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Location:	Houghton Road & 22nd (NE Corner)
Project Name:	Houghton East Neighborhood Plan (HENP) Amendment
<p align="center">APPLICANT REQUESTS PUBLIC SUPPORT INFORMATION DIRECTLY FROM CITY OF TUCSON STAFF REPORT</p>	
UPCOMING MEETING DATES:	Mayor and Council Public Hearing: March 8, 2016
Applicant Request:	Allow height increase from 20' to 26' at northeast corner Houghton Road and 22 nd .
Applicant:	The Planning Center, 520-623-6146
Owner/ Broker info:	Brentwood Development; Fry's Food; Commercial Retail Advisors
City of Tucson Staff Recommendation:	Recommendation <u>for approval</u> to allow a maximum building height of 26' for a grocery store building.
PROJECT INFORMATION:	<p>Currently zoned residential (SR-Suburban Ranch), applicant is trying to develop a Fry's Marketplace grocery store, associated gas station, and two smaller retail buildings.</p> <ul style="list-style-type: none"> HENP restricts non-residential uses to 20' in height
STATED CONCERNS BY THE PUBLIC:	<ul style="list-style-type: none"> Question demand for grocery store Concerned with the preservation of the Saguaro Monument Impact to drainage, wildlife, views, traffic, night sky, noise
KEY POINTS OF PROJECT	<ul style="list-style-type: none"> Located at the intersection of two arterial streets as identified on the City's Major Streets & Routes map. There was a previous approved amendment within the HENP to increase the building height to 35' for the NE corner of Broadway and Houghton. Although classified by the City's Unified Development Code (UDC) as a "large retail establishment", the proposed project will be developed as a neighborhood grocery store by serving primarily a population radius of 2-3 miles. Project complies with retaining minimum of 20% consolidated open space (located along the sites' perimeter borders). Site under current zoning allows for 30' maximum building height.