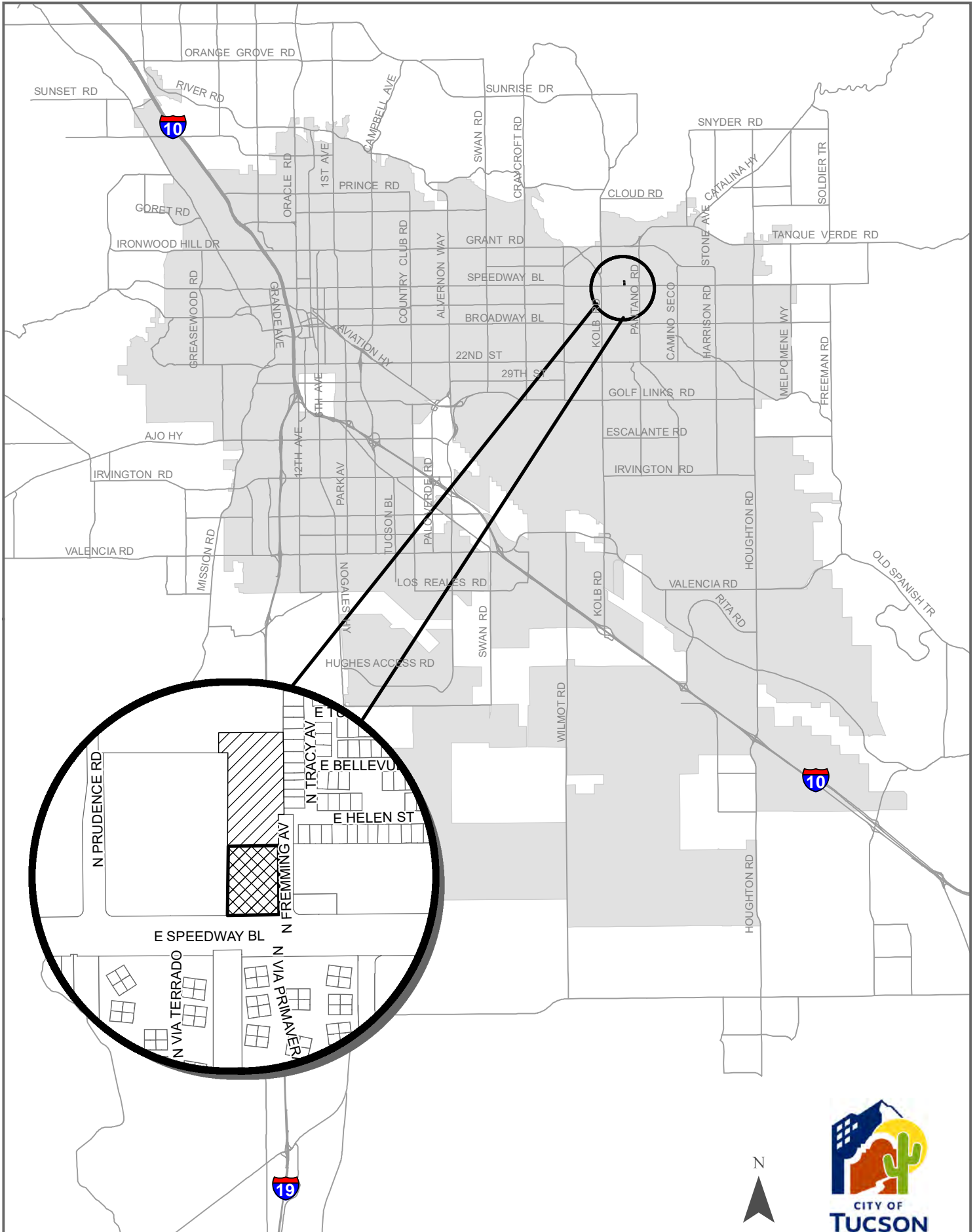
6. All offsite improvements required with the development, such as street improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson’s Department of Transportation and Mobility. If necessary, the proposed driveway apron shall reference P. A. G. Standard Details 206 in the design.

PROPERTY CONVEYANCE

7. Previous to approval of the development package, the property owner/developer shall provide 2 legal descriptions to the City of Tucson PDSD describing the lot split of parcel 133-13-005E (Fire Station) and of the newly created parcel (Commercial) as recognized in this rezoning.

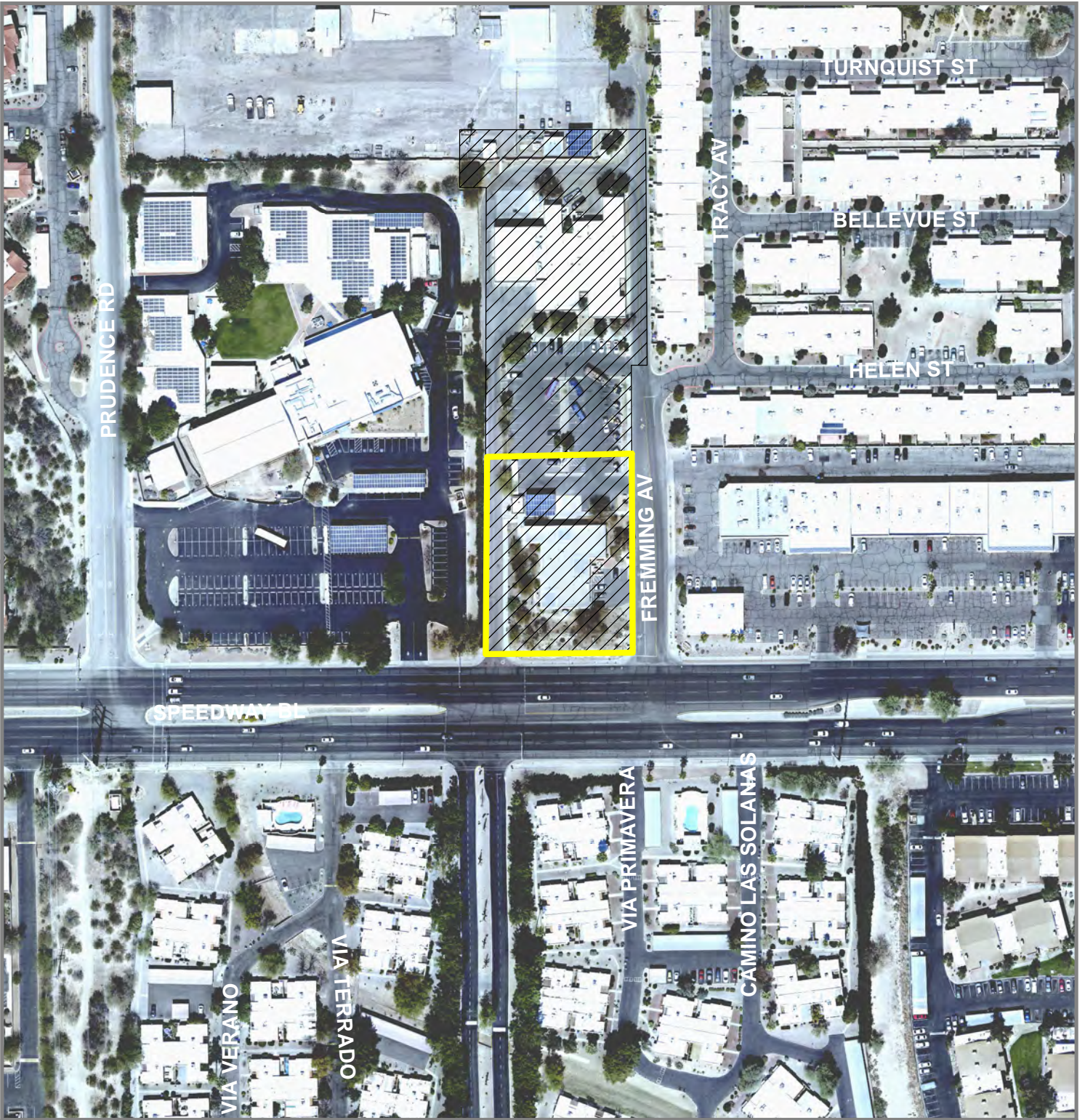
ZONING EXAMINER CONDITIONS

# TP-ENT-0623-00026





TP-ENT-0623-00026

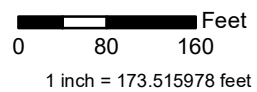


Area of Rezoning (RX-1 to C-1)

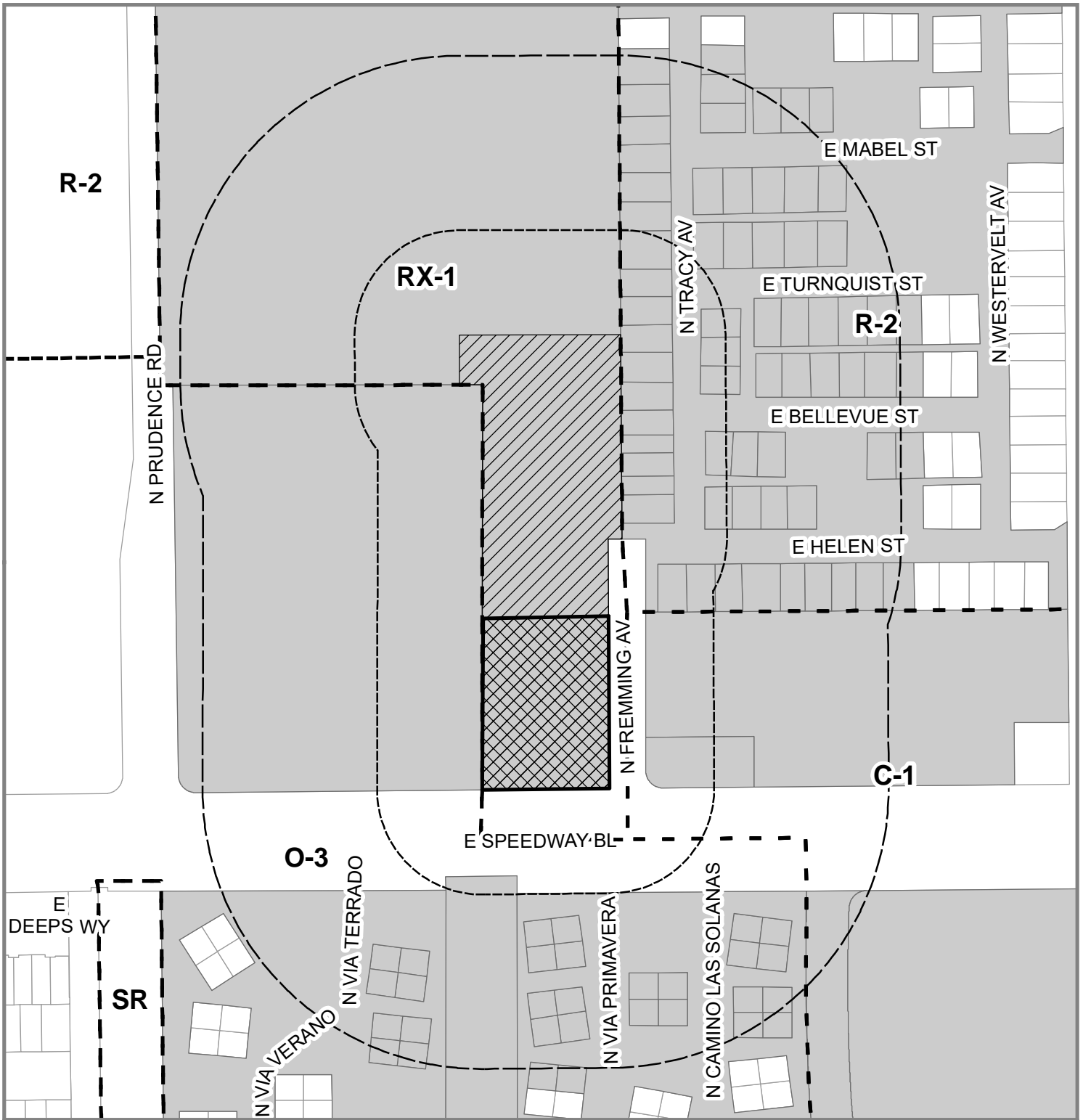


Same Ownership

Address: 7575 E SPEEDWAY BL  
Base Maps: Twp. 14S R. 15E Sec. 05  
Ward: 2

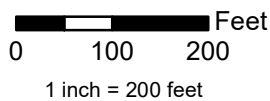


**TP-ENT-0623-00026**  
**Rezoning Request: From RX-1 to C-1**



- Area of Rezoning (RX-1 to C-1)
- Same Ownership
- Protest Area (150 ft. Radius)
- Notification Area (400 ft. Radius)
- Zone Boundaries
- Properties Notified

Address: 7575 E SPEEDWAY BL  
 Base Maps: Twp. 14S R. 15E Sec. 05  
 Ward: 2



**DATE:** May 10, 2023

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

**SUBJECT:** Neighborhood Mailing Certification

**ACTIVITY NUMBER:** REQ-0523-02461

**PROJECT LOCATION:** 7575 E. Speedway Blvd.

This serves to place on record the fact that on 5/10/23, Jackson Cassidy,  
*(date)* *(name)*  
Lazarus & Silvyn, P.C., mailed notice of the 5/24/23  
*(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: 5/10/23

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

Attachment: copy of mailing labels

May 10, 2023

Dear Neighboring Property Owner:

Our firm is in the process of rezoning the property at 7575 E. Speedway Boulevard (the "Property"). The City of Tucson ("City") currently owns the Property, which contains the Ward 2 Council Office. The Property is currently zoned Residential "RX-1", a low-density residential zoning district that does not permit office uses. We are processing a rezoning for the Property to Commercial "C-1", the predominant non-residential zoning district along this portion of Speedway. This rezoning will allow the Property to be used for an office use, or other similar commercial uses.

As a nearby property owner and neighbor, we invite you to join our neighborhood meeting to learn more about the rezoning. The meeting will include a presentation about the rezoning, a review of the City's rezoning process, and plenty of time for questions. The meeting will be held:

**Wednesday, May 24, 2023, at 6:00pm**  
Ward 2 Council Office  
7575 E. Speedway Blvd.  
Tucson, AZ 85710

The City will directly send you separate notices for any future public hearings. If you would like to personally speak to City staff regarding this matter, please contact Mr. John Beall at (520) 837-6966.

We look forward to answering any questions you might have at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the rezoning, please contact Rory Juneman or Jackson Cassidy at (520) 207-4464 or via email at [RJuneman@LSLawAZ.com](mailto:RJuneman@LSLawAZ.com) or [JCassidy@LSLawAZ.com](mailto:JCassidy@LSLawAZ.com).

Comments and questions may also be mailed to Lazarus & Silvyn at 5983 E. Grant Rd., Ste. 290, Tucson, AZ 85712.

Sincerely,  
Rory Juneman and Jackson Cassidy  
Lazarus & Silvyn, P.C.



## 7575 E. Speedway Rezoning Neighborhood Meeting Summary

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**Project:** The City of Tucson (“City”) currently owns the property that contains the Ward 2 Council Office. Centre East Center, LLC (“Centre East”) has entered into a land exchange agreement (“Agreement”) with the City. As part of this Agreement, Centre East will soon own the existing Ward 2 Office Building at 7575 E. Speedway Boulevard (a portion of APN 133-13-005E, the “Property”), and the Ward 2 office will be relocating to a larger office complex near Broadway and Pantano.

The Property is zoned RX-1, a low-density residential zoning district that does not permit commercial or office uses. The City has been using the Property for administrative office and civic uses pursuant to the City’s exemption from local zoning regulations. This exemption applies only while the City owns and uses the Property. When Centre East acquires the Property as private owner, the exemption will no longer apply, and there will be no practical legal uses available for the Property and the existing building.

Centre East proposes to rezone the Property to C-1 zone, which is the predominant non-residential zoning district along this portion of Speedway. Centre East plans on retaining the existing building and parking and repurposing the building for an office or other low-intensity commercial use.

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**Date/Time:** Wednesday, May 24, 2023  
6:00 p.m.

**Location:** Ward 2 Council Office, 7575 E. Speedway Blvd., Tucson, AZ

**Meeting Invitation:** The meeting invitation was sent to all property owners within 400 feet and all registered neighborhood associations within one mile of the Property using a City-generated mailing list. (*See attached Meeting Invitation.*)

**Attendance:** In addition to Council Member Cunningham and Ted Prezelski from Ward 2, approximately 20 neighbors attended the meeting. (*See Neighborhood Meeting Sign-In Sheets.*)

**Project Team:** The Project Team in attendance included:

- Dick Luebke, Centre East Center, LLC (Applicant)
- Rory Juneman, Robin Large & Jackson Cassidy, Lazarus & Silvyn (Planning/Zoning Consultants)

**Meeting Synopsis:**

Council Member Cunningham welcomed attendees and provided background information about the future relocation of the Ward 2 Council Office. The new location, which is approximately one mile south

of the Property, is anticipated to include other government services at the 90,000 square-foot office complex. Council Member Cunningham described the expansion of Desert Christian High School (“DCHS”) planned north of the Property. The DCHS expansion will include a track, softball field, basketball court and other athletic facilities but no buildings. Mr. Juneman then introduced the Project Team.

Mr. Cassidy reviewed the agenda for the meeting, presented information about the Property, including its location, current zoning and applicable general/area plan policies. He then presented the Project proposal, emphasizing that the only physical site changes that would occur as a result of the Project are reconfiguration of the parking lot and upgrades to the landscaping. Mr. Cassidy’s presentation concluded with an explanation of the City’s rezoning process.

The second portion of the meeting included a comment/question and answer session with attendees. Topics of discussion primarily focused on the DCHS athletic field expansion rather than the rezoning and included the following:

- Proximity of new DCHS athletic fields to existing residential development (concerns about noise and lighting).
  - *The track was intentionally located on the west side of the DCHS parcel. All other athletic facilities are located a minimum of 50 feet from the easement on the eastern edge of the parcel.*
  - *All existing and healthy trees/vegetation, as well as the existing walls, will remain as a buffer along the existing easement.*
  - *The athletic fields will not have lighting, so DCHS will not hold their games/events after dark.*
  
- Access to and adequate parking for DCHS expansion.
  - *Primary access to the expansion area will be through the existing school grounds. There may be a secondary access point to the ball fields from Fremming Ave. DCHS can work with the City to determine access restrictions (e.g., pedestrian gate only), if needed.*
  - *DCHS will manage the traffic circulation patterns. There will be a nominal amount of parking offered onsite, but the majority of visitors will park at the school and walk to the athletic fields. The school is currently overparked (i.e., has excess parking spaces available).*
  - *Tucson Fire Department (“TFD”) parking will be fenced off and separate from the Property’s parking area.*
  - *The City will enter into an agreement with DCHS to allow public use of the athletic fields outside of school hours and when not in use by DCHS.*
  - *The adjacent neighborhoods access to the easement areas on the Property will not be changed and remain the same as currently exists.*

- Increased traffic related to DCHS expansion; concern regarding cut-through traffic into the neighborhood.
  - *Most visitors will come and go via Speedway Blvd.*
  - *Most traffic will continue to access through the high school and park at its main parking area along Speedway.*
  - *While there may be increased traffic on Fremming, congestion will be brief and limited to before and after games.*
  - *Neighbors asked if DCHS would consider mitigation measures, such as:*
    - *Limiting access to athletic fields to pedestrians only;*
    - *Installing a gate at the neighborhood entrance to prevent cut-through traffic;*
    - *Improve visibility at Fremming and TFD driveway;*
    - *Install gate at athletic field entrance to block vehicular traffic during events;*
    - *Make Fremming entrance to athletic fields emergency access only.*
  
- Coordination with DCHS in future.
  - *The neighbors in attendance confirmed that DCHS has been a good neighbor, and there were no complaints about the school or its students.*
  - *If any problems arise related to the future athletic facilities, neighbors can contact DCHS to voice their concerns. DCHS wants to continue to have a good relationship with the neighborhood.*
  
- Uses proposed in existing office building and reason rezoning is required.
  - *Future use of the building will likely be office with the potential for low-intensity commercial uses, such as those existing in the shopping center to the east of the Property.*
  - *The building orientation (i.e., front facing north) and configuration does not lend itself well to supporting most commercial uses.*
  - *There is not adequate parking to support higher intensity commercial uses, such as a restaurant.*
  - *Mr. Luebke will own the building, and there is a possibility that he will lease the building to DCHS for office space.*
  - *Ward 2 operated on the Property under an exemption for government uses. Once Mr. Luebke takes ownership of the Property, the only permitted uses will be those allowed under RX-1 zoning (primarily residential uses). To continue to operate office uses on the Property will require a rezoning.*
  - *Property will look and operate similar to how it does today.*

The meeting concluded at approximately 7:15 p.m.

7575 E. Speedway Rezoning  
 Neighborhood Meeting Sign-In Sheet  
 May 24, 2023, 6:00pm

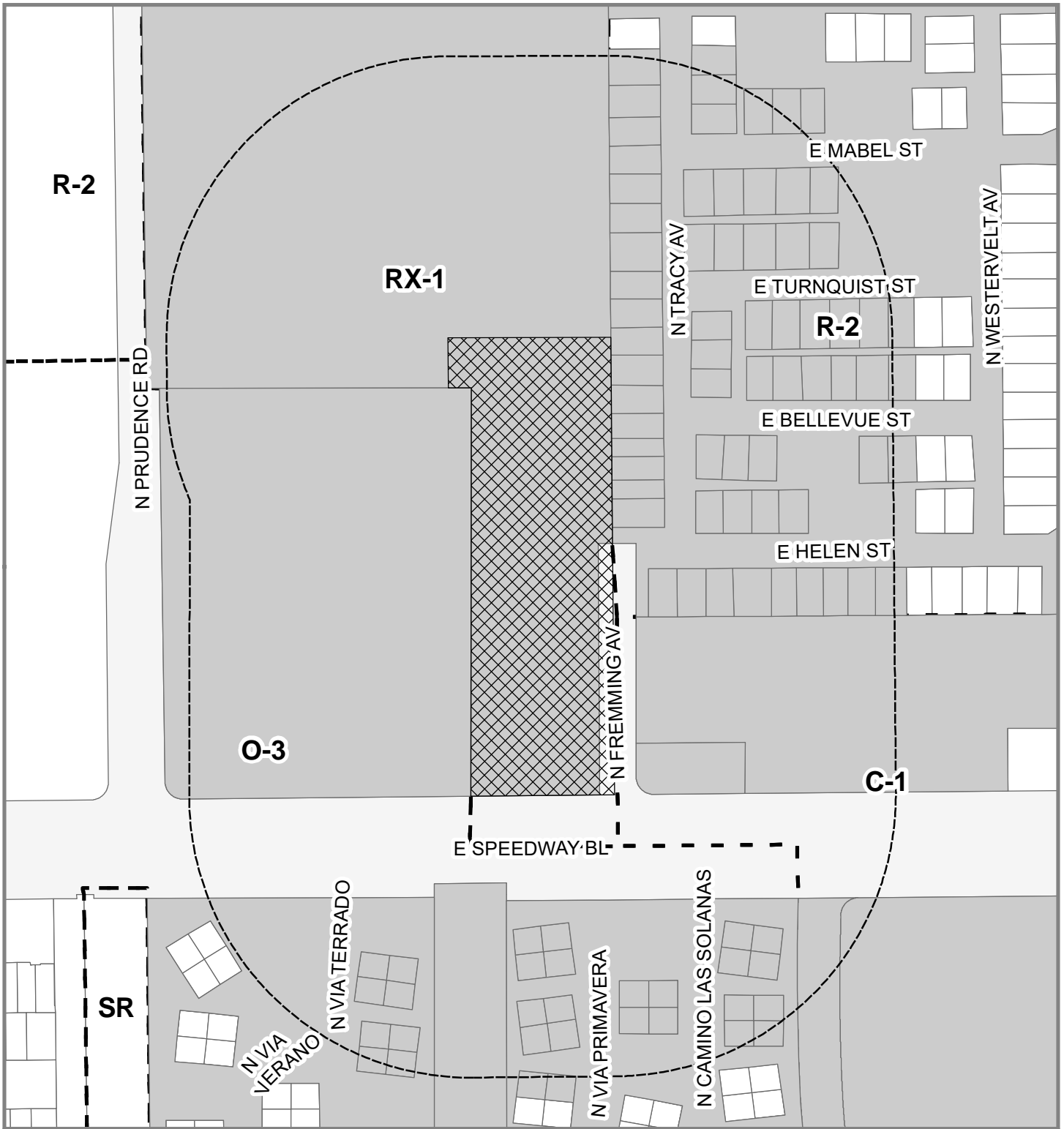
Name	Address	Phone	Email	Affiliation
William G. Gies	1259 N Tracy Ave	254-220-2221	Mary.gilling88@gmail.com	
Susan Gibson	7634 E. Helen	602-692-9091	SKgibson651@gmail.com	Sampreese
Kathie Boice	7551 E. Fairmount Pl	520.730.7630	taximom2mac.com	neighbor
Fred Boice	"	"	"	"
Karen Nance Kivell	1220 N. Westervelt	520-971-1409	Karlochhart69@gmail.com	Sampreese
JAMES CARDENNIS	7419 E HELEN ST	602-602-6002	JRCARDENNIS@gmail.com	SAMPRESE
Lewis E. Wilson	7619 E. Helen St.	520-388-9920	lewiswilson3@hotmail.com	"
J & P. Argonziars	11511 N. Tracy Ave	520-468-5998		SAMPRESE
Pat Beigel	1246 N Tracy Ave	520-237-7507	pat6tucaz@gmail.com	Sampreese
Leslie Hatch	7525 E Speedway DCS	520-404-3039	lhatch@deseretchristian.org	School
Connie Luette	7525 E. Speedway		Luette6@gmail.com	School

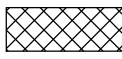
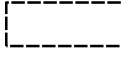




7575 E. Speedway Rezoning  
 Neighborhood Meeting Sign-In Sheet  
 May 24, 2023, 6:00pm

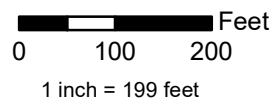
Name	Address	Phone	Email	Affiliation
MARY LOU Esposito	7638 E Turnquist	520 349 2539	mlesposito@Cox.net	Samprese
Gloria Burgdorfer	1258 N. Westervelt Av	520-730-8342 520-885-	gloriab5098@gmail.com	
Helen Grinnell	7624 E. Turnquist 1230 N. Westervelt	4602	hmginnell1@gmail.com	
Jo Jo Chirco	<del>1245 E. Bellevue</del> 7638 E. Bellevue	520.977.7682	jojo@chircorealty.com	Samprese
Susan Faleritch	1260 N Tracy Ave	520-372-8594	s.faleritch@cox.net	Samprese
LANCE TITONE	7649 E. HELEN	505-710-8628	jumantji@comcast.net	NEIGHBOR
Joni Strain	1154 N Westervelt	520-850-0050	gogostrain5@msn.com	Samprese
JAN FLANK	9301 E ALBION PL	520-490-8716	JANFLANK@YAHOO.COM	SAMPRESE
Jenny Hoenig	1034 N Via Toronado	(520)310-3546	Jennymhoenig@gmail.com	neighbor *

**TP-PRE-0123-00075 - 7575 E SPEEDWAY BL**




-  Subject Property
-  400' Notification Area
-  Properties Notified
-  Zone Boundaries

Address: 7575 E SPEEDWAY BL  
 Base Maps: Twp.14S Range15E Sec. 05  
 Ward: 2

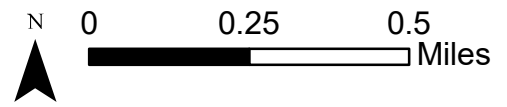


TP-PRE-0123-00075 - 7575 E SPEEDWAY BL



 Subject Property  
 1 Mile Notification Area

N  
0 0.25 0.5 Miles



Revised **REZONING**  
**Preliminary Development Plan**  
 TP-ENT-0623-00026 Date 8/15/23  
 Planning & Development Services

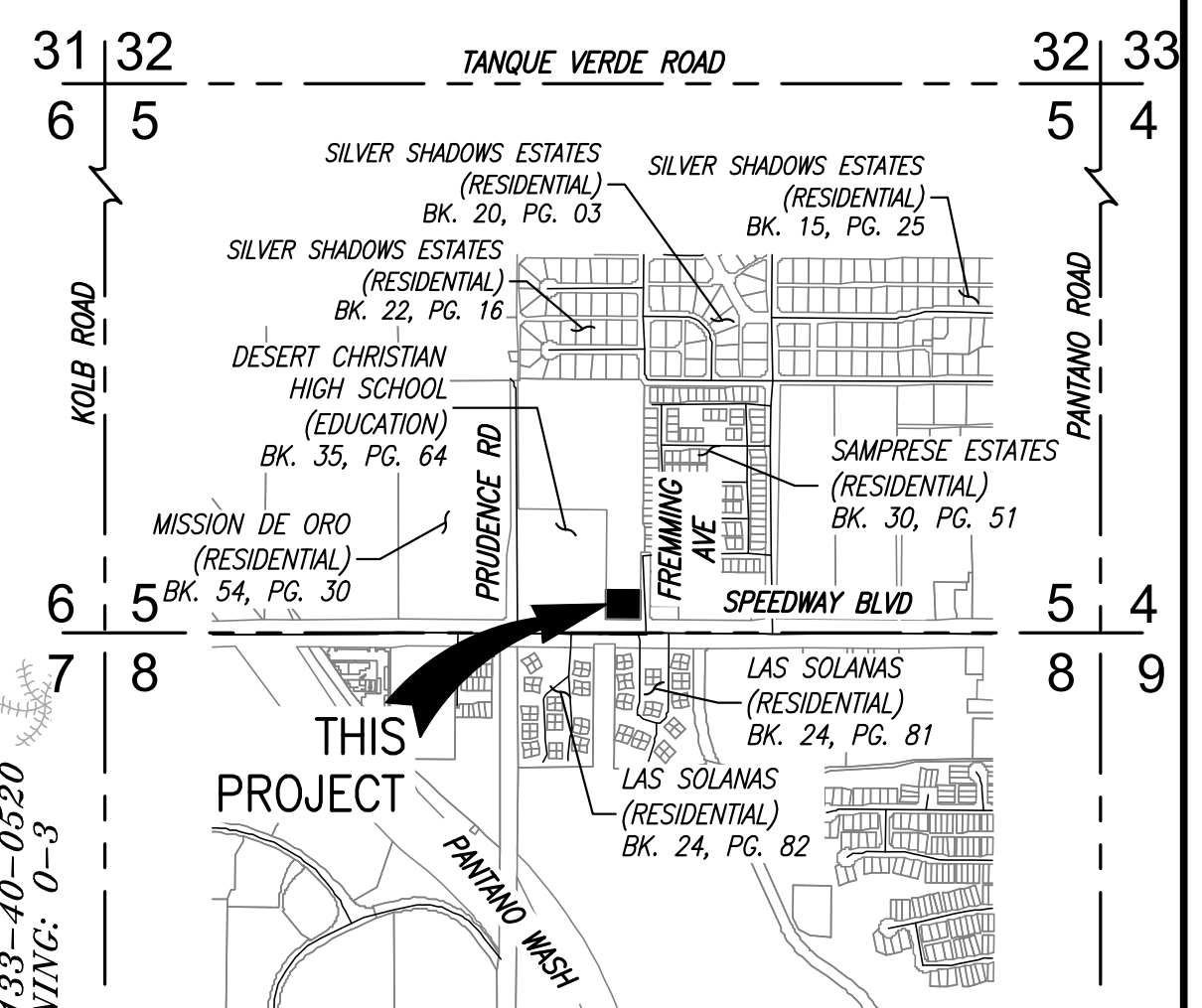
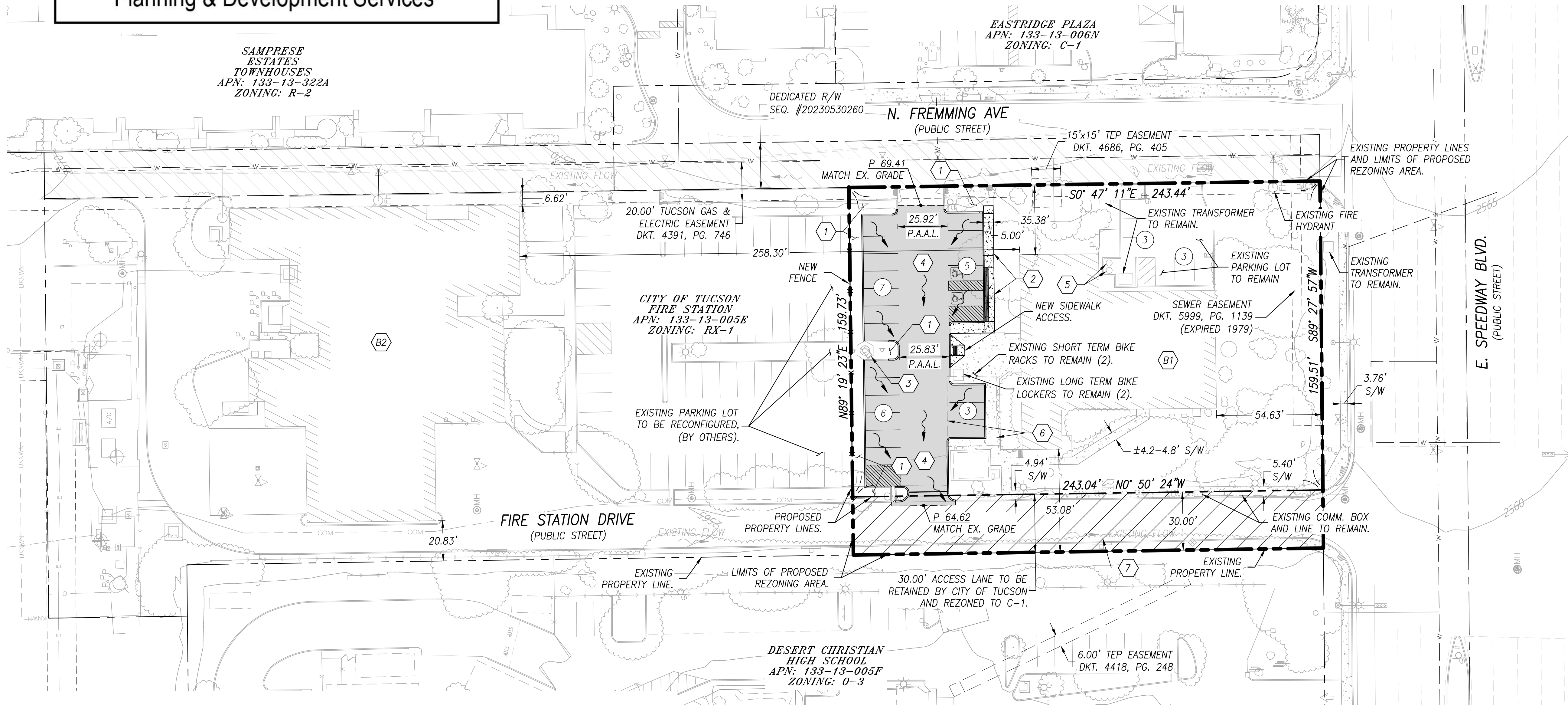


SAMPRESE  
 ESTATES  
 TOWNHOUSES  
 APN: 133-13-322A  
 ZONING: R-2

EASTRIDGE PLAZA  
 APN: 133-13-006N  
 ZONING: C-1

CITY OF TUCSON  
 FIRE STATION  
 APN: 133-13-005E  
 ZONING: RX-1

DESERT CHRISTIAN  
 HIGH SCHOOL  
 APN: 133-13-005F  
 ZONING: O-3



**LOCATION MAP**  
 SCALE: 1" = 1,000'  
 A PORTION OF SOUTHWEST QUARTER OF THIS  
 SOUTHEAST QUARTER OF SECTION 5, T-14-S,  
 R-15-E, G&SRM, PIMA COUNTY, ARIZONA

- PROJECT NOTES**
- CURRENT ZONING: RX-1, (PROPOSED ZONING: C-1)
  - PROPOSED PROJECT AREA: 38,825 S.F., (0.89 ACRES)
  - EXISTING BUILDING HEIGHT: 14' - 8"
  - PARKING PROVIDED:  
 PUBLIC = 25 + 2 HANDICAP  
 TOTAL = 27
  - THIS PROJECT IS NOT LOCATED ON A SCENIC ROUTE.
  - DRAINAGE LEADING UP TO THE SITE AND THROUGH THE SITE IS ROADWAY SHEET FLOW, NO MAJOR CHANNELS OR WASHES PRESENT. DRAINAGE PATTERNS ARE NOT AFFECTED BY THIS DEVELOPMENT.
  - WATER SERVICE PROVIDER FOR THIS PROPERTY IS TUCSON WATER.
  - THIS DEVELOPMENT DOES NOT REQUIRE ANY ADDITIONAL OFFSITE IMPROVEMENTS.
  - NO NEW SEWER CONNECTIONS ARE PROPOSED FOR THIS DEVELOPMENT.

**LEGEND**

FEATURE	NEW	EXISTING	
PROPERTY/LOT LINE	---	---	
EASEMENT LINE	---	---	
MONUMENT LINE	---	---	
A.C. PAVEMENT	▬	▬	
CONCRETE CURB	▬▬	▬▬	
CONCRETE CURB & GUTTER	▬▬▬	▬▬▬	
CONCRETE SIDEWALK/PAD	▬▬▬▬	▬▬▬▬	
BUILDING EXTERIOR WALL	▬▬▬▬▬	▬▬▬▬▬	
SLOPE ARROW	↗	↗	
PARKING COUNT	Ⓢ	Ⓢ	
SITE WALL	▬▬▬▬▬	▬▬▬▬▬	
EXISTING CITY OWNED FIRE ACCESS LANE	▬▬▬▬▬	▬▬▬▬▬	
STREET LIGHT			Ⓢ
SIGN			Ⓢ
FIRE HYDRANT			Ⓢ
WATER VALVE			Ⓢ
WATER METER			Ⓢ
BACKWATER VALVE			Ⓢ
WATER MAIN	---	---	W
MANHOLE	Ⓢ	Ⓢ	Ⓢ
SEWER MAIN	---	---	S
UTILITY MANHOLE	Ⓢ	Ⓢ	Ⓢ
COMMUNICATION MAIN	---	---	COM

**BUILDINGS**

- (B1) EXISTING WARD 2 OFFICE (TO REMAIN)  
 ±7,337 S.F.  
 CURRENT ZONING: RX-1  
 PROPOSED REZONE TO BE: C-1  
 USE: COMMERCIAL SERVICES; ADMINISTRATIVE & PROFESSIONAL OFFICES  
 BLDG. HEIGHT= 14' - 8"  
 PROPOSED AREA= 38,825.5 S.F., 0.89 ACRES
- (B2) EXISTING C.O.T. FIRE STATION (TO REMAIN)  
 ±17,042 S.F.  
 CURRENT ZONE: RX-1 (TO REMAIN)  
 USE: CIVIC; PROTECTIVE SERVICES, (FIRE STATION)  
 HEIGHT= 20' - 4"  
 PROPOSED SITE= 38,825 S.F., (0.89 ACRES)

**VEHICULAR PARKING CALCULATIONS**

	REQUIRED	PROVIDED
USE: COMMERCIAL SERVICES	1/300 S.F. (GFA) = 25	27
ACCESSIBLE	2	2
VAN ACCESSIBLE	1	1
LOADING ZONE		
COMMERCIAL SERVICES	0	0

**KEYNOTES**

- (1) PROPOSED LANDSCAPING AREAS/ISLAND.
- (2) SECTION OF NEW SIDEWALK.
- (3) EXISTING COMMUNICATION TOWER AND CONCRETE BASE TO REMAIN.
- (4) REVISED PARKING AND P.A.A.L.
- (5) EXISTING ACP'S (TRASH) TO REMAIN.
- (6) EXISTING SOLAR SHADE CANOPY TO REMAIN.
- (7) CROSS HATCHED AREA INDICATES AREA OF EXISTING CITY OWNED FIRE ACCESS LANE PROPOSED TO BE REZONED TO C-1 ALONG WITH THE EXISTING WARD 2 OFFICE (B1)

**BICYCLE PARKING CALCULATIONS**

	REQUIRED	PROVIDED
SHORT TERM		
COMMERCIAL SERVICES	2	2
LONG TERM		
COMMERCIAL SERVICES	2	2

Rev #	Date	Description
 <b>GRENIER ENGINEERING, INC.</b> Structural & Civil Engineering Consultant 6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 ~ Fax: 520.326.7508		
Job Number:	22091.03	
Designed By:	TL	
Drawn By:	TL	
Checked By:	JEG	
Date:	08/15/2023	
Scale Vt:	N/A	Hz: 1"=30'
Project	<b>PRELIMINARY DEVELOPMENT PLAN</b> DESERT CHRISTIAN HIGH SCHOOL <b>WARD 2 OFFICE IMPROVEMENTS</b> 7575 E. SPEEDWAY TUCSON, ARIZONA 85710	
Sheet Number:	<b>1</b>	
Sheet	1 of 1	

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# 7575 E. Speedway Rezoning



REZONING  
Preliminary Development Plan  
TP-ENT- **0623-00026** Date **06/28/23**  
Planning & Development Services

June 2023

*Submitted to:*

**City of Tucson**

Planning & Development Services Department  
201 N. Stone Avenue  
Tucson, Arizona 85716

*Prepared for:*

**Centre East Center, LLC**

6500 N. Saint Andrews Drive  
Tucson, Arizona 85718

*Prepared by:*

**Lazarus & Silvyn, P.C.**

5983 East Grant Road, Suite 290  
Tucson, Arizona 85712

*With assistance from:*

**Grenier Engineering, Inc.**

6300 E. El Dorado Plaza, Suite A120  
Tucson, Arizona 85715

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- Appendix A: Survey
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## I. Introduction & Policy

### A. Project Overview

#### 1. Rezoning Proposal

Centre East Center, LLC (“Centre East”), has entered into a land exchange agreement (“Agreement”) with the City of Tucson (“City”), as described below. As part of this Agreement, Centre East will soon own the existing Ward 2 Office Building at 7575 E. Speedway Boulevard (located on a portion of APN 133-13-005E fronting Speedway Boulevard, referred to herein as the “Property”). The 1.06-acre Property is depicted in *Appendix A: Survey*.<sup>1</sup> (See *Exhibit I.A.1: Context Map* and *Exhibit I.A.2: Location Map* below.)

The Property is currently zoned Residential “RX-1”, a low-density residential zoning district that does not permit commercial or office uses. The Ward 2 City Council Office has operated an administrative office here for civic uses pursuant to the City’s exemption from local zoning regulations. This exemption will apply as long as the City owns and uses the Property. However, when Centre East acquires the Property as a private owner, the zoning exemption will no longer apply, and there will be no legal uses available for the existing building on the Property.

Centre East proposes to rezone the Property to Commercial “C-1”, the predominant nonresidential zoning district along this portion of Speedway Boulevard. The rezoning proposal is in substantial conformance with the policies of the Pantano East Area Plan (“PEAP”), which promotes commercial uses along major streets when carefully integrated with surrounding uses. The Property is located along Speedway Boulevard, an arterial roadway, near Desert Christian High School (“DCHS”) on the west and various other commercial uses (also zoned C-1) on the east.

Centre East plans to retain and repurpose the existing building for a use permitted in the C-1 zone, most likely Administrative & Professional Office use, and potentially Commercial Services/Retail use (the “Project”). These uses are compatible with adjacent residential and educational uses and appropriate along this commercial portion of Speedway Boulevard.

#### 2. Land Exchange Background

Centre East and the City entered into the Agreement to complete a land exchange that mutually benefitted each party. The City has acquired the Centre East Office Complex at 7820, 7830 and 7840 E. Broadway Boulevard, which has three buildings and associated parking on 10.39 acres (“Broadway Property”). The City will use the Broadway Property for its new Ward 2 Office and numerous other City services. In turn, Centre East has

---

<sup>1</sup> The City will retain the access lane on the western edge of the Property for the Tucson Fire Department (“TFD”).

acquired approximately 9.8 acres of parking and industrial area (“North Parcel”) formerly used by the City as a maintenance yard. Centre East plans to donate the North Parcel to DCHS for use as the school’s future athletic fields. The North Parcel is not a part of this rezoning.

The City will retain the Property for Ward 2 during the renovation of the Broadway Property. During the office renovations, the Agreement allows Centre East to rezone the Property to permit C-1 uses typical for an office/commercial building along Speedway. Centre East will acquire the Property after that occurs.

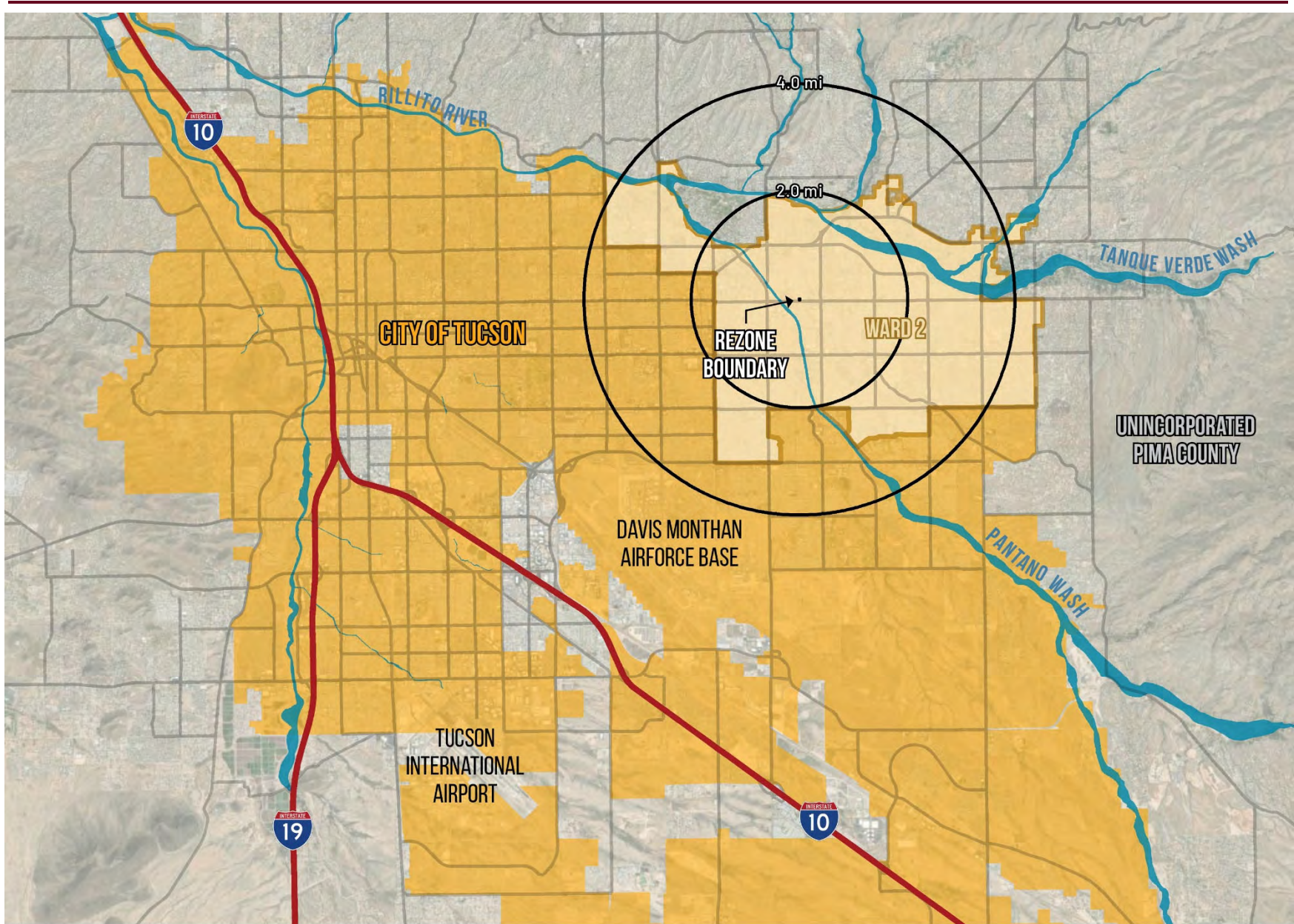


Exhibit I.A.1: Context Map

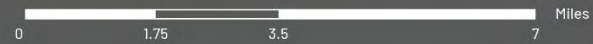




Exhibit I.A.2: Location Map



## B. Plan Compliance

The Property is located within the Existing Neighborhoods Building Block on the Future Growth Scenario Map in Plan Tucson (“PT”) and is also subject to the policies of the PEAP. (See *Exhibit I.B: Area Plan Map.*)

### 1. Plan Tucson

PT’s Existing Neighborhood Building Block primarily includes developed property and largely built-out residential neighborhoods. This Building Block’s goal is to maintain the character of the existing neighborhood and accommodate some new development/redevelopment while still encouraging reinvestment that contributes to neighborhood stability. The following PT policies support this rezoning.

#### **Land Use, Transportation and Urban Design Policies**

**LT28:** Apply Guidelines for Development Review to the appropriate Building Blocks in the Future Growth Scenario Map to evaluate and provide direction for annexations, plan amendments, rezoning requests and special exception applications, Board of Adjustment appeals and variance requests, and other development review applications that require plan compliance.

#### **Applicable Guidelines for Development Review**

- **LT28.1.7:** Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.
- **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.

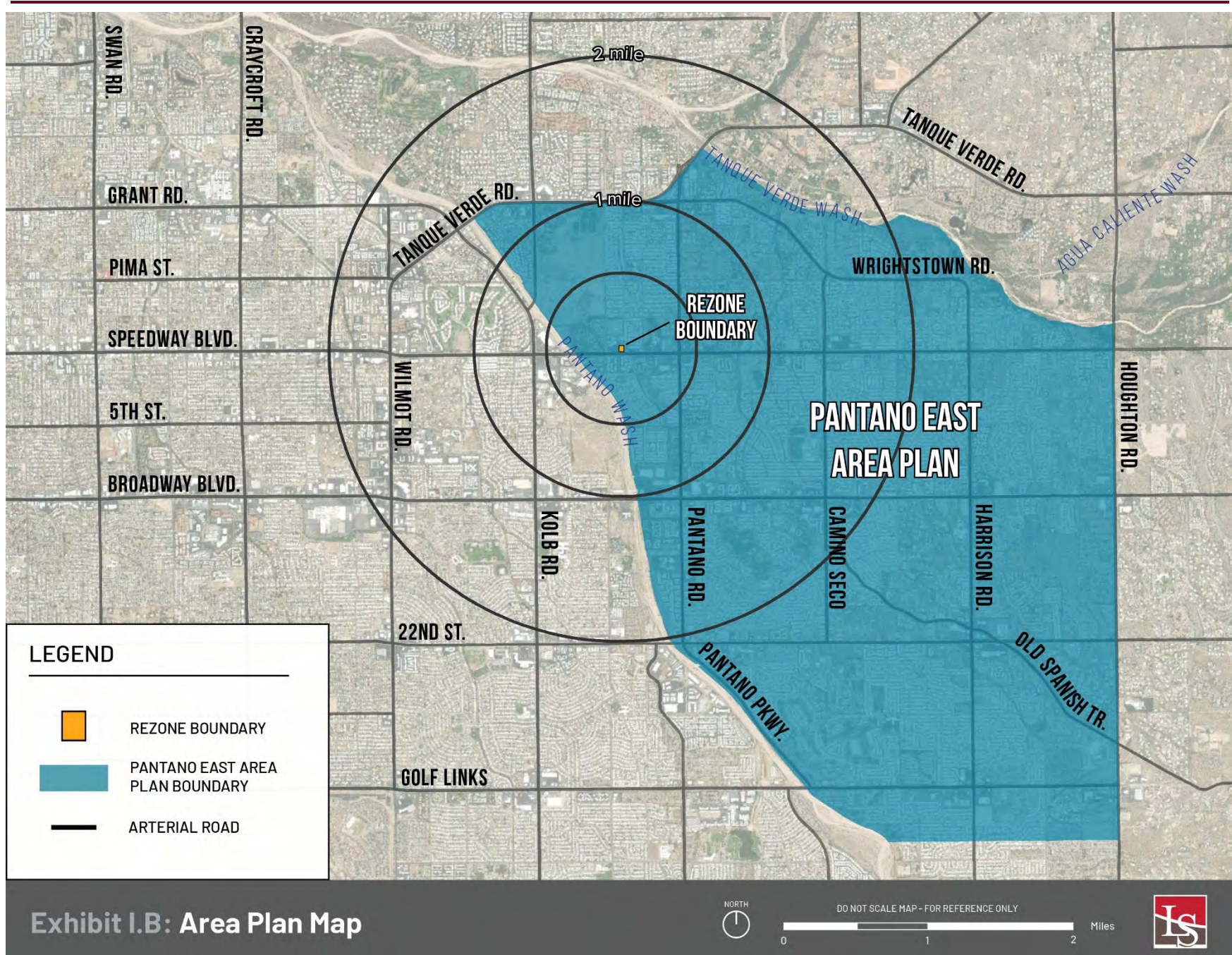
### 2. Pantano East Area Plan

The Property is located within the PEAP. The following PEAP policies support this rezoning:

#### **Commercial Policies**

**Policy 1:** Promote commercial developments in appropriate locations in the area.

- A. Neighborhood and community level commercial uses may also be appropriate at the intersection of arterial and collector streets, if carefully integrated with surrounding uses.
- B. Rezoning to commercial uses should be based on all the following:
  - i. the demonstrated need for commercial zoned land in the area;
  - ii. the site is located on an arterial street;
  - iii. the proposed use is integrated with other adjacent commercial uses; and
  - iv. the adjacent uses are adequately buffered.



3. Conflicts with Ordinances and Policies

No conflicts with existing ordinances or plan policies have been identified. Site development proposed for construction will comply with all current Unified Development Code ("UDC") standards.



## II. Site Analysis

### A. General

As indicated on *Exhibit I.A: Location Map*, the Property is located at 7575 E. Speedway Boulevard at the northwest corner of Speedway Boulevard and Fremming Avenue. The Property is approximately 1.06 acres in size.

(See *Appendix A: Survey*.)

### B. Zoning & Land Use

#### 1. Onsite

As depicted in *Exhibit II.B: Existing Land Use & Zoning Map*, the Property is currently zoned RX-1. The Ward 2 City Council Office currently operates out of the existing building. A cell tower (“Cell Tower”) owned by the City (Activity #DP22-0221, approved September 19, 2022) is also located on the north side of the Property. The Property currently shares a parking lot with the Fire Station to the north.

#### 2. Surrounding Development

The land uses and zoning of surrounding properties are shown in *Exhibit II.B: Existing Land Use & Zoning Map* and presented in *Table II.B*.

There are no billboards on the Property.

**Table II.B: Surrounding Development**

	Zoning	Land Use	Approximate Distance to Nearest Building
North	RX-1	Municipal property, including fire station	260 feet
South	O-3	Speedway Boulevard & residential (townhomes and apartments)	240 feet
East	C-1	Fremming Avenue & commercial	120 feet
West	O-3	Desert Christian High School	210 feet

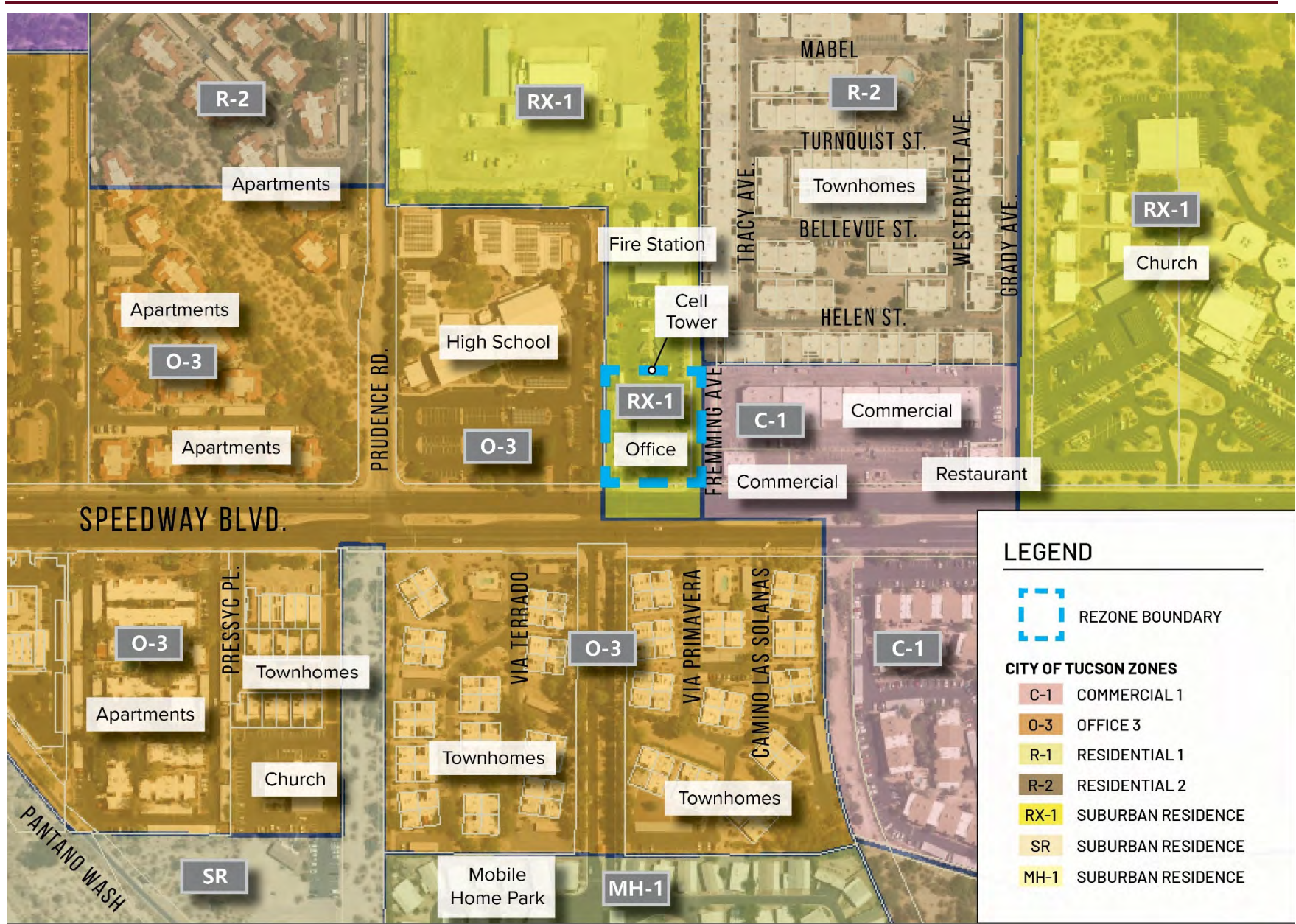


Exhibit II.B: Existing Land Use & Zoning Map



## C. Circulation

As shown on *Exhibit II.C.1: Traffic Circulation*, the Property is located in a developed area at the northwest corner of Speedway Boulevard and Fremming Avenue approximately 0.4 miles from the Speedway Boulevard/Pantano Road intersection and approximately 0.6 miles from the Speedway Boulevard/Kolb Road intersection. Speedway Boulevard, located directly south of the Property, is classified as an arterial roadway according to the City's Major Streets & Routes ("MS&R") Map. Fremming Avenue, located directly east of the Property, is classified as a minor local road and provides primary access to the Property as well as other commercial and residential uses.

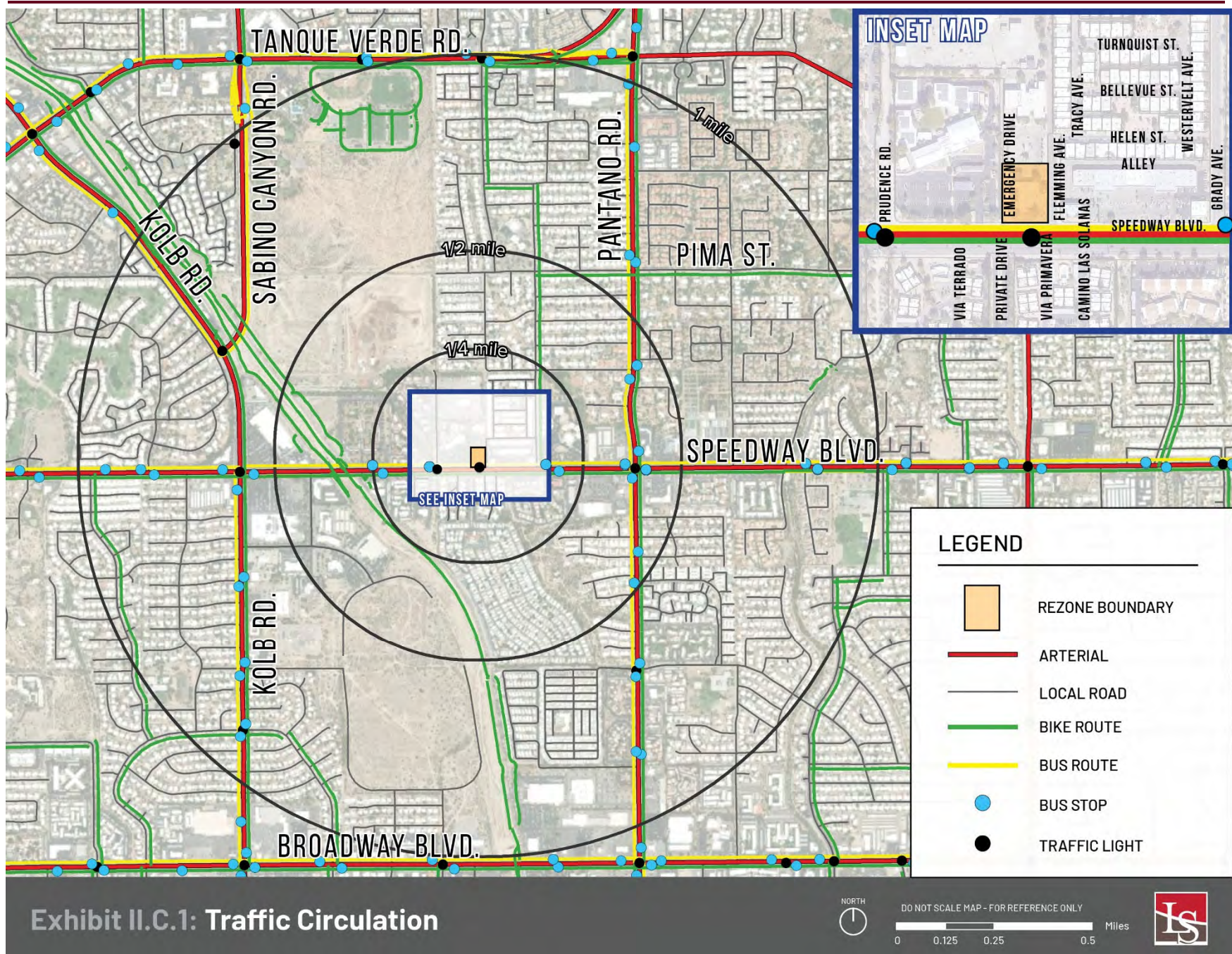
Speedway Boulevard between Pantano Road and Kolb Road is a six-lane divided arterial with right-turn lanes in both directions, dedicated center-left turn lanes, and a posted speed limit of 40 mph. It has an existing right-of-way ("ROW") width of 150 feet and a smaller future ROW width of 120 feet according to the City's MS&R Map. As recorded by Pima Association of Governments ("PAG"), the 2022 daily traffic volumes on Speedway Boulevard between Kolb Road and Pantano Road is 38,203 average daily trips ("ADT"). (See *Table II.C: Roadway Inventory*.) There is an existing sidewalk along Speedway Boulevard south of the Property. Speedway Boulevard provides access to DCHS, the TFD Fire Station, the shops at Eastridge Plaza and other nearby commercial and residential uses.

Fremming Avenue is a three-lane minor local road that provides access to the Property, the Fire Station, Eastridge Plaza and the Samprese Estates Townhomes northeast of the Property. Left- and right-turns are permitted onto Speedway Boulevard from Fremming Avenue. (See *Appendix A: Survey*.) Fremming Avenue terminates as a public ROW and transitions into a private driveway on the North Parcel at its intersection with Helen Street northwest of the Property. Fremming Avenue generates approximately 1,000 ADT or less.

Prudence Road is a three-lane minor local road with a dedicated southbound right-turn lane that provides access to DCHS, The Retreat at Speedway Apartments, the North Parcel, and Tank's Recycling & Landfill Facility. At its intersection with Speedway Boulevard, Prudence Road is a lighted intersection permitting left- and right-turns only onto Speedway Boulevard. Prudence Road generates approximately 2,000 ADT.

Grady Avenue is a two-lane minor local road located approximately 700 feet east of the Property that provides access to Eastridge Plaza, El Camino Baptist Church, and the Samprese Estates Townhomes. Left- and right-turns are permitted onto Speedway Boulevard from Grady Avenue.

Helen Street is a two-way private local road that intersects with Fremming Avenue providing southern access to the Samprese Estates Townhomes. Helen Street northeast of the Property is owned and maintained by the Samprese Estates Townhomes Homeowners Association ("HOA") and contains traffic calming devices such as speed humps and speed limit signs. Helen Street also intersects Tracy Avenue, Westervelt Avenue and Grady Avenue east of the Property.



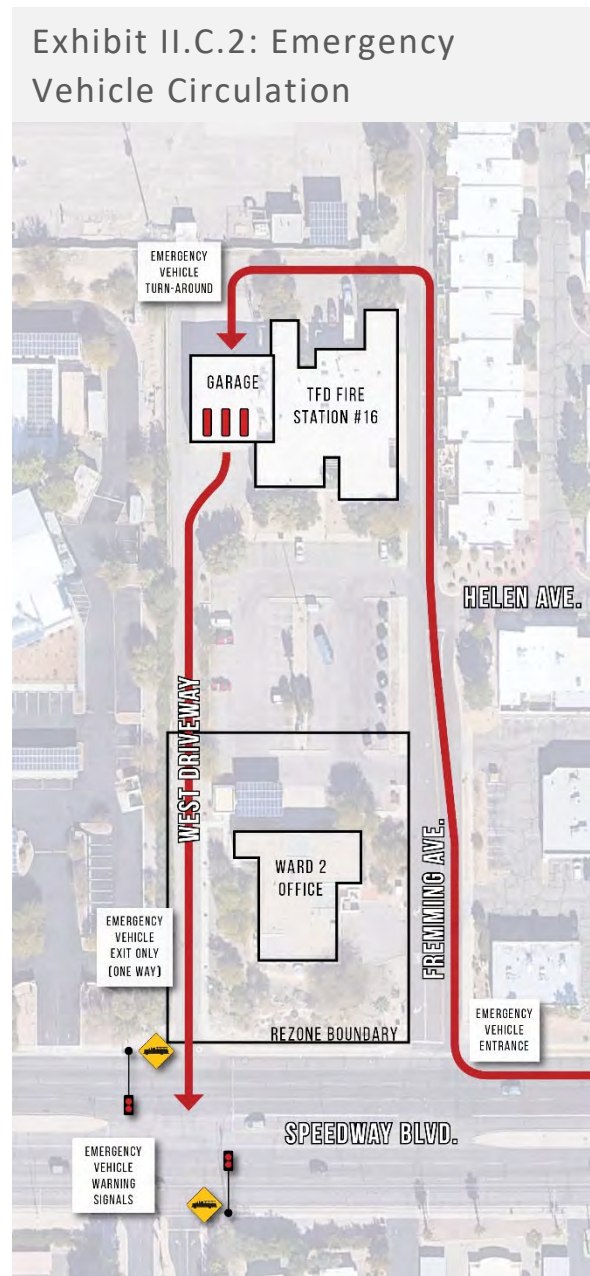
Via Terrado, Via Primavera and Camino Las Solanas are each two-way private local roads that intersect with Speedway Boulevard south of the Property providing access to both blocks of the Las Solanas Townhomes.

Unnamed private driveways impacting traffic circulation around the Property include the dedicated TFD Fire Station access driveway traversing the west side of the Property (“West Driveway”), Eastridge Plaza driveways off Speedway Boulevard and Fremming Avenue east of the Property, the DCHS main entrance driveway off Speedway Boulevard approximately 75 feet west of the Property, the DCHS secondary driveways intersecting Prudence Road approximately 450 feet west of the Property, and the Far Horizons East Manufactured Home Community driveway off Speedway Boulevard directly south of the Property.

As shown on *Exhibit II.C.2: Emergency Vehicle Circulation*, vehicle traffic in and out of the Property does not adversely impact the Fire Station’s emergency vehicle circulation or maneuverability. Fremming Avenue is used primarily as an entrance to the Fire Station by emergency vehicles. The West Driveway is solely dedicated to emergency vehicle egress onto Speedway Boulevard. Emergency personnel are able to stop traffic along Speedway via two warning signals south of the West Driveway. Regular traffic is not permitted to enter the West Driveway. Vehicular access to the West Driveway from the shared parking lot is also completely blocked.

The Property currently shares a parking lot with the Fire Station and contains a separate 6-space parking lot accessible from Fremming Avenue on the east side of the Ward 2 Office Building. There are sidewalks south of the Property and on the east side of the West Driveway which provides the Property’s primary pedestrian connection to the public ROW.

Speedway Boulevard is a designated bicycle route with striped shoulders at this location with a direct connection to The Loop west of the Property. Speedway Boulevard is also a bus



route (Sun Tran Bus Route #4 and Express Bus Route 201X). The closest westbound and eastbound bus stops are approximately 550 feet and 1,000 feet west and east of the Property, respectively. There are no TUGO bike stations within a mile of the Property. The Property is located within the RTA Sun Shuttle Dial-A-Ride service area and the Sun Van service area.

Information on existing traffic conditions, including traffic counts measuring average daily traffic on nearby streets, is included in *Table II.C: Roadway Inventory*.

**Table II.C: Roadway Inventory**

Roadway Segment	Lanes	Average Daily Trips (ADT)	ADT Year	Source	LOS D Daily Capacity (vpd)*	Speed Limit	ROW Width	Bike Route	Sun Tran Bus Route	Sidewalks
Speedway Boulevard, Kolb Road to Pantano Road	6	38,203	2022	PAG	53,910	40	150	Bus/ Bike Lane	Route 4 (Speedway)	Yes
Prudence Road, North of Speedway Boulevard	2	2,000	2022	Estimated	10,656	25	45-80	No	No	Yes
Fremming Avenue, north of Speedway Boulevard	2	<1,000	2023	Estimated	10,656	Not Posted	50	No	No	No

\* FDOT Generalized Annual Average Daily Volumes Table, 2020.

#### D. Cultural Resources

The Property is not located within any historic district, and the existing building, constructed in 1972, is not listed as a contributing historic property.

The Property is fully developed and contains both pervious and impervious surfaces. If any cultural remains are discovered during future ground-disturbing activities, the City Historic Preservation Officer and Arizona State Museum (“ASM”) will be consulted.

## E. Hydrology & Drainage

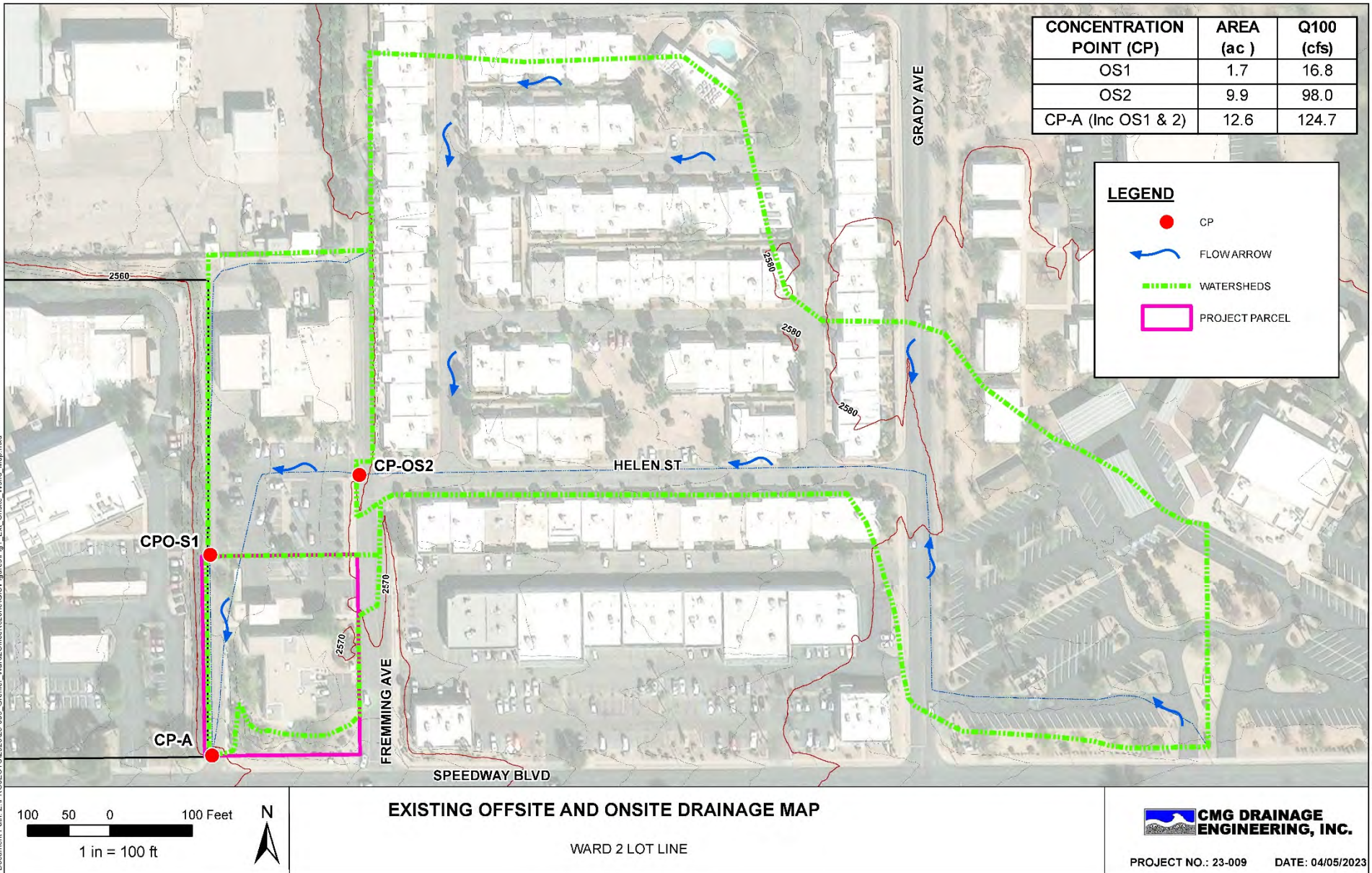
The Property lies in the lower portion of the Pantano Wash Watershed. The site discharges runoff onto the West Driveway and into Speedway Boulevard, ultimately flowing into the Pantano Wash west of the Property via an unnamed tributary crossing Prudence Road. There are upstream offsite watersheds impacting the Property that generate a local regulatory floodplain in and around the West Driveway. See *Exhibit II.E.1: Existing Offsite & Onsite Drainage Map*.

The Property is fully developed and has not changed significantly since initial construction. There are existing water harvesting features that were likely added sometime after construction.

The Property is located in an unshaded Zone X, an area of minimal flood hazard, per the Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”) #04019C2302L. Flows from offsite Watersheds OS-1 and OS-2 and the Property combine to generate a local regulatory floodplain and flow rate of 125 cubic feet per second (“cfs”) across the Property. Existing onsite drainage characteristics, including this floodplain, are depicted in *Exhibit II.E.2: Existing Drainage Conditions*. The regulatory flow is mostly contained within the West Driveway and has no impact on nearby structures.

There are no drainageways onsite subject to the Environmental Resource Zone (“ERZ”), the Watercourse Amenities, Safety and Habitat (“WASH”) ordinance, riparian habitat or erosion hazard areas. There is no drainage infrastructure on the Property. The West Driveway, which has been modified with a curb on its western side, functions to contain and direct flows from nearby areas to Speedway Boulevard.

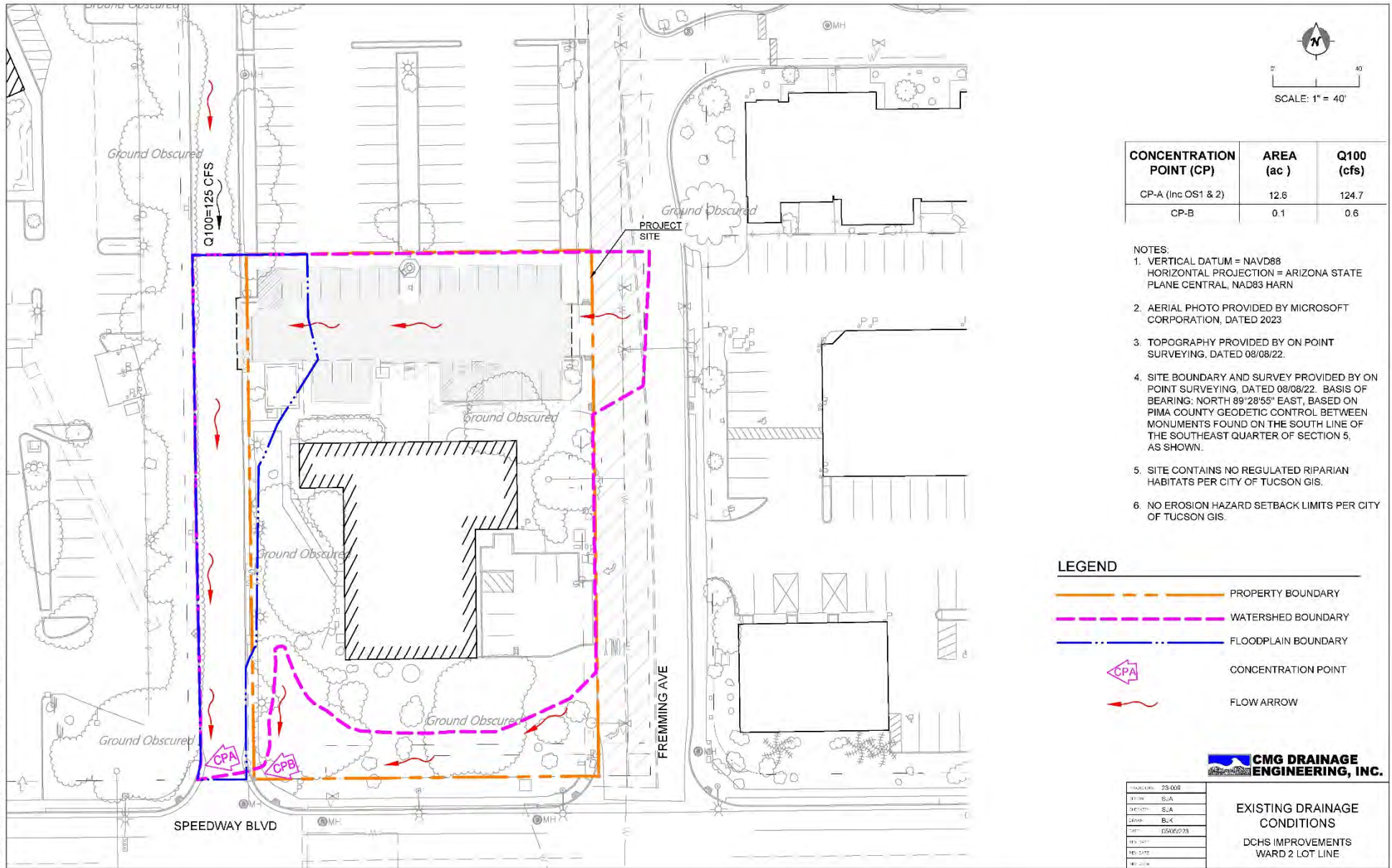
Exhibit II.E.1: Existing Offsite & Onsite Drainage Map



Document Path: Z:\PROJECTS\2023\23-009\_Gemilar\_Ward2\OfficeRezone\GIS\Figures\Fig1\_Ext\_Offsite\_Map.mxd



### Exhibit II.E.2: Existing Drainage Conditions



Z:\PROJECTS\2023\23-008\_008\_Greentier\_Manor\DWG\Rezone\DWG\23-008-impbas.dwg (Fig 3 ext.2) Plotted May 05, 2023 at 2:40pm by Brenda

## F. Schools, Recreation & Cultural Facilities

### 1. Parks

All parks within one mile of the Property are mapped in *Exhibit II.F.1: Schools, Recreation & Cultural Facilities*.

The nearest parks and trails include:

- Pantano River Park (1,700 feet west)
- The Chuck Huckleberry Loop (1,700 feet west)
- Morris K. Udall Park (1/2 mile northwest)

### 2. Schools

The Property is located within Tucson Unified School District (“TUSD”). The nonresidential Project will not have an impact on school capacity in the area. DCHS is located directly west of the Property. Wayland Baptist University is located approximately 1,150 feet northeast of the Property.

### 3. Libraries

The Property is not located adjacent to any public library. The Murphy-Wilmot Library is approximately ¾ mile southwest of the Property.

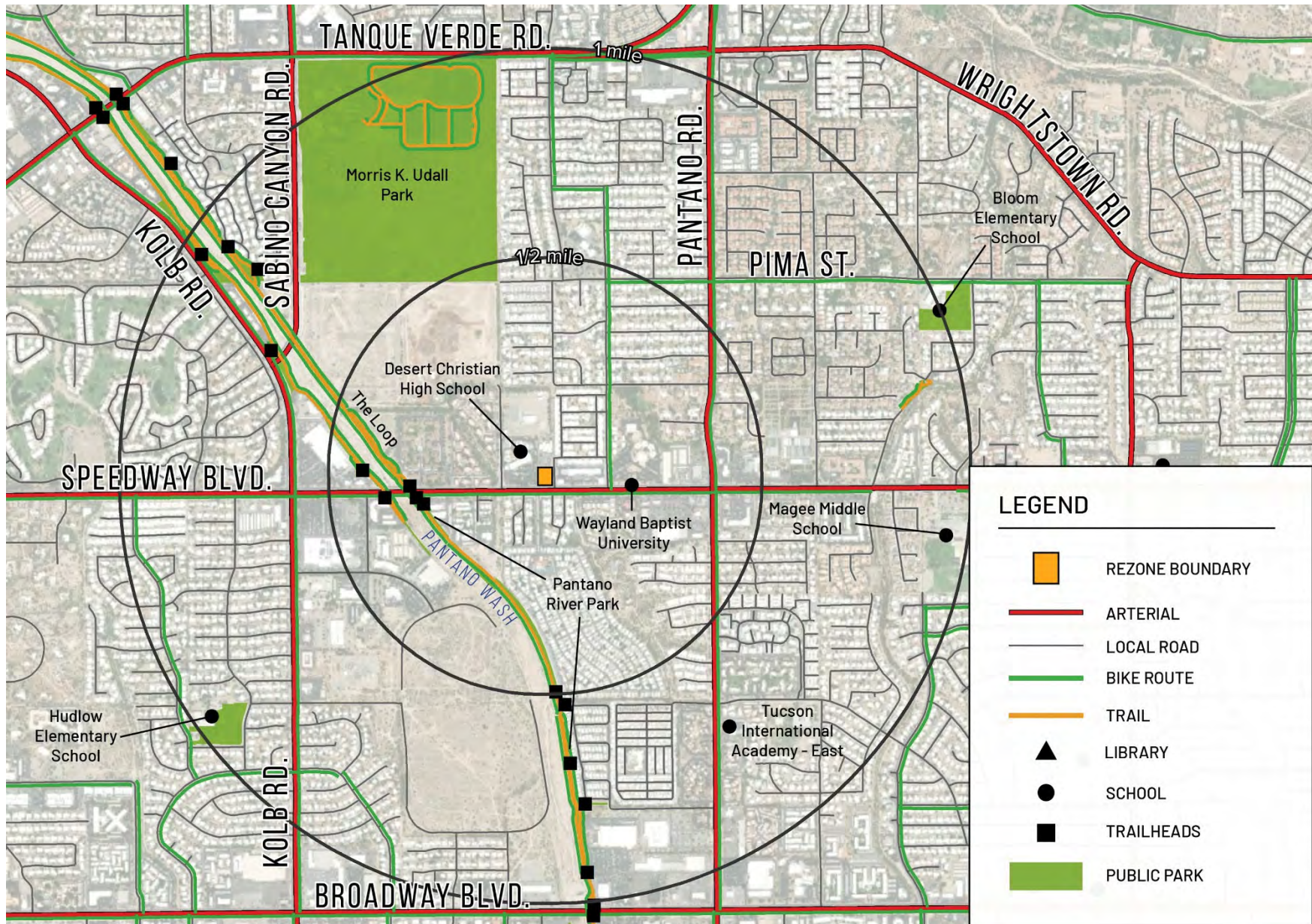


Exhibit II.F.1: Schools, Recreation & Cultural Facilities Map



DO NOT SCALE MAP - FOR REFERENCE ONLY  
 0 0.125 0.25 0.5 Miles



## G. Soils

The entire Property is developed with pervious and impervious surfaces. There are no known hazardous materials, dross, or radon gas on the Property. The North Parcel, approximately 380 feet north of the Property, contains the former Eastside Service Center where TFD and the City facilitated its household hazardous waste disposal operations in the past.

Tank's Speedway Recycling and Landfill is an active landfill site located approximately ¼ mile northwest of the Property that accepts construction and demolition debris, clean green waste and recyclable materials only. There are also several former landfills located along the Pantano Wash within one mile of the Property:

- Broadway North City Landfill (0.3 miles southwest) – closed 1970
- Vincent Mullins City Landfill (0.4 miles northwest) – closed 1987
- Broadway South County Landfill (1 mile south) – closed 1962

## H. Topography

As shown in *Exhibit II.H: Topography*, the Property is currently developed with the Ward 2 Office Building and associated parking. The 1.06-acre Property gently slopes towards the west and southwest. The Ward 2 Office is located approximately 11 feet higher in elevation than the DCHS parking lot directly to the west. The Property also contains passive rainwater harvesting features along the south and west sides of the building.

## I. Utilities

The Property is currently served (and will continue to be served) by Tucson Water, Pima County Regional Wastewater Reclamation, Southwest Gas and Tucson Electric Power Company. Existing utilities are depicted in *Exhibit III.A: Preliminary Development Plan* under the Plan Proposal section of this document.

## J. Vegetation

The Property contains drought-tolerant landscaping, including several trees around the perimeter of the office building.

## K. Views

Views of and from the Property in all directions are characterized by one- and two-story commercial, educational, civic and residential buildings and uses, with distant views of the Catalina Mountains to the north.

Photographs of the Property from various vantagepoints are provided below.

**LEGEND**

- REZONE BOUNDARY
- 2568 2' TOPOGRAPHIC CONTOUR

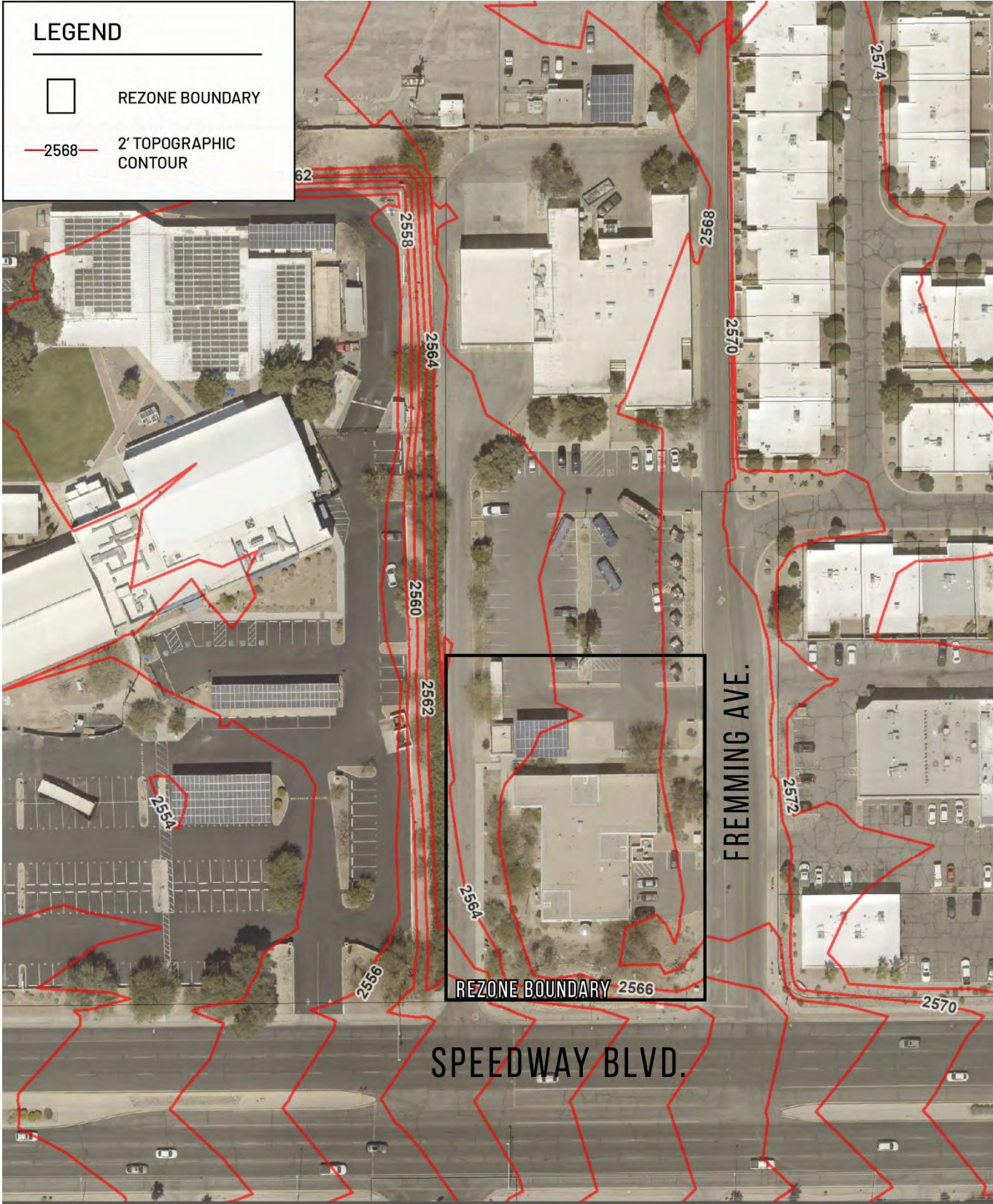


Exhibit II.H: Existing Topography

NORTH

DO NOT SCALE MAP - FOR REFERENCE ONLY

0 25 50 100 Feet



1. Views of Property



Looking south across Property at north side of Ward 2 Office from Fire Station parking lot.



Looking east at west side of Ward 2 Office from DCHS parking lot.



Looking east at west side of Ward 2 Office from West Driveway.





Looking north at south side of Ward 2 Office from Speedway Boulevard.



Looking west across Fremming Avenue at east side of Ward 2 Office from Estridge Plaza parking lot.



Looking northwest at southeast side of Ward 2 Office from Speedway Boulevard.



2. Views of Surrounding Uses



Looking north at south side of Fire Station from Property parking lot.



Looking west at western Property boundary towards DCHS from West Driveway.



Looking south across Speedway Boulevard from south side of Property.







Looking east at west side of Eastridge Plaza from Property parking lot.



Looking north at West Driveway and Fire Station garage from west side of Property.



Looking south at Fremming Avenue from northeast corner of Property.



---

### III. Plan Proposal

As part of the Agreement between Centre East and the City, Centre East will soon own the Property at 7575 E. Speedway Boulevard which contains the existing Ward 2 Office Building and Cell Tower. (See *Section I.A.2. Land Exchange Background.*) The Property is currently part of APN 133-13-005E, a parcel consisting of the existing Ward 2 Office Building, Cell Tower, and Fire Station. Upon completion of this rezoning, the Property will be split into its own parcel.

Centre East proposes to rezone the Property from RX-1 to C-1, the predominant non-residential zoning district along this portion of Speedway Boulevard. As illustrated on the Preliminary Development Plan (“PDP”), *Exhibit III.A*, Centre East plans to retain the existing building, reconfigure a portion of the shared parking lot and repurpose the building, most likely for Administrative & Professional Office use and potentially Commercial Services/Retail. The Cell Tower on the north side of the Property will remain and be conveyed to Centre East as part of the Agreement.

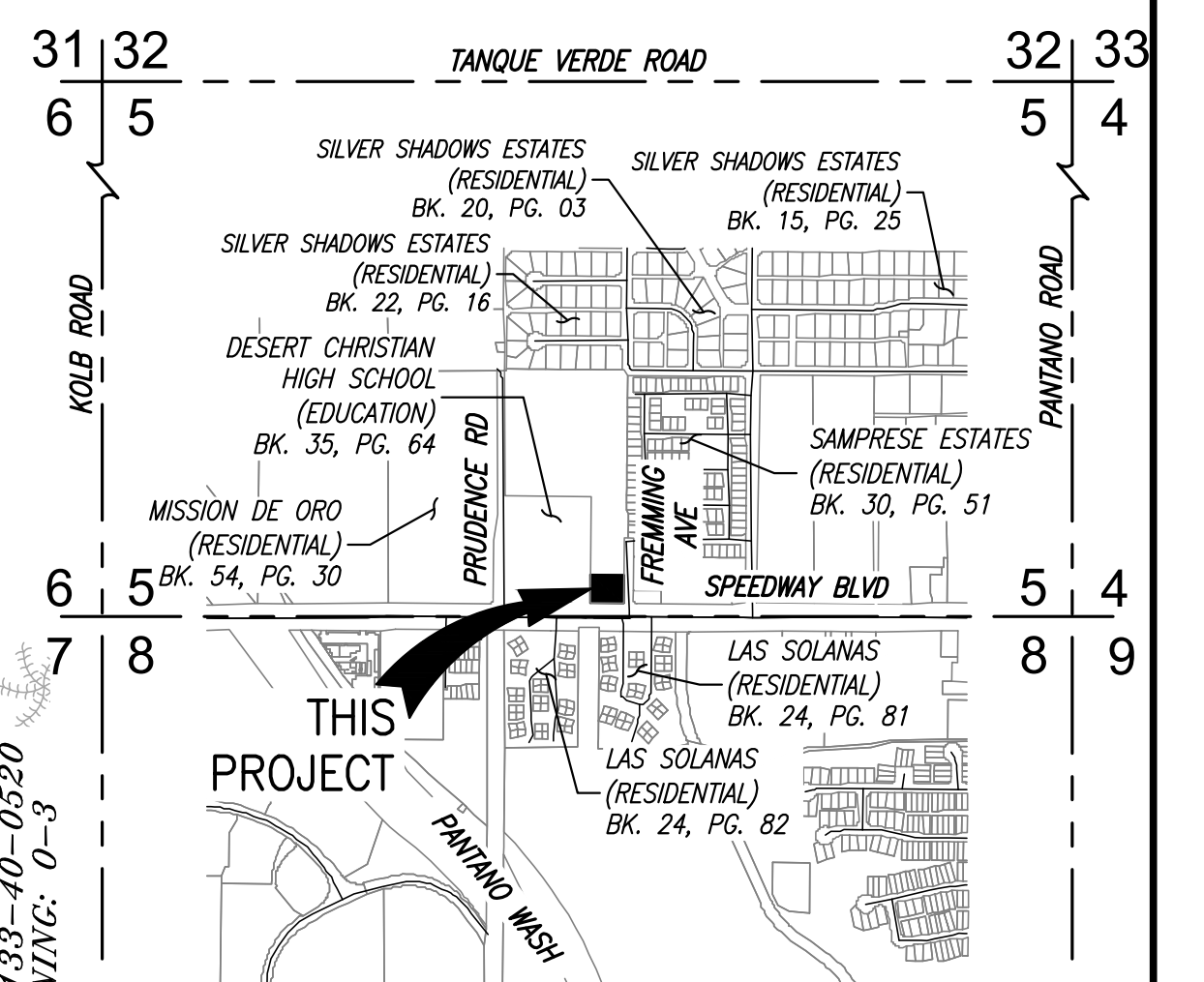
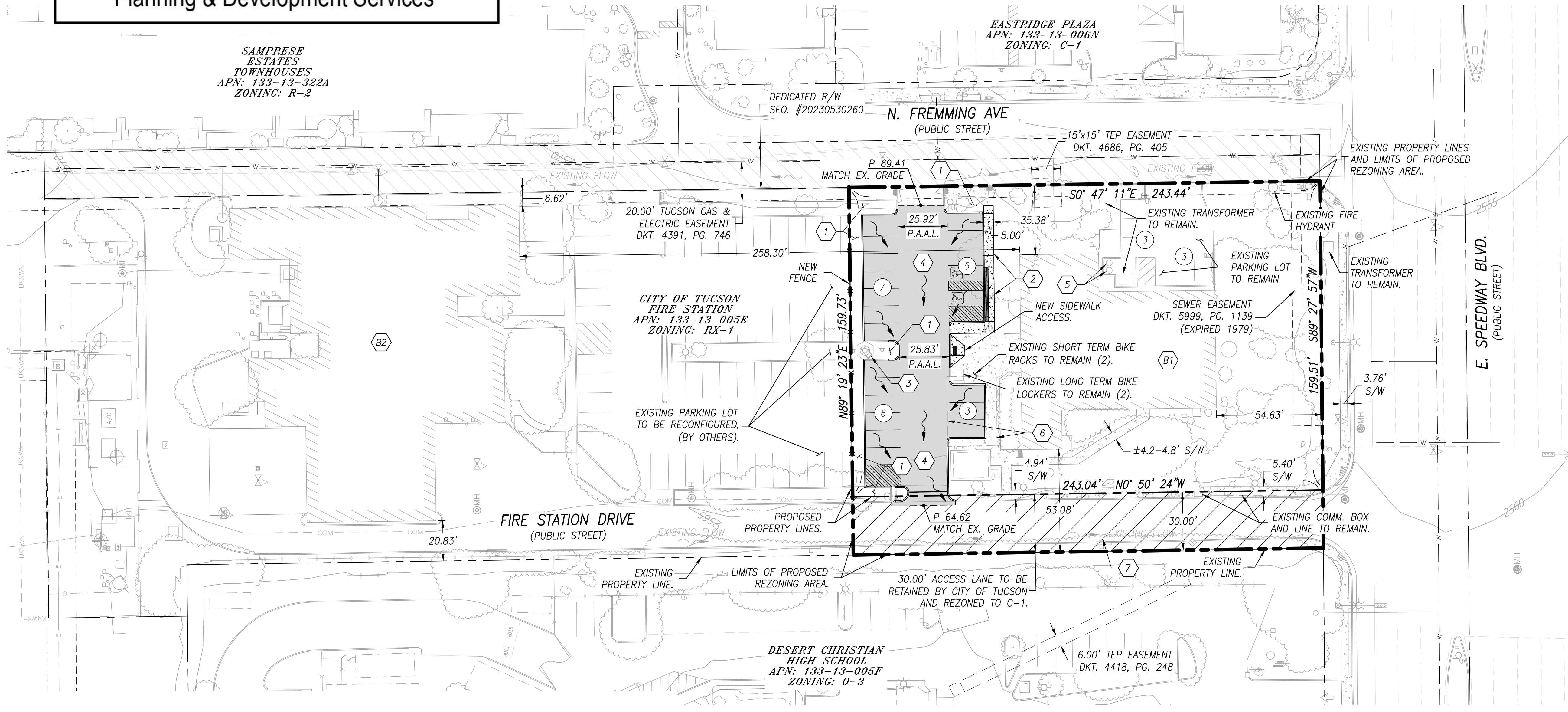
The existing Ward 2 Office Building located at the center of the Property is one story and approximately 7,337 square feet in size. The Property currently contains a 6-space parking lot on the east side of the Ward 2 office and shares a 76-space parking lot with the Fire Station to the north. The Project plans to retain the eastern 6-space lot and divide the northern shared lot into two new lots separated by a landscaped island. The Property will have a total of 27 parking spaces, with 21 newly reconfigured spaces north of the Ward 2 Office. As indicated on the PDP, the Project will retain access from Fremming Avenue at its current location. Due to the separation of the existing parking lot into two lots, the Project will modify the parking lot’s existing internal circulation. (See *III.A: Preliminary Development Plan.*)

Revised **REZONING**  
**Preliminary Development Plan**  
 TP-ENT-0623-00026 Date 8/15/23  
 Planning & Development Services



SAMPRESE  
ESTATES  
TOWNHOUSES  
APN: 133-13-322A  
ZONING: R-2

EASTRIDGE PLAZA  
APN: 133-13-006N  
ZONING: C-1



**LOCATION MAP**  
 SCALE: 1" = 1,000'  
 A PORTION OF SOUTHWEST QUARTER OF THIS  
 SOUTHEAST QUARTER OF SECTION 5, T-14-S,  
 R-15-E, G&SRM, PIMA COUNTY, ARIZONA

- PROJECT NOTES**
- CURRENT ZONING: RX-1, (PROPOSED ZONING: C-1)
  - PROPOSED PROJECT AREA: 38,825 S.F., (0.89 ACRES)
  - EXISTING BUILDING HEIGHT: 14' - 8"
  - PARKING PROVIDED:  
PUBLIC = 25 + 2 HANDICAP  
TOTAL = 27
  - THIS PROJECT IS NOT LOCATED ON A SCENIC ROUTE.
  - DRAINAGE LEADING UP TO THE SITE AND THROUGH THE SITE IS ROADWAY SHEET FLOW, NO MAJOR CHANNELS OR WASHES PRESENT. DRAINAGE PATTERNS ARE NOT AFFECTED BY THIS DEVELOPMENT.
  - WATER SERVICE PROVIDER FOR THIS PROPERTY IS TUCSON WATER.
  - THIS DEVELOPMENT DOES NOT REQUIRE ANY ADDITIONAL OFFSITE IMPROVEMENTS.
  - NO NEW SEWER CONNECTIONS ARE PROPOSED FOR THIS DEVELOPMENT.

**LEGEND**

FEATURE	NEW	EXISTING	
PROPERTY/LOT LINE	---	---	
EASEMENT LINE	---	---	
MONUMENT LINE	---	---	
A.C. PAVEMENT	▬	▬	
CONCRETE CURB	▬▬	▬▬	
CONCRETE CURB & GUTTER	▬▬▬	▬▬▬	
CONCRETE SIDEWALK/PAD	▬▬▬▬	▬▬▬▬	
BUILDING EXTERIOR WALL	▬▬▬▬▬	▬▬▬▬▬	
SLOPE ARROW	↗	↗	
PARKING COUNT	Ⓢ	Ⓢ	
SITE WALL	▬▬▬▬▬	▬▬▬▬▬	
EXISTING CITY OWNED FIRE ACCESS LANE	▬▬▬▬▬	▬▬▬▬▬	
STREET LIGHT			Ⓢ
SIGN			Ⓢ
FIRE HYDRANT			Ⓢ
WATER VALVE			Ⓢ
WATER METER			Ⓢ
BACKWATER VALVE			Ⓢ
WATER MAIN	---	---	W
MANHOLE	Ⓢ	Ⓢ	Ⓢ
SEWER MAIN	---	---	S
UTILITY MANHOLE	Ⓢ	Ⓢ	Ⓢ
COMMUNICATION MAIN	---	---	COM

**BUILDINGS**

- (B1) EXISTING WARD 2 OFFICE (TO REMAIN)**  
 ±7,337 S.F.  
 CURRENT ZONING: RX-1  
 PROPOSED REZONE TO BE: C-1  
 USE: COMMERCIAL SERVICES; ADMINISTRATIVE & PROFESSIONAL OFFICES  
 BLDG. HEIGHT= 14' - 8"  
 PROPOSED AREA= 38,825.5 S.F., 0.89 ACRES
- (B2) EXISTING C.O.T. FIRE STATION (TO REMAIN)**  
 ±17,042 S.F.  
 CURRENT ZONE: RX-1 (TO REMAIN)  
 USE: CIVIC; PROTECTIVE SERVICES, (FIRE STATION)  
 HEIGHT= 20' - 4"  
 PROPOSED SITE= 38.825 S.F., (0.89 ACRES)

**VEHICULAR PARKING CALCULATIONS**

	REQUIRED	PROVIDED
USE: COMMERCIAL SERVICES	1/300 S.F. (GFA) = 25	27
ACCESSIBLE	2	2
VAN ACCESSIBLE	1	1
LOADING ZONE		
COMMERCIAL SERVICES	0	0

**KEYNOTES**

- 1 PROPOSED LANDSCAPING AREAS/ISLAND.
- 2 SECTION OF NEW SIDEWALK.
- 3 EXISTING COMMUNICATION TOWER AND CONCRETE BASE TO REMAIN.
- 4 REVISED PARKING AND P.A.A.L.
- 5 EXISTING ACP'S (TRASH) TO REMAIN.
- 6 EXISTING SOLAR SHADE CANOPY TO REMAIN.
- 7 CROSS HATCHED AREA INDICATES AREA OF EXISTING CITY OWNED FIRE ACCESS LANE PROPOSED TO BE REZONED TO C-1 ALONG WITH THE EXISTING WARD 2 OFFICE (B1)

**BICYCLE PARKING CALCULATIONS**

	REQUIRED	PROVIDED
SHORT TERM		
COMMERCIAL SERVICES	2	2
LONG TERM		
COMMERCIAL SERVICES	2	2

Rev #	Date	Description
 <b>GRENIER ENGINEERING, INC.</b> Structural & Civil Engineering Consultant 6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 ~ Fax: 520.326.7508		
Job Number:	22091.03	
Designed By:	TL	
Drawn By:	TL	
Checked By:	JEG	
Date:	08/15/2023	
Scale Vt:	N/A	Hz: 1"=30'
<b>PRELIMINARY DEVELOPMENT PLAN</b> DESERT CHRISTIAN HIGH SCHOOL <b>WARD 2 OFFICE IMPROVEMENTS</b> 7575 E. SPEEDWAY TUCSON, ARIZONA 85710		
Sheet Number:	<b>1</b>	
Sheet	1 of 1	

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND SIGNED BY ENGINEER OF RECORD. REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

## A. Design Compatibility

### 1. Privacy & Compatibility with Surroundings

The Project proposes to repurpose the existing Ward 2 Office Building for office or retail use and reconfigure onsite parking to provide the Property its own parking lot separate from the Fire Station. (See *III.A: Preliminary Development Plan*.) The Project use will be compatible with surrounding commercial uses east of the Property and will have little to no impact on residential uses northeast of the Property. The Project will not impede Fire Station operations, nor will it impact the Fire Station's existing emergency vehicle access or circulation (see *Exhibit II.C.2: Emergency Vehicle Circulation*). The Project will not adversely impact the privacy or security of DCHS west of the Property. The existing vegetative screen and fence along the West Driveway will remain in place. The Project will retain the Ward 2 Office's main building entrance on the north as well as existing pedestrian access from Speedway Boulevard via the sidewalk west of the building. Traffic for the proposed use is not expected to differ significantly from existing traffic conditions.

### 2. Energy Conservation/Compatibility with Climate & Surrounding Area

The Project will generally retain the building's existing form, with potential minor modifications to exterior aesthetic features and/or landscaping. Any improvements to the building's exterior façade will be compatible with surrounding commercial and residential uses. The Project will retain existing healthy landscaping on the Property, including its 9 shade trees, multiple cacti and shrubs, and terraced rainwater harvesting features, and provide additional landscaping to meet current code standards within the reconfigured parking area and existing street borders.

### 3. Building Setbacks, Height & Density

No new buildings, floor area or vertical structures are proposed as part of this Project. Interior tenant improvements may be required to meet the needs of future tenants. The Project will maintain the Ward 2 Office Building's existing setbacks, which are approximately 55 feet from Speedway Boulevard, 40 feet to the west and 35 feet to the east. The Project's north setback will be approximately 90 feet from the northern Property boundary. The Project will maintain the building's existing one-story height of approximately 14 ½ feet at top of existing parapet, which is well-below the C-1 maximum building height of 30 feet for nonresidential uses.

### 4. Defensible Space Techniques

The Project will comply with Safe By Design principles and Centre East will work with the Tucson Police Department to ensure safe operation of the Project. The Project's use is expected to have daytime businesses hours typical for this area. Landscaping around the perimeter of the Ward 2 Office Building and within the parking areas will be designed to deter hiding places and create unobstructed views of the Property from all sides.

### 5. Street Improvements

No street improvements other than the reconfiguration of the parking lot and the addition of a gated emergency-only entrance/exit along the West Driveway are proposed for this Project. No alterations will be made, nor are any needed, to Fremming Avenue,

the West Driveway or Speedway Boulevard. The anticipated traffic counts for the proposed office or retail use will be similar to the existing traffic conditions of the Ward 2 Office Building and other commercial uses east of the Property.

6. View Corridors

The Project is compatible with the surrounding neighborhood context, which includes a variety of commercial uses, Fire Station, high school, and residential uses to the north and south. The Project will retain the Ward 2 Office's Building existing form and height and will not impact views from surrounding properties. This is an infill property along a major arterial roadway and surrounded by higher-intensity commercial/civic and high-density residential uses, as demonstrated in recent site photos provided in *Section II.K*. The Ward 2 Office matches existing building massing nearby and conforms to most building heights in the immediate area around the Property.

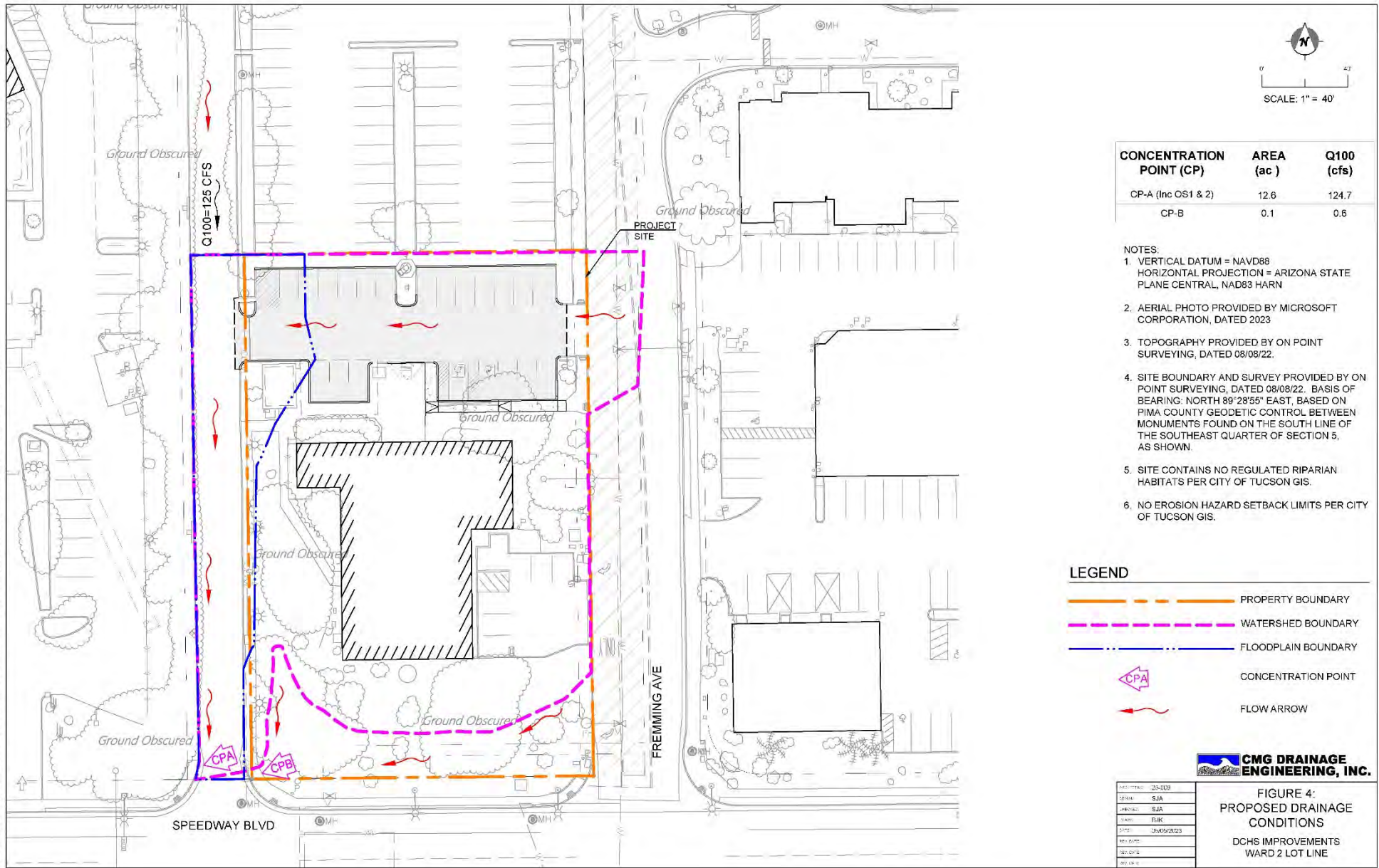
7. Grading/Elevation Changes

The Property is fully developed and will contain both pervious and impervious surfaces. Some changes may be made to grading and drainage for the reconfiguration of the parking lot. The Property is relatively flat with some steeper slopes near its southwest corner. The Ward 2 Office Building is approximately 6 to 8 feet higher than Speedway Boulevard and approximately 11 feet higher than the DCHS parking lot (see *Section II.K*).

B. Hydrology & Drainage

As shown in the PDP, except for minor modifications to the parking lot, this Project does not propose any significant change to existing drainage patterns on or off the Property. The reconfigured parking lot will continue to convey flows towards the West Driveway and Speedway Boulevard. No change is proposed to existing water harvesting features that collect roof runoff. Existing drainage conditions for developed areas upstream from the Property are not anticipated to change. The Project does not require any new drainage features. (See *Exhibit III.B: Proposed Conditions Drainage Map*.)

### Exhibit III.B: Proposed Conditions Drainage Map



CONCENTRATION POINT (CP)	AREA (ac)	Q100 (cfs)
CP-A (Inc OS1 & 2)	12.6	124.7
CP-B	0.1	0.6

- NOTES:
1. VERTICAL DATUM = NAVD88  
HORIZONTAL PROJECTION = ARIZONA STATE PLANE CENTRAL, NAD83 HARN
  2. AERIAL PHOTO PROVIDED BY MICROSOFT CORPORATION, DATED 2023
  3. TOPOGRAPHY PROVIDED BY ON POINT SURVEYING, DATED 08/08/22.
  4. SITE BOUNDARY AND SURVEY PROVIDED BY ON POINT SURVEYING, DATED 08/08/22. BASIS OF BEARING: NORTH 89°28'55" EAST, BASED ON PIMA COUNTY GEODETIC CONTROL BETWEEN MONUMENTS FOUND ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, AS SHOWN.
  5. SITE CONTAINS NO REGULATED RIPARIAN HABITATS PER CITY OF TUCSON GIS.
  6. NO EROSION HAZARD SETBACK LIMITS PER CITY OF TUCSON GIS.

**LEGEND**

	PROPERTY BOUNDARY
	WATERSHED BOUNDARY
	FLOODPLAIN BOUNDARY
	CONCENTRATION POINT
	FLOW ARROW

**CMG DRAINAGE ENGINEERING, INC.**

DATE: 28-09
DESIGN: SJA
CHECK: SJA
DATE: 01-04
DATE: 04/05/2023
DATE: 01-04
DATE: 01-04

**FIGURE 4:**  
PROPOSED DRAINAGE CONDITIONS  
DCHS IMPROVEMENTS  
WARD 2 LOT LINE

Z:\PROJECTS\2023\23-009\_General\_Norad\20\file\Rezoning\CAD\23-009-005-005-005-005.dwg (Fig. 4 Prop. Exp) Plotted May 05, 2023 at 2:48pm by Brando

### C. Landscaping & Screening

The Project will retain the healthy vegetation and enhance other portions of the Property's multiple landscaped areas. There is existing vegetative screening along the entire west side of the West Driveway, which will also be retained and maintained to provide privacy between the DCHS and the Property.

### D. Lighting

This Project is committed to "Dark Skies" principles and will comply with the City's Outdoor Lighting Code ("OLC"). Onsite lighting will be shielded and directed downward to avoid light spillover onto adjacent properties, and no bright lights or spotlighting will be installed.

### E. Bicycle & Pedestrian Access

The Project provides bicycle access off Fremming Avenue which intersects Speedway Boulevard, a designated bike route. The Project will comply with all regulations and design standards of the Americans with Disabilities Act ("ADA"). Pedestrian access to the building is provided along the east side of the West Driveway and connects to the Speedway Boulevard ROW.

### F. Signs

Project signage may include illuminated building signage and a monument-type identification sign near its entrance visible from Speedway Boulevard. Address signage will be incorporated per Pima County Addressing requirements. All signage will be designed and permitted in accordance with UDC standards.

### G. Topography

The Property is relatively flat with some steeper slopes near its southwest corner. The Project will retain the Property's existing topography. The Ward 2 Office Building is approximately 6 to 8 feet higher than Speedway Boulevard and approximately 11 feet higher than the DCHS Property (see *Section II.K*).

### H. Traffic

Per the Traffic Impact Statement ("TIS") dated May 8, 2023 from M. Esparza Engineering (see *Appendix B: Traffic Impact Statement*), the existing Ward 2 Office generates approximately 168 daily trips, including 25 trips in the AM peak commuter hour and 13 in the PM peak commuter hour. The Project is not expected to generate more traffic than the existing office use. Roadways around the Project area do not need to be altered and will continue to operate below their daily Level of Service ("LOS") D capacities. Traffic generated by the Project is expected to have little to no impact on nearby streets such as Helen Street or Prudence Avenue. As indicated on the PDP, the Project will retain its existing access from Fremming Avenue and modify internal circulation by separating the Project's parking area from that of the Fire Station. The Project proposes a new gated emergency-only

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entrance/exit along the West Driveway at the west end of the parking lot accessible only by emergency vehicles. Access to the West Driveway from the Project's parking lot will continue to be blocked off from non-emergency traffic.

#### I. Utilities

The Property will continue to be served by Tucson Water, Pima County Regional Wastewater Reclamation, Tucson Electric Power and Southwest Gas. No changes to existing utility connections are proposed for this Project. See *Exhibit III.I.1: Water Capacity Letter* and *Exhibit III.I.2: Sewer Capacity Letter*.

As shown on *Exhibit III.A: Preliminary Development Plan*, there are existing sewer manholes and lines along the north side of Speedway Boulevard directly south of the Property. There are existing water lines and valves running north/south along Fremming Avenue. There are several utility pedestals near the southeast corner of the Property and light poles along the west side of the Property and directly south of the Property along Speedway Boulevard.

#### J. Vehicular Use Areas

The Project will retain the Property's existing access drive on Fremming Avenue and reconfigure existing vehicular use areas to provide the Property and the Fire Station separate parking lots. The Project will retain the six parking spaces on the east side of the Ward 2 Office Building accessible from Fremming Avenue. The Project will also retain the two existing short term bike racks and the two existing long term bike lockers near the north side of the building. The Ward 2 Office Building, which is approximately 7,337 square feet, requires 25 parking spaces (one space per 300 square feet of gross floor area for both proposed uses). The Project provides a total of 27 parking spaces, two of which will be ADA-accessible.

Vehicular circulation on the Property will be limited to one east/west, double-loaded, 90-degree parking aisle with a single access point off Fremming Avenue. A backup/turn-around space will be provided on the west end of the parking lot. The proposed Parking Area Access Lane ("PAAL") will be approximately 25 feet wide, which complies with UDC minimum standards.

The Project will not disrupt the Fire Station's existing emergency vehicle circulation. The West Driveway will continue to provide the Fire Station unencumbered access to Speedway Boulevard for emergency purposes only and will remain closed-off from the Property's vehicular use areas. Northbound use of the West Driveway will continue to be prohibited. A new emergency-only access gate will be installed at the west end of the parking lot, allowing emergency vehicles to access the Property from the West Driveway while preventing Project traffic from accessing the West Driveway. The Fire Station will construct security fencing around its new parking lot and provide both gate-restricted spaces and non-gate-restricted visitor spaces.

Proposed changes to the Property's vehicular use areas are illustrated on *Exhibit III.A: Preliminary Development Plan*.



Exhibit III.I.1: Water Capacity Letter



June 05, 2023  
Grenier Engineering  
6300 E. El Dorado Plaza Suite A120  
Suite A120  
Tucson, AZ 85715  
Attn: Cynthia Ross

**SUBJECT: Water Availability for Project: City of Tucson Ward 2 office Building Rezoning, APN: 13313005E, Case#: TW-WAV-0523-00178, 14S15E05, Location Code: TUCSON, Total Area: 12.85ac, Zoning: RX-1**

**Water Supply**

Tucson Water will provide water service to this project based on the subject zoning of the above parcel. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.


**Water Service**

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easement/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs. This letter shall be null and void two years from the date of issuance.*

**Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.**

If you have any questions, please call New Development at (520) 791-4718.

Sincerely,  
  
Michael Mourreale, P.E.  
Engineering Manager  
Tucson Water Department

P.O. BOX 27210 • TUCSON, AZ 85726-7210  
(520) 791-4718 • [www.tucsonaz.gov/water](http://www.tucsonaz.gov/water)

## Exhibit III.I.2: Sewer Capacity Letter

**JACKSON JENKINS**  
DIRECTOR



PH: (520) 724-6500  
FAX: (520) 724-9635

June 6, 2023

Cynthia Ross  
Grenier Engineering, Inc.  
6300 E. El Dorado Plaza, Suite A120  
Tucson, AZ 85715

**Sewerage Capacity Investigation No. P23WC00172 Type I**

**RE: Tucson City Ward 2 Office, Parcel 13313005E  
Estimated Flow 700 gpd (ADWF)**

Greetings:

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Pantano Interceptor.

Capacity is currently available for a project this size in the public sewer G-72-031, downstream from manhole 8254-02.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

## Appendix A: Survey

On Point Surveying, PLLC  
onpointsurveygroup@gmail.com  
(520)490-2467

LEGAL DESCRIPTION

A portion of that certain Parcel of land described in Docket 3825 Page 169 in the Office of the Pima County Recorder, situated in the West Half of the Southwest Quarter of the Southeast Quarter of Section 5, Township 14 South, Range 15 East, Gila and Salt River Meridian, Pima County, Arizona more particularly described as follows:

**COMMENCING** at the South 1/4 corner of said Section 5 monumented by a 2 inch brass capped survey monument with no markings from which the northwest corner of said Parcel being the South 1/16 corner monumented by a 1½ inch aluminum capped rebar stamped COT bears North 00°50'15" West, a distance of 1323.60 feet;

Thence North 89°28'55" East, upon the south line of said Southeast quarter, a distance of 449.61 feet;

Thence North 00°31'05" West, a distance of 74.94 feet to the north right of way line of Speedway Boulevard monumented by a 5/8 inch rebar tagged RLS 25086 also being **THE POINT OF BEGINNING**;

Thence North 00°50'24" West, a distance of 242.88 feet;

Thence North 89°17'50" East, a distance of 189.73 feet to the west line of Fremming Avenue as described in Sequence Number 20230530260 in the Office of the Pima County Recorder;

Thence South 00°47'11" East, upon said west line, a distance of 243.44 to a point on the north right of way line of said Speedway Boulevard;

Thence South 89°27'57" West, upon said north right of way line, a distance of 189.51 feet to **THE POINT OF BEGINNING**.

Described portion contains 46107.6 square feet or 1.06 acres, more or less.



1/16 Cor  
1 1/2 ACR COT

City of Tucson  
APN: 133-13-005E



N 00°50'15" W 1323.60'

Prudence Rd

LINE	BEARING	DISTANCE
L1	N 00°31'05" W	74.94'

Dedicated  
Right of Way  
Sequence No.  
20230530260

Desert Christian High School  
APN: 133-13-005F

N 89°17'50" E  
189.73'

46107.6 Sq Ft  
1.06 Acres

N 00°50'24" W  
242.88'

S 00°47'11" E  
243.44'

Fremming Ave

P.O.B. S 89°27'57" W  
189.51'

P.O.C. S1/4  
Cor Section 5  
2" BCSM No Marks

N 89°28'55" E 449.61'

Speedway Blvd



A Portion of the West Half of the Southwest Quarter of the Southeast Quarter of Section 5, Township 14 South, Range 15 East, Gila and Salt River Meridian, Pima County, Arizona

**On Point Surveying, PLLC**  
(520)490-2467 or (520)279-1884  
onpointsurveygroup@gmail.com

---

Appendix B: Traffic Impact Statement

---

**WARD 2 OFFICE BUILDING REZONE**

---

**TRAFFIC STATEMENT**

Prepared  
For Submittal To:  
**City of Tucson, AZ**

Prepared by:

*M Esparza*  
*Engineering, LLC*

M Esparza Engineering, LLC  
2934 W. Salvia Drive  
Tucson, AZ 85745

**May 8, 2023**

# Ward 2 Office Building Rezone

## Traffic Statement

Prepared  
For Submittal To:

**City of Tucson, AZ**

Prepared by:  
**M Esparza Engineering, LLC**  
2934 W. Salvia Drive  
Tucson, AZ 85745

Phone: (520) 207-3358  
Project No. 2023.09  
Marcos Esparza, P.E., Principal



**May 8, 2023**

This study has been prepared using available traffic data and forecasts, as well as limited field data collected specifically for this study. It is intended for use in making a determination regarding the transportation infrastructure needs of the study area. It does not represent a standard or specification. The document is copyrighted by M Esparza Engineering, LLC, 2934 W. Salvia Drive, Tucson, AZ 85745, telephone 520-207-3358. All rights are reserved pursuant to United States copyright law. The document may not be reproduced digitally or mechanically, in whole or in part, without the prior written approval of M Esparza Engineering, LLC, except as noted in the following. (1) Limited quotations may be made, for technical purposes only, as long as proper citation to the authors is provided. (2) Governmental agencies to which this report is submitted for review may make limited copies for internal use and to fulfill public requests under the Freedom of Information Act.



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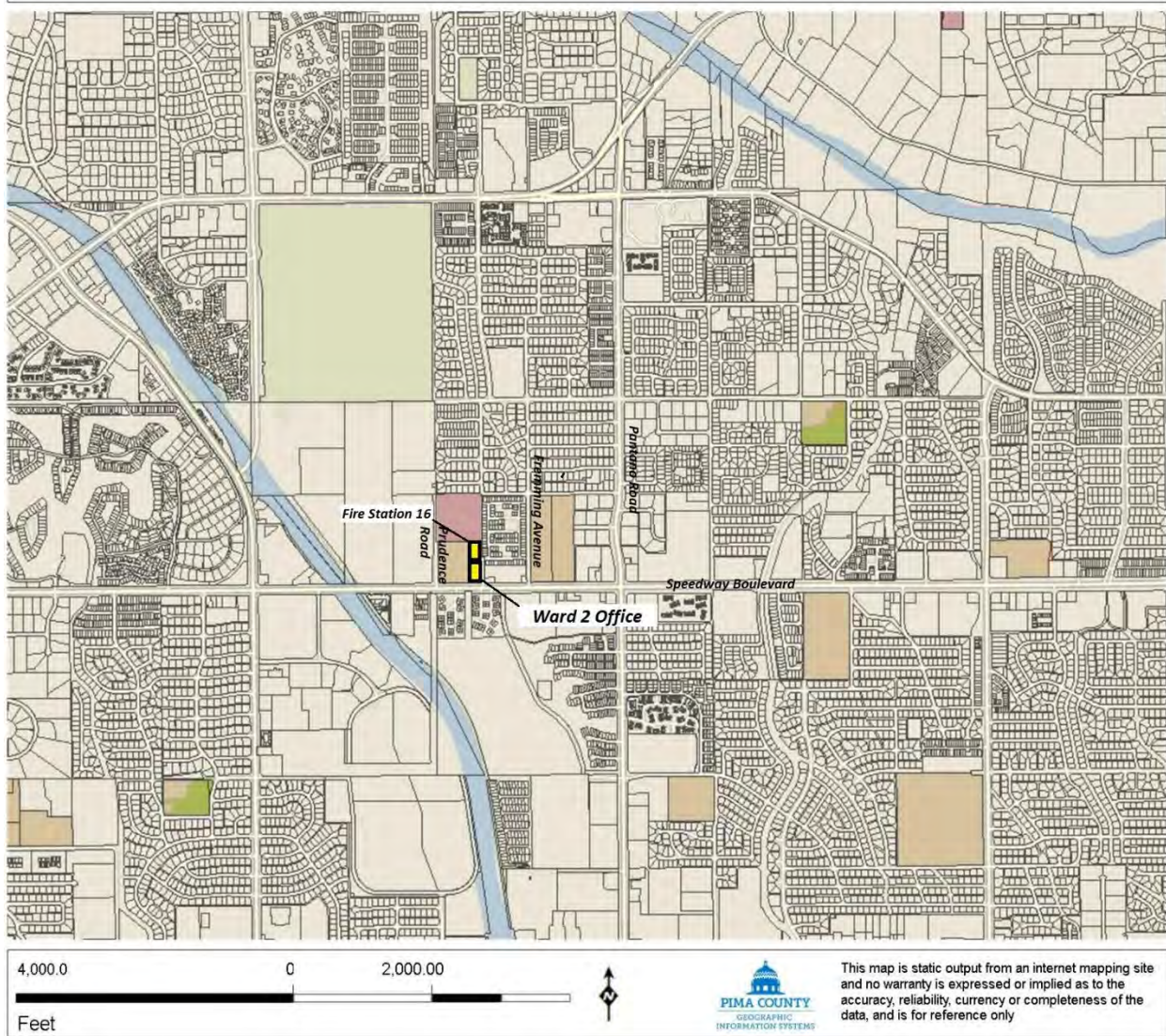
**LIST OF EXHIBITS**

Exhibit 1	Regional Location Map.....	1
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## Introduction

This Traffic Statement has been prepared to support the rezoning application of the property currently housing the City of Tucson Ward 2 Office. The Ward 2 office is located at 7575 E. Speedway Boulevard in Tucson, Arizona. Exhibit 1 shows the project location.

**Exhibit 1 Regional Location Map**



## Proposed Development Details

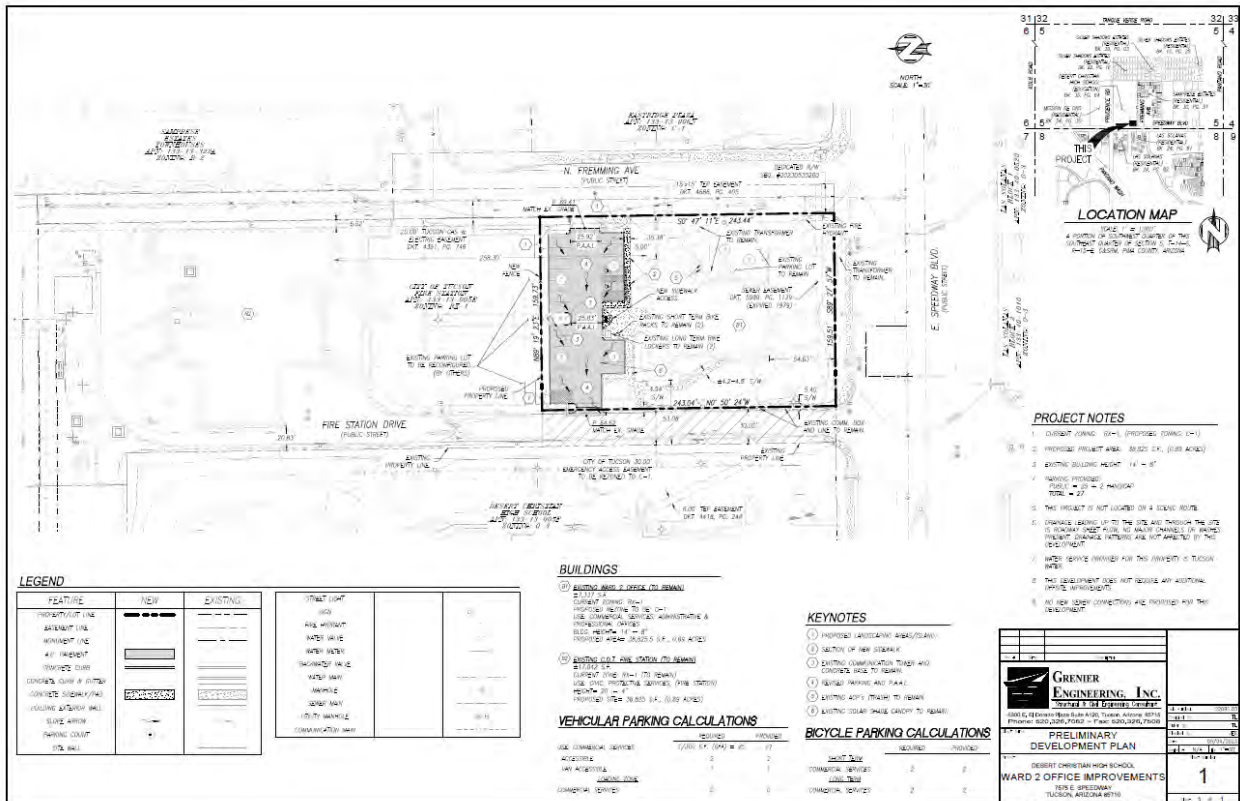
The expansion project includes the reuse of the existing Ward 2 office building and rezoning the parcel from RX-1 to C-1. A future tenant has not been determined, although it is expected to remain as an office project. The preliminary development plan is shown in Exhibit 2.

## Land Use

### Existing and Future Land Use

Exhibit 3 identifies the existing land uses surrounding the project. The study area includes a mix of institutional, commercial, and residential uses.

### Exhibit 2 Preliminary Development Plan – Ward 2 Office



**Exhibit 3 Project Setting and Surrounding Land Uses**



**Existing Conditions**

**Roadway System**

Exhibit 4 is a tabulation of the major streets within the project area with number of lanes, speed limit and facilities (bike lanes, sidewalks).

### Exhibit 4 Roadway Inventory

Roadway Segment	Lanes	ADT	ADT Year	Source	LOS D Daily Capacity (vpd)*	Speed Limit	ROW Width	Bike Route	Sun Tran Bus Route	Sidewalks
Speedway Boulevard, Kolb Road to Pantano Road	6	38,203	2022	PAG	53,910	40	150	Bus/ Bike Lane	Route 4 (Speedway)	Yes
Prudence Road, North of Speedway Boulevard	2	2,000	2022	Estimated	10,656	25	45-80	No	No	Yes
Fremming Avenue, north of Speedway	2	<1,000	2023	Estimated	10,656	Not Posted	50	No	No	No

\*FDOT Generalized Annual Average Daily Volumes Table, 2020.

#### Pedestrian/Bicycle Facilities

There are sidewalks along the adjacent roadways. Speedway Boulevard has a bus/bike lane on both sides. The Speedway/Prudence signalized intersection has crosswalks on the east and south legs.

#### Transit

Sun Tran Route 4 runs along Speedway at 30-minute headways on weekdays and at one-hour headways on the weekends. There is a bus stop on Speedway just west of Prudence and five others within ½ mile of the project site.

#### Existing Traffic Data

##### Traffic Volumes and Level of Service

As recorded by PAG, the 2022 daily traffic volumes on Speedway Boulevard between Kolb Road and Pantano Road is 38,203 vpd as shown in Exhibit 4. We estimate that there are fewer than 2,000 vpd on Prudence Road, and fewer than 1,000 vpd on Fremming Avenue.

We estimated roadway segment performance using the planning methods contained in the locally accepted Florida Department of Transportation (FDOT) Level of Service Handbook. A six-lane road can carry approximately 53,910 vehicles per day at LOS D. The traffic volumes on Speedway Boulevard are well below this threshold.

#### Traffic Forecasts

##### Trip Generation

The project parcel is to be rezoned from RX-1 to C-1. The existing government office is a 7,415 square foot building. The ITE Trip Generation Manual estimates that the current use generates 168 daily volumes with 25 during the AM peak commuter hour and 13 during the PM peak commuter hour.

The parcel is to be rezoned from RX-1 (Residence Zone) to C-1 (Commercial Zone). According to the City of Tucson Unified Development Code (UDC), C-1 zoning provides for “low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.”

Because the future tenant is unknown, it is expected to remain an office. Thus, we have assumed that the land use will have similar trip generation as the current land use.

### **Site Traffic Distribution and Assignment**

Traffic volumes are not expected to significantly change based on the change in rezoning.

### **Future Traffic Operations**

The improvements are not expected to significantly increase peak hour or daily traffic volumes. Traffic operations along Speedway Boulevard and at the nearby intersections are not anticipated to be worse than current conditions with the future land use.

### **Turn Lane Analysis**

The *Transportation Access Management Guidelines for the City of Tucson* includes turn lane warrant guidelines based on the speed of the roadway, projected turn lane volumes and directional hourly volumes. There is an existing bus/bike lane on the north side of Speedway Boulevard that also provides space for right turn movements into the site driveways on Speedway Boulevard. There is a left turn lane for access into Fremming Avenue. Therefore, it is not necessary to conduct a turn lane analysis as there are existing turn lanes on Speedway Boulevard that would serve turning traffic from Speedway Boulevard.

### **Intersection and Driveway Spacing**

The *Transportation Access Management Guidelines for the City of Tucson* includes guidance for intersection and driveway spacing. The guidelines indicated that a minimum of 150 feet, measured at curb line, shall separate the nearest pavement edge of any ingress or egress driveway and the curb line to any signalized or major intersection with arterial and collector roadways. The distances from Fremming Avenue to the fire station exit only driveway and to the next driveway to the east on Speedway Boulevard are both over 150 feet.

### **Conclusions**

#### **Trips Generated**

Although the project is being rezoned, it is not expected to generate more traffic than the existing use.

## **Trip Impacts**

### Vehicular

Because there will be very few if any increases in peak hour traffic volumes with the improvements, the project area roadways will continue to operate below their daily LOS D capacities.

### Pedestrian

There are existing sidewalks on each side of the project roadways.

### Bicycle

No impacts to the existing bike/bus lanes along Speedway Boulevard are anticipated.

### Transit

The existing transit route on Speedway Boulevard will continue to provide access to the project site.

## **Recommendations**

1. This traffic statement supports a rezoning submittal.
2. Because there will be very few if any increases in traffic volumes with the rezoning as it will remain an office, the project area roadways will continue to operate below their daily LOS D capacities.
3. Access to the site will be via existing driveways as shown on the site plan. There are no new driveways proposed on Speedway Boulevard or on Fremming Avenue.
4. The developer must work with the City of Tucson and the surrounding neighborhood to ensure that traffic impacts are minimized to be sensitive to the surrounding land uses.
5. All new traffic signs, signals and markings must comply with the *Manual on Uniform Traffic Control Devices* and City of Tucson requirements.

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# ***APPENDIX***

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- *Preliminary Site Plan*

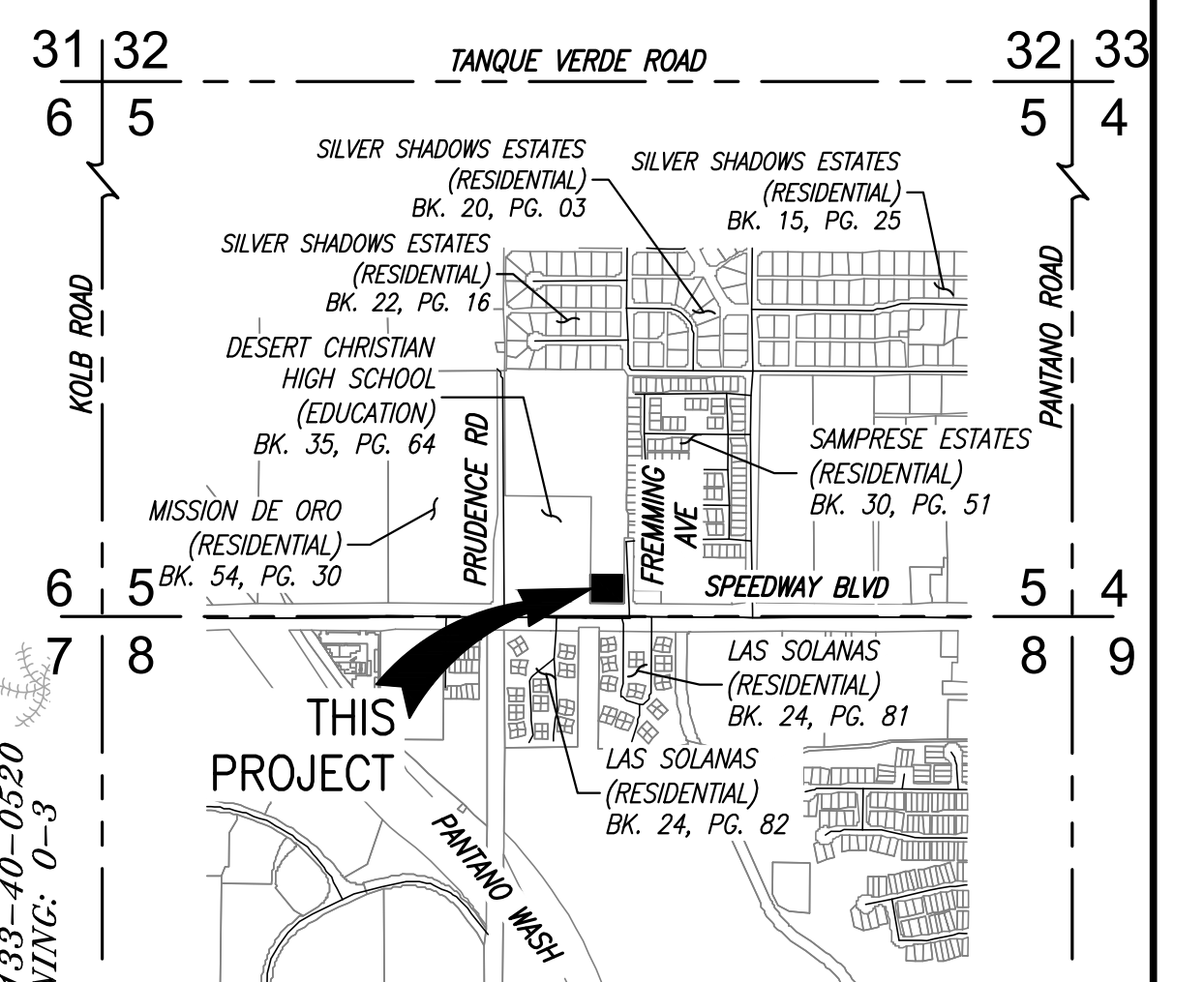
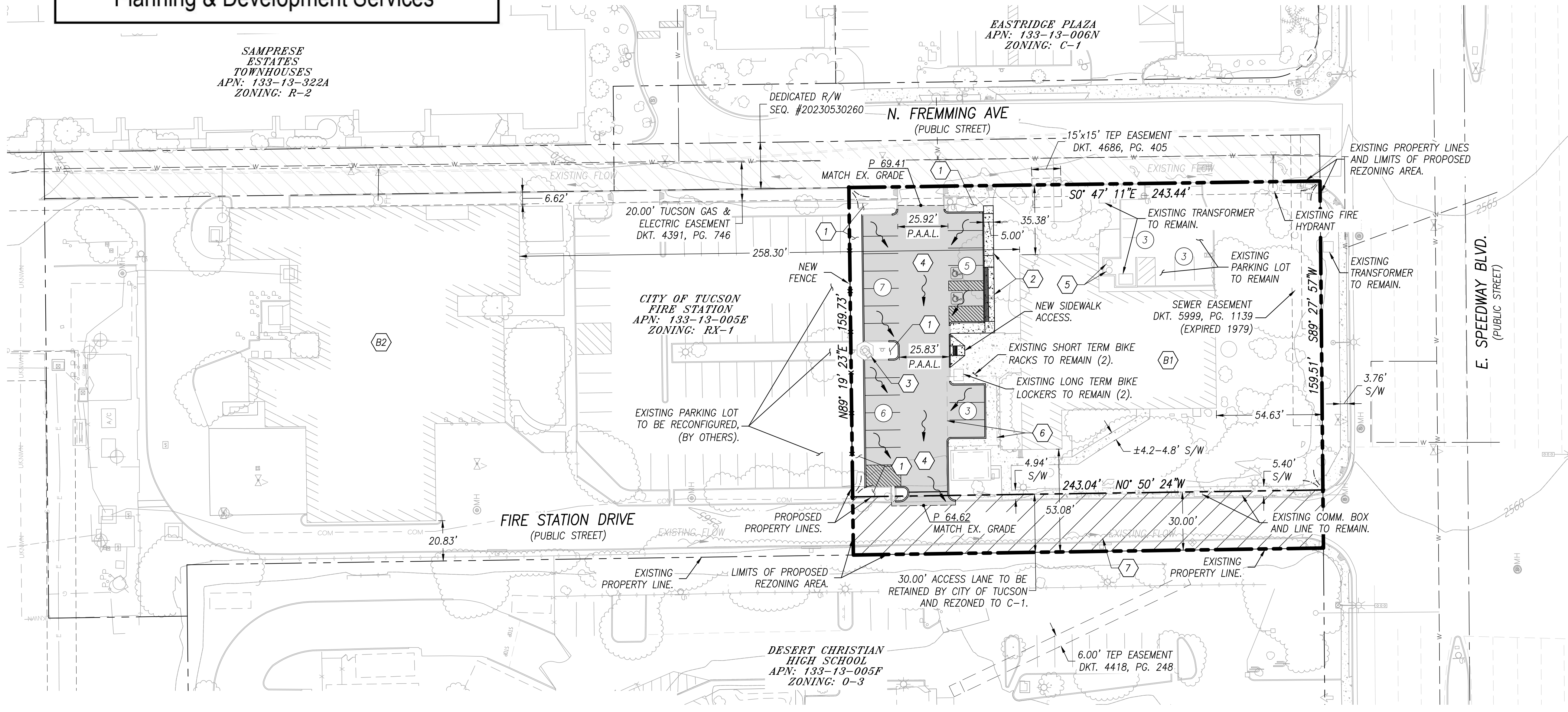


Revised **REZONING**  
**Preliminary Development Plan**  
 TP-ENT-0623-00026 Date 8/15/23  
 Planning & Development Services



SAMPRESE  
ESTATES  
TOWNHOUSES  
APN: 133-13-322A  
ZONING: R-2

EASTRIDGE PLAZA  
APN: 133-13-006N  
ZONING: C-1



**LOCATION MAP**  
 SCALE: 1" = 1,000'  
 A PORTION OF SOUTHWEST QUARTER OF THIS  
 SOUTHEAST QUARTER OF SECTION 5, T-14-S,  
 R-15-E, G&SRM, PIMA COUNTY, ARIZONA

- PROJECT NOTES**
- CURRENT ZONING: RX-1, (PROPOSED ZONING: C-1)
  - PROPOSED PROJECT AREA: 38,825 S.F., (0.89 ACRES)
  - EXISTING BUILDING HEIGHT: 14' - 8"
  - PARKING PROVIDED:  
PUBLIC = 25 + 2 HANDICAP  
TOTAL = 27
  - THIS PROJECT IS NOT LOCATED ON A SCENIC ROUTE.
  - DRAINAGE LEADING UP TO THE SITE AND THROUGH THE SITE IS ROADWAY SHEET FLOW, NO MAJOR CHANNELS OR WASHES PRESENT. DRAINAGE PATTERNS ARE NOT AFFECTED BY THIS DEVELOPMENT.
  - WATER SERVICE PROVIDER FOR THIS PROPERTY IS TUCSON WATER.
  - THIS DEVELOPMENT DOES NOT REQUIRE ANY ADDITIONAL OFFSITE IMPROVEMENTS.
  - NO NEW SEWER CONNECTIONS ARE PROPOSED FOR THIS DEVELOPMENT.

**LEGEND**

FEATURE	NEW	EXISTING	
PROPERTY/LOT LINE	---	---	
EASEMENT LINE	---	---	
MONUMENT LINE	---	---	
A.C. PAVEMENT	▬	▬	
CONCRETE CURB	▬▬	▬▬	
CONCRETE CURB & GUTTER	▬▬▬	▬▬▬	
CONCRETE SIDEWALK/PAD	▬▬▬▬	▬▬▬▬	
BUILDING EXTERIOR WALL	▬▬▬▬▬	▬▬▬▬▬	
SLOPE ARROW	↗	↗	
PARKING COUNT	Ⓢ	Ⓢ	
SITE WALL	▬▬▬▬▬	▬▬▬▬▬	
EXISTING CITY OWNED FIRE ACCESS LANE	▬▬▬▬▬	▬▬▬▬▬	
STREET LIGHT			Ⓢ
SIGN			Ⓢ
FIRE HYDRANT			Ⓢ
WATER VALVE			Ⓢ
WATER METER			Ⓢ
BACKWATER VALVE			Ⓢ
WATER MAIN			--- W ---
MANHOLE			Ⓢ
SEWER MAIN			--- S ---
UTILITY MANHOLE			Ⓢ
COMMUNICATION MAIN			--- COM ---

**BUILDINGS**

- (B1) EXISTING WARD 2 OFFICE (TO REMAIN)  
±7,337 S.F.  
CURRENT ZONING: RX-1  
PROPOSED REZONE TO BE: C-1  
USE: COMMERCIAL SERVICES; ADMINISTRATIVE & PROFESSIONAL OFFICES  
BLDG. HEIGHT= 14' - 8"  
PROPOSED AREA= 38,825.5 S.F., 0.89 ACRES
- (B2) EXISTING C.O.T. FIRE STATION (TO REMAIN)  
±17,042 S.F.  
CURRENT ZONE: RX-1 (TO REMAIN)  
USE: CIVIC; PROTECTIVE SERVICES, (FIRE STATION)  
HEIGHT= 20' - 4"  
PROPOSED SITE= 38,825 S.F., (0.89 ACRES)

**VEHICULAR PARKING CALCULATIONS**

	REQUIRED	PROVIDED
USE: COMMERCIAL SERVICES	1/300 S.F. (GFA) = 25	27
ACCESSIBLE	2	2
VAN ACCESSIBLE	1	1
LOADING ZONE		
COMMERCIAL SERVICES	0	0

**KEYNOTES**

- (1) PROPOSED LANDSCAPING AREAS/ISLAND.
- (2) SECTION OF NEW SIDEWALK.
- (3) EXISTING COMMUNICATION TOWER AND CONCRETE BASE TO REMAIN.
- (4) REVISED PARKING AND P.A.A.L.
- (5) EXISTING ACP'S (TRASH) TO REMAIN.
- (6) EXISTING SOLAR SHADE CANOPY TO REMAIN.
- (7) CROSS HATCHED AREA INDICATES AREA OF EXISTING CITY OWNED FIRE ACCESS LANE PROPOSED TO BE REZONED TO C-1 ALONG WITH THE EXISTING WARD 2 OFFICE (B1)

**BICYCLE PARKING CALCULATIONS**

	REQUIRED	PROVIDED
SHORT TERM		
COMMERCIAL SERVICES	2	2
LONG TERM		
COMMERCIAL SERVICES	2	2

Rev #	Date	Description
 <b>GRENIER ENGINEERING, INC.</b> Structural & Civil Engineering Consultant 6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 ~ Fax: 520.326.7508		
Job Number:	22091.03	
Designed By:	TL	
Drawn By:	TL	
Checked By:	JEG	
Date:	08/15/2023	
Scale Vt:	N/A	Hz: 1"=30'
<b>PRELIMINARY DEVELOPMENT PLAN</b> DESERT CHRISTIAN HIGH SCHOOL <b>WARD 2 OFFICE IMPROVEMENTS</b> 7575 E. SPEEDWAY TUCSON, ARIZONA 85710		
Sheet Number:	<b>1</b>	
Sheet	1 of 1	

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

**TP-ENT-0623-00026 SP**

Expose this flap - Affix stamp and return

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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**