



Time Stamp \_\_\_\_\_

PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
REZONING/SPECIAL EXCEPTION PRE-SUBMITTAL CONFERENCE REQUEST

**APPLICANT**  
Name The Planning Center A#n: Kelly Lee  
Address 110 S. Church, Ste 6370  
City Tucson State Az Zip 85745  
Daytime/Message Phone 209-2637 Fax \_\_\_\_\_ E-mail KLee@azplanningcenter.com

**PROJECT LOCATION**  
Address (if assigned) 151 E. Eastbourne Avenue  
Location (major cross streets) Broadway Blvd. & Country Club Rd.  
Parcel Number 129-02-0930 Township 14S Range 14E Section 17

**PROJECT DESCRIPTION**

Request is for (check only one): Rezoning \_\_\_\_\_ Special Exception \_\_\_\_\_ Plan Amendment X  
Existing Zoning: \_\_\_\_\_ Proposed Zoning (for rezoning request): P Property Size in acres: \_\_\_\_\_  
Existing Use (Required) Multi-Family Residential  
Proposed Use (Required) Parking (see attached memo for proposal details)

Building Height n/a # of Stories n/a Floor Area of Non-residential Development \_\_\_\_\_

**ATTACHMENTS**

- One, 11" x 17" copy of the Preliminary Development Plan – must be legible (Admin Man. 2-03.4.2.A and .B).
- Check made to the City of Tucson for \$100. The fee will be credited toward the total rezoning or special exception (ZESE & MCSE applications only) fees if the request is filed **within six months** of pre-submittal conference date.
- For wireless communication facilities only** - One, 11" x 17" copy of the last City approved Development Plan for the site – must be legible.

**SIGNATURE**

Kelly Lee  
Applicant's signature

8.12.13  
date

August 8, 2013

Planning

Landscape Architecture

Information Technology

Real Estate Economics



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## MEMORANDUM

**Date:** August 12, 2013      **Job No:** ALL-01

**To:** City Staff

**From:** Kelly Lee & Mike Grassinger

**Project:** Broadway Village Parking Plan Amendment  
Presubmittal Meeting Addendum

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### Project Proposal:

Demolition of the existing land uses: the Americana apartments and covered parking area to construct a new parking lot to service the Broadway Village shopping center

### Site Location:

The site is 0.49 acres located just west of the existing Broadway Village parking area. The Assessor's Parcel Number is 129-02-0930.

### Project Details:

The proposed parking lot will consist of approximately 61 parking spaces with access through the existing Broadway Village parking to the east of the site. The existing 20-foot public alley located along the east boundary will be re-routed along the southern boundary of the site to Eastbourne Avenue and will be utilized for parking. Preliminary conversations with City of Tucson Real Estate have proved positive toward making the realignment possible. This will allow the property owners to the south to continue using the alley access while combining the existing parking and proposed parking to eliminate the amount of traffic on Eastbourne Avenue.

In addition, there are also ongoing discussions with City of Tucson Real Estates and City of Tucson Department of Transportation about parking within the Manchester Street public right-of-way. This parking was approved through a Private Improvement Agreement (PIA).

There are also parking spots available within the Eastbourne right-of-way adjacent to the site. The applicant would like to continue utilizing a portion of this right-of-way for parking purposes. The details have not yet been worked out but the proposal to utilize the right-of-way is indicated on the attached Preliminary Development Plan.

Plan Amendment Proposals:

- Arroyo Chico Area Plan Amendment  
The Arroyo Chico area plan residential, policy 1, implementation techniques, b: discourage rezoning requests for the conversion of residential uses to non-residential uses within established neighborhoods on page 16.

**Proposed Text Change: “discourage rezoning requests for the conversion of residential uses to non-residential uses within low-density established neighborhoods”**

- Broadway Broadmoor Area Plan  
The Broadmoor-Broadway Village neighborhood plan, non-residential, intent statement, policy i, c: limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas on page 8 and the Recommended Land Use Map on page 9

**Proposed Text Change: “limit the expansion of commercial uses by prohibiting rezoning of abutting single -family residential use to parking areas”**

**Proposed Map Change: Medium to High Density Residential to High Density Residential/Office/Commercial**