



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ramon Valadez, Supervisor, District #2

FROM: Arlan M. Colton, Planning Director *AMC*

DATE: October 31, 2014

SUBJECT: **P21-14-014 DYER FAMILY TR – S. BELVEDERE AV.**
(Conditional Use Permit – Type II – Fire Station)

The above referenced Conditional Use is within your district and is scheduled for the Board of Supervisors' **TUESDAY, November 18, 2014** hearing.

REQUEST: Conditional Use Permit – Fire Station

OWNER Dyer John & Marsha Family TR
6991 N. Solaz Tercero
Tucson, AZ 85718-1137

APPLICANT The Architecture Company
2625 N. Silverbell Rd.
Tucson, AZ 85745

DISTRICT: 2

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: No written protest has been received to date.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The site is outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

TD/ar
Attachments



Board of Supervisors Memorandum

Subject: P21-14-014

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FOR NOVEMBER 18, 2014 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director *AMC*

DATE: October 31, 2014

ADVERTISED ITEM FOR PUBLIC HEARING
TYPE II CONDITIONAL USE
FIRE STATION

P21-14-014 DYER FAMILY TR – S. BELVEDERE AV.

Request of The Architecture Company, on property located at 6003 S. Belvedere Av., in the CI-1 zone, for a conditional use permit for a Fire Station. Chapter 18.97 in accordance with Section 18.07.030G of the Pima County Zoning Code allows a Fire Station as a Type II conditional use in the CI-1 zone. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 2)

Hearing Administrator Hearing (October 8, 2014)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on October 8, 2014. The applicant presented the case to the satisfaction of the hearing administrator and answered his questions.

No (0) members of the public attended the hearing to speak on the matter. Prior to the hearing, no public comment had been received by staff from any of the surrounding property owners. The applicant indicated that they had previously reached out to the adjacent residential neighbors and found them to be in favor of having a fire station in close proximity to their neighborhood.

At the hearing, the Hearing Administrator conceptually discussed basic operational standards for the station, specifically with respect to their typical silent-running procedures in the adjacent residential neighborhood. With this in mind, the Hearing Administrator's expressed his position that a set of simple, reasonable special conditions was warranted in the case.

After completing all of the above, the Hearing Administrator closed the public hearing.



Board of Supervisors Memorandum

P21-14-014

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FOR BOARD OF SUPERVISORS NOVEMBER 18, 2014 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: October 13, 2014

DOCUMENT: P21-14-014

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of The Architecture Company, on property located at 6003 S. Belvedere Avenue, in the **CI-1 (Industrial) Zone**, for a conditional use permit for a Fire Station. Chapter 18.97 in accordance with Section 18.07.030.G of the Pima County Zoning Code allows a Fire Station as a Type II conditional use in the CI-1 zone. (District 2)

CASE BACKGROUND AND PARTICULARS

The applicant proposes a new fire station in a diverse land-use area. The property itself and several adjacent to it are zoned for industrial use and many of them have existing industrial enterprises in place. Directly across the street is an existing residential subdivision.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on October 8, 2014. The applicant presented the case to the satisfaction of the hearing administrator and answered his questions.

No (0) members of the public attended the hearing to speak on the matter. Prior to the hearing, no public comment had been received by staff from any of the surrounding property owners. The applicant indicated that they had previously reached out to the adjacent residential neighbors and found them to be in favor of having a fire station in close proximity to their neighborhood.

At the hearing, the Hearing Administrator conceptually discussed basic operational standards for the station, specifically with respect to their typical silent-running procedures in the adjacent residential neighborhood. With this in mind, the Hearing Administrator's expressed his position that a set of simple, reasonable special conditions was warranted in the case.

After completing all of the above, the Hearing Administrator closed the public hearing.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property, and after considering the facts and the testimony presented at the 8 October, 2014 public hearing, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a fire station. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions:

Standard Conditions & Requirements per the Pima County Zoning Code

The Pima County Zoning Code requires Fire Stations in all zones require a conditional use permit.

G. Fire Stations.

1. Scope:

- a. Fire stations and related facilities are permitted in all zones, subject to the requirements of this subsection.
- b. The location of any proposed fire station shall be discussed with county staff prior to proceeding with the provisions of this subsection.

2. A Type 2 Conditional Use Permit with a hearing notification area of five hundred feet is required in accordance with Chapter 18.97.

3. Development standards.

a. Fire stations shall meet the requirements of the zone in which located, except that the minimum site area is:

- 1) CR-2 zoning shall be thirty-six thousand square feet;
- 2) CR-3, CR-4, CR-5, TR, CMH-1 and CMH-2 zoning shall be ten thousand square feet.

b. All fire station sites shall have a minimum one hundred feet of frontage for primary access on a road shown on the Major Streets and Scenic Routes Plan.

4. Performance standards:

- a. Off-street parking: All parking for employees and visitors shall be off-street and shall be provided in accordance with Chapter 18.75 (Off-street Parking and Loading Standards).

- b. Screening: An aesthetically pleasing visual screen shall buffer all outdoor facilities, including parking areas, when the site is either zoned for, or adjacent to, rural or residential zoning.
- c. Traffic safety: The provision of access for emergency vehicles shall include appropriate methods to minimize the endangerment of passing vehicles.
- 5. Development review: A development plan shall be submitted and reviewed in accordance with Chapter 18.71 (Development Plan Standards).

Special Conditions

1. This conditional use permit is for a fire station only, together with those ancillary activities that normally and routinely accompany this use. No other commercial uses are approved for the site.
2. The proposed use shall generally conform with the location and particulars as shown on the conceptual site plan that was submitted by the applicant in conjunction with this conditional use permit application.
3. The owner/applicant shall procure whatever variances and/or modifications of street standards that are required to facilitate the site plan as proposed. For the record, the Hearing Administrator is in support of the separate approvals needed.
4. The fire station will operate in accordance with the Rural Metro Station No. 71 *Standard Operating Guidelines (SOG)* regarding the use of sirens and warning lights near the existing residential neighborhoods. The *SOG*’s are attached and considered a material part of this decision.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator’s findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.

The Pima County Comprehensive Plan designates this site as *Urban Industrial (UI)*, the purpose of which is to provide, “adequate areas for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities ...”. Directly across the street is a residential area that is designated Multi-Functional Corridor (MFC). The purpose of this category is to, “designate areas for the integrated development of complementary uses along major transportation corridors.”

It is the Hearing Administrator’s finding that the proposed fire station is an appropriate use within the surrounding industrial mix and, more importantly, a valuable contribution to the adjacent residential subdivision. With these factors in mind, the proposed use if found to not be in conflict with the objectives of the *Comprehensive Plan*. In addition to the obvious safety benefits, fire stations have proven to be excellent neighbors to established residential areas.

2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.

It is the Hearing Administrator's position that the proposed conditional uses, if conducted in conformance with the submitted conceptual site plan and the special conditions prescribed above, will appropriately and satisfactorily safeguard all adjacent properties.

3. It has adequate accessibility to the County road network.

The site has direct access to S. Belvedere Road, which is a paved, public street that has direct access to Drexel Road, which is a “major street” on both the City of Tucson and Pima County Major Streets & Routes Plan. Given the small amount of traffic that is generated by a fire station, access is found to be adequate.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Required parking shall be delineated on the formal Development Plan and reviewed accordingly by staff.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

It is the Hearing Administrator's finding that the new uses pose no significant public threat in any of the above ways, except for noise. As such, a special condition has been added to required silent-running protocol within the nearby residential area.

6. Hours of operation will not be detrimental to adjoining residents.

Hours of operation are not viewed as an issue; no special stipulation is deemed to be warranted.

7. Landscaping will be fully in conformance with zoning code regulations.

Designated landscape buffers, etc. shall be delineated on the required Development Plan.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on

new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject site is located within an area that is OUTSIDE OF the SDCP's Biologically-Preferred Reserve System and is therefore outside of the Maeveen Marie Behan Conservation Lands System (MMB-CLS).

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

The site in question is within an established industrial area and has already been largely disturbed by past activities.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within an area that is not designated as former critical habitat or draft recovery area. It is within Survey Zone 2. This site is not located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having low quality habitat potential for the Western Burrowing Owl. It is not within the Priority Conservation Area for this species.

Pima Pineapple Cactus. The subject property is located within a general area outside of the known range for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is designated as having low potential for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION & FLOOD CONTROL RECOMMENDATION:

The Department of Transportation has not reviewed this project. The Regional Flood Control District will review the project during the Development Plan and modification of street standards processes.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
The Architecture Company, Applicant
Dyer Family Trust, Property Owner



RURAL/METRO FIRE DEPARTMENT, PIMA COUNTY OPERATIONS		
Standard Operating Guidelines		
Effective Date:	SOG Identification Number:	Revision:
	100.36.2	1
SOG Title:		
Station 71 emergency response from the station		
Approved By:	Re-evaluation Date:	Number of Pages:
J. McMahan, Fire Chief		1

1. Purpose

Rural/Metro Fire Department in Pima County is cognizant of the activity and noise that is associated with operating a fire station. This SOG was developed to ensure that our department and personnel take actions to help contain the noise that comes from our stations.

2. Actions

Emergency units responding from Station 71 will not activate the code 3 response equipment (Emergency lights, Siren and Federal Q) until the unit has cleared the residential section surrounding Station 71 and approaches a main roadway. The most common and easily accessible main roadway for Station 71 is Benson Highway.

3. Definitions

Residential roads – Roads that provide access residential and/or low traffic areas.

Main roadway – Roads that provide access throughout a town or city. These are usually associated with higher volumes of traffic and are used to access highways.

NOTICE

PIMA COUNTY BOARD OF SUPERVISORS

PUBLIC HEARING

PUBLIC HEARING WILL BE HELD by the Pima County Board of Supervisors on **Tuesday, November 18, 2014** at the time noted, in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona.

This is not a complete agenda and does not reflect the order in which cases will be heard.

AT OR AFTER 9:00 A.M.

REQUESTS A CONDITIONAL USE PERMIT

P21-14-014 – DYER FAMILY TR – S. BELVEDERE AV.

Request of The Architecture Company, on property located at 6003 S. Belvedere Av., in the CI-1 zone, for a conditional use permit for a Fire Station. Chapter 18.97 in accordance with Section 18.07.030G of the Pima County Zoning Code allows a Fire Station as a Type II conditional use in the CI-1 zone. (District 2)

The Board Hearing Room is wheelchair accessible, Assistive Listening Devices are available, and closed captioning is available on cable television. The following services are available upon prior request (ten working days) at the Clerk of the Board: Agenda materials printed in Braille or large print; a signer for the hearing impaired.

DONE BY ORDER OF THE PIMA COUNTY BOARD OF SUPERVISORS THIS 30th DAY OF October, 2014.

TELEPHONE: DEVELOPMENT SERVICES / ZONING ENFORCEMENT 724-6675

NOTICE OF HEARING PIMA COUNTY HEARING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Pima County Hearing Administrator will hold a public hearing on Wednesday, October 8, 2014 at 10:00 a.m. in the Public Works Building, 201 N. Stone Avenue, Basement, Conference Room C, Tucson, Arizona on the following:

P21-14-014 – DYER FAMILY TR – S. BELVEDERE AV.

Request of The Architecture Company, on property located at 6003 S. Belvedere Av., in the CI-1 zone, for a conditional use permit for a Fire Station. Chapter 18.97 in accordance with Section 18.07.030G of the Pima County Zoning Code allows a Fire Station as a Type II conditional use in the CI-1 zone. (District 2)

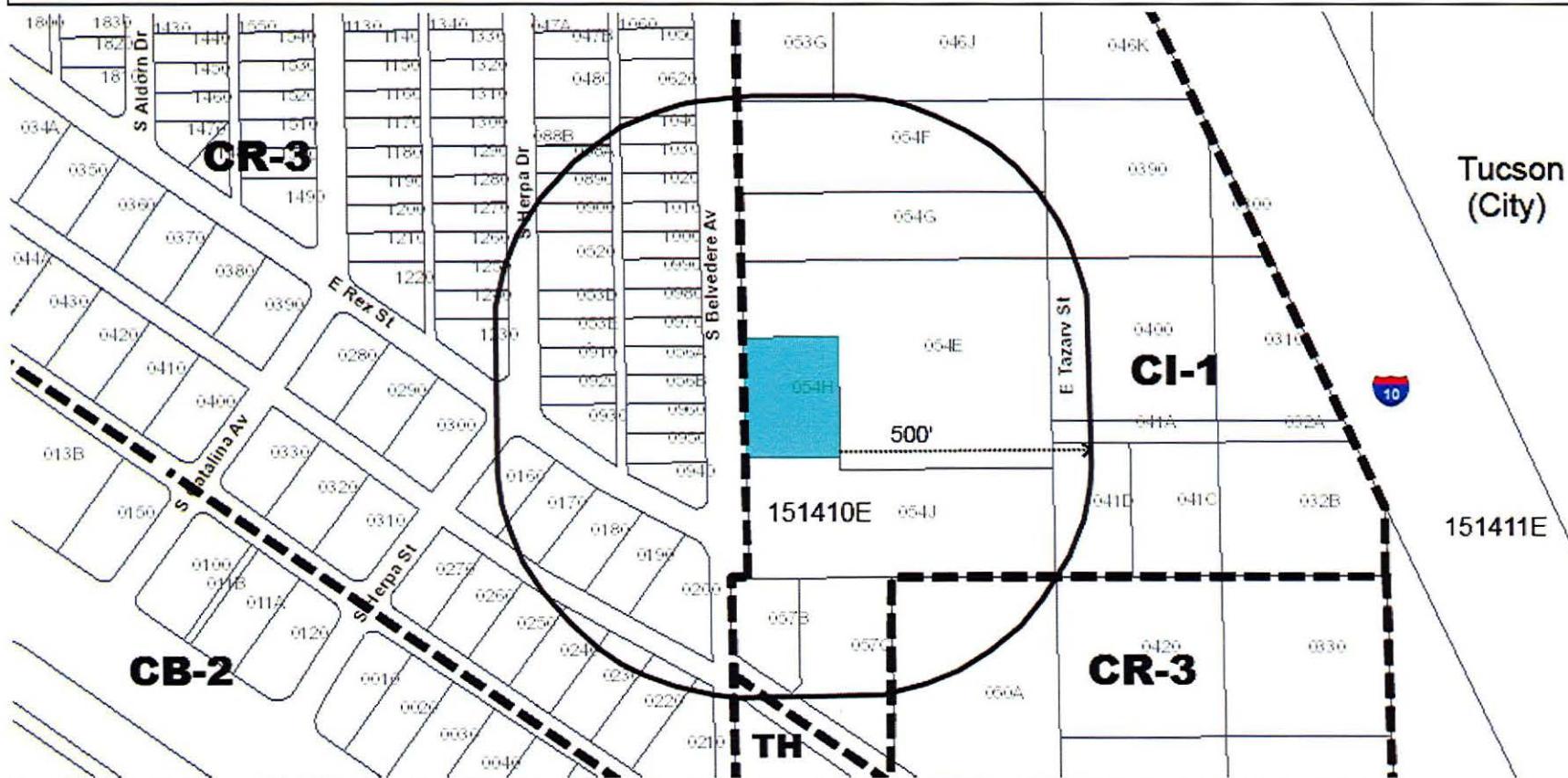
Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 740-6675 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 724-6675.

Thomas Drzazgowski – Deputy Chief Zoning Inspector
Pima County Development Services Department

NOTIFICATION MAP

BELVEDERE 71 LLC—S. BELEVEDERE AVENUE



LEGEND

- Petition Area (Blue Box)
- Notification Area (Dashed Line)

NOTES

File no.:	P21-14-014	Tax Code(s):	140-33-054H
Application:	Conditional Use Permit—Type II	Base Map:	32
		Drafter:	A.H.



9/22/2014



ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 740-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: Belvedere 71 LLC PHONE: 520-940-3321

ADDRESS: 585 S. Cherry Avenue, Suite 151 CITY: Tucson ZIP: 85719

APPLICANT (*if not owner*): Richard Fe Tom, The Architecture Company PHONE: 520-622-4506

APPLICANT EMAIL ADDRESS: rfetom@architecturecompany.net

ADDRESS: 2625 N. Silverbell Rd CITY: Tucson, AZ ZIP: 85745

PROPERTY ADDRESS: 6003 S. Belvedere Ave., Tucson, AZ 85706 ZONE: CI-1

TAX CODE(S): Parcel # 140-33-054H

TOWNSHIP, RANGE SEC.: 15S, 14E, 10

LOT DIMENSIONS: See Preliminary Development Plan LOT AREA: 55,540 SF

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): The Property is proposed to be used as a Fire Station #71 to service the Southern Pima County in strict compliance with Pima County Zoning Code, Section 18.07.030 "Land Use Regulation", Paragraph G.

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

The Proposed Fire Station is located along Belvedere Avenue surrounded on three sides by Commercial/Industrial uses including heavy truck repair, industrial warehouses and contractor's yards. Along the West side of Belvedere are residential lots that are accustomed to heavy industrial vehicle traffic along Belvedere. The Proposed Fire Station will be constructed at a smaller scale than the adjacent commercial/industrial properties and will be sufficiently shielded from the residential lots by landscaping and a decorative screen wall in accordance with all landscaping and zoning requirements. When leaving for an emergency call all fire trucks and emergency vehicles will depart the station without activating their emergency lights or sirens and will travel at the posted speed until they reach a Major Street. This will enhance traffic safety on the slower local streets and mitigate the disruption of the residential neighbors at all times during the day or night.

ESTIMATED STARTING DATE: 1/15/15 ESTIMATED COMPLETION DATE: 8/15/15

THE FOLLOWING DOCUMENTS ARE REQUIRED:

✓1. Preliminary Development Plan

(a) 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
b. 25 copies are needed for Type II (In accordance with Pima County Fee Schedule)
c. 40 copies are needed for Type III (In accordance with Pima County Fee Schedule)
(Make check payable to Pima County Treasurer)

✓2. Assessor's Map showing location and boundaries of the property.

✓3. Assessor's Property Information showing ownership of the property.

✓4. Letter of Authorization if applicant is not the owner

✓5. Floor Plan that pertains to interior access or use if required

6. ~~Biological Impact Report~~ For Type 2 or 3 permit requests (Not Required / Site is not located within any Biological Impact Survey Areas)

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.

Signature of Applicant

09/05/2014

Date

Richard Fe Tom

520-622-4506

Print Name

Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: JF

OFFICE USE ONLY

Case #: P21-14-014

Case Title: P21-14-014 Dyer Family Tr

Type:

Fee:

Receipt Number:

Hearing Date: 10/8/14

Notification Area: 500'

Sections:

Zoning Approval:

Special Conditions:

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

DRAINAGE STATEMENT

The approximate 1.3 acre site is located within the Julian Wash watershed, which is a mapped Balanced Basin. The developed site will require on-site detention to reduce the developed peak flows to at, or below, existing condition flows for the 100-, 10- & 2-year storms.

The project site is located within an existing commercial subdivision. The natural vegetation appears to have been previously cleared. The site is partially developed with the south ¼ quarter of the site containing an existing paved parking lot. The balance of the site appears to have a compacted earth surface. The existing condition vegetative coverage is approximately 5%-10%. There is no mapped riparian habitat on or adjacent to the site.

Site soils are mostly comprised of hydrologic soil group "B" soils, with a small portion of the northeast corner of the site containing hydrologic soil group "D" soils. Existing drainage appears to sheet flow across the site, with the existing gradient for the site approximately 0.005 ft/ft from southeast to northwest.

There are no mapped, or known, regulatory floodplains on or adjacent to the site. There are not any natural watercourses on the site.

WATER AVAILABILITY STATEMENT

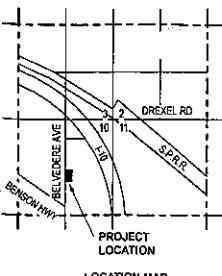
The water service provider is:

Ray Water Company
414 North Court Avenue
Tucson, AZ 85701
(520)-623-1332

Ray Water Company has a water main in Belvedere Avenue and has indicated that there is water availability for the site.

DATE: 09.05.2014

3 = 1 MILE



A PORTION OF THE SECTION 10, T-15-S, R-14-E GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

SITE INFORMATION / GENERAL NOTES:

SITE INFORMATION:

Zoning 18.51.050;
Existing Zoning is: CR-1
Adjacent Property Zoning: CR-1 (North, East and South)
CR-3 (West)

Gross Lot Area: 55,540 SF (1.275 AC)
Gross Floor Area of Structure: 9,450 SF

Land Use (18.07.030.G.2):
Permitted Use: Fire Station (Requires a Type II Conditional Use Permit per 18.07.030.G.2)

Development Standards (18.51.050):
Minimum Lot Area: None
Minimum Lot Width: None
Maximum Building Height: 39'-0" Actual; 19'-11" Minimum Frontage for Fire Stations (18.07.030.G.2b); 100'-0" for primary access on a road shown on the Major Streets and Scenic Routes Plan. (Requires a Variance to allow primary access onto Belvedere Avenue - a minor street)

Setbacks (18.51.050):
Front yard (Belvedere): 15'-0" minimum required; 16'-0" provided
North side yard: None required; 48'-3" provided @ North side yard
South side yard: None required; 92'-2" provided @ South side yard
East Rear yard: 10'-0" minimum required; 102'-9" provided

Landscape Buffering (Table 18.73.1.4 Landscape Design Manual, Inst. 3, page 2c):
West (C1-1 to Public Street): 10'-0" Buffayard 3' required at street frontage (Belvedere Ave.)
Required Plant Usage per 100 Linear Feet: 8 - Canopy Trees/8 - Shrubs/12 - Accents, Flowers, Vines / Groundcover (Par Note 2)

North (C1-1 to C1-1): 0'-0" Landscape Buffer required
East (C1-1 to C1-1): 0'-0" Landscape Buffer required
South (C1-1 to C1-1): 0'-0" Landscape Buffer required

Landscape Screening (Table 18.73.1.8 Landscape Design Manual, Inst. II, page 7c):
West (C1-1 to Public Street): 10'-0" Buffayard 3' with DMW-40 required at street frontage
Propose to construct a 40' high "Cobrat" Wall

Landscape in Parking Lots (18.75.040):
10% of gross parking area shall be landscape, 4' wide planters min, located at each end of parking line and every 4 spaces with a canopy tree

Native Plant Preparation Ordinance (18.72.050):
Per 18.72.050.C.2, an MRPO Exception Letter will be applied for to include substitution of a 1998 or older Aerial Photo of the Site showing that there were no native plants on the Site since 1998.

Vehicle Parking (18.75.030, Table 18.75.1):

Type of Use: Public / Government Agencies (18.75.030, Table 18.75.1, Item 12):

- Employee Parking: (Provide 1 per each 2 employees) = 15 Beds + 1 Office = 16 Standard Spaces
- Visitor Parking: 0 (Not required per SDRC Meeting)
- Loading Zone: 0 (Not required per SDRC Meeting)

Handicap Parking (18.75.030, Table 18.75.1):

Required: 2 (1 Handicap space + 1 per 50 parking spaces = 2 total)

Bicycle Parking (18.75.030, E.4):

Required: 3 (2 Bicycle parking spaces + 1 per 50 parking spaces = 3 total)

Summary of Parking Requirements:

- 8 Standard Spaces Required
- 2 Handicap Spaces Required
- 3 Bicycle Spaces

14 Standard Spaces Provided
2 Handicap Spaces Provided
3 Bicycle Spaces Provided

SHEET TITLE:
PRELIMINARY
DEVELOPMENT PLPROJECT:
Rural Metro Fire Station
#71ADDRESS:
6003 S. BELVEDERE AVE.
Tucson, AZCLIENT:
Rural Metro

APPROVALS:

OWNER: Date:
USER: Date:



the architecture company

at The Silverbell Ranch

2625 N. Silverbell Road

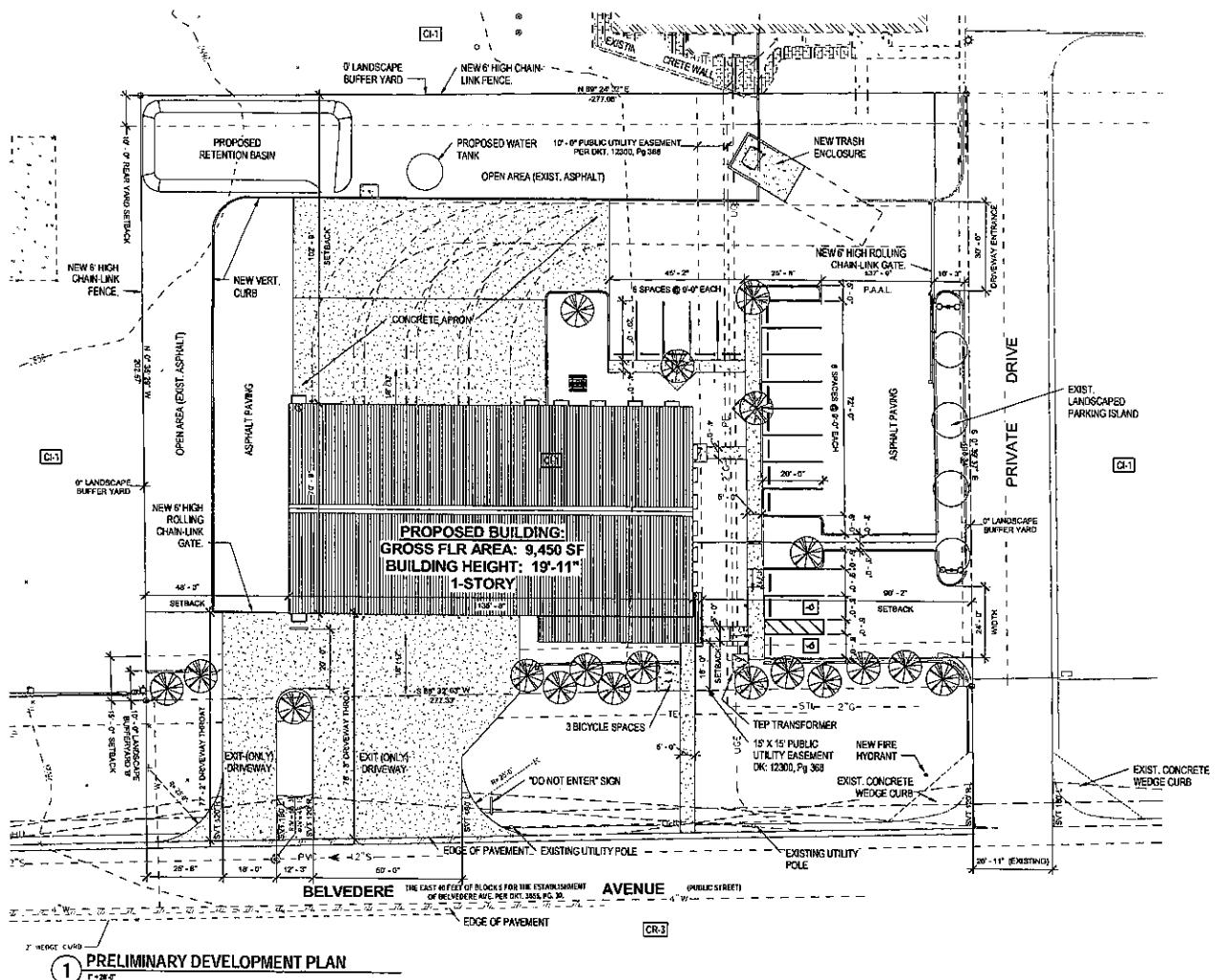
Tucson, Arizona 85745

520.624.5005

520.620.6097 fax

DP000

SHEET OF



1 PRELIMINARY DEVELOPMENT PLAN

PROPERTY DESCRIPTION

LEGAL DESCRIPTION: A PORTION OF LOTS 5 AND 6, BLOCK 5, OF DESERT VIEW ADDITION, A SUBDIVISION OF PIMA COUNTY, ARIZONA ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PIMA COUNTY RECORDER IN BOOK 8 OF MAP & PLATS AT PAGE 76 WITHIN THE NORTH-EAST QUARTER OF SECTION 10, TOWNSHIP 15S, RANGE 14E, GSRM, PIMA COUNTY, ARIZONA.

BASIS OF BEARINGS: EAST LINE OF BELVEDERE AVENUE AS SHOWN ON BOOK 15 OF SURVEYS AT PAGE 93, RECORDS OF PIMA COUNTY, ARIZONA.

REFERENCE: RECORD OF SURVEY, BOOK 75, SURVEYS, PAGE 55.

SITE GENERAL NOTES:

- The Site is not located within a "Proposed Trail Right-Of-Way" based upon the "Pima County Open Space System Master Plan Map or successor"
- There are no significant physical features such as Restricted Parks or Ridges within the Site location.
- There are no areas where the natural grade of the Site will be changed by more than five feet.
- There are no Wells or Well Sites within 100 feet of the Site.
- The Site is not located within any areas identified in the Sonoran Desert Conservation Plan Map or in the Mavensee Marfa Basin Conservation Lands System Categories. Therefore, per the Pima County Planning Division, no Biological Impact Report shall be required for the Site.

VARIANCE REQUEST ITEM:

Variance Item: In accordance with Pima County Zoning Code, Section 18.07.030, Paragraph G.3b, whereby: "All fire station sites shall have a minimum one hundred foot of frontage for primary access on a road shown on the Major Streets and Scenic Routes Plan."

Variance Request: Request a Variance to allow the frontage for primary access for the proposed fire station site to be on a road that is not shown on the Major Streets and Scenic Routes Plan.

MODIFICATION OF SUBDIVISION & DEVELOPMENT STREET STANDARDS:

Item 1: Drive Entrance Spacing along Belvedere Avenue (SDASS Section 8.1.1.1). The SDASS requires a minimum driveway spacing of 105 feet, centerline to centerline, for an adjacent street with a posted speed of 25 mph.

Item 2: Drive Width along Belvedere Avenue (SDASS Section 8.1.3.1). The SDASS requires a minimum driveway width of 24 feet for commercial or industrial driveways. The proposed driveway for emergency vehicles departing the station is a one-way (tail out) that is 50 feet in width.

Handicap Parking (18.75.030, Table 18.75.1):

Required: 2 (1 Handicap space + 1 per 50 parking spaces = 2 total)

Bicycle Parking (18.75.030, E.4):

Required: 3 (2 Bicycle parking spaces + 1 per 50 parking spaces = 3 total)

Summary of Parking Requirements:

- 8 Standard Spaces Required
- 2 Handicap Spaces Required
- 3 Bicycle Spaces

14 Standard Spaces Provided
2 Handicap Spaces Provided
3 Bicycle Spaces Provided

