



# MEMORANDUM

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**DATE:** October 11, 2023  
For October 26, 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-0823-00035– Intelligent Design –1145 East Fort Lowell, R-2 & O-3 to C-2**  
**(Ward 3)**

**Issue** – This is a request by Brian Underwood and Garrett Aldrete of the Planning Center, on behalf of the property owners, Intelligent Design, to rezone 1.94 acres from R-2 Residential and O-3 Office to C-2 Commercial, for the purpose of a warehouse, office and training facility. The proposal includes an adaptive reuse of an existing assembly hall and support spaces and the addition of a 9,000 sf warehouse and 12,300 sf office space totaling approximately 42,950 sf. This site will be used as a corporate headquarters and charitable works center. The preliminary development plan also identifies parking, loading, landscape and buffer areas. The subject site is north of East Fort Lowell Road, and west Navajo Road. (see Case Location Map).

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of C-2 zoning subject to the attached preliminary conditions.

## **Background Information**

**Existing Land Use:** Vacant, formerly a religious use including assembly hall, sanctuary, and office.

## **Zoning Descriptions:**

**Existing: Residential Zone (R-2):** This zone provides medium density, single-family and multifamily, residential development, together with schools, parks and other public service necessary for an urban residential environment. Select other use, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

**Existing: Office Zone (O-3):** This zone provides for mid-rise, office, medical, civic, and select other uses, such as urban agriculture and renewable energy generation, that provide reasonable compatibility with adjoining residential uses.

Proposed: Commercial Zone (C-2): This zone provides for general commercial uses that serve the community and region. 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: R-2; Residential

South: R-2; Commercial

East: C-1; Commercial

West: R-2 & O-3; North Residence and South Office

Previous Cases on the Property: None

**Project Background** –

The applicant is proposing a change in zoning and land use to accommodate the rehabilitation and adaptive reuse of the vacant Greek Orthodox Church. New additions to the property include two office buildings, one 1-story and one 2-story, as well as a 1-story warehouse building.

**Applicant's Request** – The applicant seeks to rezone this now vacant site from R-2 & O-3 to C-2, to develop a corporate headquarters and charitable works center for Intelligent Design Air Conditioning. C-2 zoning allows for medium intensity general commercial uses that serve the community and region. The applicant is requesting a change to C-2 (Commercial) zoning to accommodate the warehouse-use on site, which is not an allowable use in C-1.

**Planning Considerations** – Land use policy direction for this area is provided by *Plan Tucson* and *Northside Area 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 Neighborhood Centers Building Block of the Future Growth Scenario Map.

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

**LT28.2.12** Support environmentally sensitive design that protects the integrity of existing neighborhoods, complement 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.

**The Northside Area Plan** - The *Northside Area Plan (NAP)* is intended to guide future development, while protecting and enhancing existing uses.

Relevant policies in the *NAP* include:

**Nonresidential Subgoal:** Provide for nonresidential uses in the Northside area that are designed in harmony with adjacent development.

**Nonresidential Policy 5:** Ensure well-designed nonresidential development by:

- a) Minimizing the number of vehicular access points.
- b) Providing common access points and parking, integrated vehicular and pedestrian circulation systems, and other amenities in common with adjacent nonresidential developments.
- d) Requiring appropriate design elements and buffering techniques during the rezoning and associated development review process to ensure the sensitive design of nonresidential development on established neighborhoods. These elements must be shown on rezoning concept plans and development plans (See General Design and Buffering policies).

### **Design Considerations**

**Land Use Compatibility** – Surrounding zoning is C-1 Commercial to the east with residential and commercial uses, R-2 Residential to the south with residential uses along Fort Lowell Road, R-2 Residential to north with vacant and residential uses, O-3 Office to the west with vacant, office, and commercial uses. As a result of pre-submittal comments, the Preliminary Development Plan (PDP) has emphasized setbacks and a minimum number of vehicular access points along Fort Lowell Road and Navajo Road per the *Northside Area Plan*. The proposed corporate headquarters and charitable development is aligned with *Plan Tucson's* policy, which supports infill and appropriate residential development along arterial streets with a limited number of access points. As a result, the proposed use is designed in harmony with adjacent residential uses.

**Design Compatibility** – The Design Compatibility Report (DCR) and the proposed PDP includes a series of existing and new 1 and 2 story buildings that range from 14 to 29 feet in height. The preliminary development plan also indicates the proposed office along the southern property line, consistent with providing greater separation from the southern residential area. Additionally, the other new proposed warehouse building will be located at the northwest area of the parcel and have minimum impact to Navajo Road with a left turn only and right turn only along the northern property line. Additional screening will be provided to the residential land use via 5-foot wall and fence.

**Privacy Mitigation** – Building orientation and specific window positioning will provide protection for adjacent residences. The buildings and windows are orientated to face the interior of the site. Additionally, there are no windows directly facing west. Clerestory windows will also be utilized in the two-story building along the northeast corner to provide interior lighting while protecting the residential use to the north.

Road Improvements/Vehicular Access/Transit – Access to the site can be perceived as two pronged, with a “public” entrance along Fort Lowell and a “service” entrance along Navajo Road. Fort Lowell provides a two-way ingress driveway at the southwest corner. The service facing functions are accessible from the previously mentioned left turn only and right turn via Navajo. Additionally, pedestrian improvements will also occur along Navajo Road as well as curb returns. A waiver from DTM will be required to waive new curb requirements due to related impacts to localized flooding. Additionally, the applicant has a concurrent request with the Real Estate Division to purchase a portion of the Fort Lowell Road right of way shown in the preliminary development plan. This area is approximately 20 feet by 240 feet. The purchase is considered an administrative sale under Ordinance 10892.

Site Engineering – The site is within a floodplain and as a result any new structures will be required to evaluate the flood elevation impacts on adjacent properties. Additionally, new and existing structures will need to follow substantial improvements and damage standards.

Landscaping and Screening –At the direction of the City of Tucson Engineering Department, the project will not incorporate any landscape materials along the north, south, and eastern property lines that would alter the existing flow or water surface elevation of the Navajo Wash. Landscaping will be limited to western property line and the front parking area.

**Conclusion** –The proposed rezoning of the site from R-2 & O-3 to C-2 is appropriate for this location, is compatible with existing surrounding land uses, and is in compliance with *Plan Tucson* and *the Northside Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested C-2 zoning is recommended.

File Location:

C:\Users\spaz1\City of Tucson\PL - Advanced Planning - Entitlements\REZONINGS\2023\TP-ENT-0823-00035 Intelligent Design  
- Fort Lowell Rd

Preliminary Conditions

TP-ENT-0823-00035 – Intelligent Design, 1145 E. Fort Lowell, Rezoning  
R-2 & O-3 to C-2 (Ward 3)

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated August 9, 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.
  - a) Cultural resources have not been adequately evaluated for this site. The archaeological and built resources should be properly evaluated and information should be included in the report. The building appears to be eligible but should be fully evaluated by a qualified architectural historian.
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.

ROW/IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

6. Obtain an *Technical Standards Modification Request* approval to waive TSM 10-01.3.3.D.5. for the curb requirement along Navajo road.

FLOODPLAIN MANAGEMENT

7. Pima County Flood Control provides the following conditions:
  - a) The proposed structures shall be a minimum of one-foot above the Base Flood Elevation of the Federal Emergency Management Agency Special Flood Hazard Area Zone AE associated with the regulatory Navajo Wash.

## SITE ENGINEERING

The Development Package, shall provide the following:

8. An encroachment analysis on new structures will be required to ensure < .1 ft flood elevation rise on adjacent properties.
9. A floodplain use permit will be required for any work in the floodplain. Any new structures will need to be brought to compliance with floodplain regulation, any existing buildings will need to follow substantial improvement/damage standards.

## WASTEWATER CAPACITY

10. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

## LANDSCAPING AND RIPARIAN AREAS

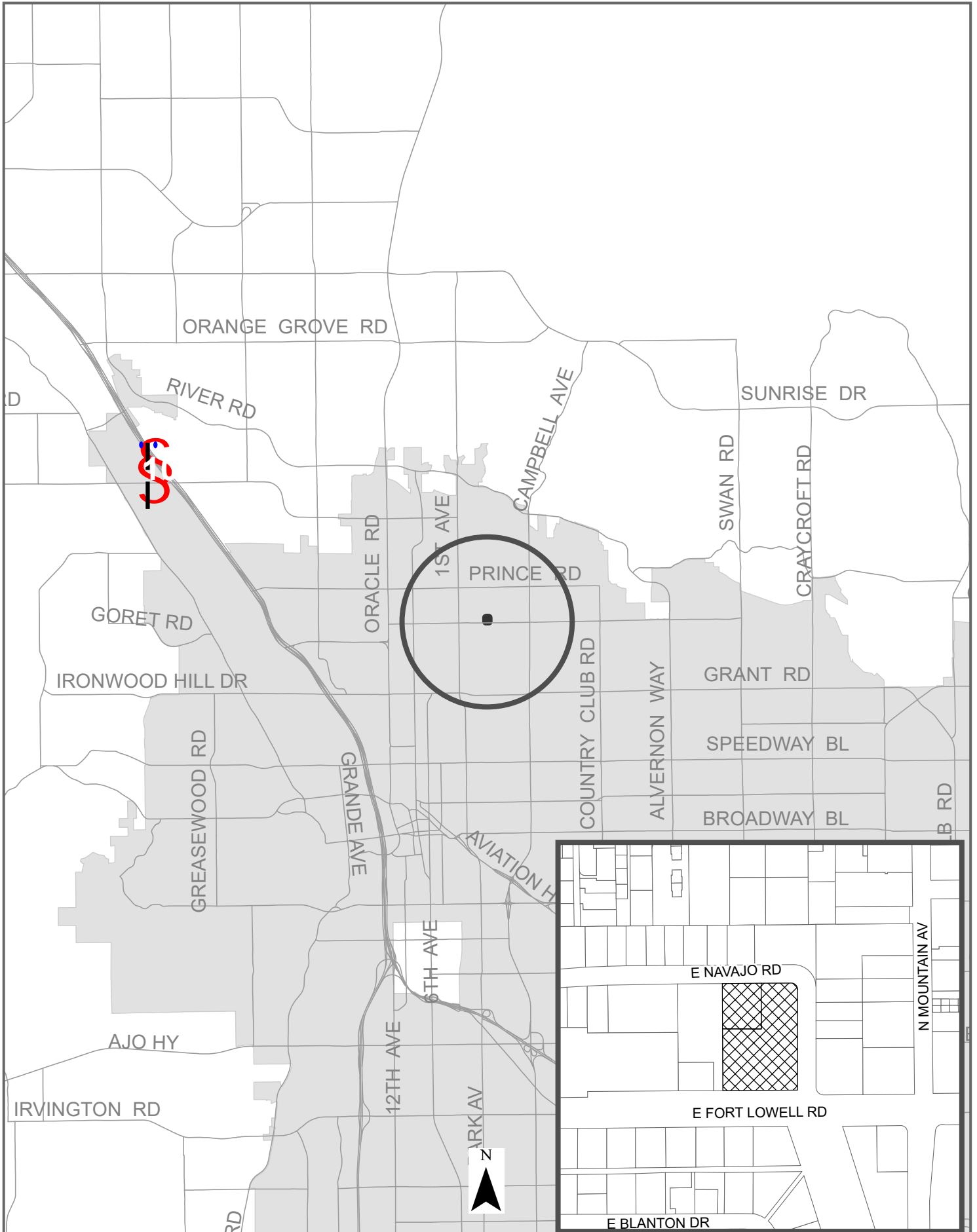
11. Separate water meter for irrigation.
12. Maximize the rainwater harvesting across the site into the landscape areas, including but not limited to the street landscape borders as well as the tree wells for the required trees for the parking lot.
13. The applicant will have to use flush curbs and parking blocks in the parking areas to achieve the highest percentage of rainwater harvesting possible on the existing site.

## SIGNAGE

14. Non-Illuminated signage on both the north and east building elevations.
15. Non-Illuminated access point signage along the north and east site boundaries along Navajo Road.

## ZONING EXAMINER CONDITIONS

# TP-ENT-0823-00035 from R-2 & O-3 to C-2

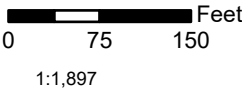


TP-ENT-0823-00035 from R-2 & O-3 to C-2

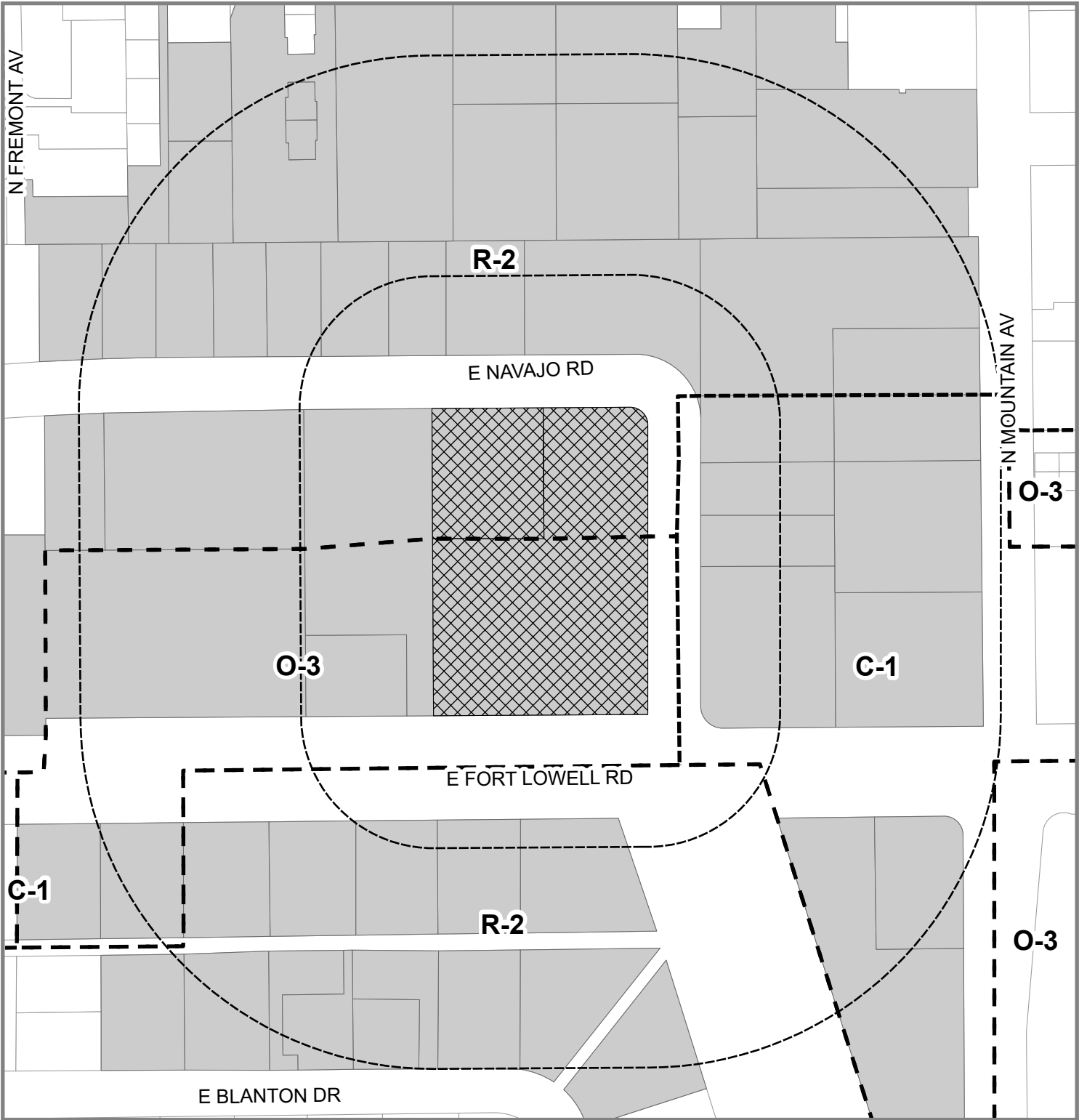


Area of Rezoning

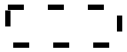
Address: 1145 E FORT LOWELL RD  
Base Maps: Twp. 1303 Range 1402 Sec. 30  
Ward(s): 3



TP-ENT-0823-00035 from R-2 & O-3 to C-2



Area of Rezoning



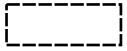
Zone Boundaries



Properties Notified

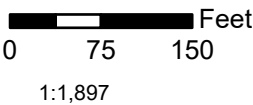


400' Notification Area



Protest Area (150 ft. Radius)

Address: 1145 E FORT LOWELL RD  
Base Maps: Twp. 1303 Range 1402 Sec. 30  
Ward(s): 3



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|---|
| <p align="center"><b>REZONING</b></p> <p align="center">Preliminary Development Plan</p> <p align="center">TP-ENT- 0823-00035 Date 10/05/2023</p> <p align="center">Planning &amp; Development Services</p> |
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## M E M O R A N D U M

**Date:** July 24, 2023 **Job No:** IDAC-01

**To:** John Beall, Entitlements Section Manager, PDSD

**From:** Brian Underwood, Director of Planning, The Planning Center

**Project:** Intelligent Design Corporate Headquarters – First Neighborhood Meeting Summary

This memorandum summarizes the neighborhood meeting held on Tuesday, May 30, 2023, as part of a rezoning request for the new corporate headquarters of Intelligent Design Air Conditioning, Plumbing, and Solar located at 1145 E Fort Lowell Road (APNs: 113-04-3470 and 113-04-3460), at the northwest corner of the intersection of Navajo Road and Fort Lowell Road. The meeting was held virtually via Zoom and was noticed correctly utilizing mailing labels provided by the City of Tucson Planning and Development Services Department. Notices were sent to all property owners within 400 feet of the subject site and all neighborhood associations within one mile. The offices of the Mayor and Councilmember Dahl were also notified.

The meeting began at 5:45 pm via Zoom. Brian Underwood and Adam Call of The Planning Center hosted the meeting. Garrett Aldrete, also from The Planning Center, attended with the owners of the property and Intelligent Design, Andrew and Aimee Dobbins, and project engineer Corey Thompson from RICK Engineering. C.J. Boyd from the Ward 3 office also attended the meeting. Members of the neighborhood who attended the meeting included Linda Lohse, Gael and Matt Brock, Tim Lorenzen, Charlie Buchanan with Habitat for Humanity, Sofie (no last name given), Mary (no last name given), Duffy (no last name given), an attendee with the name “Galaxy S8” and another with the phone number 520-304-2979.

The meeting began by introducing the project team and presenting the project to those in attendance, including a brief overview from the owners of the property and what they envision. The presentation covered the characteristics of the site and surrounding area, existing zoning, a rough concept of what is being planned, and proposed on-site and off-site circulation. The rezoning process was also briefly explained, highlighting critical next steps. Questions were asked throughout the presentation, but an additional opportunity for questions from those in attendance was provided at the end of the presentation.

### Discussion

The main topic of discussion throughout the meeting was the impact of traffic because of the proposed use. The three separate topics related to traffic were specific to student safety when walking along Navajo

Road, commercial traffic through the neighborhood, and existing traffic conditions with the unauthorized user on the adjacent property to the west. The summary of the meeting discussion is provided below.

During the presentation, C.J. Boyd was curious about the split zoning on the property and whether the previous church use could have been located in either zone. It was explained the church use could go in any zone. Mr. Boyd followed up, asking why the applicant was seeking C-2 zoning rather than C-1 zoning. It was explained that the warehouse use is not permitted in the C-1 zone but is permitted in the C-2 zone. It was further explained that even with the C-2 zoning, the property owner would still be held to the preliminary development plan approved with the rezoning, and substantial changes to the PDP would require going through a process similar to the rezoning.

Linda Lohse stated she recently donated four parcels north of the site to Habitat for Humanity. Mrs. Lohse commented that the current planned egress location in the rear of the property is near the entrance to the planned Habitat for Humanity subdivision. Mrs. Lohse asked whether ingress/egress could be provided from a single access point. It was explained that because the existing buildings will remain, there is not enough space in the rear courtyard area for maneuvering to allow a single access point.

Charlie Buchanan added that most of the homes sold by Habitat for Humanity are to families, and Mrs. Lohse and himself are concerned with pedestrian conflicts, particularly with children going to school, or bus stops along Navajo Road. It was explained that all drivers would be employees of Intelligent Design, which offers greater control over how they will access the site to reduce potential conflicts. Additionally, it was explained that no semi-trucks would be accessing the site and that the box trucks they use are smaller than the standard-size box truck, and they would only access the site six times per day during the summer season and two times per day during the winter season. The low level of commercial traffic the site will generate would be directed back toward Fort Lowell Road rather than through the neighborhood.

Tim Lorenzen stated that he likes the project and the proposed right turn only to direct traffic back to Fort Lowell Road from the rear yard. He wishes to have more sidewalks in the neighborhood and stated he would be willing to give up some of his property to install sidewalks along Navajo Road. It was explained that the exact right-of-way improvements will be determined later in the process through discussions with the city, but improvements to other properties would require agreements between property owners and cannot be legally mandated by the city. C.J. Boyd stated there is currently no sidewalk along Navajo Road, and the city typically requires a sidewalk as part of this process. The owner of the property, Andrew Dobbins, stated that he is committed to placing sidewalks adjacent to the property and would be willing to discuss options for comparable improvements elsewhere if the city does not allow sidewalks or an alternative walkway due to floodplain issues.

Another member of the neighborhood, identified as “Duffy,” also stated that they like the project but that Borderlands Produce Rescue currently sets up operations on the adjacent parcel, and part of the operations occur on the rezoning site. Still, they would like to see the produce market remain after development. The property owners stated that there has been no contact between the Borderlands Produce Rescue and themselves, but if their operations did not affect planned operations on the site, they would be open to allowing them to continue using the site. Mr. Lorenzen stated that he does not support Borderland Produce Rescue's current operations on the adjacent property because the issues they create related to noise and traffic in the neighborhood. Mr. Lorenzen stated that during their operation, the

neighborhood becomes filled with traffic and street parking, and traffic trying to reach Borderlands Produce Rescue backs up onto Fort Lowell Road. A member of the neighborhood, identified as “Sofie,” also did not agree with Borderlands Produce Rescue operations for reasons unrelated to this process.

Adam Call of The Planning Center explained the next steps of the process and that we will be taking the information we heard during this neighborhood meeting and applying it to our site planning efforts to create a more compatible development. This new preliminary development plan would be presented at a second neighborhood meeting, and after the second neighborhood meeting, the rezoning application would be submitted to the City of Tucson Planning and Development Services Department.

The Planning Center and Rick Engineering held several meetings with City staff from PDSD and DTM to coordinate site planning questions. Information from these discussions informed the new preliminary development plan. A second neighborhood meeting was scheduled for July 12<sup>th</sup> at 5:45 pm. This meeting was noticed using the same mailing labels as the first meeting. Two neighbors attended the second meeting, Tim Lorenzen and Michael Sene. Adam Call of The Planning Center presented the new preliminary development plan to them and reviewed the rezoning application and approval process. Both neighbors express excitement about the project and had no questions.

Our team is committed to working with the neighboring property owners and the larger neighborhood to ensure this project is successful and creates a great addition to the neighborhood. Should you have questions or would like additional information, please do not hesitate to contact me.

Thank you.

3135 N MOUNTAIN AVE LLC  
4335 VAN NUYS BLVD #299  
SHERMAN OAKS CA 91403

A1MISC TAN LLC  
6761 N PLACITA BELLA  
TUCSON AZ 85718

ALUMNI REAL ESTATE LLC  
3630 W CORAL BELLS CT  
TUCSON AZ 85745

APPEL JUSTIN M & KATHERINE B  
CP/RS  
3302 N FREMONT AVE  
TUCSON AZ 85719

ARELLANO MARGOT F & ROBERT L  
CP/RS  
1126 E FORT LOWELL RD  
TUCSON AZ 85719

AZ LOFT LIVING MIDTOWN LLC  
4048 E VIA DEL MIRLILLO  
TUCSON AZ 85718

BAILEY ALLEN R & CHARLOTTE A  
JT/RS  
1031 E NAVAJO RD  
TUCSON AZ 85719

BELDRO INVESTMENTS LLC  
5931 N ORACLE RD STE 215  
TUCSON AZ 85704

BLUE JAY REAL ESTATE LLC  
1050 S TYNDALL AVE  
TUCSON AZ 85719

CAKE INVESTMENT INC  
3670 N STONE AVE  
TUCSON AZ 85705

CAMACHO ANDRES C & CAMACHO  
LUIS C JT/RS  
3255 N SURGING WATERS PL  
TUCSON AZ 85712

CARLSON FAMILY REVOC TR  
ATTN: MICHAEL B & MONICA R  
CARLSON TR  
3450 N ARROYO LN TUCSON AZ  
85745

CRETE KEVIN B  
1037 E NAVAJO RD  
TUCSON AZ 85719

DOBBINS ANDREW M & AIMEE B  
CP/RS  
2200 W LA OSA ST  
TUCSON AZ 85705

H & H HALCYON CO II LLC  
ATTN: CAROLYN H HOLMES  
981 N BONANZA AVE TUCSON AZ  
85748

HABITAT FOR HUMANITY TUCSON  
INC  
3501 N MOUNTAIN AVE  
TUCSON AZ 85719

HALCYON STREET LLC  
PO BOX 31017  
TUCSON AZ 85751

HALCYON TOWNHOUSE OWNERS  
ASSN  
1036A E HALCYON RD  
TUCSON AZ 85719

HALLORAN PATRICK J JR  
1109 E NAVAJO RD  
TUCSON AZ 85719

HEALY ERICH R  
1049 E NAVAJO RD  
TUCSON AZ 85719

HEINZER FAMILY TR  
4340 N MAINARD DR  
TUCSON AZ 85719

KAYA NESLIHAN  
1105 E BLANTON DR  
TUCSON AZ 85719

KING CAROLYN  
1130 E FORT LOWELL RD  
TUCSON AZ 85719

LOHSE ROBERT & LINDA FAMILY TR  
4525 N CALLE CENIZA  
TUCSON AZ 85718

LORENZEN TIM L  
1101 E NAVAJO RD  
TUCSON AZ 85719

MALDONADO ANTONIO L  
1266 E HALCYON RD  
TUCSON AZ 85719

MAREZ KATHINA M  
1043 E NAVAJO RD  
TUCSON AZ 85719

MARGARET E MOONEY  
FOUNDATION  
2440 E BROADWAY BLVD  
TUCSON AZ 85719

MICHALSKI BONNIE J  
1037 E BLANTON DR  
TUCSON AZ 85719

MOORE RUSSELL  
2462 N PARK AVE  
TUCSON AZ 85719

NARROWS PROPERTIES LLC  
3310 N PARK AVE  
TUCSON AZ 85719

NGUYEN LUONG T  
1115 E BLANTON DR  
TUCSON AZ 85719

OGLESBEE COLIN T & FRENCH  
EMILY MEREDITH JT/RS  
3241 N MOUNTAIN AVE  
TUCSON AZ 85719

ORTIZ CARLOS R  
1245 E FORT LOWELL RD  
TUCSON AZ 85719

PANACEA PROPERTIES II LLC  
4503 E SARANAC DR  
TUCSON AZ 85718

PENDOLINO BETH A  
1150 E FORT LOWELL RD  
TUCSON AZ 85719

PROJECT INSIGHT INC  
1038 E FORT LOWELL RD  
TUCSON AZ 85719

RAMIREZ LETICIA  
3249 N MOUNTAIN AVE  
TUCSON AZ 85719

RENT PROPERTIES LLC  
PO BOX 64007  
TUCSON AZ 85728

RODRIGUEZ ADAM JR & LOURDES  
CP/RS  
2860 W RUDASILL RD  
TUCSON AZ 85741

SENE MICHAEL & ERICA TR  
6841 ELVERTON DR  
OAKLAND CA 94611

SERENITY HOLDINGS V LLC  
1650 E FORT LOWELL RD STE 202  
TUCSON AZ 85719

SKUTSCH BARBARA  
1110 E HALCYON RD  
TUCSON AZ 85719

SOUTHWEST CONVENIENCE SPE  
LLC  
109 N ACACIA AVE  
SOLANA BEACH CA 92075

STEELE ETHAN  
2750 E CROYDEN ST  
TUCSON AZ 85716

WATER OF LIFE SPIRITUAL  
COMMUNITY  
3269 N MOUNTAIN AVE  
TUCSON AZ 85719

WOODS JESSE L III & LORI JONES  
3301 N MOUNTAIN AVE  
TUCSON AZ 85719

The Planning Center  
RE: IDAC-01  
2 E. Congress St., Suite 600  
Tucson, AZ 85701

Regina Romero - Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

Lindy Brigham - N.A. - RillitoBend  
1510 E Grant Rd  
Tucson, AZ 85719

Philip Kuras - N.A. - Richland Heights  
East  
3208 N Wilson Ave  
Tucson, AZ 85719

Sarah Mulholland - N.A. - Richland  
Heights West  
1507 E Lind Rd  
Tucson, AZ 85719

Erica Prather - N.A. - Amphi  
3313 N Fontana Ave  
Tucson, AZ 85705

Michael Geddis - N.A. - Campbell/Grant  
Northeast  
2253 E Mitchell St  
Tucson, AZ 85719

Jim Brooker - N.A. - Campus Farm  
1208 E Smoot Dr  
Tucson, AZ 85719

John Pendolino (Chairmman) - N.A. -  
Hedrick Acres  
1228 E Hedrick Dr  
Tucson, AZ 85719

Leslie Carlson (Spokesperson) - N.A. -  
Keeling  
3048 N Fontana Ave  
Tucson, AZ 85705

Sarah Studd (Co-Pres) - N.A. -  
Mountain First Avenue  
1131 E Mitchell St  
Tucson, AZ 85719

Barbara (Bam) Miller - N.A. - Samos  
1609 E Spring St.  
Tucson, AZ 85719

Lynda Cannon - N.A. - Mountain View  
PO Box 65480  
Tucson, AZ 85728

Mary Bird - N.A. - RillitoBend  
1510 E Grant Rd  
Tucson, AZ 85719

Jim Cummins - N.A. - Richland Heights  
East  
1945 E Lind Rd  
Tucson, AZ 85728

Sheila Maguirre - N.A. - Richland  
Heights West  
1339 E Lind Rd  
Tucson, AZ 85719

Christina Early - N.A. - Amphi  
430 E Yavapai Rd Apt 5  
Tucson, AZ 85705

Cynthia Sorrenson - N.A. -  
Campbell/Grant Northeast  
2241 E Silver St  
Tucson, AZ 85719

Georgina Lambert - N.A. - Campus  
Farm  
3939 N Tyndall Ave  
Tucson, AZ 85719

Robert Sheinaus (Co-Chair) - N.A. -  
Hedrick Acres  
1805 E Blacklidge Dr, Apt B  
Tucson, AZ 85719

Leslie Carlson - N.A. - Keeling  
3048 N Fontana Ave  
Tucson, AZ 85705

Rodney Fable - N.A. - Mountain First  
Avenue  
2671 N Santa Rita Ave  
Tucson, AZ 85719

David Rubin - N.A. - Samos  
1428 E Water St  
Tucson, AZ 85719

Maria Voris - N.A. - Mountain View  
2954 N Campbell Ave #143  
Tucson, AZ 85719

Catlow Shipek - N.A. - RillitoBend  
2611 E Allen Rd  
Tucson, AZ 85716

Maureen Pollack - N.A. - Richland  
Heights East  
2000 W Greenlee Rd  
Tucson, AZ 85719

Jude Trautlein - N.A. - Richland Heights  
West  
1514 E Greenlee Rd  
Tucson, AZ 85719

Susan Frieze - N.A. - Amphi  
200 E Yavapai Rd  
Tucson, AZ 85705

Benjamin Elias - N.A. - Campbell/Grant  
Northeast  
2625 M Wilson Ave  
Tucson, AZ 85719

Bonnie Poulos (Contact ) - N.A. -  
Campus Farm  
1208 E. Smoot Dr  
Tucson, AZ 85719

Adrian Wurr - N.A. - Hedrick Acres  
1228 E Hedrick Drive  
Tucson, AZ 85719

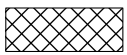
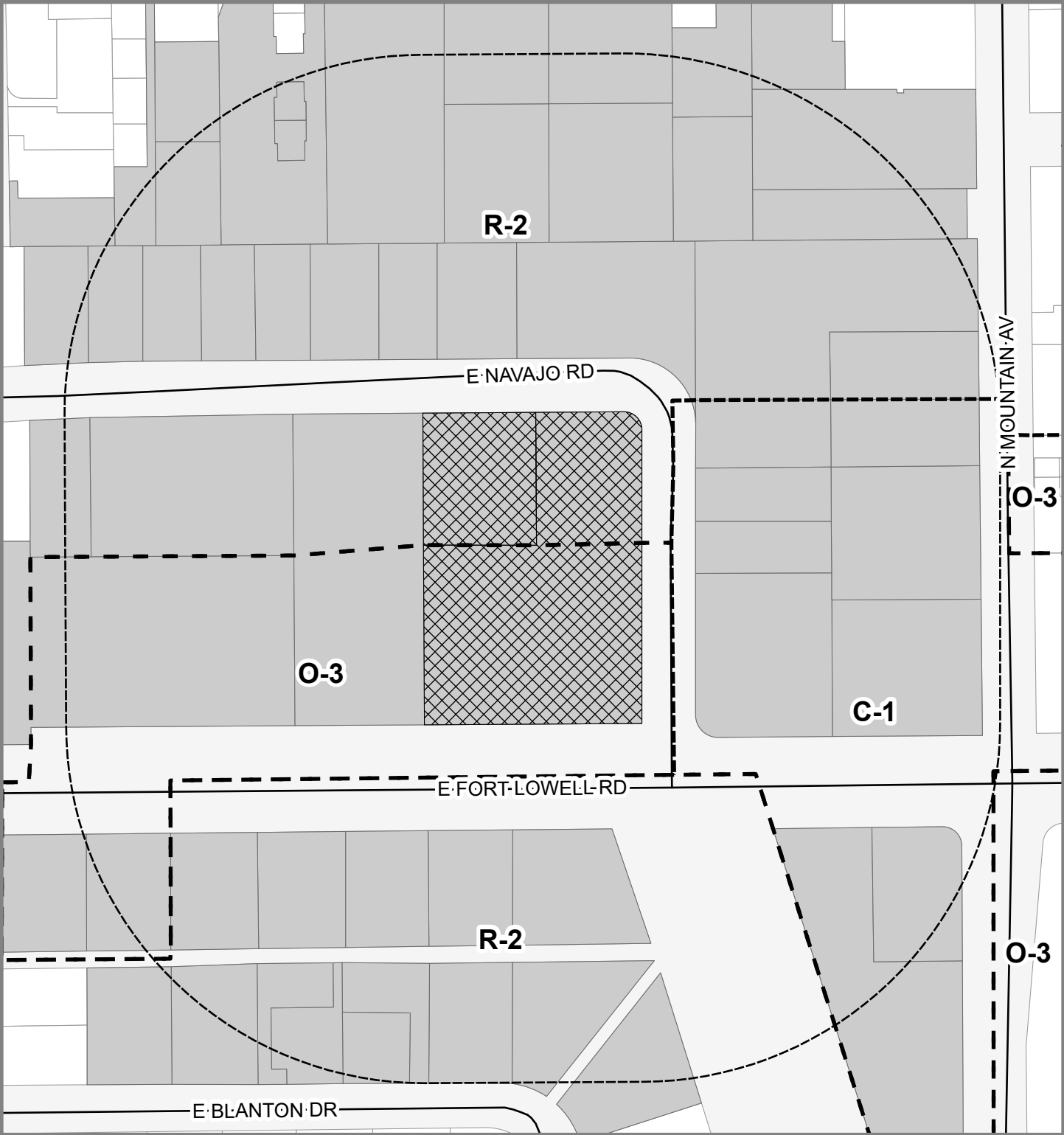
Nancy Reid - N.A. - Keeling  
2713 N Hopi Place  
Tucson, AZ 85705

Michael Gozan - N.A. - Mountain First  
Avenue  
1131 E Mitchell St  
Tucson, AZ 85719

Sarah Cebulski - N.A. - Samos  
1642 E Spring St  
Tucson, AZ 85719

Lisa Polito - N.A. - Mountain View  
1121 E Greenlee Pl  
Tucson, AZ 85719

Kevin Dahl - Ward 3  
1510 E. Grant RD  
Tucson, AZ 85719



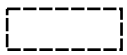
Subject Property



Zone Boundaries

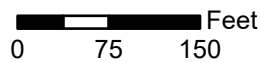


Properties Notified



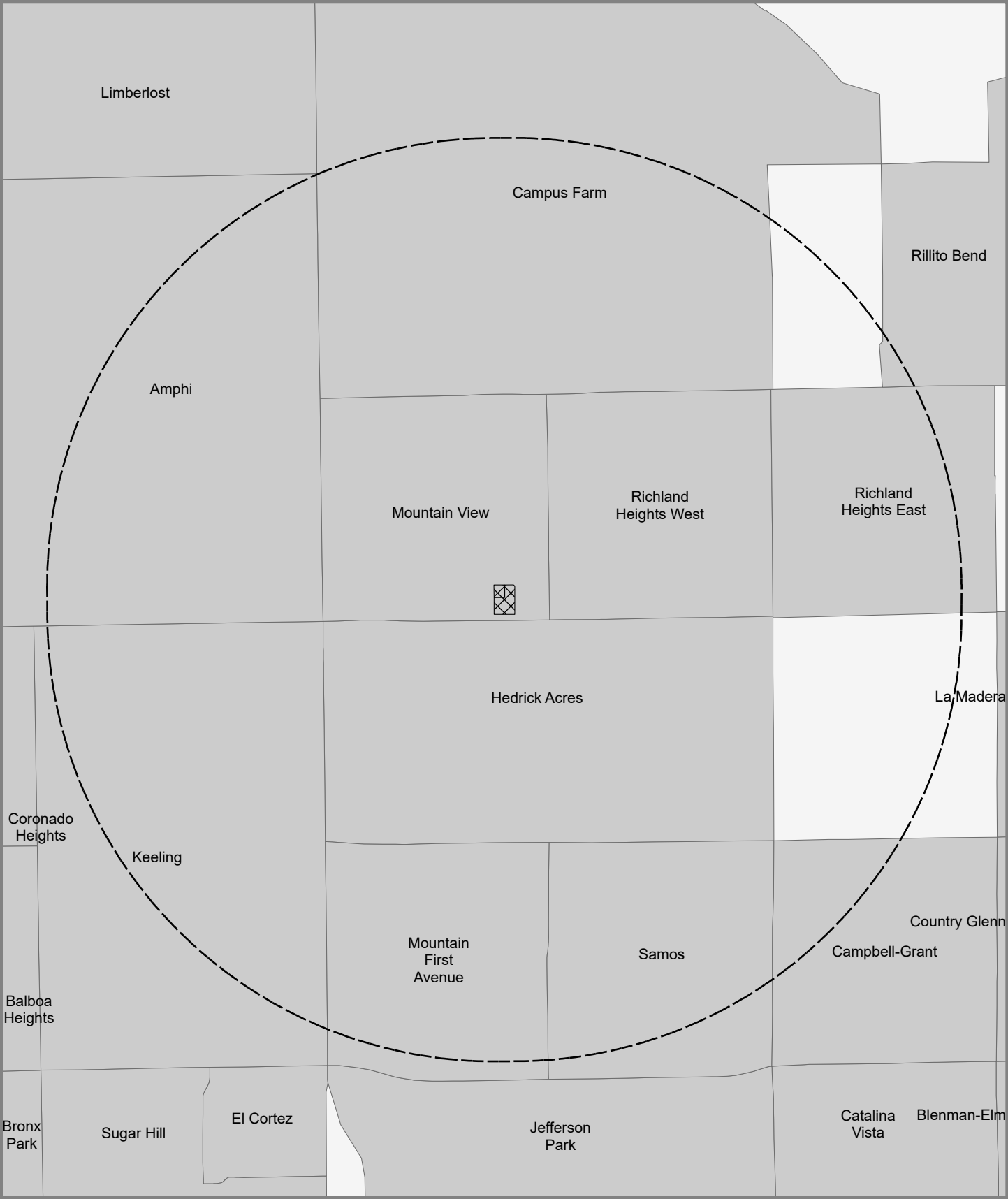
400' Notification Area



Address: 1145 E FORT LOWELL RD  
Base Maps: Twp. 1303 Range 1402 Sec. 30  
Ward(s): 3

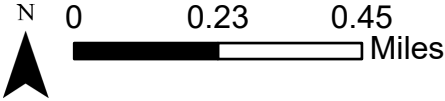


1:1,897





 Subject Property  
 1 Mile Notification Area



DATE: 5/17/2023

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

SUBJECT: Neighborhood Mailing Certification


ACTIVITY NUMBER:

PROJECT LOCATION:

This serves to place on record the fact that on 5/16/2023, Adam Call,  
(date) (name)

mailed notice of the 5/30/2023 neighborhood meeting such that the notice was  
(date of meeting)

received at least ten (10) days prior to the date of the meeting.

Signature: 

Date: 5/17/2023

DATE: 6/30/2023

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

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER:

PROJECT LOCATION:

This serves to place on record the fact that on 6/30/2023, Adam Call,  
(date) (name)

mailed notice of the 7/12/2023 neighborhood meeting such that the notice was  
(date of meeting)

received at least ten (10) days prior to the date of the meeting.

Signature: 

Date: 6/30/2023

May 16, 2023

Greetings Neighbor,

On behalf of the new owners, Intelligent Design Air Conditioning, Plumbing, and Solar, we invite you to a neighborhood meeting to discuss a rezoning proposal for the former Greek Orthodox Church site at 1145 East Fort Lowell Road, one block west of Mountain Avenue (see map).

This proposal requests a change of zoning from O-3 (Office Zone) and R-2 (Residence Zone) to C-2 (Commercial Zone) to repurpose the former Greek Orthodox Church into a non-profit trade school, office space for BreakDown International, a non-profit, GAP Kitchen (part of GAP Ministries, which feeds thousands of school children, elderly, and needy throughout Tucson daily), and the new corporate headquarters for Intelligent Design Air Conditioning, Plumbing, and Solar, a premier local service company.



The new property owners aim to rehabilitate the existing property and develop additional office and warehouse space, which will modernize the property for Intelligent Design and the non-profits to 1) operate out of long-term while the companies grow and 2) continue giving back to the community.

The proposed development will happen over several phases. The first phase will see the existing two-story building in the northeast corner converted into temporary offices for Intelligent Design Air Conditioning, Plumbing, and Solar. The second phase will be rehabilitating the existing church building, constructing an office building south of the current church hall, and constructing a warehouse north of the church hall. The final development phase is a long-term goal to adapt the two-story building in the site's northeast corner into a trade school specializing in heating, ventilation, and air conditioning.

There is already a growing need for skilled labor in these trades to meet installation and service demands throughout the city, and Intelligent Design is committed to helping grow that workforce in Tucson. The school would be open to the public and available to residents in the neighborhood seeking to learn a new trade or continue their education. Additionally, Intelligent Design proposes to continue partnering with the Salvation Army to feed the homeless on Thanksgiving and Christmas, as the church had done for many years. The company's owners intend for the site to serve as a hub for at least three other non-profits, which could greatly expand with their dedication to serving the local and national community.

**See Reverse Side**

May 16, 2023

Intelligent Design AC, Plumbing, and Solar Corporate Headquarters

Page 2

In addition to the above-mentioned new construction, the existing wall along the north and west boundaries will be enhanced with wrought iron for security purposes and vines or other vegetation for screening. A landscape border of varying widths with native, drought-tolerant trees and shrubs will also be planted along the property's eastern, northern, and western boundaries. Additional trees will be planted in the parking areas, and one of two driveways along Fort Lowell Road will be closed.

We hope you can join us to learn more about this exciting new development happening in the neighborhood.

**Please join us:**

**Date: May 30, 2023**

**Time: 5:45 PM**

**Location: Zoom (see link below)**

**<https://us06web.zoom.us/j/9844761151>**

**Meeting ID: 9844761151**

**Call-In Number: +1 (669) 444-9171**

Comments on this proposal may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone 520.791.5550. Additionally, comments may be made verbally and/or in writing at an upcoming Zoning Examiner public hearing to be announced.

If you cannot attend the meeting but still have questions, please call or email Adam Call at (520) 623-6146 or [acall@azplanningcenter.com](mailto:acall@azplanningcenter.com). You may also send an email to Garrett Aldrete at [galdrete@azplanningcenter.com](mailto:galdrete@azplanningcenter.com) requesting a live link for the meeting. This will keep you from having to manually type the link above into your web browser.

Thank you.

Sincerely,  
The Planning Center



Adam Call



# INTELLIGENT DESIGN

REZONING NEIGHBORHOOD MEETING #1

MAY 30, 2023

THE  
**PLANNING CENTER**  
PLANNING | LANDSCAPE ARCHITECTURE



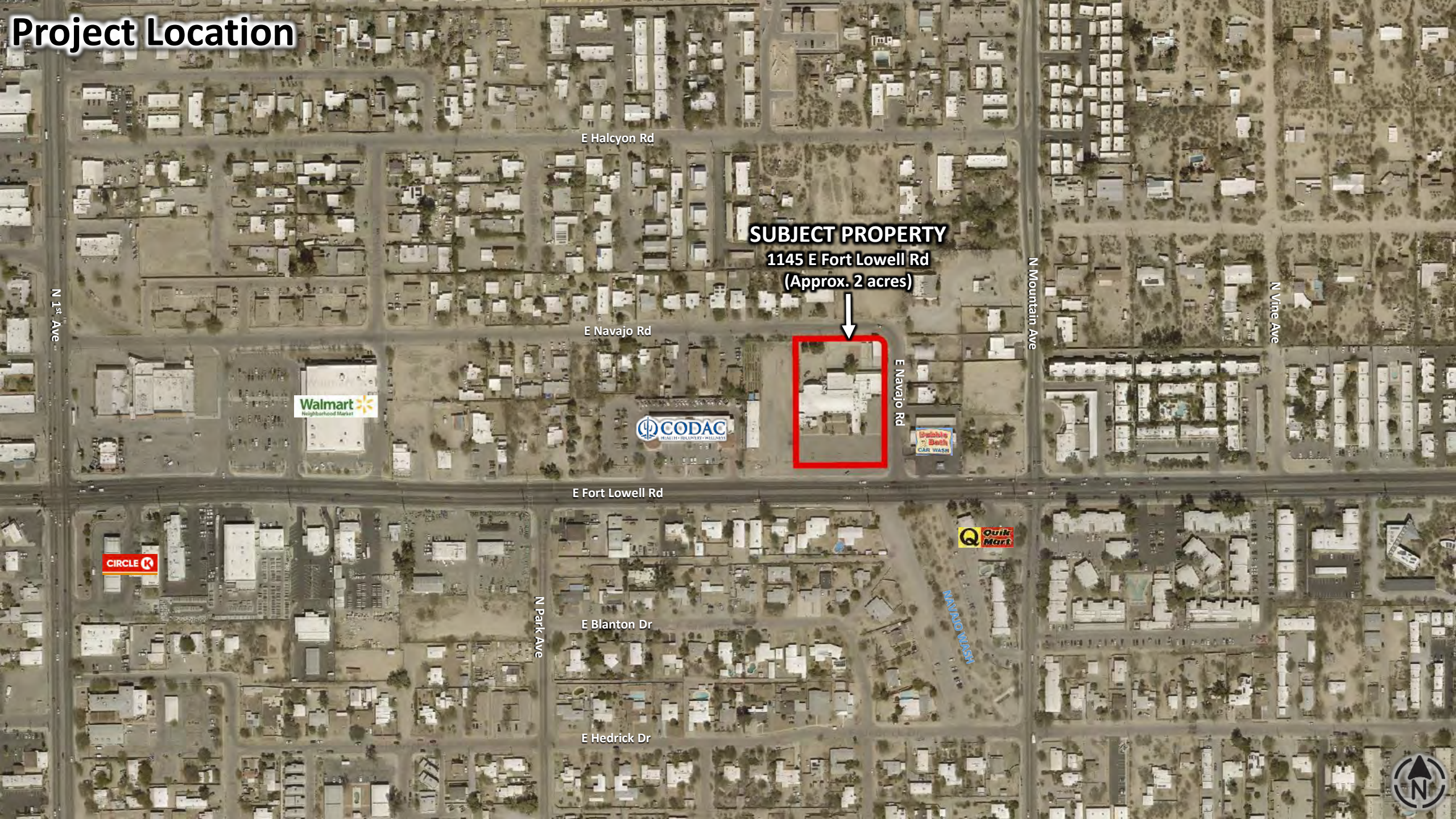
# Presentation Overview

- Introductions
- Project Vision
- Project Location & History
- Existing Conditions
- Preliminary Adaptive Reuse Concept
- Rezoning Process
- Discussion

# Project Vision

- Corporate headquarters for Intelligent Design
- Continue church use with event space
- Support non-profit organizations
  - BreakDown International
  - GAP Ministries
  - Salvation Army
- Trade school

# Project Location



E Halcyon Rd

**SUBJECT PROPERTY**

1145 E Fort Lowell Rd

(Approx. 2 acres)

E Navajo Rd

Walmart  
Neighborhood Market

CODAC  
HEALTH & RECOVERY WELLNESS

E Navajo Rd

Bubble Bath  
CAR WASH

E Fort Lowell Rd

CIRCLE K

Quik  
Mart

N Park Ave

E Blanton Dr

E Hedrick Dr



# Site History

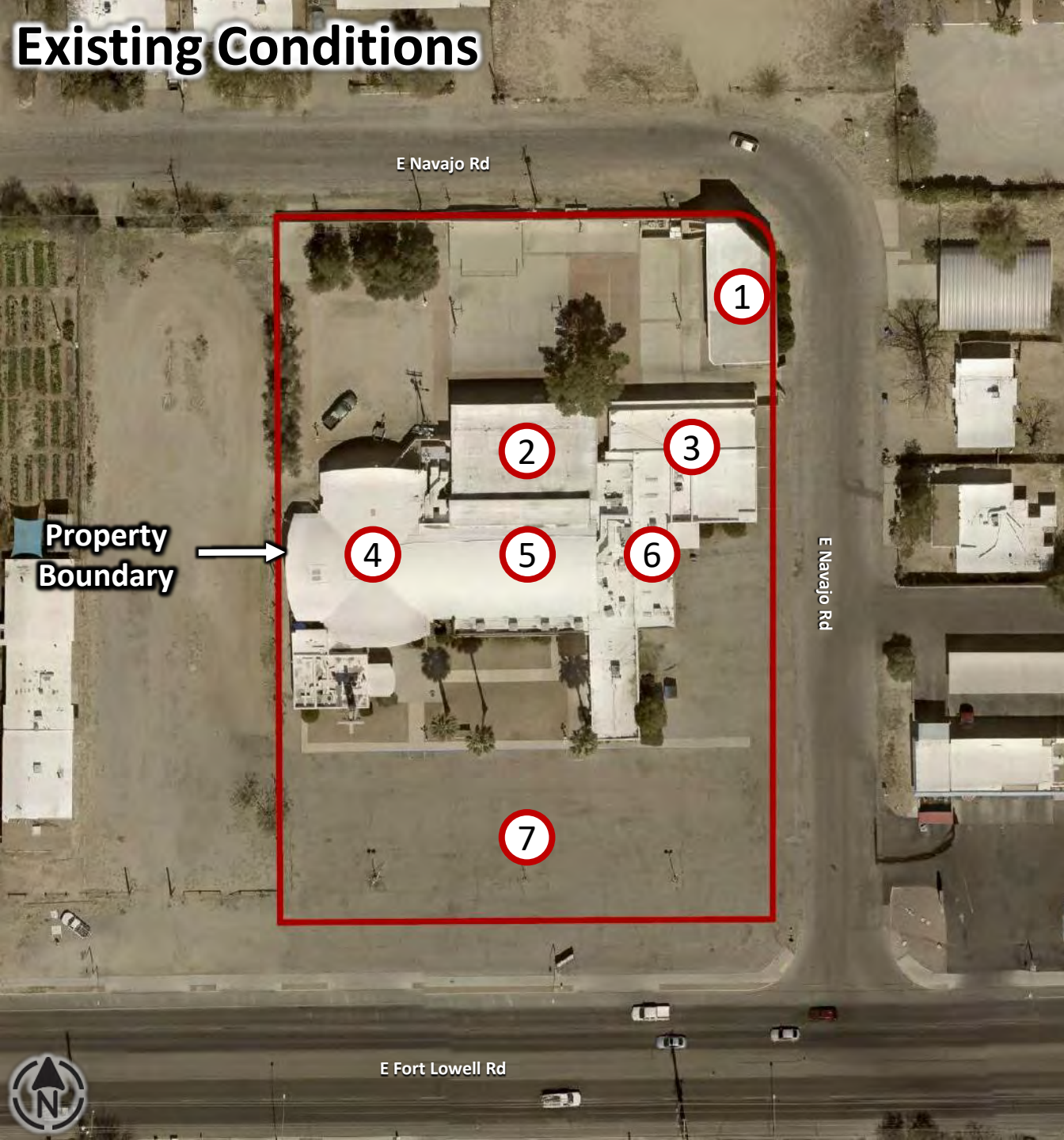


## St. Demetrios Greek Orthodox Church

- Built in the 1950s
- Home of the Greek Orthodox congregation and the Hellenic Center
- Supported many charitable efforts
- Host of Tucson's Greek Festival
- Fire damaged church sanctuary in 2013
- Property purchased by Intelligent Design at auction in 2022
- Intelligent Design is currently evaluating the adaptive reuse of the property



# Existing Conditions



## Current Configuration

1. Two-story Offices
2. Covered Patio
3. One-story Offices
4. Sanctuary
5. Event Hall
6. Kitchen
7. Parking Lot

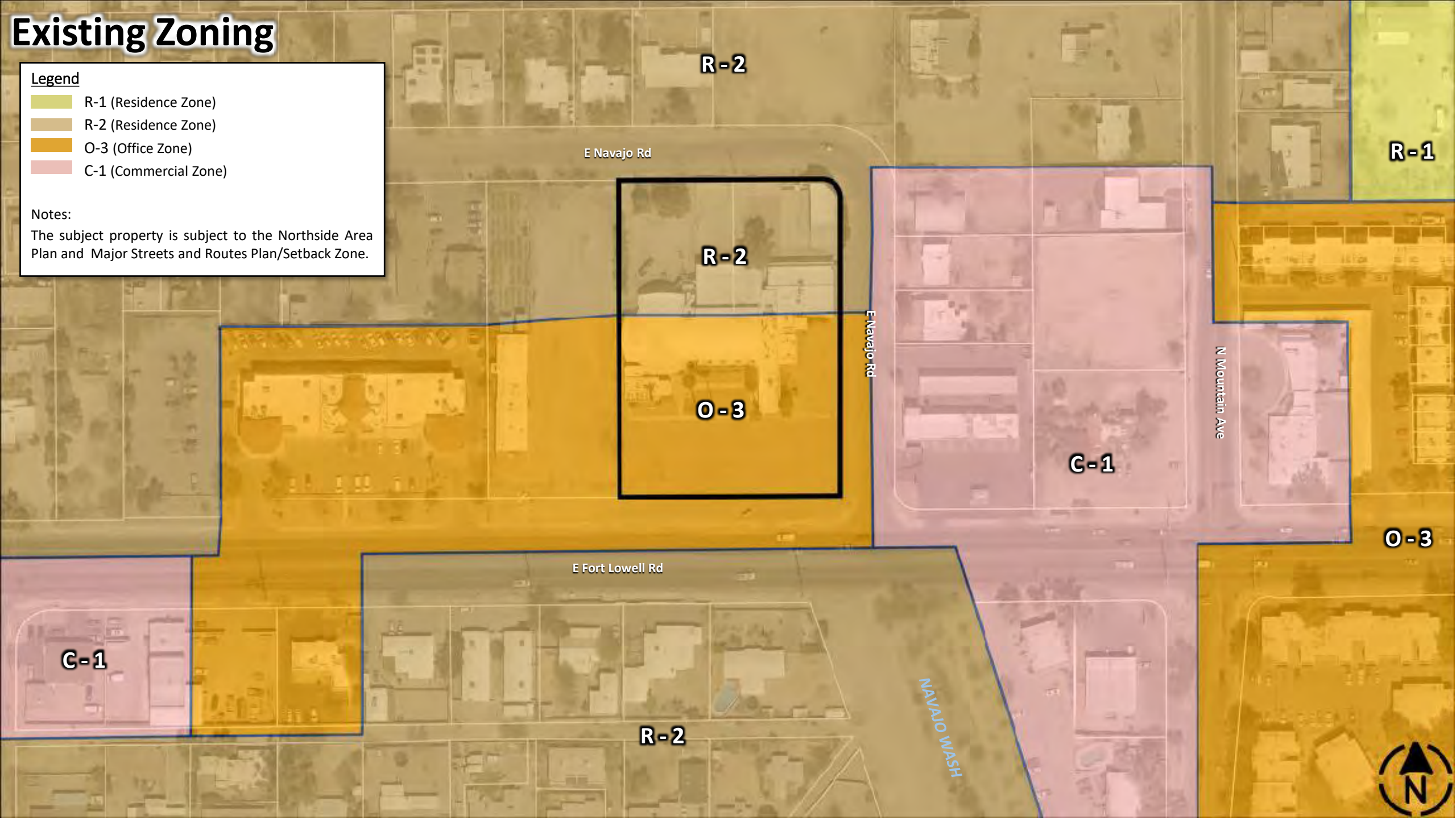
# Existing Zoning

## Legend

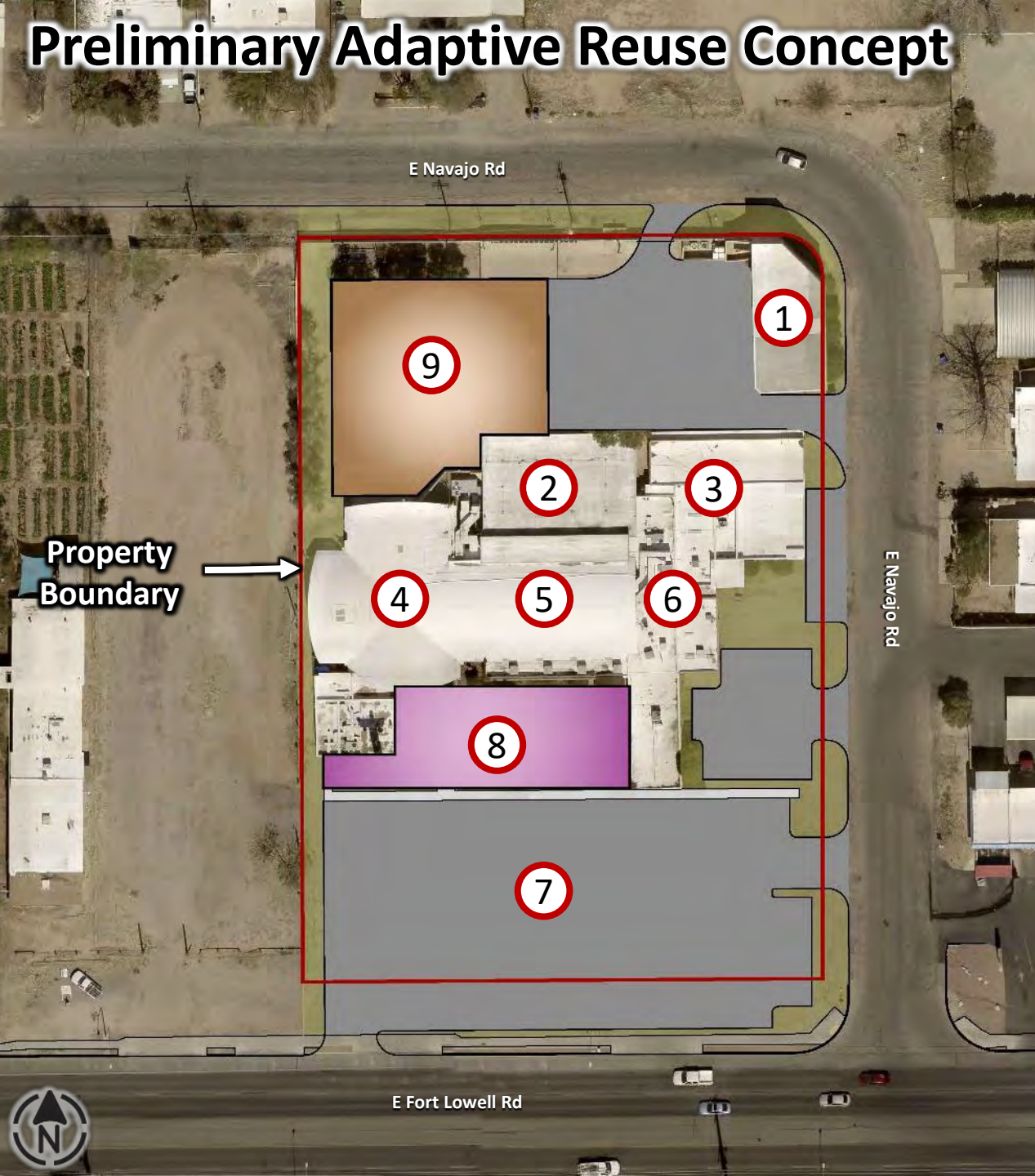
- R-1 (Residence Zone)
- R-2 (Residence Zone)
- O-3 (Office Zone)
- C-1 (Commercial Zone)

## Notes:

The subject property is subject to the Northside Area Plan and Major Streets and Routes Plan/Setback Zone.



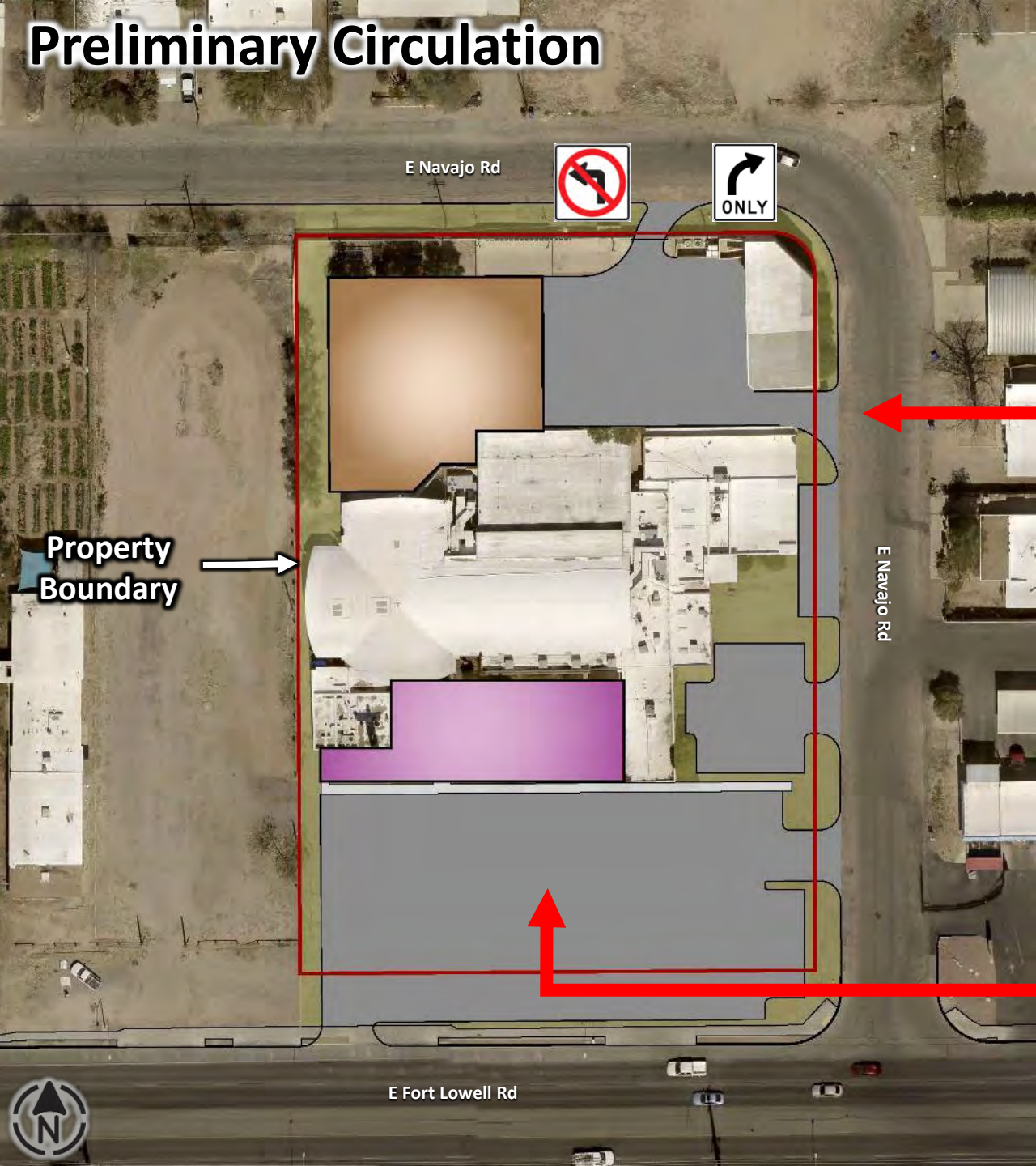
# Preliminary Adaptive Reuse Concept



## Proposed Uses

1. Two-story Offices – Trade school
2. Covered Patio – Event space overflow
3. One-story Offices – Non-profit offices
4. Sanctuary – Restored from fire damage and used to host special events
5. Event Hall – Special event space and community gatherings
6. Kitchen – GAP Ministries preparation for community distribution
7. Parking Lot
8. Corporate Office
9. Warehouse

# Preliminary Circulation



WE ARE HERE



Pre-Application Meeting Conference

Neighborhood Meeting

- Mailing list for notification supplied by city

**SUBMITTAL** -

not less than 15 days or more than 60 days after neighborhood meeting

Zoning Application Submittal

Staff & Agency Review

**PUBLIC NOTICE** -

not less than 15 days or more than 30 days prior to hearing

Planning Director's Recommendation

- Not less than 15 day prior to public hearing

Zoning Examiner's Public Hearing

- Within 70 days of acceptance of application

Within 1 week of hearing -

Zoning Examiner's Recommendation

- 14 days to reconsider  
Party of Record may appeal

Mayor and Council Decision to Approve

Compliance with Rezoning Conditions

- Public meeting of hearing

After compliance with rezoning -  
conditions complete

Mayor and Council Adoption

Amended after effective -  
date of the rezoning

City Zoning Map Change

**Rezoning Process**

June 30, 2023

Greetings Neighbor,

On behalf of Intelligent Design Air Conditioning, Plumbing, and Solar, we invite you to a follow-up neighborhood meeting for the proposed rezoning of the former St. Demetrios Greek Orthodox Church site at 1145 East Fort Lowell Road. As discussed at the neighborhood meeting on May 30<sup>th</sup>, we want to share Intelligent Design's ultimate plan for reusing the property before we submit the rezoning application to the City of Tucson.

Through meetings with the City of Tucson Department of Transportation and Mobility and Pima County Flood Control District, we have a better understanding of how to preserve the existing church buildings and adapt them for future use. We would like to update you with this information and further discuss vehicular access, pedestrian circulation, landscaping, and the Preliminary Development Plan that will be submitted for the rezoning.



As a recap, this proposal requests changing the property's zoning from O-3 (Office Zone) and R-2 (Residence Zone) to C-2 (Commercial Zone) to redevelop the site as the new headquarters for Intelligent Design Air Conditioning, Plumbing, and Solar, a premier local service company. The former Greek Orthodox Church will remain and be repurposed to accommodate an event space, a non-profit trade school, and several other non-profits, including BreakDown International, the American Hellenic Educational Progressive Association, and GAP Kitchen (part of GAP Ministries, which feeds thousands of school children, elderly, and the needy throughout Tucson daily).

We are excited to share these next steps with you and to create an attractive development that benefits the neighborhood and the larger Tucson community. Attendance details can be found on the back of this letter.

**See Reverse Side**

June 30, 2023

Intelligent Design AC, Plumbing, and Solar Corporate Headquarters

Page 2

**If you would like to attend, please join us:**

**Date: Wednesday, July 12, 2023**

**Time: 5:45 PM**

**Location: Zoom (see link below)**

**<https://us06web.zoom.us/j/9844761151>**

**Meeting ID: 984 476 1151**

**Call-In Number: +1 (669) 444-9171**

Comments on this proposal may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone 520.791.5550. Additionally, comments may be made verbally or in writing at an upcoming Zoning Examiner public hearing to be announced.

If you cannot attend the meeting but still have questions, please call or email Adam Call at (520) 623-6146 or [acall@azplanningcenter.com](mailto:acall@azplanningcenter.com). You may request a live link for this meeting by emailing Garrett Aldrete at [galdrete@azplanningcenter.com](mailto:galdrete@azplanningcenter.com) so you do not have to manually type the link above into your web browser.

Thank you.

Sincerely,  
The Planning Center



Adam Call, Planner

# Discussion





# Intelligent Design Air Conditioning, Plumbing & Solar

REZONING NEIGHBORHOOD MEETING #2

JULY 12, 2023

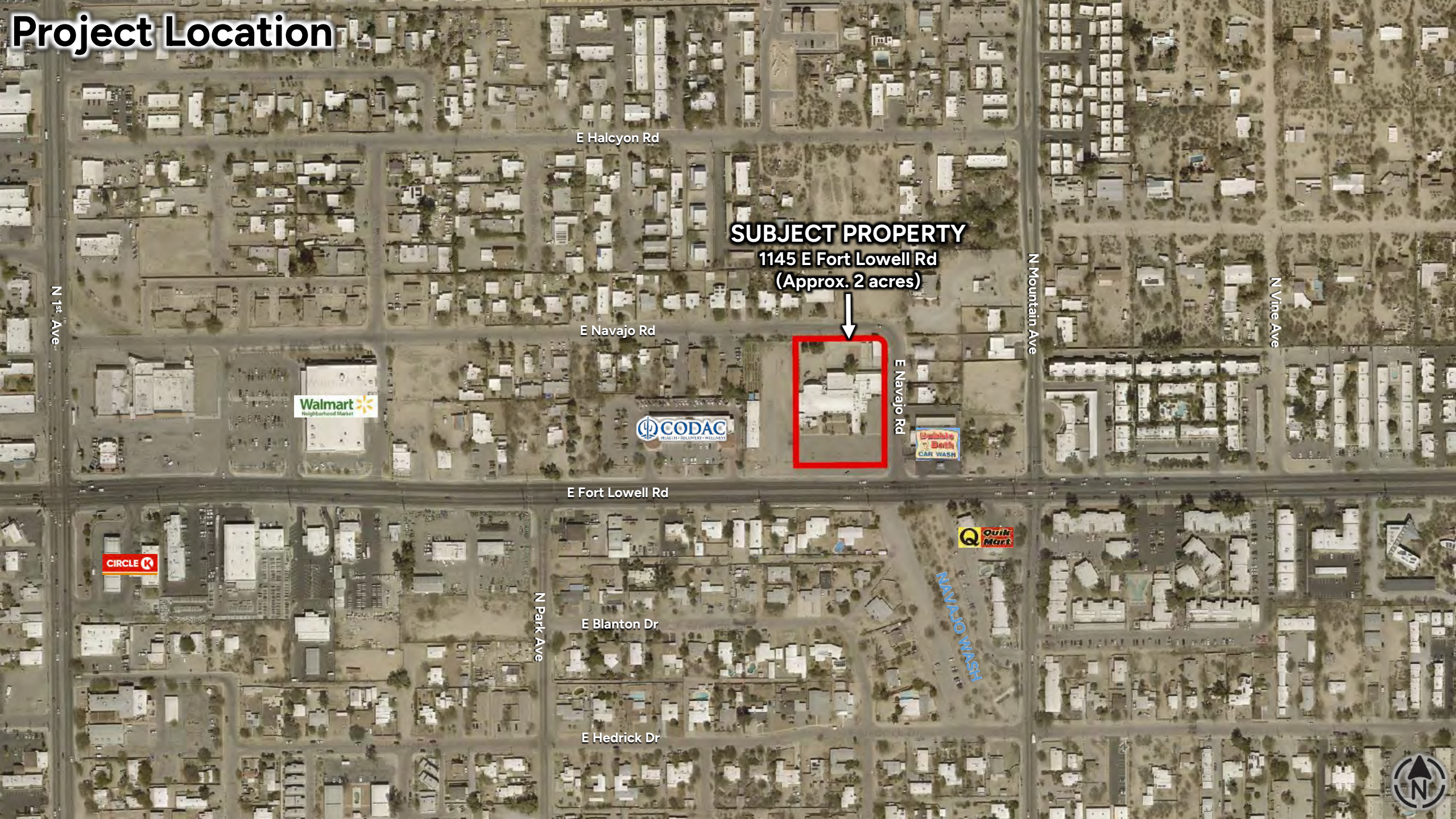
THE  
**PLANNING CENTER**  
PLANNING | LANDSCAPE ARCHITECTURE



# Presentation Overview

- Project Vision
- Project Update
- Preliminary Development Plan
- Rezoning Process
- Discussion

# Project Location



E Halcyon Rd

**SUBJECT PROPERTY**  
1145 E Fort Lowell Rd  
(Approx. 2 acres)

E Navajo Rd

Walmart  
Neighborhood Market

CODAC  
HEALTH & RECOVERY WELLNESS

Bubble Bath  
CAR WASH

E Fort Lowell Rd

Quik  
Mart

CIRCLE  
K

E Blanton Dr

N Park Ave

E Hedrick Dr

NAVJO CAR WASH



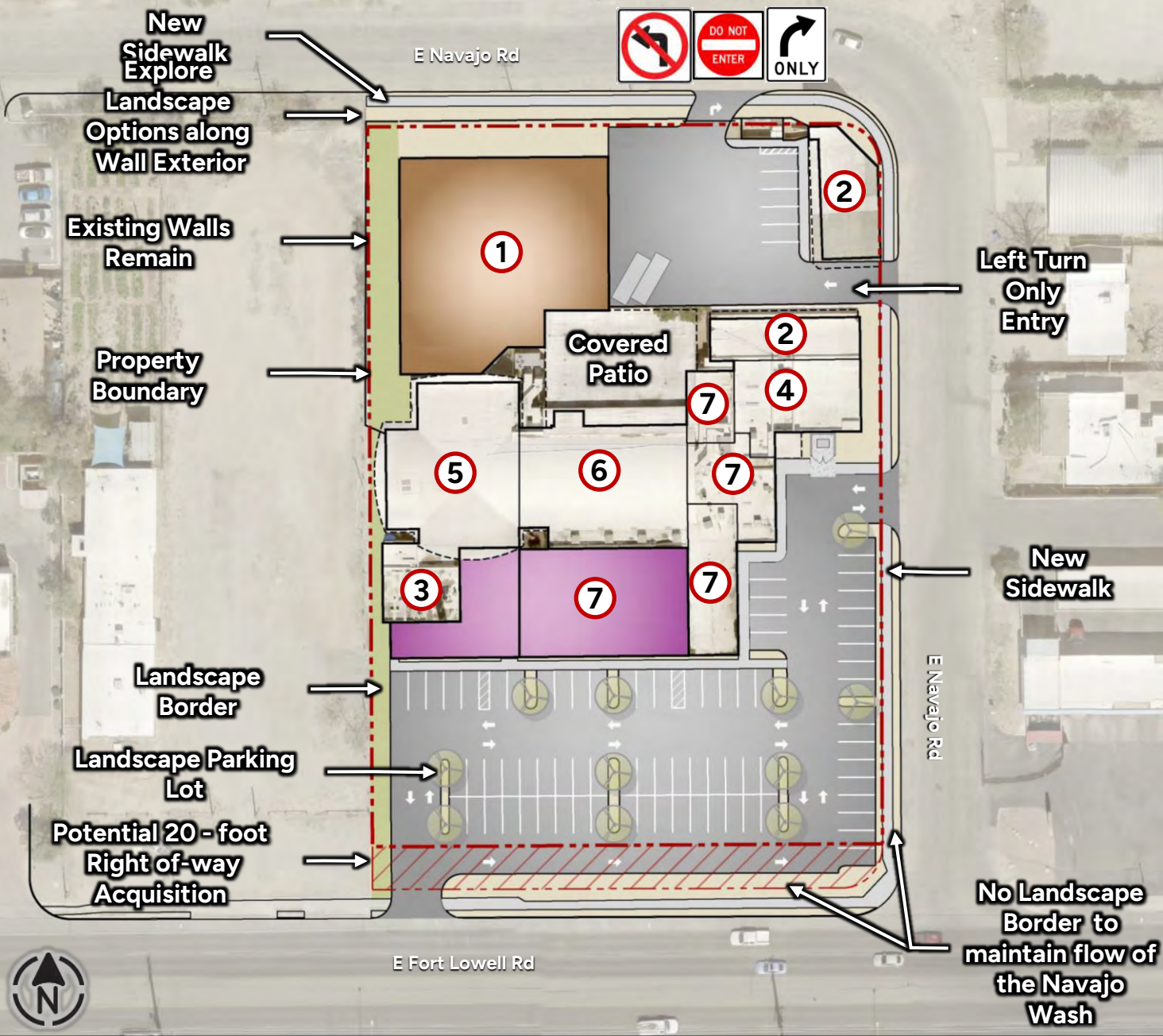
# Project Vision

- Main offices for Intelligent Design
- Continue church use with event space
- Support non-profit organizations
  - American Hellenic Education Progressive Association Chapter 275
  - BreakDown International
  - Salvation Army
- Trade school
  - Training facility for HVAC, Plumbing, and Solar trades

# Project Update

- Met with the City of Tucson to:
  - Discuss the project in the context of the Navajo Wash
  - Identify design considerations to maintain the existing floodplain
  - Verify proposed vehicular and pedestrian circulation
  - Initiate conversation for acquiring surplus right-of-way along Fort Lowell Road
- Drafted the rezoning proposal
- Completed a traffic analysis
- Finalized the Preliminary Development Plan

# Preliminary Development Plan



## Project Details

**Area:** 1.94 Acres  
**Existing Zone:** R-2 (Residential) & O-3 (Office)  
**Existing Use:** Vacant (Former St. Demetrios Church)  
**Proposed Zone:** C-2 (Commercial)  
**Proposed Use:** Intelligent Design's Main Office & Charitable Works Center  
(Uses include - Office, Warehouse, Event Space & Trade School)

**Parking Spaces:** 83  
This project utilizes shared parking as the proposed uses have differing hours of operation.

| # | Building                           | Status   | Height            |
|---|------------------------------------|----------|-------------------|
| 1 | Warehouse                          | Proposed | 1 story (20 ft)   |
| 2 | Trade School                       | Existing | 2 stories (24 ft) |
| 3 | Charitable Organization Offices    | Existing | 1 story (14 ft)   |
| 4 | AHEPA Chapter 275                  | Existing | 1 story (14 ft)   |
| 5 | Sanctuary Civic/Event/Church Space | Existing | 1 story (17 ft)   |
| 6 | Assembly Hall Event Space          | Existing | 1 story (17 ft)   |
| 7 | Intelligent Design Office          | Proposed | 1 story (14 ft)   |

WE ARE HERE



Pre-Application Meeting Conference

Neighborhood Meeting

- Mailing list for notification supplied by city

**SUBMITTAL** -

not less than 15 days or more than 60 days after neighborhood meeting

Zoning Application Submittal

Staff & Agency Review

**PUBLIC NOTICE** -

not less than 15 days or more than 30 days prior to hearing

Planning Director's Recommendation

- Not less than 15 day prior to public hearing

Zoning Examiner's Public Hearing

- Within 70 days of acceptance of application

Within 1 week of hearing -

Zoning Examiner's Recommendation

- 14 days to reconsider  
Party of Record may appeal

Mayor and Council Decision to Approve

Compliance with Rezoning Conditions

- Public meeting of hearing

After compliance with rezoning -  
conditions complete

Mayor and Council Adoption

Amended after effective -  
date of the rezoning

City Zoning Map Change

**Rezoning Process**

# Discussion





# INTELLIGENT DESIGN

SOLAR, PLUMBING & AIR

REZONING

AUGUST 2023



ST. DEMETRIOS GREEK ORTHODOX CHURCH

## REZONING

Preliminary Development Plan

TP-ENT- 0823-00035 Date 10/05/2023

Planning & Development Services

THE  
**PLANNING CENTER**

PLANNING | LANDSCAPE ARCHITECTURE



# INTELLIGENT DESIGN SOLAR, PLUMBING & AIR REZONING

1145 East Fort Lowell Road  
Tucson, AZ 85719

*Submitted to:*



## CITY OF TUCSON

Planning & Development Services Department  
201 North Stone Avenue  
Tucson, Arizona 85701

*Prepared for:*



**INTELLIGENT DESIGN**  
**AIR CONDITIONING AND HEATING**  
2200 West La Osa Street  
Tucson, AZ 85705

*Prepared By:*



**THE PLANNING CENTER**  
2 East Congress Street, Suite 600  
Tucson, Arizona 85701

*With Assistance From:*



**M ESPARZA ENGINEERING, LLC**  
2934 West Salvia Drive  
Tucson, Arizona 85745



**RICK ENGINEERING COMPANY**  
3945 East Fort Lowell Road, Suite 111  
Tucson, Arizona 85712

**August 2023**

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# INTELLIGENT DESIGN

SOLAR, PLUMBING & AIR

REZONING

PART I: INTRODUCTION + POLICY



THE  
**PLANNING CENTER**  
PLANNING | LANDSCAPE ARCHITECTURE



# I. INTRODUCTION + POLICY

## A. PROJECT OVERVIEW

Intelligent Design Air Conditioning and Heating is a local Tucson company that began in 2011 and has grown considerably in the past decade. Recently, Intelligent Design Air Conditioning and Heating (hereinafter referred to as “Intelligent Design”) acquired the former St. Demetrios Greek Orthodox Church site on Fort Lowell west of Mountain Avenue to adapt it into their new headquarters (see **EXHIBIT I.A: SITE CONTEXT**).

The former church site provides Intelligent Design the space necessary to expand its operations and better serve the community. This expansion will also help them achieve their goals of becoming the

best and largest air conditioning, plumbing, and solar company in the Tucson metro. In addition to Intelligent Design’s headquarters, the existing buildings on-site will include a charitable giving center to assist Intelligent Design with continuing to give back to the Tucson community. This charitable giving center will provide space for non-profits to operate with staggered or differing hours with Intelligent Design. The assembly hall and sanctuary will continue holding regular religious services and will also host events throughout the year, such as weddings. A secondary long-term goal Intelligent Design has for the property is creating a trade school that will allow people with little to no experience in the HVAC, plumbing, and solar industries to gain the necessary skills to be employed by a reputable and established local company.

Intelligent Design is excited to propose this development because of its benefits to the City of Tucson in adaptively reusing a building that has been a staple of the Tucson community for decades. In addition to adaptive reuse, this project will help a local business grow and provide opportunities to individuals that help create an economically stable and more sustainable community. However, the site’s current zoning does not allow uses that are necessary for the efficient and productive operation of Intelligent Design’s business. The subject property is currently zoned O-3 (Office Zone) and R-2 (Residence Zone). This request proposes rezoning to C-2 (Commercial Zone) to accommodate a warehouse for Intelligent Design to store HVAC materials and installation equipment and to fully realize their vision for reusing the site. Rezoning this property will also help further the goals of *Plan Tucson*, the *Northside Area Plan*, and other City initiatives by repurposing buildings, increasing the commercial success of local businesses and major roadway corridors, increasing the visual quality of the street, reducing the urban heat island effect by improving existing parking areas, and creating a vibrant economy that increases skilled labor and employment opportunities.



## B. APPLICABLE PLANS + ORDINANCES

Multiple plans and ordinances adopted by the City of Tucson provide policy recommendations that apply to the subject property. Specifically, *Plan Tucson* and the *Northside Area Plan* provide policy guidance that addresses compatibility between uses to ensure the protection of existing neighborhoods, appropriate locations for development, and design treatments. Because the property fronts Fort Lowell Road, an arterial street per the City of Tucson *Major Streets and Routes Plan*, the *Major Streets and Routes Setback Zone* applies to the site. Lastly, the City's *Comprehensive Economic Development Strategy* also provides direction that is applicable to City departments but can also be achieved by private development.

### 1. PLAN TUCSON

*Plan Tucson* designates the property within the Neighborhood Centers building block of the Future Growth Scenario Map. The Future Growth Scenario Map and associated building blocks are intended to provide land use direction for development within the City of Tucson. *Plan Tucson* provides the following description of the Neighborhood Centers building block's intended character:

*"Neighborhood centers feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit." (Plan Tucson, 3.145)*

The proposed project will be the headquarters of a local business and take access from Fort Lowell Road, which currently provides pedestrian, biking, and transit facilities. The project will add to the existing businesses along Fort Lowell Road and maintain the transition to surrounding residential neighborhoods.

The following goals/policies within *Plan Tucson* support this rezoning request.

- *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.*

Redeveloping this site will create a clear transition between the commercial corridor that fronts East Fort Lowell Road and the neighborhoods behind this corridor. The site lacks perimeter yard landscaping and sidewalks that separate the public right-of-way from the private space. This development will improve the visual quality of Fort Lowell Road by providing attractive native plant landscaping in the parking area adjacent to the roadway. Perimeter yard landscaping where possible, and a new sidewalk will also improve the visual quality and accessibility of East Navajo Road.

- *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.*

Redeveloping the site will create a better transition from the property to the roadway and the surrounding neighborhood. The existing buildings on the site will be adaptively reused to maintain the neighborhood's character.

- *LT28.2.14: Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate non-residential uses.*

The headquarters for Intelligent Design will be a low-traffic use with similar compatibility with the existing neighborhood as the previous church user. Additionally, the existing church buildings will remain on site, and the remainder of the site will be improved to create an attractive property in the neighborhood.

- *JW5: Expand opportunities to fulfill local needs with locally produced goods and services to help Tucson capture a greater market share and advance a sustainable economy.*

Intelligent Design is a local company that serves residents across the Tucson metro. Their plans for this site will help Intelligent Design serve more Tucson residents and expand their impact on the community through their business, charitable work, and future trade school.

- *BC5: Foster the success of commercial areas, including downtown; major corridors; and arts, entertainment, and business districts through targeted investment, incentives, and other revitalization strategies.*

Several properties along this segment of Fort Lowell Road have been improved with commercial and office uses, including the CODAC Cobblestone offices, Walmart Neighborhood Market, along with the Amphi Plaza Shopping Center, currently undergoing redevelopment. Intelligent Design's adaptive reuse of the former St. Demetrios Church continues the pattern of redevelopment along Fort Lowell Road between First Avenue and Mountain Avenue.

## 2. NORTHSIDE AREA PLAN

The subject property is within the Northside Area Plan but is not within any of the subareas of the plan. The general goals and policies of the area plan apply when evaluating the site for rezonings. Because the property is already developed and the proposed rezoning requests a non-residential use under the C-2 (Commercial) zone and not the I-1 (Light Industrial) zone, only policy five of the non-residential uses section applies to the site. Other non-use-specific policies are also included.

- *General Goals & Policies, Policy 5: Ensure well-designed non-residential development by:*
  - a. Minimizing the number of vehicular access points.*
  - d. Requiring appropriate design elements and buffering techniques during the rezoning and associated development review process to ensure the sensitive design of non-residential developments on established neighborhoods. These elements must be shown on rezoning concept plans and development plans (see General Design and Buffering policies)*

Half of the eastern boundary along Navajo Road is currently open and accessible by vehicles at any point, one access point exists along the north boundary, and two access points to

the property are on Fort Lowell Road. Redeveloping the site will reduce the number of access points and introduce perimeter yard landscaping along the west boundary. Unregulated access to the site from Navajo Road on the east boundary will be eliminated and replaced with an at-grade sidewalk and new delineated access points. These elements better define the transition from the site to the street and neighboring properties, creating a well-designed multi-use development.

- *Transportation Policy 2: Provide safe and efficient access to all properties.*
  - a. *Provide a connection between walkways within new development and the public sidewalk system.*
  - d. *Limit the number of vehicular access points along major streets*

Currently, the property has two access points along Fort Lowell Road. One of these points will be eliminated for this project to reduce potential conflicts with pedestrians and vehicles traveling on Fort Lowell Road. A new at-grade sidewalk will be constructed along the property's frontage on Navajo Road and connect to the existing sidewalk along Fort Lowell, creating a better connection between the neighborhood and the arterial street.

- *General Design and Buffering Policy 1: Provide a minimum 5-foot-high masonry wall along the perimeter of new development adjoining less intense development. Utilize design features such as:*
  - a. *Decorative materials (such as tile, stone, brick, adobe, or wood), textured covering materials (such as stucco or plaster), or a combination of two or more materials.*
  - b. *Colors that are predominant in the natural desert landscape.*
  - c. *Variations in wall alignment, such as jogs, curves, or notches.*

A six-foot masonry wall exists along the northern boundary and the northern half of the eastern and western boundary. This wall is painted in a tan/beige earth tone and provides a variation in height along the northern boundary. This wall will remain in place as part of this project and screen the use from the less intensive development to the north and west.

- *General Design and Buffering Policy 3: Landscape major street frontage of new development, with design elements such as:*
  - c. *A balanced mix of canopy trees and understory vegetation.*
  - d. *Signage that is integrated into the landscaping.*
  - e. *Canopy trees planted within any parking areas that are visible from the major streets. Trees can be clustered or dispersed throughout the parking area.*

Currently, the site does not provide landscaping along Fort Lowell Road or the parking areas. Redeveloping the site will allow for the incorporation of elements of policy three from the *Northside Area Plan* and the Unified Development Code (UDC), such as providing a mix of canopy trees and understory vegetation in certain areas of the perimeter yard and parking areas. These improvements will also further other goals within the *Northside Area Plan* related to the visual quality of the street.

### 3. MAJOR STREETS & ROUTES PLAN / SETBACK ZONE OVERLAY

The City of Tucson *Major Streets and Routes (MS&R) Plan* provides comprehensive guidance on the City's transportation network with respect to roadway widths and classifications and land use coordination to ensure safe and efficient circulation throughout the City of Tucson. This rezoning conforms to the MS&R by:

- *Providing appropriate street landscaping where possible; and*
- *Maintaining at least a minimum 10-foot building setback from Fort Lowell Road as required for non-residential uses adjacent to MS&Rs.*

### 4. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

While CEDS is not a planning document that proposed developments are required to comply with, the project will help the City of Tucson advance goals that have been set and adopted by Mayor and Council. The proposed development advances the following goals from CEDS.

- Goal 1: Grow Tucson's Existing and Small Businesses to Foster Economic Resiliency

Goal 1 of CEDS challenges the City to grow its existing and small businesses to promote wealth creation and upward mobility for residents. Intelligent Design has been a local Tucson business since its inception in 2011 and currently employs 85 year-round employees. The expansion of Intelligent Design will increase the business's service area, availability, and economic health, which increases the economic resiliency of the City of Tucson and the residents employed by Intelligent Design. The company also plans to use this new facility to expand job opportunities and skilled education and training.

## C. CONFLICTS WITH ADOPTED CITY ORDINANCES OR POLICIES

The proposed development does not conflict with any adopted city ordinances or policies.

# INTELLIGENT DESIGN

SOLAR, PLUMBING & AIR

REZONING

PART II: SITE ANALYSIS



THE  
**PLANNING CENTER**  
PLANNING | LANDSCAPE ARCHITECTURE



## II. SITE ANALYSIS

**Part II: Site Analysis** aims to highlight the site's physical characteristics, identify opportunities and constraints, and provide analysis that will guide development to be sensitive to the site and its surroundings. Information for this section was prepared per the City of Tucson UDC and compiled from various sources, including site visits, referencing topographic, hydrological, and traffic analyses, and correspondence with the property owner and City staff.

### A. GENERAL INFORMATION

#### 1. PROJECT LOCATION

As previously mentioned, the subject property is the former site of the Greek Orthodox Church at 1145 East Fort Lowell Road. It consists of two parcels located at the northwest corner of the intersection of Navajo Road and Fort Lowell Road, approximately 500 feet west of Mountain Avenue and half a mile east of the major intersection of First Avenue and Fort Lowell Road. The property is in Township 13 South, Range 14 East, Section 30.

**EXHIBIT II.A.1: PROJECT LOCATION** outlines the property subject to this rezoning request and provides its dimensions. The table below details the characteristics of each parcel.

| PARCEL ID | ASSESSOR PARCEL NUMBER | ADDRESS                    | ACREAGE |
|-----------|------------------------|----------------------------|---------|
| Parcel 1  | 113-04-3470            | 1145 East Fort Lowell Road | 1.44 AC |
| Parcel 2  | 113-04-3460            | No Situs Address           | 0.5     |
|           |                        |                            | 1.94 AC |

#### 2. EXISTING LAND USES + STRUCTURES

Land uses within a half mile of the property are generally a mix of commercial, office, and single- and multi-family residential (refer to **EXHIBIT I.A: SITE CONTEXT**).

Streets border the subject property's northern, eastern, and southern boundaries. The property abutting the western property line of the site is currently vacant and was also formerly owned by the Greek Orthodox Church. Residential properties are within 100 feet to the north and east across Navajo Road. A commercial property is on the northeast corner of the Navajo Road and Fort Lowell Road intersection.

Refer to **EXHIBIT II.A.1: PROJECT LOCATION** for on-site uses and uses within 100 feet of the subject property site.

As the former location of the St. Demetrios Greek Orthodox Church, the site contains a single-story congregation building, a two-story building originally part of the church's youth center, a courtyard, playground equipment, and a large parking lot. A six-foot masonry wall surrounds the property's northern half, encompassing the courtyard and connecting with the former youth center building in the northeast corner. The square footage and height of all existing structures

on the subject property are listed in the table below and in **EXHIBIT II.A.2: EXISTING STRUCTURES**.

| # | BUILDING NUMBER PER EXHIBIT II.A.2 & PDP | SQUARE FOOTAGE    | HEIGHT  |
|---|--|-------------------|---------|
| 1 | Classrooms                               | 3,250 Square Feet | 24 Feet |
| 2 | Covered Patio                            | 3,500 Square Feet | 17 Feet |
| 3 | Offices & Church Support                 | 7,700 Square Feet | 14 Feet |
| 4 | Sanctuary                                | 4,600 Square Feet | 17 Feet |
| 5 | Assembly Hall                            | 4,700 Square Feet | 17 Feet |
| 6 | Office                                   | 1,400 Square Feet | 14 Feet |

A fire in 2013 damaged the sanctuary building. The structure was condemned by the City, prompting the eventual sale of the church property. Since acquiring the property, Intelligent Design hired a structural engineer to examine the sanctuary to determine if the structure could be preserved. The engineer's investigation found the sanctuary's structure to be intact and safe. Intelligent Design seeks to preserve the sanctuary with the adaptive reuse of the property.

### 3. EXISTING ZONING

Parcel 1 is split-zoned, with the northern half of the parcel in an R-2 zone and the southern half in an O-3 zone. Parcel 2 is zoned R-2. Neither the R-2 nor O-3 zone allows for the proposed uses discussed in **SECTION III. LAND USE PROPOSAL**.

The parcel west of the subject property is also split-zoned, with the northern half zoned R-2 and the southern half zoned O-3. The O-3 zone extends to the parcel containing the CODAC offices just west of the adjacent property and across Fort Lowell Road to two parcels on the south side of the street.

The four properties to the east across Navajo Road are zoned C-1. C-1 zoning also encompasses the northern and southwest corners of the Fort Lowell Road and Mountain Avenue intersection, approximately 400 feet east of the property. Properties to the north and south of the subject property are zoned R-2. R-2 is the dominant zone in the neighborhoods surrounding properties fronting Fort Lowell Road.

As shown in **EXHIBIT II.A.3: EXISTING ZONING** and outlined in the table below, properties immediately adjacent to the site (i.e., within 100 feet) are zoned commercial, office, or residential.

| DIRECTION | ZONING                                    |
|-----------|---|
| North     | R-2 (Residence Zone)                      |
| South     | R-2 (Commercial Zone)                     |
| East      | C-1 (Commercial Zone)                     |
| West      | R-2 (Residence Zone)<br>O-3 (Office Zone) |

### 4. EXISTING BILLBOARDS

No billboards are on the subject property, and no billboards are proposed as part of the project.

EXHIBIT II.A.1: PROJECT LOCATION



## EXHIBIT II.A.2: EXISTING STRUCTURES



LEGEND

Subject Property

Existing Buildings

Sanctuary

Assembly Hall

Classrooms

Office and Church Support

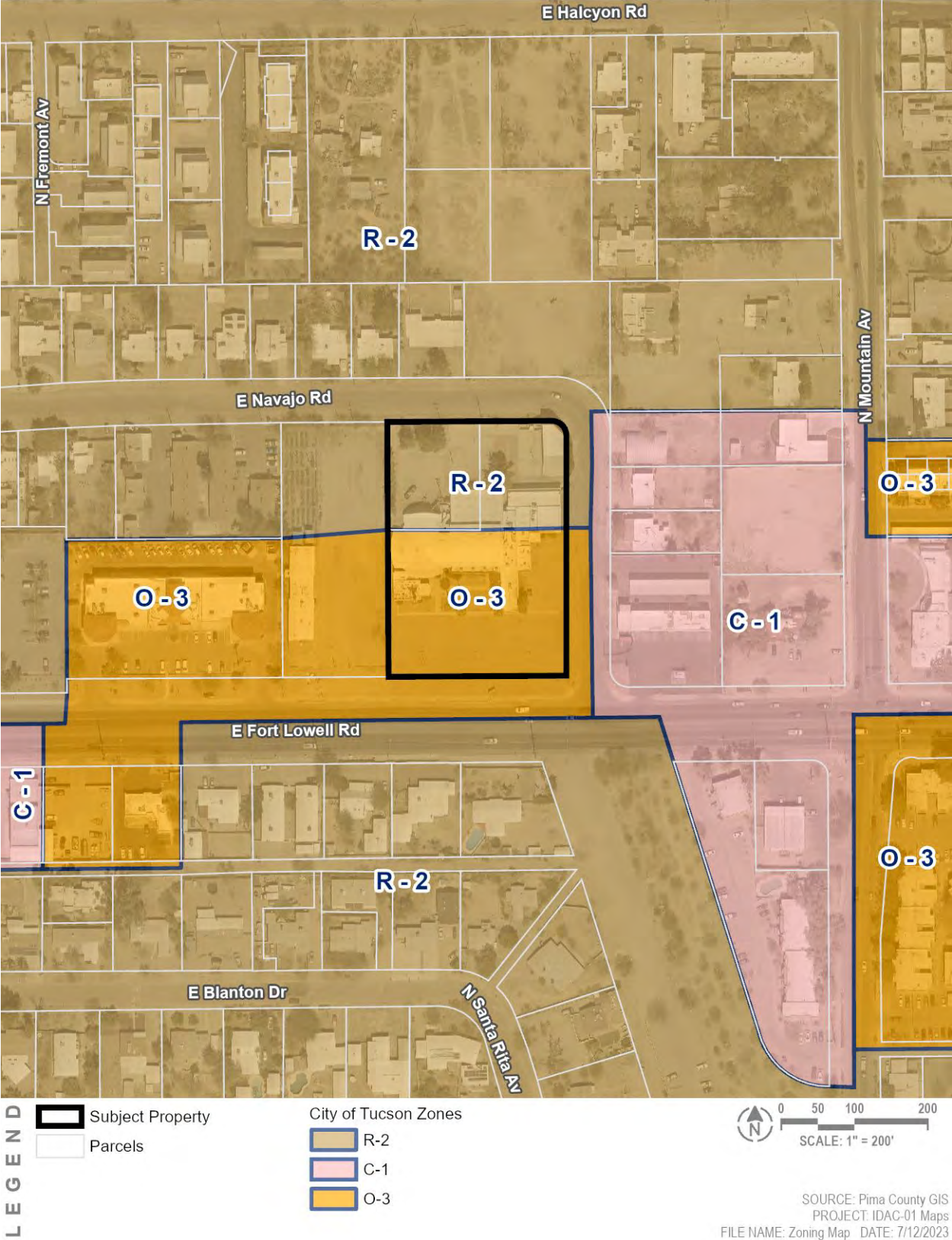
Covered Patio



0 15 30 60  
SCALE: 1" = 60'

SOURCE: Pima County GIS  
PROJECT: IDAC-01 Maps  
FILE NAME: Subject Property Map DATE: 7/19/2023

EXHIBIT II.A.3: EXISTING ZONING



## B. CIRCULATION + TRIPS

### 1. EXISTING STREETS ABUTTING THE SITE

The subject property is adjacent to Fort Lowell Road, an arterial street on the City of Tucson's *Major Streets and Routes Plan*, and Navajo Road, a local street (refer to **EXHIBIT II.B.1: EXISTING ACCESS**).

#### East Fort Lowell Road

Fort Lowell Road is a four-lane road with a center turn lane that runs east-west from Oracle Road to Swan Road. The City of Tucson's *Major Streets and Routes Plan* designates Fort Lowell Road as an arterial street with a planned right-of-way (ROW) of 100 feet. The right-of-way in front of the property exceeds this plan at 120 feet. The ROW covers a portion of the site's existing parking lot. It also contains bike lanes, curbs, and sidewalks. Through meetings with PDSD, Department of Transportation and Mobility (DTM) and Real Estate Division, it was determined that there are no plans to widen Fort Lowell beyond the planned 100-foot ROW, and Intelligent Design may apply to purchase the excess twenty feet of ROW from the City for the proposed site improvements.

#### East Navajo Road

East Navajo Road is a local street with no sidewalks, curbs, or bicycling facilities. The existing and planned ROW width is approximately 60 feet; therefore, no ROW dedications are required.

### 2. EXISTING + PROPOSED CURB CUTS

Two curb cuts (each approximately 40 feet wide) exist along Fort Lowell Road to provide ingress/egress for the site. Additional access points exist along Navajo Road at the northwest corner of the property and along the eastern property line. Both access points are currently gated.

No curb exists on the eastern and northern boundaries of the property along Navajo Road. The property's parking lot is also paved to the edge of the roadway on Navajo Road, allowing access along this portion of the eastern boundary at any point. Existing curb cuts and driveways are shown in **EXHIBIT II.B.1: EXISTING ACCESS**, while proposed curb cuts are shown in **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**.

### 3. DECELERATION LANES + TURN LANES

There are no deceleration lanes along Fort Lowell Road serving the property. A center turn lane exists for the majority of Fort Lowell Road, including the area in front of the property. No new acceleration or deceleration lanes will be warranted on the project area streets based on the impact of the project.

### 4. PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAY

The property's existing parking lot extends into Fort Lowell's 120-foot right-of-way. Intelligent Design is exploring the potential to acquire the excess 20 feet of right-of-way along Fort Lowell Road to accommodate their reuse of the site. New sidewalks and landscaping will be located in

parts of the Navajo Road right-of-way with approval from the Department of Transportation and Mobility and PDSO Engineers. The proposed parking lot improvements and the location of existing/proposed curbs, driveways, sidewalks, bike paths, and utility structures that will require relocation are shown on **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**.

## 5. TRANSPORTATION CHARACTERISTICS WITHIN ONE MILE

**EXHIBIT II.B.2: CIRCULATION** depicts all major streets, traffic signals, public transit stops, bike lanes, and park-and-ride facilities within a one-mile radius of the site.

Several SunTran bus stops are along Fort Lowell Road. The nearest bus stop is immediately adjacent to the project parcel's southwest corner. There are three other bus stops near the project site. The stops are 280 feet east (westbound), 580 feet east (eastbound), and 700 feet west (eastbound).

The table below provides the existing traffic counts for all major streets within one mile of the property.

| Roadway Segment                     | Lanes | 2022 ADT | Source | LOS D Daily Capacity (vpd)* | Speed Limit | Sidewalks                                 |
|-------------------------------------|-------|----------|--------|-----------------------------|-------------|---|
| Prince Road                         |       |          |        |                             |             |   |
| Stone Avenue to 1st Avenue          | 4     | 20,508   | PAG    | 29,160                      | 35          | Yes                                       |
| 1st Avenue to Mountain Avenue       | 4     | NPG      | PAG    | 29,160                      | 35          |   |
| Mountain Avenue to Campbell Avenue  | 4     | 16,078   | PAG    | 29,160                      | 35          |   |
| Campbell Avenue to Tucson Boulevard | 2     | 15,375   | PAG    | 13,986                      | 35          | No  |
| Fort Lowell Road                    |       |          |        |                             |             |   |
| Stone Avenue to 1st Avenue          | 4     | 19,643   | PAG    | 35,820                      | 40          | Yes, South Side, Intermittent, North Side |
| 1st Avenue to Mountain Avenue       | 4     | 29,416   | PAG    | 35,820                      | 40          | Yes                                       |
| Mountain Avenue to Campbell Avenue  | 4     | NPG      |        | 35,820                      | 40          |   |
| Campbell Avenue to Tucson Boulevard | 2     | NPG      |        | 35,820                      | 40          |   |
| Glenn Street                        |       |          |        |                             |             |   |
| Stone Avenue to 1st Avenue          | 2     | 11,666   | PAG    | 13,986                      | 30          | Yes                                       |
| 1st Avenue to Mountain Avenue       | 2     | 12,592   | PAG    | 13,986                      | 30          |   |
| Mountain Avenue to Campbell Avenue  | 2     | 10,223   | PAG    | 13,986                      | 30          |   |
| Campbell Avenue to Tucson Boulevard | 2     | 7,870    | PAG    | 13,986                      | 30          | Yes, North Side                           |
| 1st Avenue                          |       |          |        |                             |             |   |
| Grant Road to Glenn Street          | 4     | 27,918   | PAG    | 35,820                      | 40          | Intermittent, Both Sides                  |
| Glenn Street to Fort Lowell Road    | 4     | 28,289   | PAG    | 35,820                      | 40          |   |
| Fort Lowell Road to Prince Road     | 4     | 29,479   | PAG    | 35,820                      | 40          |   |
| Prince Road to Roger Road           | 4     | 27,352   | PAG    | 35,820                      | 40          | Yes                                       |

| Mountain Avenue                  |   |        |     |        |    |                             |
|----------------------------------|---|--------|-----|--------|----|-----------------------------|
| Grant Road to Glenn Street       | 2 | 8,191  | PAG | 13,320 | 30 | Yes                         |
| Glenn Street to Fort Lowell Road | 2 | NPG    |     | 13,320 | 30 |                             |
| Fort Lowell Road to Prince Road  | 2 | 7,721  | PAG | 13,320 | 25 |                             |
| Prince Road to Roger Road        | 2 | 6,421  | PAG | 13,320 | 25 |                             |
| Campbell Avenue                  |   |        |     |        |    |                             |
| Grant Road to Glenn Street       | 4 | 32,807 | PAG | 29,160 | 35 | Intermittent,<br>Both Sides |
| Glenn Street to Fort Lowell Road | 4 | 32,229 | PAG | 29,160 | 35 | Yes                         |
| Fort Lowell Road to Prince Road  | 4 | 30,630 | PAG | 29,160 | 35 |                             |
| Prince Road to Roger Road        | 4 | 29,015 | PAG | 29,160 | 35 |                             |
| to daily counts.                 |   |        |     |        |    | No                          |
| **Assumed 2%/year growth         |   |        |     |        |    | No                          |

Notes: Each Roadway Segment listed is a Striped Bike Route

PAG - Pima Association of Governments

NPG - No PAG counts available

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

## 6. AVERAGE DAILY TRIPS

The proposed office and warehouse uses will be most active in the morning and evening but are not expected to generate significant traffic. The proposed use is expected to generate approximately 191 trips per weekday with 36 trips in the AM peak hour and 38 in the PM peak hour.


EXHIBIT II.B.1: EXISTING ACCESS




LEGEND

 Subject Property

AccessType

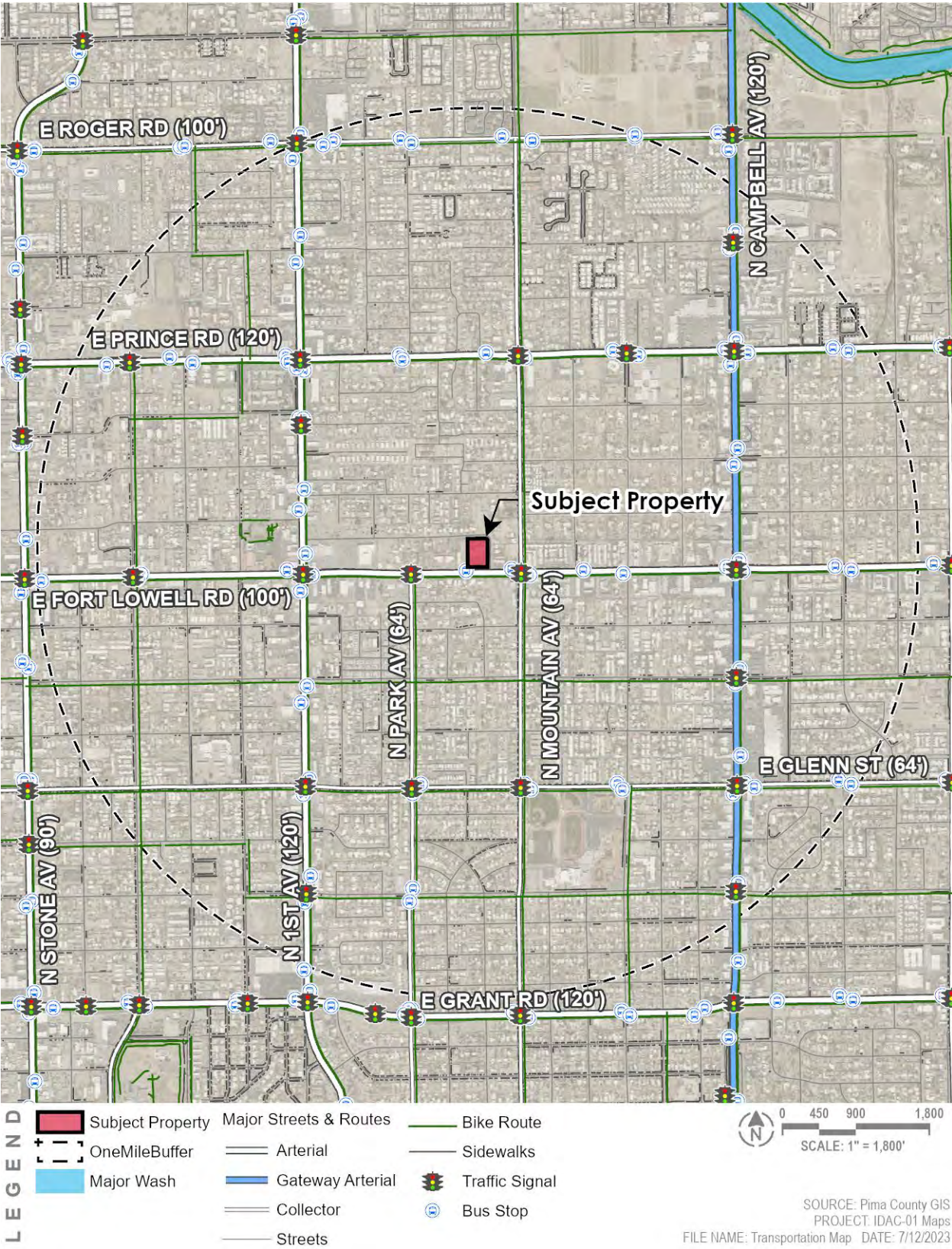
 Access Point

 Curb Cut



0 25 50 100  
SCALE: 1" = 100'

SOURCE: Pima County GIS  
PROJECT: IDAC-01 Maps  
FILE NAME: Existing Access Map DATE: 7/12/2023



## C. CULTURAL RESOURCES

The subject property is a developed site with an existing building and hardscape that has been on the site for several decades. Due to its past development history, it is not likely that cultural resources are present on-site.

## D. PRE-DEVELOPMENT HYDROLOGY

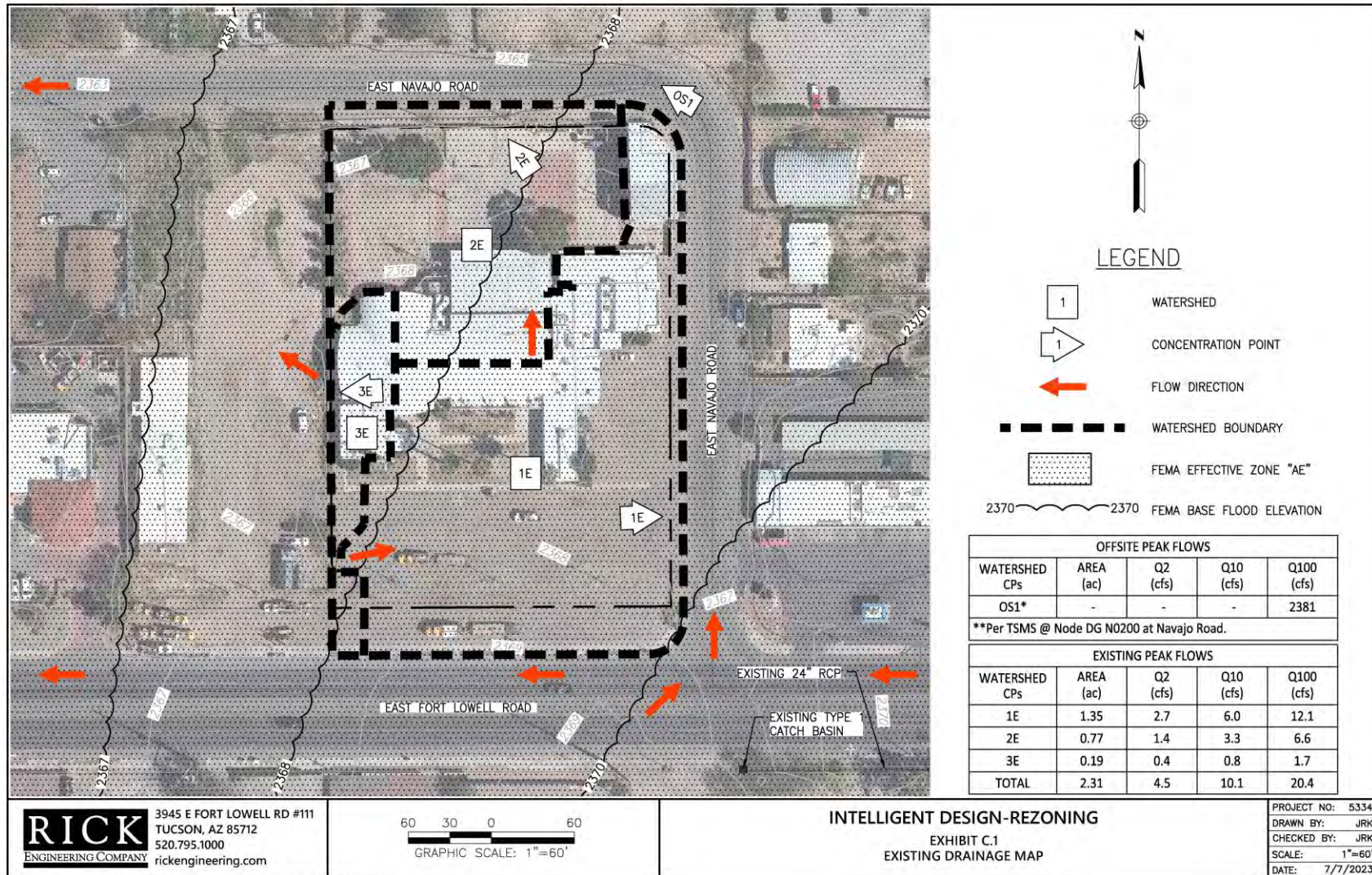
### 1. EXISTING OFFSITE AND ON-SITE DRAINAGE

The project site lies in the middle of the Navajo Wash located within the Flowing Wells Wash Watershed. A peak flow rate of 2,381 cubic feet per second impacts the site from the southeast in the form of concentrated overland flow during the 100-year storm event per City of Tucson TSMS node DG-N0200 as shown by concentration point OS1. Flow exits the site to the northwest. One existing Type 1 catch basin is located on the south side of East Fort Lowell Road near the intersection with East Navajo Road. An existing 24-inch reinforced-concrete pipe (RCP) connects the existing catch basin to an 84-inch RCP in North Mountain Avenue per MapTucson. Refer to **EXHIBIT II.D.1: EXISTING DRAINAGE**.

The project site currently has two existing buildings, landscaped areas, and paved parking. The entire site lies within the Navajo Wash drainageway. The project site was divided into three existing watersheds. Watershed 1E drains east into East Navajo Road at an average slope of 1.2%. Watersheds 2E and 3E generally drain northwest into East Navajo Road with average slopes of 0.6 and 0.2%, respectively. Watersheds 1E, 2E, and 3E have 100-year peak discharges of 12.1-, 6.6-, and 1.7-cfs, respectively. This equates to a total of 20.4-cfs combined flow leaving the project site in the proposed condition. Refer to **EXHIBIT II.D.1 EXISTING DRAINAGE**.

- a. East Fort Lowell Road and East Navajo Road are the only constructed channels for conveying flow offsite.
- b. The project site and surrounding offsite areas lie within a FEMA designated Zone “AE” (areas that present a 1% annual chance of flooding with elevations determined). Refer to **EXHIBIT II.D.1: EXISTING DRAINAGE**.
- c. The project site is not affected by the Environmental Resource Zone (ERZ) ordinance or Watercourse Amenities, Safety, and Habitat (WASH) ordinance.
- d. The project site lies within the Navajo Wash and therefore is not subject to erosion hazard setback requirements.

# EXHIBIT II.D.1: EXISTING DRAINAGE



## E. SCHOOLS, RECREATION + CULTURAL FACILITIES

No schools, parks, libraries, or public lands adjoin the project site, and no adjacent property proposes such uses. However, several nearby trails and parks within walking distance are described below.

### 1. RECREATIONAL FACILITIES

#### Pima Regional Trail System

Three trails are within a mile of the project. The trail routes and locations are shown in **EXHIBIT II.E.1: SCHOOLS + RECREATION**. Additional trail information can be found in the table below.

| TRAIL NAME (Pima County Trail ID) | TRAIL TYPE        | TRAIL LENGTH (MILES) |
|-----------------------------------|-------------------|----------------------|
| Navajo Wash Greenway (G031)       | Greenway          | 5.3                  |
| Glenn Street (EC006)              | Enhanced Corridor | 6                    |
| Mountain Avenue (EC008)           | Enhanced Corridor | 3.75                 |

#### City of Tucson Facilities

Three City of Tucson parks are within a mile of the subject property. Amphi Neighborhood Park is approximately half a mile west of the property, Mitchell Park is approximately three-quarters of a mile south, and Conner Park is approximately one-mile southeast. All three parks provide benches, tables, open fields, trees, and a children's playground.

# EXHIBIT II.E: SCHOOLS + RECREATION



## F. EXISTING DISTURBANCE + SOILS

The existing soil on the subject property is primarily Hantz loam, 0-1% Slopes with a small area of Mohave and Urban Land, 1-8% Slopes in the property's southwest corner. The Hantz loam soil is poorly suited to urban development, but the existing development on the site and in the surrounding neighborhood suggests the area is suitable for development with proper design considerations. The Mohave and Urban Land soil is typically suitable for homesites and urban development, with the main limitation being shrink-swell potential. As depicted in **EXHIBIT II.A.2: EXISTING STRUCTURES**, the site has been disturbed by prior development over several decades. No hazardous materials are currently stored on-site, and no landfills or hazardous materials storage exists within one mile of the site.

## G. TOPOGRAPHY

Refer to **EXHIBIT II.G: TOPOGRAPHY** for a depiction of the topographic characteristics of the site.

### 1. TOPOGRAPHIC CHARACTERISTICS

The site is generally flat and fully disturbed by previous development. There are no slopes greater than 15% on-site, and the entire site is between 2,366 – 2,369 feet in elevation.

### 2. AVERAGE CROSS SLOPE

The average cross slope is calculated by multiplying the contour interval (I) by the total length of contours (L) by a constant (0.0023), divided by the area of the site in acres.

- *Average Cross Slope =  $\frac{I \times L \times 0.0023}{\text{Site Acreage}}$*
- *Average Cross Slope =  $\frac{2 \times 1,056 \times 0.0023}{1.94 \text{ Acres}}$*
- *Average Cross Slope = 2.5% Average Cross Slope*



## H. UTILITIES

All necessary utilities have previously served the subject property. Locations of existing utilities can be seen in **EXHIBIT II.H: UTILITIES**.

### 1. SEWER

The Pima County Regional Wastewater Reclamation Department currently serves the site.

### 2. WATER

The site is within Tucson Water's obligated service area and has been previously served by Tucson Water.

### 3. ELECTRICITY

The site is served by Tucson Electric Power (TEP).

## I. VEGETATION + SCREENING

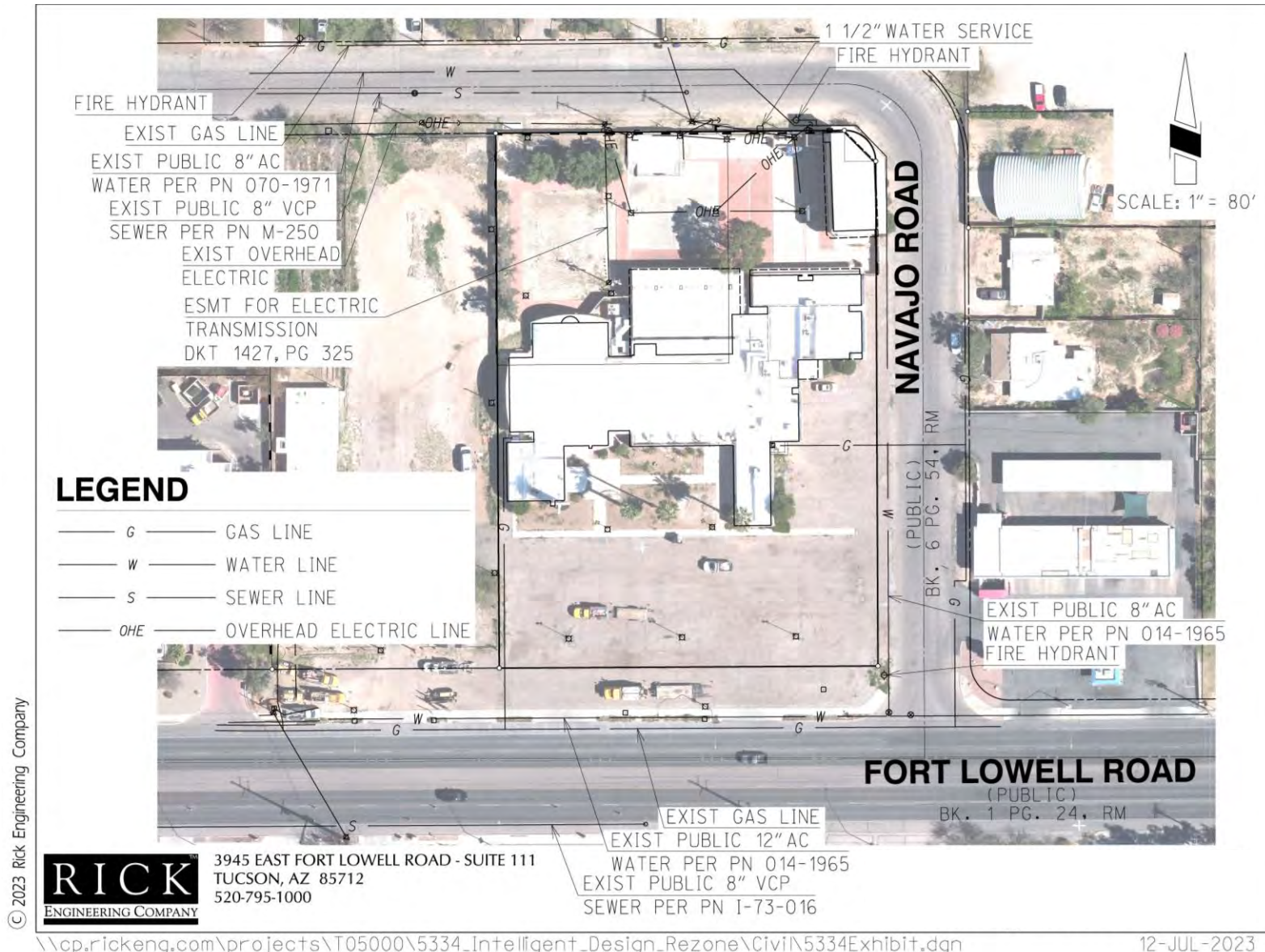
### 1. EXISTING VEGETATION ON-SITE

The site is currently developed, and no naturally occurring vegetation exists on-site. Several trees and shrubs are planted around the main building and in the rear yard. The site contains no saguaros.

### 2. EXISTING LANDSCAPING+ SCREENING

The site only provides perimeter yard landscaping outside of the two-story building at the northeast corner of the property. A six-foot masonry wall and opaque metal fence enclose the rear yard on the northern half of the property.

# EXHIBIT II.H: UTILITIES



## J. VIEWS

The proposed project will adaptively reuse the existing buildings on site and add two additional buildings. As seen in *Photo #1* and *Photo #2*, the existing buildings on the site screen views of properties to the north when looking north from Fort Lowell Road. *Photo #2* also showcases northeastward views across the site of the upper half of the Santa Catalina Mountain range.

The existing buildings and screening on the site limit westward and southward views across the property. *Photo #3* shows views to the west across the front parking lot from the east side of Navajo Road. This location provides an unobstructed view of the adjacent property, which is currently vacant, and the CODAC Cobblestone Court development. *Photos #4* and *#5* demonstrate how the existing buildings on the northern half of the property screen adjacent properties and the roadway when looking west and south.

*Photo #6* shows views looking east across the subject property from the vacant property adjacent to the site. The existing building at the center of the property and vegetation along the western property line obstructs views of the Santa Catalina Mountain range to the east. The existing buildings also obstruct views of the residential properties along Navajo Road, while the front parking area allows an unobstructed view of the Bubble Bath Car Wash.

Please see **EXHIBIT II.J.1: SITE PHOTO LOCATIONS** and **EXHIBIT II.J.2: SITE PHOTOS**.

EXHIBIT II.J.1: SITE PHOTO LOCATIONS



**EXHIBIT II.J.2: SITE PHOTOS**



**PHOTO #1: VIEW OF THE PROPERTY FROM ITS SOUTHWEST CORNER FACING NORTHEAST**



**PHOTO #2: VIEW OF THE PROPERTY FROM THE SOUTH SIDE OF FORT LOWELL ROAD ADJACENT TO NAVAJO WASH FACING NORTHWEST**

**EXHIBIT II.J.2: SITE PHOTOS (CONT.)**



**PHOTO #3:** VIEW LOOKING WEST ACROSS THE FRONT PARKING AREA OF THE PROPERTY FROM THE NORTHEAST CORNER OF THE INTERSECTION OF NAVAJO ROAD AND FORT LOWELL ROAD



**PHOTO #4:** VIEW LOOKING WEST FROM PROPERTIES ON THE EAST SIDE OF NAVAJO ROAD.

**EXHIBIT II.J.2: SITE PHOTOS (CONT.)**



**PHOTO 5: VIEW LOOKING SOUTH FROM PROPERTIES ON THE NORTH SIDE OF NAVAJO ROAD.**



**PHOTO #6: VIEW LOOKING EAST ACROSS THE SITE FROM THE ADJACENT PROPERTY.**

# INTELLIGENT DESIGN

SOLAR, PLUMBING & AIR

REZONING

PART III: PLAN PROPOSAL



THE  
**PLANNING CENTER**

PLANNING | LANDSCAPE ARCHITECTURE



### III. PLAN PROPOSAL

The purpose of *Part III: Plan Proposal* is to demonstrate the proposed project's compatibility with surrounding uses, properties, and neighborhoods through an explanation of project features and design, including building layout, height, the transition of intensity, landscaping and screening, traffic, and lighting.

#### A. BUILDING LAYOUT

The existing buildings on site will be retained and adaptively reused to accommodate the proposed office, trade school, church, and charitable uses. Two additional structures, an office building and a warehouse, will be constructed to house Intelligent Design's operations. Details for the location, size, and proposed uses for the existing and proposed buildings are outlined below and delineated in **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**.

Building 1 (as labeled on **EXHIBIT II.A: PRELIMINARY DEVELOPMENT PLAN**) is a newly proposed warehouse building in the northwest corner of the site, set back fifteen feet from the northern and western boundaries by way of a future setback reduction that will be requested. This building will be used to store HVAC, plumbing, and solar materials. A loading area and two roll-off dumpsters are provided in the rear parking area immediately east of the warehouse.

Building 2 is in the site's northeast corner, oriented west toward the rear parking lot. This existing building is two stories and will be used as temporary office space for Intelligent Design. After constructing the new office building, the long-term goal is to use Building 2 as a trade school training facility.

Building 3 is south of Building 2 within the larger existing building. Building 3 will be an extension of the trade school training facility.

Building 4 is currently occupied by the American Hellenic Education Progressive Association (AHEPA) Chapter 275. AHEPA will continue to occupy this office space for meetings at least once a month in the evenings.

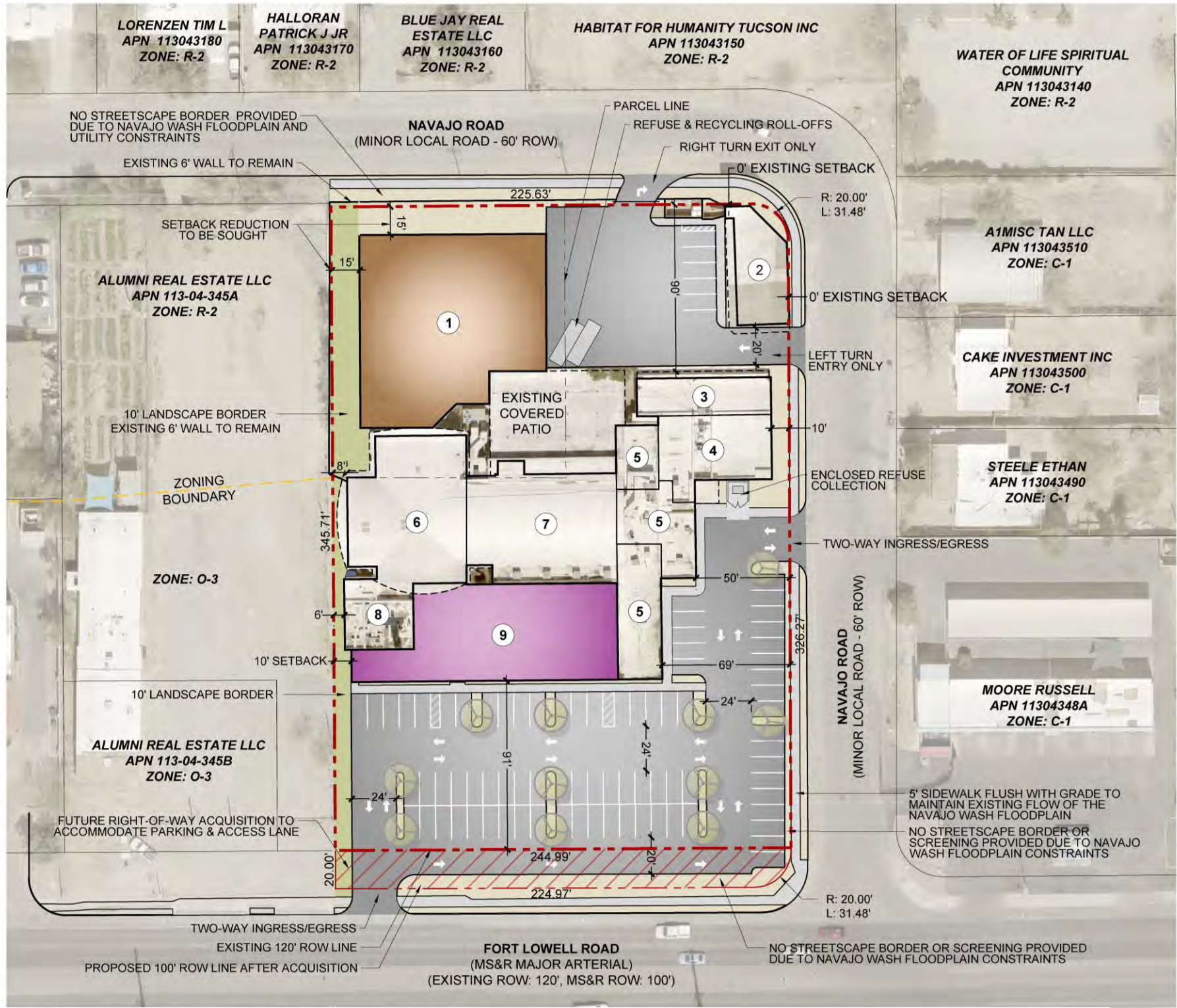
Building 5 is a combination of three spaces within the larger building. This building will be used as additional office for Intelligent Design.

Buildings 6 and 7 are the existing sanctuary and assembly hall of the former Greek Orthodox Church. This area will continue to be used for regular religious assemblies and event space during Intelligent Design's off-hours as part of the repurposing of the site.

Building 8 will be used as an office space for charitable entities.

Building 9 will be the new offices for Intelligent Design. This building will be immediately south of Buildings 6 and 7 and create a continuous building façade adjacent to the front parking area.

Exhibit III.A: Preliminary Development Plan



**NOTES:**  
Project Acreage: 1.94 acres  
Parcels: 113-04-3460 & 113-04-3470  
Address: 1145 East Fort Lowell Road  
Jurisdiction: City of Tucson  
FEMA Floodplain Zone: AE (entire property)  
Existing Zone: R-2 and O-3  
Existing Use: Vacant (former church)  
Proposed Zone: C-2  
Proposed Uses\*: HVAC, Plumbing, & Solar Company with Trade School, Church & Charitable Works Center  
Office: Existing: 7,650 sf  
Proposed: 12,300 sf  
Total: 18,150 sf  
Warehouse: 9,000 sf  
Church/Event Space: 9,100 sf  
Trade School: 4,700 sf  
(\*see Building Legend table for location and details)

- Required Building Setbacks:**
- North/East: Local Street = 20 feet
  - South: MS&R Street = 10 feet
  - West: Residential Zone = 1.5 x Height  
Non-Residential Zone = 0 feet
- Required Landscape Borders:**
- North/East: Local Street = 10 feet
  - South: MS&R Street = 10 feet
  - West: Residential Zone = 10 feet  
Non-Residential Zone = 10 feet
- Required Screening:**
- North/East: Local Street = 5 foot screen
  - South: MS&R Street = 30 inch screen
  - West: Residential Zone = 5 foot wall  
Non-Residential Zone = 5 foot screen

- Existing & Proposed Building Setbacks:**
- North: Existing = varies 0-10 feet; Proposed = 15 feet
  - South: Existing = 91 feet
  - East: Existing & Proposed = varies 0-69 feet
  - West: Existing = varies 6-8 feet;  
Proposed from Residential Zone = 15 feet  
Proposed from Non-Residential Zone = 10 feet  
(setback reduction to be sought)

- Proposed Landscape Borders:**
- North: None due to Navajo Wash floodplain & Utilities
  - South: None due to Navajo Wash floodplain
  - East: None due to Navajo Wash floodplain
  - West: Residential Zone = 10 feet  
Non-Residential Zone = 10 feet

- Proposed Screening:**
- North: Existing 6 foot wall
  - South: None due to Navajo Wash floodplain
  - East: None due to Navajo Wash floodplain
  - West: Residential Zone = Existing 6 foot wall  
Non-Residential Zone = None due to Floodplain

**Required Parking:**  
Office: 1 space per 300 sf = 67 spaces - 10% mixed use = 60  
Church/Event Space: 1 space per 100 sf = 91 spaces - 10% mixed use = 82  
Proposed Warehouse: 1 space per 5,000 sf = 2 spaces - 10% mixed use = 2  
Trade School: 1 space per 200 sf = 24 spaces - 10% mixed use = 22

This project will utilize shared parking with the various uses operating at different times yielding a maximum of 82 needed spaces at any time. Proposed and existing office and warehouse hours of operation are M-F 8am-5pm. Existing sanctuary and event space hours of operation are nights and weekends.

**Total Spaces Provided: 83 spaces**

| Building Legend |  |                 |           |                     |
|-----------------|--|-----------------|-----------|---------------------|
| #               | Proposed Use                                       | Building Status | Area      | Height              |
| 1               | Warehouse  | Proposed        | 9,000 sf  | 1 story (20 feet)   |
| 2               | Trade School Training Facility                     | Existing        | 3,250 sf  | 2 stories (24 feet) |
| 3               | Trade School Training Facility                     | Existing        | 1,450 sf  | 1 story (14 feet)   |
| 4               | Office - AHEPA Chapter 275                         | Existing        | 2,250 sf  | 1 story (14 feet)   |
| 5               | Office - Intelligent Design HVAC, Plumbing & Solar | Existing        | 4,000 sf  | 1 story (14 feet)   |
| 6               | Church/Event Space - Sanctuary                     | Existing        | 4,600 sf  | 1 story (17 feet)   |
| 7               | Church/Event Space - Assembly Hall                 | Existing        | 4,700 sf  | 1 story (17 feet)   |
| 8               | Office - Charitable Support                        | Existing        | 1,400 sf  | 1 stories (14 feet) |
| 9               | Office - Intelligent Design HVAC, Plumbing & Solar | Proposed        | 12,300 sf | 2 stories (29 feet) |

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

SCALE: 1"=60'-0"  
PROJECT: IDAC-01 DATE: 7/13/2023  
FILE NAME: IDAC-01\_PDP.DWG



## **B. DESIGN COMPATIBILITY**

### **1. MITIGATION ENSURING THE PRIVACY OF ADJACENT RESIDENCES**

The subject property will adaptively reuse the existing buildings on-site and construct two additional buildings. The existing buildings are located near the center of the property, except for the two-story building at the northeast corner. The building at the northeast corner is oriented toward the site's interior. Windows provided at the rear of this building are clerestory windows that provide light to the interior but limit views in and out of the window. The other building on the site is only a single story with two windows facing east towards East Navajo Road. An existing tree completely obscures one window, and existing vegetation partially obstructs the other. Both windows are secured by ornate metal security bars. There are no windows on the building's west side, and the two-story building on the property is 200 feet east of the western property line. Additionally, with the construction of a new warehouse building in the enclosed rear yard, the existing two-story building will be screened from views to the west.

The new warehouse building will be adjacent to the northern and western property line and oriented toward the interior of the property. Although this warehouse building is planned to be 20 feet in height, it will only be a single story which will limit views to neighboring properties. The warehouse is also expected to use clerestory windows in its construction.

The planned office building will be located south of the existing assembly hall and have a height of 29 feet. The building will be setback over 90 feet from Fort Lowell Road, which will maintain the privacy for residences on the south side of Fort Lowell Road. The portion of the proposed office building adjacent to the western property boundary is set back farther than the existing office or sanctuary buildings, creating consistent separation for the vacant property to the west.

### **2. DESIGN CRITERIA**

The project will adaptively reuse the existing buildings on site, which are made of brick and stucco. These materials are commonly used in construction throughout the Southwest because of their hardiness in the Sonoran Desert climate. Additionally, buildings throughout the surrounding neighborhood are constructed using these materials.

The final design of the proposed buildings will be determined during the development process, but generally, it can be expected that these buildings will be constructed of materials including but not limited to steel, glass, stucco, and concrete. These materials are capable of withstanding the extreme temperatures of Tucson.

### **3. CONSERVATION + URBAN HEAT ISLAND EFFECT REDUCTION**

The existing development is almost entirely covered in hardscape surfaces that do not allow for groundwater recharge and increase the urban heat island effect. Through redevelopment of the property, the front parking area will incorporate new landscaping that includes trees throughout the parking area. This new landscaping will help shade hardscape surfaces and reduce the property's contribution to the urban heat island.

#### 4. SITE + BUILDING CONFIGURATION

Because buildings on site will be adaptively reused, not all provided setbacks meet the setbacks required per the Unified Development Code. The provided setbacks are listed in the table below.

**TABLE III.B.4: BUILDING SETBACKS**

| DIRECTION | ADJACENT ZONING OR STREET | REQUIRED SETBACK   | PROVIDED SETBACK  |
|-----------|---------------------------|--|---|
| North     | Non-MS&R                  | 20 Feet  | Existing Buildings: 0 – 90 Feet<br>Proposed Building: 15 Feet   |
| East      | Non-MS&R                  | 20 Feet  | 0 Feet  |
| South     | MS&R                      | 10 Feet  | 91 Feet   |
| West      | R-2<br>O-3                | Residential Zone: 1½ (H)<br>Non-residential Zone: 0 Feet | Existing Building: 6 - 8 Feet<br>Proposed Building from Residential Zone: 15 Feet<br>Proposed Building from Non-Residential Zone: 10 Feet |

#### 5. TRANSITION OF BUILDING HEIGHTS + NUMBER OF STORIES

The existing buildings on the site range from 14 to 24 feet and are predominantly one-story, with a single two-story building at the northeast corner of the property. The proposed office building will be 29 feet and two stories, while the proposed warehouse building will be 20 feet and one story. The 29-foot building will be in the center of the property, just south of the assembly hall. This location will provide significant setbacks from single-story properties in the surrounding neighborhood and from Fort Lowell Road to the south. This location creates a transition of building heights on the property as the existing buildings step down in height, moving north across the property.

#### 6. TRANSITION OF DENSITIES

The site's primary use will be as the offices for Intelligent Design. This will be a low-intensity office use throughout the day where most people entering/leaving the site will be employees or, on occasion, customers. The other planned uses on the site will not have concurrent operation hours to ensure that traffic to and from the site is adequately managed. This intensity level is similar to the nearby existing office and commercial service uses along Fort Lowell Road.

#### 7. LANDSCAPE + SCREENING

Most landscaping on the site will be contained within the front parking area and along the western property line of the site. Landscaping will be limited to these areas to maintain the existing flow of the Navajo Wash floodplain that impacts the property. At the direction of the City of Tucson Engineering Department, the project will not incorporate any landscape materials along the north, south, and eastern property lines that would alter the existing flow or water surface elevation of the Navajo Wash.

## 8. STREET IMPROVEMENTS

The proposed use will only generate approximately 191 trips per weekday, with 32 in the AM peak hour and 38 during the PM peak hour. This trip generation does not warrant any street improvements for Fort Lowell Road or Navajo Road.

## 9. DEFENSIBLE SPACE TECHNIQUES

The site will use fencing to secure the rear yard, which will be used by those accessing the warehouse. These measures will secure spaces on the site that are screened from the view of surrounding properties. Secondly, the exterior of the buildings will provide adequate lighting to allow for surveillance of the property in the evening by passersby, neighbors, and security cameras. Lastly, the front parking area will be in clear view of the roadway, a major arterial that receives traffic at all hours of the day.

## 10. VIEW CORRIDORS

While the existing buildings will remain, new construction will minimally impact some view corridors across the site. The most prominent view corridor across the site is from Fort Lowell Road looking north. As seen in *Photo #1* of **EXHIBIT II.J.2: SITE PHOTOS**, when looking north across the site from Fort Lowell Road and adjacent properties to the south, the peaks of the Santa Catalina Mountain range can be seen over the top of the existing buildings. The construction of the proposed two-story office building is expected to obscure the lower portion of this view to the Santa Catalina Mountains.

The proposed 20-foot-high warehouse building will be located at the northwest corner of the site. The warehouse is of a similar height to the existing sanctuary building. The warehouse is setback from the western and northern property lines and maintains similar views across the site from the north and west.

## 11. CHANGES IN ELEVATION DUE TO GRADING

The site is an existing development that will have no elevation changes due to grading. The new buildings planned on the site will be lifted out of the floodplain by their foundations so as not to impact the existing Navajo wash.

# C. POST-DEVELOPMENT HYDROLOGY

## 1. PROPOSED OFFSITE AND ON-SITE DRAINAGE

Two new buildings, improved parking areas, landscaped areas with water harvesting capabilities, and sidewalk improvements are proposed for the project site.

The on-site watersheds in the proposed condition maintain the same characteristics as in the existing condition, except the amount of impervious cover. Watersheds 1P and 3P have less impervious cover because of the proposed landscape areas. Watershed 2P had a slight increase in impervious cover due to the additional building. Watersheds 1P, 2P, and 3P have 100-year peak discharges of 12.1-, 6.7-, and 1.7-cfs, respectively. This equates to 20.5-cfs combined flow leaving the project site in the proposed condition, with a 0.1-cfs increase from the existing condition.

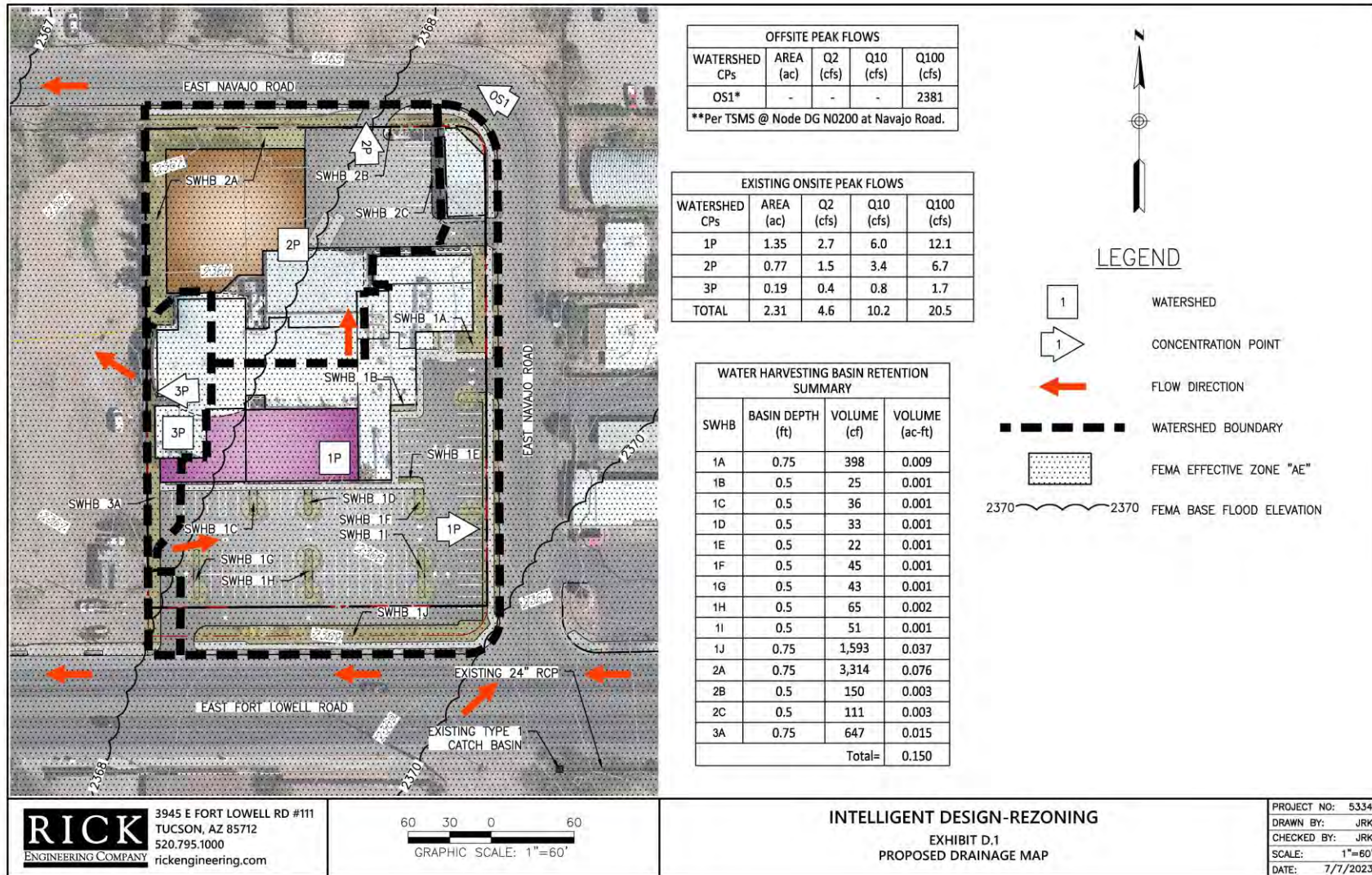
The discharge locations will generally follow historic patterns by draining through the parking lots, driveways, and water harvesting basins.

According to the City of Tucson website, MapTucson, the project site lies within a balanced basin. A total of 0.066 ac-feet of first-flush retention will be required. This will be accomplished by using the proposed landscape areas as water-harvesting basins. A total of 14 basins have been identified with a potential retention volume of 0.150 ac-feet. There will be sufficient retention to also reduce the peak 100-year discharge rates to be at or below the existing condition rates. Refer to **EXHIBIT III.C.1: PROPOSED DRAINAGE**.

The project lies within the Navajo Wash FEMA floodplain so JE Fuller was hired to perform an encroachment analysis using FLO-2D to compare the existing conditions to the proposed conditions. Based on the results of the hydraulic analysis, the proposed development will not adversely impact the adjacent properties. Any increase in the water surface elevation associated with encroachment into the floodplain that results from the additional structures is localized and contained within the boundaries of the parcel.

To further comply with the City of Tucson and Pima County Floodplain Ordinance, the finished floor elevations for the buildings have been determined. These elevations are set 1-foot above the upstream water surface elevation. By doing this, future buildings will be eligible for a LOMR, which will remove the new buildings from the National Flood Insurance Program.

# EXHIBIT III.C.1: PROPOSED DRAINAGE



## D. LANDSCAPED AREAS + SCREENING

### 1. LANDSCAPING (MATERIALS + LOCATIONS)

Landscaping will be limited to the western property line to ensure redevelopment on the site does not impact the Navajo Wash by increasing the floodplain level. The front parking area will be landscaped with trees to provide shade and help reduce the property's contribution to the urban heat island.

### 2. SCREENING (MATERIALS + LOCATIONS)

As shown on **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**, the existing masonry wall enclosing the northern half of the property will remain with some minor modifications to allow for egress from the rear of the property.

To maintain the existing flow of the Navajo Wash floodplain, no screening will be provided in the front parking area along Fort Lowell Road or the western property boundary. Modification of these standards will be pursued through the Design Development Option at the Development Plan stage.

### 3. RAINWATER HARVESTING

While the Navajo Wash limits new landscaping, the areas that will be landscaped, such as the front parking area, will remove portions of existing hardscape to introduce rainwater harvesting areas that allow for water conservation and greater groundwater recharge on the site.

## E. LIGHTING

The existing site contains several outdoor light fixtures affixed to walls and eaves of the existing building as well as on freestanding poles in the rear of the building. Many of these fixtures are expected to be replaced during the different phases of development. Fixtures that remain on the site and new light fixtures will be compliant with the *2012 City of Tucson/Pima County Outdoor Lighting Code*.

## F. PEDESTRIAN ACCESS

An existing sidewalk along Fort Lowell Road will be retained to facilitate pedestrian access to the site. A new at-grade sidewalk will be installed along the eastern and northern property lines adjacent to Navajo Road. This sidewalk will facilitate pedestrian movement around the perimeter of the property where none existed previously. The sidewalk surrounding the existing building in the front parking area will be maintained to provide pedestrian access between the parking area, the proposed office building, and the existing office spaces.

## G. SIGNS

The new office building may have business signage installed on its front façade to indicate it is the office of Intelligent Design. All new signage will comply with the City's Sign Code.

## H. TOPOGRAPHY

The site is an existing property that has been previously graded to construct the building and parking areas. It is not anticipated that the proposed buildings will require additional significant site grading.

## I. TRAFFIC

### 1. TRAFFIC MITIGATION MEASURES

A preliminary traffic memo is submitted with this proposal under a separate cover. An updated traffic may be prepared at the development plan stage if requested by the City of Tucson. However, given the low trip generation of the project (191 daily trips, 32 AM peak hour trips, 38 PM peak hour trips), no specific mitigation measures are anticipated to be required to maintain air quality standards and level of service standards.

### 2. TRIP GENERATION

See *Section II.B.6: Average Daily Trips*.

## J. UNDISTURBED AREAS

The entire site has been developed and operated for decades as a church while hosting community events such as the Tucson Greek Festival. No areas of the site have been left undisturbed, and the proposed development will utilize previously developed portions of the property.

## K. UTILITIES

The subject property is served by Tucson Water, Pima County Regional Wastewater Reclamation Department, Tucson Electric Power, and Southwest Gas. Tucson Water has a state-certified 100-year assured water supply. The property is in a developed area, and the project will be able to connect to existing utility lines without the need for major offsite improvements to infrastructure. Coordination with respective utility providers will be required to identify appropriate extensions and new connection locations.

### 1. SEWER

The Pima County Regional Wastewater Reclamation Department provided a letter indicating there is available capacity in the sewer network for the proposed project. Please see **EXHIBIT III.K.1: PIMA COUNTY WASTEWATER WILL SERVE LETTER**.

There are existing sewer connection points available to the project. The most feasible option is utilizing the existing building on-site's connection point, which has the capacity to serve both the new warehouse and office buildings.

### 2. WATER

The subject property is within the Tucson Water Obligated Service Area. Tucson Water has provided a letter indicating they will provide service to the subject property. Please see **EXHIBIT III.K.2: TUCSON WATER WILL SERVE LETTER**.

There are existing water mains available to connect to the project, including an 8-inch main located in the Navajo Road ROW and a 12-inch main located in the Fort Lowell Road ROW. The 8-inch main in the Navajo Road ROW is the project's preferred connection location because it is closer to the existing buildings on the property. The project has an existing water meter and access to fire hydrant coverage without having to add any new hydrants. Further analysis from Tucson Water will be needed to determine if adequate fire flow can be provided to the new warehouse and office buildings, along with solutions to provide fire service to the buildings.

### **3. ELECTRICITY**

The property will make use of existing electrical connections and maintain on-site electrical easements through the tenant improvements to the property.

**EXHIBIT III.K.1: PIMA COUNTY WASTEWATER WILL-SERVE LETTER**

**JACKSON JENKINS**  
DIRECTOR



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

March 17, 2023

Garrett Aldrete  
The Planning Center  
2 E Congress St., Suite 600  
Tucson, AZ 85701

**Sewerage Capacity Investigation No. P23WC00091 Type I**

**RE: Intelligent Design Rezoning, Parcels 113043460, 113043470  
Estimated Flow 1,425 gpd (ADWF)**

**Greetings:**

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the South Rillito – West (South Line) Interceptor.

Capacity is currently available for a project this size in the public sewer M-250, downstream from cleanout 9227#01.

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 you need further information, please feel free to contact me at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

EXHIBIT III.K.2: TUCSON WATER WILL-SERVE LETTER



March 22, 2023

The Planning Center  
2 E Congress, Suite 600  
Tucson, AZ 85701  
Attn: Chris Laria

**SUBJECT: Water Availability for Project: Intelligent Design Rezoning, APN: 113043470; 113043460, Case#: TW-WAV-0323-00121, 13S14E30, Location Code: TUCSON, Total Area: 1.94ac, Zoning: R-2; O-3**

**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)

## **L. VEHICULAR USE AREAS**

### **1. MOTOR VEHICULAR + BICYCLE PARKING**

To organize traffic to and from the site in a safe and efficient manner that meets Intelligent Designs needs and responds to public input while meeting City standards, the front parking area will be accessed by one access point along Fort Lowell Road and one access point along the north-south portion of Navajo Road. This parking area separates the proposed office building from the Fort Lowell Road right-of-way and will provide three rows of east-west parking and a row of parking along the eastern property line. Intelligent Design is exploring purchasing 20 feet of excess right-of-way from the City to accommodate the parking lot improvements. The access point along the north-south portion of Navajo Road is left-turn entry only into the rear parking area. The rear parking area will also have a right-turn exit-only access point along the east-west segment of Navajo Road at the site's northeast corner. The existing sidewalk that encompasses the building will remain to provide access to other entrances along the eastern face of the building and access to a pedestrian gate to the rear parking area.

The site will retain and improve its parking area by installing new parking area landscaping. In total, the site will provide 83 parking spaces after improvements. With the staggered hours of operation for the different proposed uses, the maximum number of parking spaces that will be needed at any one time is 82.

### **2. PUBLIC OR PRIVATE STREETS**

There are no proposed public or private streets on the property. Vehicular circulation through the site will utilize PAALs.

### **3. LOADING AREAS**

Loading will take place in the rear yard in conjunction with the proposed warehouse.

### **4. SOLID WASTE + RECYCLING COLLECTION AREA**

A solid waste collection area will be installed just east of the existing building. An additional solid waste and recycling collection area will be provided in the rear yard of the site adjacent to the proposed warehouse.

## RESOURCES

MapTucson, City of Tucson GIS, 2023

Pima Association of Governments, Transportation Data Management System, 2023

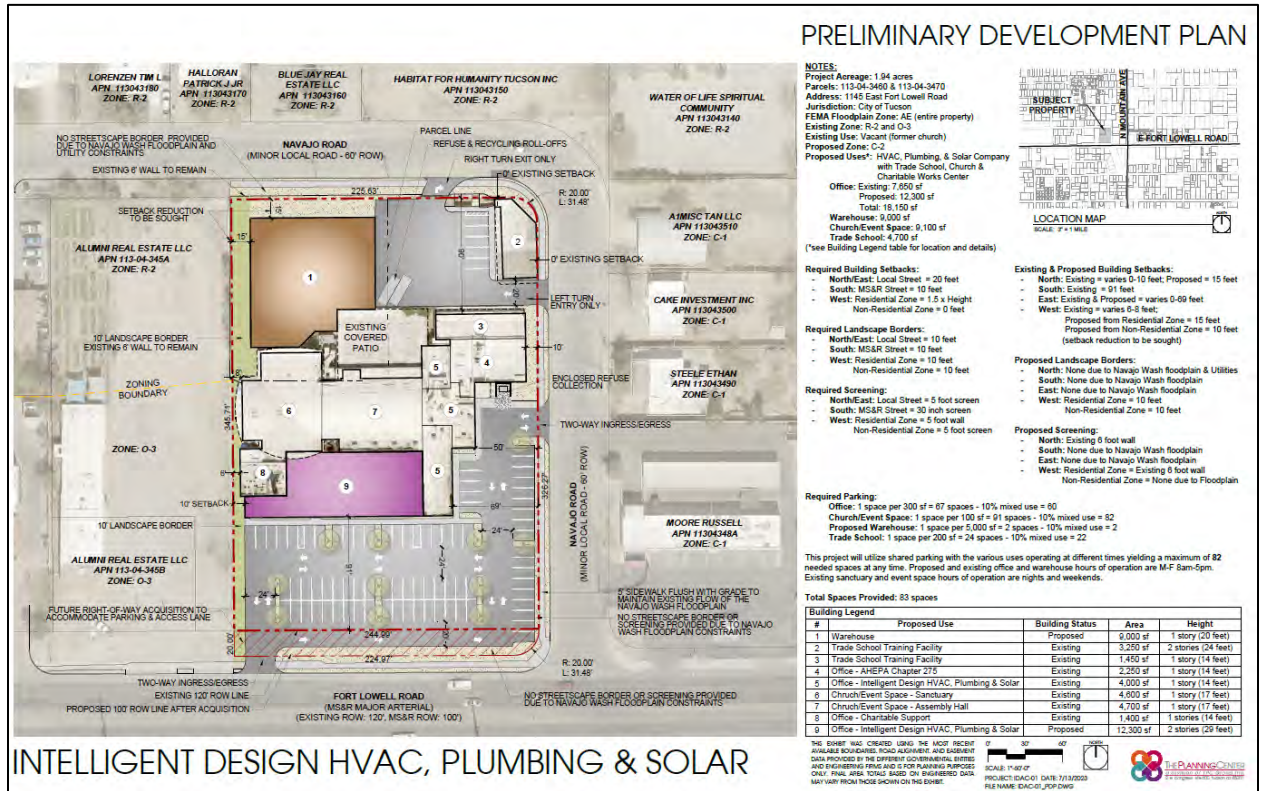
PimaMaps, Pima County GIS, 2021

Pima Regional Trail System Master Plan, Revised May 2012

City of Tucson Unified Development Code, 2016.

Aerial Photographs, Pictometry, 2022.

Plan Tucson, City of Tucson General & Sustainability Plan, ratified 2014.

**TRAFFIC MEMORANDUM**

**M Esparza**  
**Engineering, LLC**

**REZONING**  
 Preliminary Development Plan  
 TP-ENT-0823-00035 Date 10/05/2023  
 Planning & Development Services

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

**August 9, 2023**

# **Intelligent Design Traffic Memorandum**

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. 2023.22  
Marcos Esparza, P.E., Principal



**August 9, 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**

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## **APPENDIX**

- Site Plan
- E-Mail Correspondence Regarding  
Traffic Study Requirements
- Traffic Data

## Introduction

This Traffic Memorandum has been prepared for the corporate headquarters of a specialty trade contractor, Intelligent Design. The owner will also provide training for the specific trades provided by the company (Air Conditioning, Solar, Plumbing, Roofing). The site will also include a charitable works center.

The previous use on this site was the St. Demetrios Greek Orthodox Church. The owner wishes to renovate a portion of the existing buildings, and construct new buildings on the site. The project site is at 1145 East Fort Lowell Road in Tucson, Arizona. It is on the north side of Fort Lowell Road and east of Mountain Avenue. Navajo Road is adjacent to the project on the east. Exhibit 1 shows the project location.

**Exhibit 1 Regional Location Map**



As documented in an e-mail correspondence provided in an attachment to this document, The City of Tucson has required the following information to be provided with this traffic memorandum:

1. Description of project with location map,
2. Trip generation corresponding to the project; a discussion/comparison of trip generation from the existing (old) use to proposed use, and statement that low trip generation change would have a minor/negligible impact to surrounding roadway network,
3. Estimated capacity of Ft Lowell Rd,
4. Discussion of right turn lane warrant analysis for the driveway access from Ft Lowell Rd.

### Proposed Development Details

The project will utilize existing buildings and construct new ones. The following uses, as shown on the PDP, are proposed:

| Building Legend |  |                 |           |                     |
|-----------------|--|-----------------|-----------|---------------------|
| #               | Proposed Use                                       | Building Status | Area      | Height              |
| 1               | Warehouse  | Proposed        | 9,000 sf  | 1 story (20 feet)   |
| 2               | Trade School Training Facility                     | Existing        | 3,250 sf  | 2 stories (24 feet) |
| 3               | Trade School Training Facility                     | Existing        | 1,450 sf  | 1 story (14 feet)   |
| 4               | Office - AHEPA Chapter 275                         | Existing        | 2,250 sf  | 1 story (14 feet)   |
| 5               | Office - Intelligent Design HVAC, Plumbing & Solar | Existing        | 4,000 sf  | 1 story (14 feet)   |
| 6               | Church/Event Space - Sanctuary                     | Existing        | 4,800 sf  | 1 story (17 feet)   |
| 7               | Church/Event Space - Assembly Hall                 | Existing        | 4,700 sf  | 1 story (17 feet)   |
| 8               | Office - Charitable Support                        | Existing        | 1,400 sf  | 1 stories (14 feet) |
| 9               | Office - Intelligent Design HVAC, Plumbing & Solar | Proposed        | 12,300 sf | 2 stories (29 feet) |

The development will be constructed in phases, with the existing buildings to the north utilized for the corporate headquarters and operations. Future buildings will include the warehouse that will store contractor materials, and the new buildings that will be for charitable works purposes.

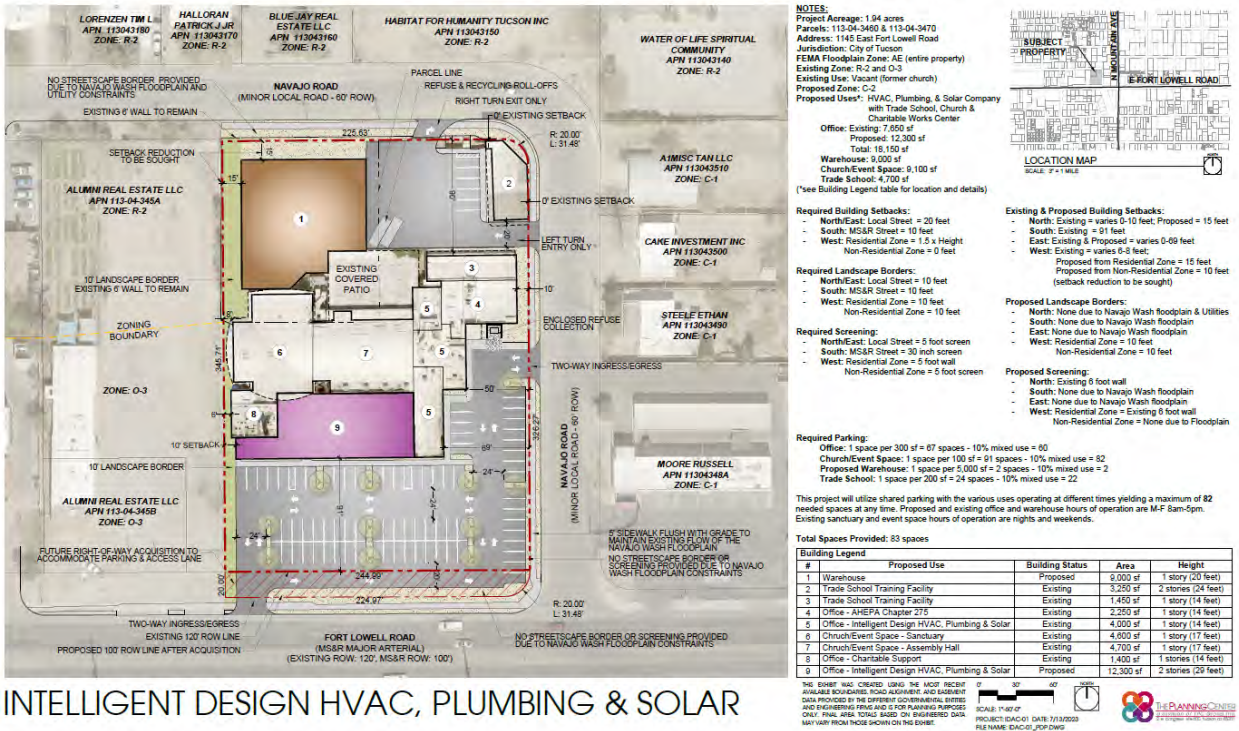
Access will be via one driveway on Fort Lowell Road and two on Navajo Road as shown on the preliminary development plan (Exhibit 2).

### Land Use

#### Existing and Future Land Use

The St. Demetrious Greek Orthodox Church occupied the site until a fire damaged much of the main building and the church body relocated to a new site on Alvernon Way. There are residential neighborhoods to the north of the project, and commercial developments to the east, west and south of the project.

## Exhibit 2 Preliminary Development Plan



## INTELLIGENT DESIGN HVAC, PLUMBING & SOLAR

### Existing Conditions

#### Roadway System

Exhibit 3 is a tabulation of the daily traffic volumes and physical features of Fort Lowell Road and Navajo Road along the frontage of the project, including number of lanes, speed limit and facilities (bike lanes, sidewalks).

### Exhibit 3 Roadway Inventory

| Roadway Segment               | Lanes | 2022 ADT | Source    | LOS D Daily Capacity (vpd)* | Speed Limit | Sidewalks | Bike Lanes |
|-------------------------------|-------|----------|-----------|-----------------------------|-------------|-----------|------------|
| <b>Fort Lowell Road</b>       |       |          |           |                             |             |           |            |
| 1st Avenue to Mountain Avenue | 4     | 29,416   | PAG       | 35,820                      | 40          | Yes       | Yes        |
| <b>Navajo Road</b>            |       |          |           |                             |             |           |            |
| North of Fort Lowell Road     | 2     | <2,000   | Estimated | 13,320                      | 25          | No        | No         |

PAG - Pima Association of Governments

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

#### Pedestrian/Bicycle Facilities

There are sidewalks and bike lanes on both sides of Fort Lowell Road within the study area.

## Transit

Sun Tran Route 34 runs along Fort Lowell Road at 20-minute headways on weekdays and at one-hour headways on the weekends. There are bus stops on Fort Lowell Road just east and west of the project. The nearest bus stops are immediately adjacent (west) to the project parcel (westbound), 280 feet east (westbound), 580 feet east (eastbound), and 700 feet west (eastbound)

## Existing Traffic Data and Level of Service

Pima Association of Governments provides ADTs on major roadways. For the year 2022, the estimated ADT on Fort Lowell Road between 1<sup>st</sup> Avenue and Mountain Avenue was 29,416 vehicles per day (vpd). There are no recorded volumes on Navajo Road, but the ADT is estimated to be below 2,000 vpd.

We estimated roadway segment performance using the planning methods contained in the locally accepted Florida Department of Transportation (FDOT) Level of Service Handbook. A four-lane road can carry approximately 35,820 vehicles per day at LOS D. The daily traffic volumes on Fort Lowell Road are well below this threshold.

## Trip Generation

Trips generated by the project have been estimated using the rates published in the *ITE Trip Generation Manual, 11<sup>th</sup> Edition* for land use category 180 – Specialty Trade Contractor. The trip rates and resulting trip generation are provided in Exhibit 4. These trips do not include trips associated with the planned training activities and the charitable works center for which site traffic will be generated during non-peak hours during the weekday and on the weekends.

The table shows that the total daily traffic generated by the primary activities (specialty trade) of the project would be about 191 trips during the average weekday, 32 during the AM peak hour and 38 during the PM peak hour.

The low estimated trip generation will have little to no impact on the surrounding roadway system or at the project driveways.

**Exhibit 4 Site Trip Generation**

|                            |         |           |            | Trip Generation Average Rates |     |            |     |             |     |
|----------------------------|---------|-----------|------------|-------------------------------|-----|------------|-----|-------------|-----|
| Land Use                   | Unit    | No. Units | ITE Categ. | Weekday AM                    |     | Weekday PM |     | Avg Weekday |     |
|                            |         |           |            | In                            | Out | In         | Out | In          | Out |
| Specialty Trade Contractor | 1000 SF | 19.500    | 180        | 1.66                          |     | 1.93       |     | 9.82        |     |
|                            |         |           |            | 74%                           | 26% | 32%        | 68% | 50%         | 50% |

|                            |         |           |            | Trip Generation |     |            |     |             |     |
|----------------------------|---------|-----------|------------|-----------------|-----|------------|-----|-------------|-----|
| Land Use                   | Unit    | No. Units | ITE Categ. | Weekday AM      |     | Weekday PM |     | Avg Weekday |     |
|                            |         |           |            | In              | Out | In         | Out | In          | Out |
| Specialty Trade Contractor | 1000 SF | 19.500    | 180        | 32              |     | 38         |     | 191         |     |
|                            |         |           |            | 24              | 8   | 12         | 26  | 96          | 96  |

Note: AM, PM Rates based on Peak Hour of Adjacent Street Traffic (7-9 AM; 4-6 PM)

The project site will also provide training for the specific trades provided by the company (Air Conditioning, Solar, Plumbing, Roofing). The site will also include a charitable works center. These activities are programmed to be offered outside of the typical commuter weekday peak

hours. It is difficult to estimate the off-peak trips to be generated by these additional uses, but it is not expected that trips associated with these would require any mitigation at the project driveways or at the intersections and roadways within the vicinity of the project. For this reason, only the trips associated with primary use have been provided.

Saint Demetrios church on Alvernon Way is open Wednesday through Fridays from 12-4 PM. There are some ministries at the church on Wednesday evenings after 6 PM. There may not have been any church trips during the weekday commuter peak hours when St. Demetrios occupied the buildings at the project site on Fort Lowell. For this reason, a comparison of peak hour trips between the previous use and the proposed use is not provided here because most, if not all, of the proposed trips would be new trips (no offset trips) from this site.

### **Mode Split**

All trips were assumed to be via motor vehicle.

### **Pass-By Traffic**

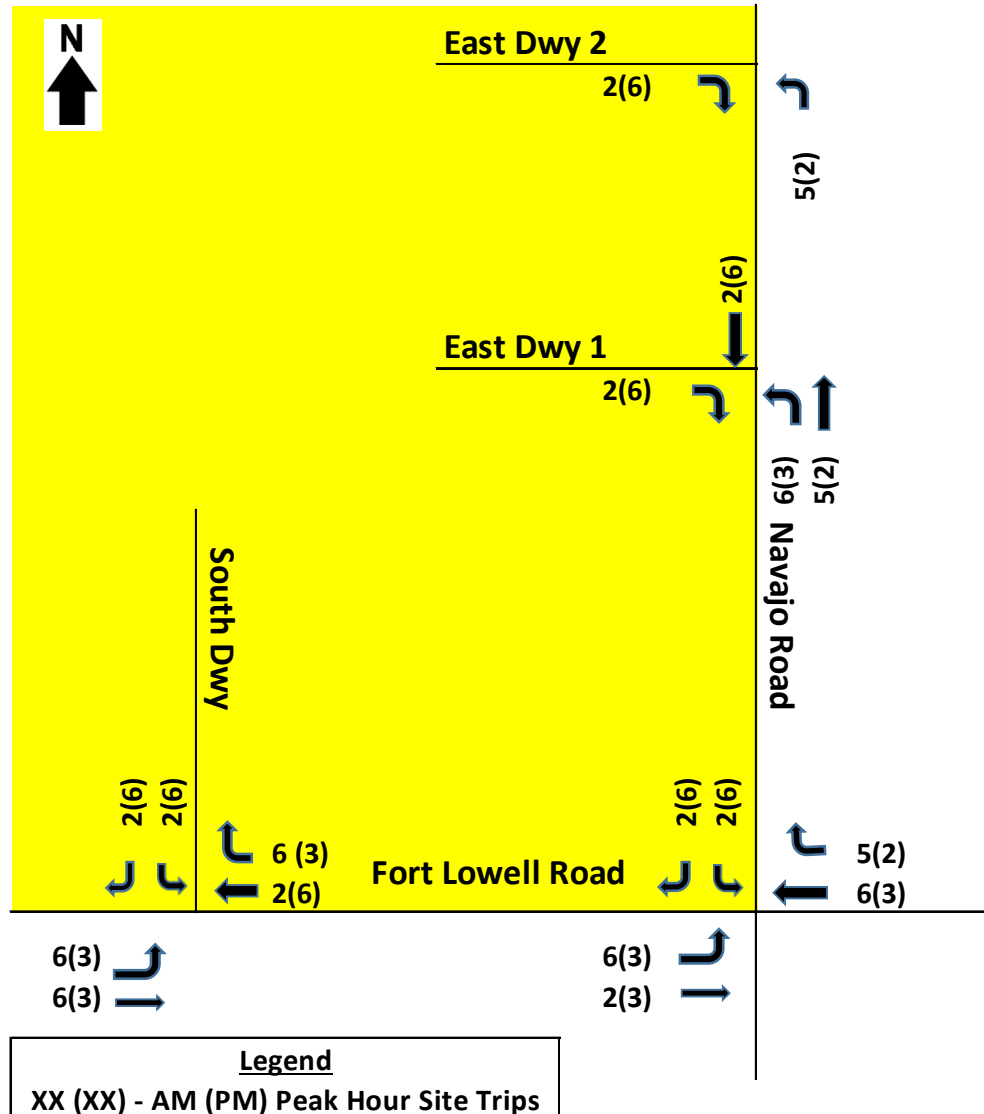
No pass-by trips were estimated for this lane use.

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

All trips would be distributed from the east and west on Fort Lowell Road. It is possible that there may be some trips that enter via Navajo Road to the north, but most will likely arrive from, and leave to, Fort Lowell Road. The trips have been assigned to the east and west equally.

Assuming equal distributions to the project access locations, this would mean that approximately six vehicles would enter each driveway during the AM period. This would be the highest site turning movement volume at each driveway. The parking area on Navajo Road was not included in this distribution, but it is likely that some of the trips would use these spaces. The site trip distributions are shown in Exhibit 5.

Exhibit 5 Site Trip Distribution (Peak Hour Trips)



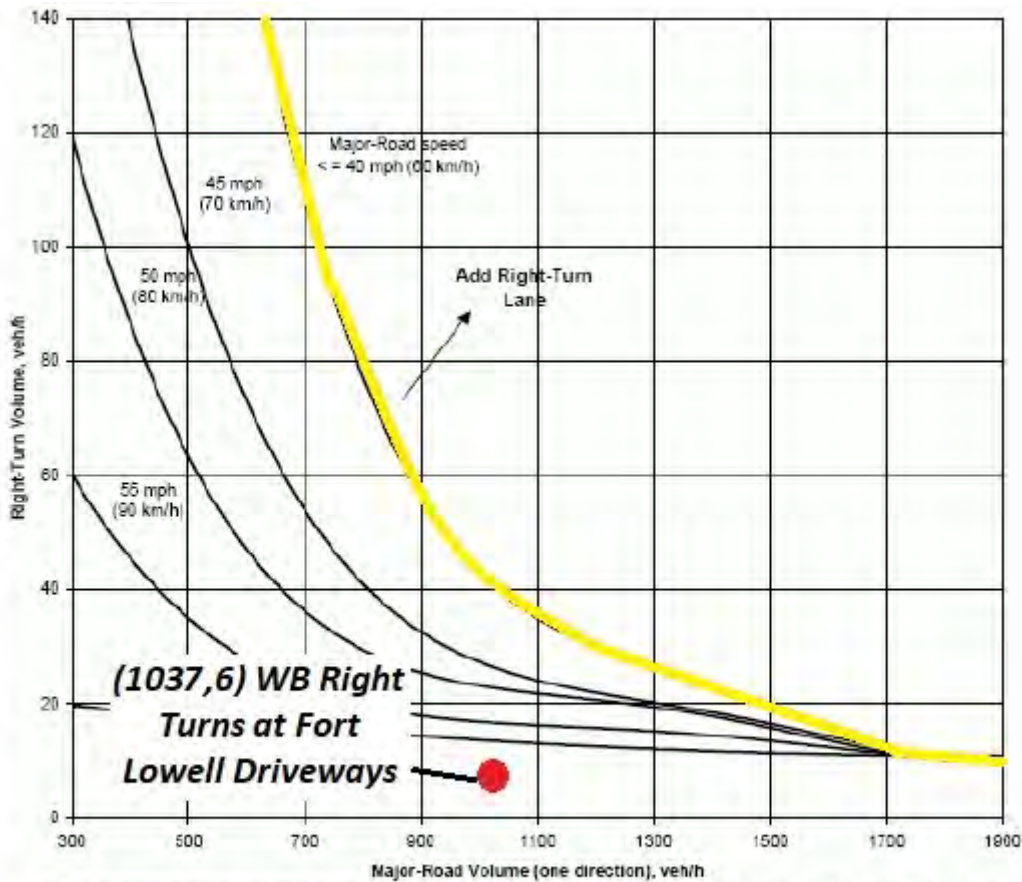
### Future Traffic Operations

The addition of site traffic during the AM and PM peak hours on Fort Lowell Road and on Navajo Road is trivial given that the project adds less than 1% to the total future volume on Fort Lowell Road. Adding these peak hour volumes at the project area intersections would not require additional mitigation at these locations based on the traffic volumes at these intersections. Therefore, the traffic analysis for this project is focused on the turn lane warrants at the project driveway.

### Turn Lane Analysis

The *Transportation Access Management Guidelines for the City of Tucson* includes right turn lane warrant guidelines based on the speed of the roadway, projected turn lane volumes and the major road hourly volumes (see Exhibit 6). The left turn lane warrant was not applied for turns on Fort Lowell Road because there is an existing two-way left turn lane along the project frontage road.

## Exhibit 6 Right Turn Lane Warrant Criteria (City of Tucson)



Note: Existing roadway constraints may restrict the ability or need to install turning lanes. Traffic Engineering may require a traffic engineering analysis to support alternative recommendations for the installation of turning lanes.

Figure 5-3 – Right Turn Guidelines for Four-Lane Roadways<sup>15</sup>

A recorded count of 30,560 vpd was collected on Fort Lowell Road west of Mountain Avenue on September 27, 2018, and is provided on Pima Association of Governments website. Although the volumes are dated, they are close and a little higher than the 2022 estimated ADTs on the PAG website. The highest AM peak hour westbound hourly count at this location for this day was 1,031 vph at 8:00 AM. The estimated entering AM peak hour volume at the project driveway on Fort Lowell Road is six vehicles per hour. This volume was plotted with the hourly count ( $1,031 + 6 = 1,037$ , which is the total westbound approach volume) on Fort Lowell Road on the right turn lane warrant graph (see Exhibit 5).

Based on the projected traffic at the Fort Lowell Road/South Driveway intersection, a right turn lane is not warranted for the westbound approach at this driveway. Based on the graph, approximately forty right turns during the peak hour would be needed to warrant a right turn at this location.

### Intersection and Driveway Spacing

The *Transportation Access Management Guidelines for the City of Tucson* includes guidance for intersection and driveway spacing on arterials and collectors. 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 distance from the project driveway on Fort Lowell to the next driveway to the west is over 150 feet. The distance from the project driveway on Fort Lowell to Navajo Road is also over 150 feet. Therefore, the minimum driveway spacing guidelines are met for the project driveway.

## Conclusions

### Trips Generated

Vehicle trips generated by the project have been estimated by applying the rates published in the *ITE Trip Generation, 11<sup>th</sup> Edition* for land use category 180, Specialty Trade Contractor. For this use, the total daily traffic generated by this project is estimated to be about 191 during the average weekday and 32 during the AM peak hour and 38 during the PM peak hour.

The low estimated trip generation will have little to no impact on the surrounding roadway system or at the project driveways.

### Trip Impacts

#### Vehicular

Based on the anticipated daily site trips, the project area roadways will operate below their daily LOS D capacities.

Based on the City of Tucson's access management guidelines, a right turn lane is not warranted for westbound access from Fort Lowell Road at the south project driveway.

#### Pedestrian and Bicycle

There are sidewalks and bicycle lanes on each side of Fort Lowell Road.

#### Transit

There is a Sun Tran transit route that runs on Fort Lowell Road (Route 34) and bus stops near the project site.

## Recommendations

1. Subdivision design should conform to current City of Tucson standards.
2. All new traffic signs, signals and markings must comply with the *Manual on Uniform Traffic Control Devices* and City of Tucson requirements.

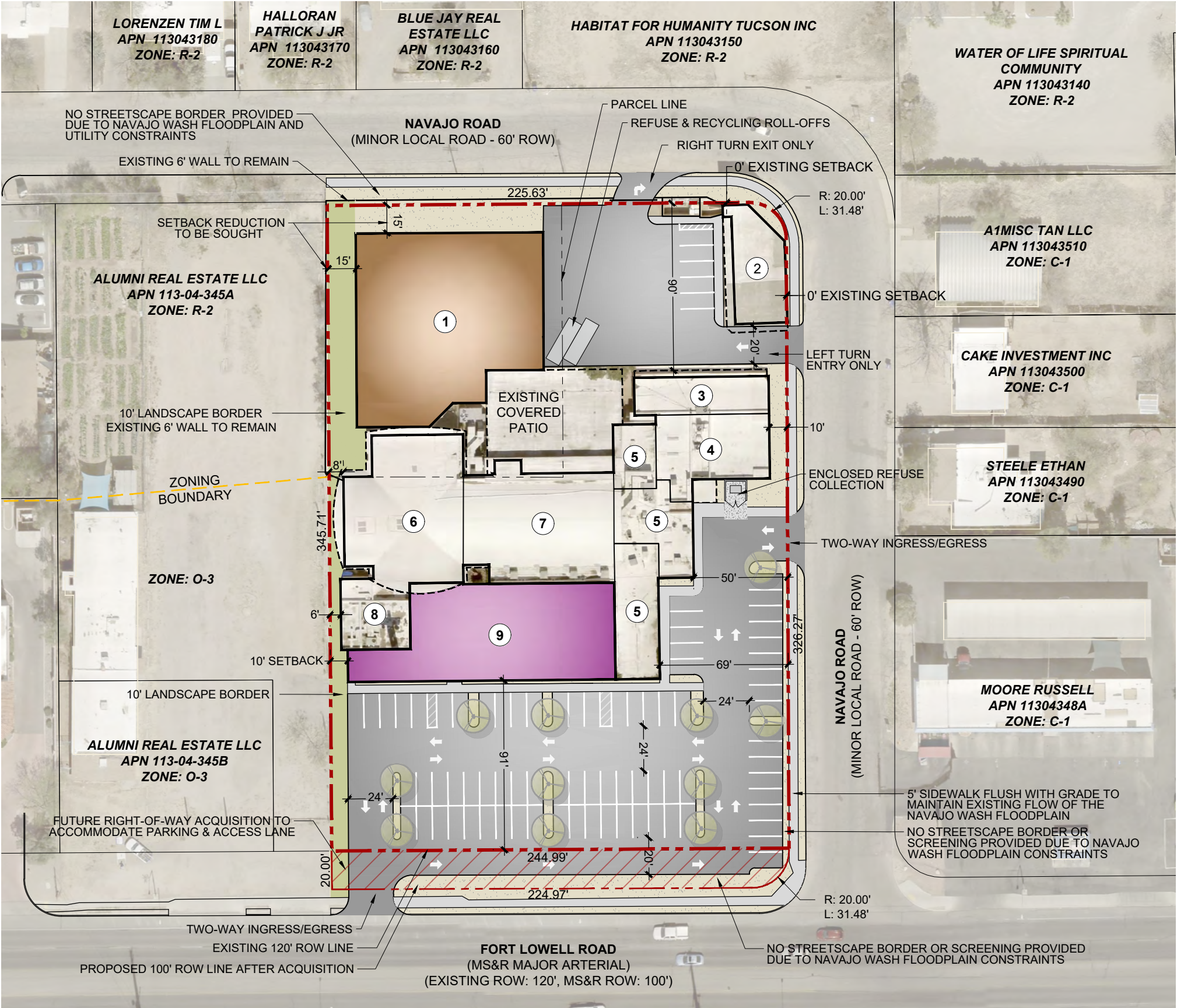
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# ***APPENDIX***

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- *Site Plan*
- *E-Mail Correspondence Regarding Traffic Study Content*
- *Traffic Data*

PRELIMINARY DEVELOPMENT PLAN



**NOTES:**  
**Project Acreage:** 1.94 acres  
**Parcels:** 113-04-3460 & 113-04-3470  
**Address:** 1145 East Fort Lowell Road  
**Jurisdiction:** City of Tucson  
**FEMA Floodplain Zone:** AE (entire property)  
**Existing Zone:** R-2 and O-3  
**Existing Use:** Vacant (former church)  
**Proposed Zone:** C-2  
**Proposed Uses\*:** HVAC, Plumbing, & Solar Company with Trade School, Church & Charitable Works Center

**Office:** Existing: 7,650 sf  
Proposed: 12,300 sf  
Total: 18,150 sf

**Warehouse:** 9,000 sf  
**Church/Event Space:** 9,100 sf  
**Trade School:** 4,700 sf

(\*see Building Legend table for location and details)

**LOCATION MAP**  
SCALE: 3" = 1 MILE

- Required Building Setbacks:**

  - **North/East:** Local Street = 20 feet
  - **South:** MS&R Street = 10 feet
  - **West:** Residential Zone = 1.5 x Height  
Non-Residential Zone = 0 feet

**Required Landscape Borders:**

  - **North/East:** Local Street = 10 feet
  - **South:** MS&R Street = 10 feet
  - **West:** Residential Zone = 10 feet  
Non-Residential Zone = 10 feet

**Required Screening:**

  - **North/East:** Local Street = 5 foot screen
  - **South:** MS&R Street = 30 inch screen
  - **West:** Residential Zone = 5 foot wall  
Non-Residential Zone = 5 foot screen

**Required Parking:**

**Office:** 1 space per 300 sf = 67 spaces - 10% mixed use = 60  
**Church/Event Space:** 1 space per 100 sf = 91 spaces - 10% mixed use = 82  
**Proposed Warehouse:** 1 space per 5,000 sf = 2 spaces - 10% mixed use = 2  
**Trade School:** 1 space per 200 sf = 24 spaces - 10% mixed use = 22
- Existing & Proposed Building Setbacks:**

  - **North:** Existing = varies 0-10 feet; Proposed = 15 feet
  - **South:** Existing = 91 feet
  - **East:** Existing & Proposed = varies 0-69 feet
  - **West:** Existing = varies 6-8 feet;  
Proposed from Residential Zone = 15 feet  
Proposed from Non-Residential Zone = 10 feet (setback reduction to be sought)

**Proposed Landscape Borders:**

  - **North:** None due to Navajo Wash floodplain & Utilities
  - **South:** None due to Navajo Wash floodplain
  - **East:** None due to Navajo Wash floodplain
  - **West:** Residential Zone = 10 feet  
Non-Residential Zone = 10 feet

**Proposed Screening:**

  - **North:** Existing 6 foot wall
  - **South:** None due to Navajo Wash floodplain
  - **East:** None due to Navajo Wash floodplain
  - **West:** Residential Zone = Existing 6 foot wall  
Non-Residential Zone = None due to Floodplain

This project will utilize shared parking with the various uses operating at different times yielding a maximum of **82** needed spaces at any time. Proposed and existing office and warehouse hours of operation are M-F 8am-5pm. Existing sanctuary and event space hours of operation are nights and weekends.

Total Spaces Provided: 83 spaces

| Building Legend |  |                 |           |                     |
|-----------------|--|-----------------|-----------|---------------------|
| #               | Proposed Use                                       | Building Status | Area      | Height              |
| 1               | Warehouse  | Proposed        | 9,000 sf  | 1 story (20 feet)   |
| 2               | Trade School Training Facility                     | Existing        | 3,250 sf  | 2 stories (24 feet) |
| 3               | Trade School Training Facility                     | Existing        | 1,450 sf  | 1 story (14 feet)   |
| 4               | Office - AHEPA Chapter 275                         | Existing        | 2,250 sf  | 1 story (14 feet)   |
| 5               | Office - Intelligent Design HVAC, Plumbing & Solar | Existing        | 4,000 sf  | 1 story (14 feet)   |
| 6               | Chruch/Event Space - Sanctuary                     | Existing        | 4,600 sf  | 1 story (17 feet)   |
| 7               | Chruch/Event Space - Assembly Hall                 | Existing        | 4,700 sf  | 1 story (17 feet)   |
| 8               | Office - Charitable Support                        | Existing        | 1,400 sf  | 1 stories (14 feet) |
| 9               | Office - Intelligent Design HVAC, Plumbing & Solar | Proposed        | 12,300 sf | 2 stories (29 feet) |

INTELLIGENT DESIGN HVAC, PLUMBING & SOLAR

**Subject:** FW: Greek Orthodox Church Rezoning  
**From:** Chris Laria <claria@azplanningcenter.com>  
**Date:** 3/13/2023, 10:48 AM  
**To:** Marcos Esparza <mue-cla@cox.net>

Hi Marcos,

Please see below. I think this is the last of the information you need to prepare a proposal for Amy and Andrew.

Best,



CHRIS LARIA, PLA | Project Manager

**THE PLANNING CENTER**

2 E Congress Ste 600, Tucson, AZ 85701  
Office: 520.623.6146 | Direct: 520.209.2641

---

**From:** Gregory Orsini <Gregory.Orsini@tucsonaz.gov>  
**Sent:** Monday, March 13, 2023 9:21 AM  
**To:** Chris Laria <claria@azplanningcenter.com>; Blake Olofson <Blake.Olofson@tucsonaz.gov>  
**Subject:** Re: Greek Orthodox Church Rezoning

Hi Chris,

Thanks for reaching out regarding your project and sharing the PDP.

Per the City's Access Management Guidelines (AMG) Section 6.3.2.1, a Traffic Impact Analysis (TIA) *should* be performed for all applications for Rezoning. However, Traffic Engineering has determined that a full TIA is not warranted for this development and does not meet the intent of the AMG for this project due to the size of development and change in trip generation from existing to future uses. Therefore, we request a summary traffic memorandum to include the following:

- Description of project with location map
- Trip generation corresponding to the project; a discussion/comparison of trip generation from the existing (old) use to proposed use, and statement that low trip generation change would have a minor/negligible impact to surrounding roadway network
- Estimated capacity of Ft Lowell Rd
- Discussion of right turn lane warrant analysis for the driveway access from Ft Lowell Rd

The short memo should be sealed by Mr. Esparza.

Thank you,  
Greg

**Greg Orsini, P.E., PTOE**  
Department of Transportation & Mobility  
City of Tucson  
(C) 520-268-5036  
[Gregory.Orsini@tucsonaz.gov](mailto:Gregory.Orsini@tucsonaz.gov)

---

**From:** Chris Laria <claria@azplanningcenter.com>  
**Sent:** Monday, March 13, 2023 8:09 AM  
**To:** Gregory Orsini <[Gregory.Orsini@tucsonaz.gov](mailto:Gregory.Orsini@tucsonaz.gov)>; Blake Olofson <[Blake.Olofson@tucsonaz.gov](mailto:Blake.Olofson@tucsonaz.gov)>  
**Subject:** [EXTERNAL] RE: Greek Orthodox Church Rezoning

Gentleman,

We are rezoning the former Greek Orthodox Church on Ft. Lowell Road for adaptive reuse as Intelligent Design AC's new corporate headquarters. Attached is the PDP provided during our pre-app meeting with staff. Marcos Esparza will be our traffic engineer for this project; however, we are not sure what type of study will be required and how to get him properly scoped. Please let me know what will be expected for his process. I am happy to answer any questions. The PDP is attached for your reference.

Best,



CHRIS LARIA, PLA | Project Manager

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2641

| LOCATION INFO |                  |
|---------------|------------------|
| Location ID   | A-163_WB         |
| Type          | LINK             |
| Funct'l Class | 4                |
| Located On    | E Fort Lowell Rd |
| From Road     | N 1st Ave        |
| To Road       | N Campbell Ave   |
| Direction     | WB               |
| County        | Pima             |
| Community     | Tucson           |
| MPO ID        |                  |
| HPMS ID       |                  |
| Agency        | PAG              |

| INTERVAL:15-MIN |                 |     |     |     |                      |
|-----------------|-----------------|-----|-----|-----|----------------------|
| Time            | 15-min Interval |     |     |     | Hourly Count         |
|                 | 1st             | 2nd | 3rd | 4th |                      |
| 0:00-1:00       | 31              | 30  | 20  | 18  | 99                   |
| 1:00-2:00       | 20              | 23  | 14  | 12  | 69                   |
| 2:00-3:00       | 16              | 10  | 11  | 6   | 43                   |
| 3:00-4:00       | 6               | 16  | 11  | 21  | 54                   |
| 4:00-5:00       | 14              | 18  | 34  | 53  | 119                  |
| 5:00-6:00       | 41              | 53  | 89  | 101 | 284                  |
| 6:00-7:00       | 103             | 109 | 155 | 189 | 556                  |
| 7:00-8:00       | 176             | 229 | 260 | 273 | 938                  |
| 8:00-9:00       | 297             | 241 | 263 | 230 | 1,031                |
| 9:00-10:00      | 224             | 191 | 202 | 242 | 859                  |
| 10:00-11:00     | 206             | 210 | 239 | 211 | 866                  |
| 11:00-12:00     | 245             | 226 | 229 | 217 | 917                  |
| 12:00-13:00     | 259             | 229 | 240 | 214 | 942                  |
| 13:00-14:00     | 230             | 247 | 266 | 265 | 1,008                |
| 14:00-15:00     | 260             | 263 | 320 | 257 | 1,100                |
| 15:00-16:00     | 312             | 263 | 321 | 352 | 1,248                |
| 16:00-17:00     | 317             | 296 | 287 | 344 | 1,244                |
| 17:00-18:00     | 334             | 308 | 309 | 282 | 1,233                |
| 18:00-19:00     | 266             | 204 | 221 | 210 | 901                  |
| 19:00-20:00     | 221             | 194 | 163 | 150 | 728                  |
| 20:00-21:00     | 171             | 156 | 112 | 118 | 557                  |
| 21:00-22:00     | 118             | 136 | 108 | 88  | 450                  |
| 22:00-23:00     | 90              | 90  | 78  | 55  | 313                  |
| 23:00-24:00     | 54              | 38  | 33  | 33  | 158                  |
| Total           |                 |     |     |     | 15,687               |
| AM Peak         |                 |     |     |     | 07:45-08:45<br>1,074 |
| PM Peak         |                 |     |     |     | 16:45-17:45<br>1,299 |

| COUNT DATA INFO     |               |
|---------------------|---------------|
| Count Status        | Accepted      |
| Holiday             | No            |
| Start Date          | Thu 9/27/2018 |
| End Date            | Fri 9/28/2018 |
| Start Time          | 12:00:00 AM   |
| End Time            | 12:00:00 AM   |
| Direction           |               |
| Notes               |               |
| Station             |               |
| Study               |               |
| Speed Limit         |               |
| Description         |               |
| Sensor Type         |               |
| Source              |               |
| Latitude, Longitude |               |

Count Navigation: << < > >> Count Type: VOLUME ▾

Directions: 2-WAY EB WB ?

[View Calendar](#)[View in Excel](#)

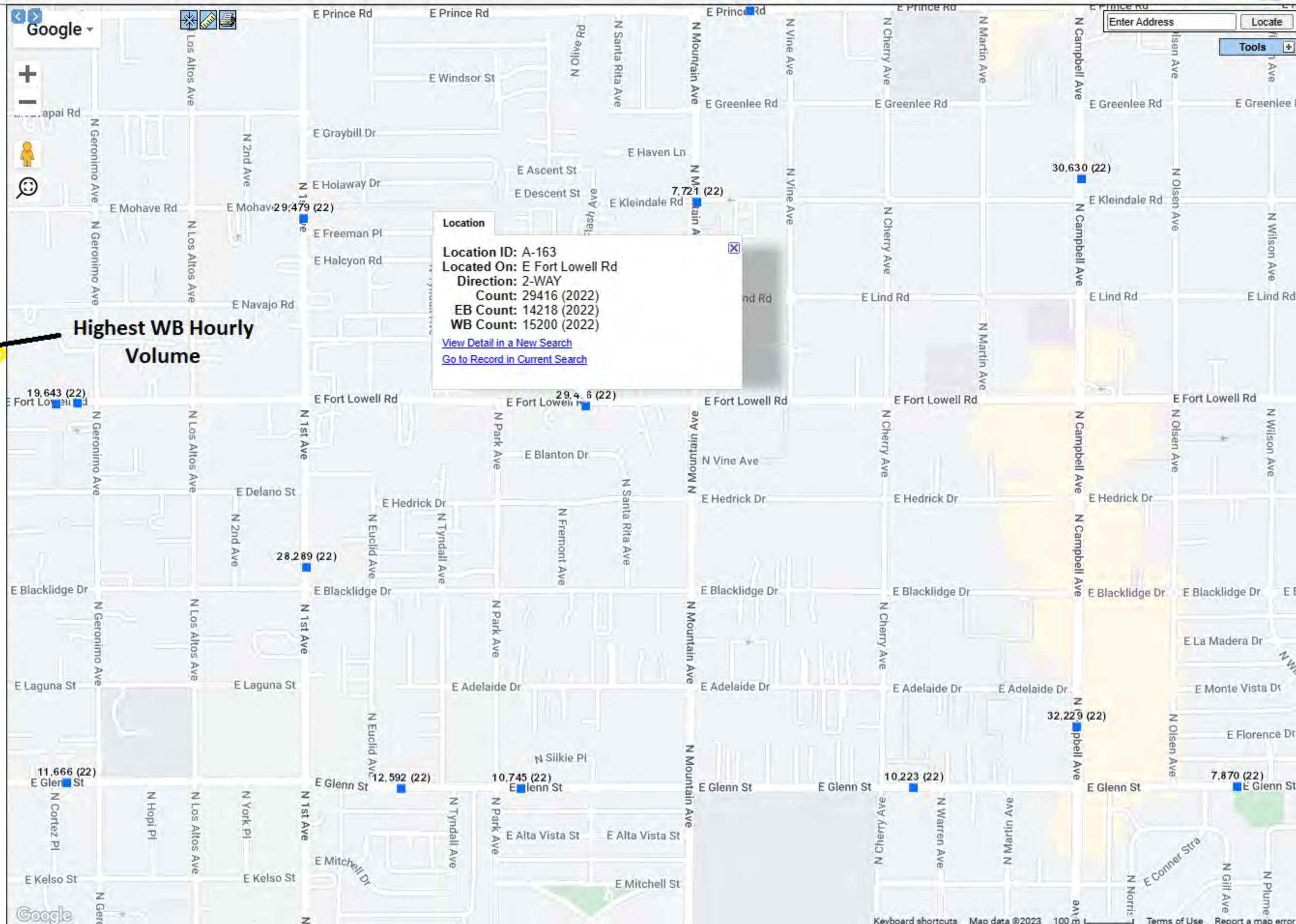
### Bar Graph



### Line Graph

[Weekly Report](#)

Compare  
Count





## Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of  $\frac{3}{4}$  of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: TP-ENT-0823-00035–Intelligent Design, 1145 E. Fort Lowell, R-2 & O-3 to C-2 (Ward 3)**

\_\_\_\_\_  
Property Owner(s) (PLEASE PRINT)

- ☐ APPROVE the proposed rezoning/special exception  
☐ PROTEST the proposed rezoning/special exception

**Reason(s):**

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| PLEASE PRINT YOUR<br>NAME | PLEASE PRINT<br>PROPERTY ADDRESS | PLEASE PRINT<br>MAILING ADDRESS |
|---------------------------|----------------------------------|---------------------------------|
|                           |                                  |                                 |
|                           |                                  |                                 |

Date \_\_\_\_\_

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-ENT-0823-00035 SP**

Expose this flap - Affix stamp and return

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IMPORTANT LAND USE CHANGE NOTICE ENCLOSED