MEMORANDUM

Date: October 29, 2018

To: The Honorable Richard Elías, Chairman
   Pima County Board of Supervisors

From: C.H. Huckelberry
       County Administrator

Re: Possible El Banco Expansion

Please see the attached October 25, 2018 report regarding the possible expansion of the El Banco building. In summary, we believe 3,300 square feet can be added to the existing facility with certain other site modifications. The expansion appears to be reasonable and would likely cost $500,000 or more.

An area I am cautious about is connecting the two parking lots with a driveway. Such may significantly increase vehicular traffic through the El Banco site, something that should be avoided.

Please contact me with your thoughts on this possible proposal to expand the El Banco site.

CHH/anc

Attachment

c: Tom Burke, Deputy County Administrator for Administration
   Lisa Josker, Director, Facilities Management
MEMORANDUM

FACILITIES MANAGEMENT

Date: October 25, 2018

To: C.H. Huckelberry
County Administrator

From: Lisa Josker, Director
Facilities Management

Via: Tom Burke
Deputy County Administrator - Administration

Re: CHH Memo dated October 9, 2018 - Possible Expansion of the El Banco Building

Attached please find an analysis completed by Facilities Management on the possibility of expanding the El Banco Building for additional meeting rooms/classrooms which can also be used for community activities. The suggested building addition area is shown in the report as an extension north and west of the existing large Community Room.

It is possible to add around 3,300 SF, enough for one to three community meeting/classrooms. The area surrounding the building can be built out to accommodate the required parking spaces for the additional square feet and can be sited around the El Rio building driveway such that this additional parking would be mutually beneficial.

We will reach out to Ms. Johnson, El Rio, with copies of the analysis, and most recent site and building plans.

LJ/dlm
EL BLANCO
EXPANSION ANALYSIS
801 W. CONGRESS STREET

October 17, 2018
OBJECTIVE

Per the memo titled “Possible Expansion of the El Banco Building”, dated October 9, 2018 the following determinations have been identified and addressed in this analysis.

1. Shift from the previous priority identified as the “Future Development Strategy” (See Fig. 1) to a new priority listed below:
   a. Expand the El Banco building to add one to three additional enclosed community meeting rooms/classrooms.
   b. Interconnect parking area behind El Banco to the El Rio driveway.
   c. Allow cross use staff-assigned parking during non-peak periods.

ANALYSIS

The following items have been investigated in this analysis:

**Fig. 1 – Previous Future Phase**
Depicts the “Future Development Strategy” prepared by the Architecture Company.

**Fig. 2 – Current Site**
Depicts the current site conditions as shown on Pima Maps Latest Orthophoto Imagery.

**Fig. 3 – Zone & Parcel Identification**
Depicts Zone Classifications and Parcel # Identifications.

**Fig. 4 – Setbacks**
Depicts site setbacks per the City of Tucson Zone Classification and Designators.

**Fig. 5 – Possible Site Expansion Areas**
Depicts possible and sensible site locations for:
   a. The expansion of the existing El Banco building.
   b. Interconnection points between El Banco to the El Rio driveway.
   c. Possible additional parking areas as needed or required.

**Fig. 6 – Possible Building Expansion Areas**
Depicts possible and sensible building expansion locations for:
   a. The addition of one to three community meeting rooms/classrooms.
   b. Additional restrooms as required or determined.
   c. Cross-use circulation from new to existing building as required or determined.
Fig. 7 – Existing Site Photographs
Depicts current photographic images of areas referenced in this analysis.

Fig. 8 – Zoning Summary
Depicts current City of Tucson Summary of Zoning Classifications and Designators.

Fig. 9 – Zoning Definitions
Depicts current City of Tucson Zoning District Narrative Summaries.

CONCLUSIONS AND CONSIDERATIONS

1. The objectives set forth in the memo titled “Possible Expansion of the El Banco Building”, are feasible.

2. The scope of the El Banco addition will need to consider the following impacts:

   a. Increase occupancy resulting in a need for additional restroom and fixture counts.
   b. Independent HVAC requirements, separate from the existing building.
   c. Modification of the existing building to allow interior cross-access between new and existing buildings.
   d. Possible additional site parking requirements.
   e. Utility tie-ins within site area.

3. The expansion areas presented in Fig. 5 & 6 offer the following Pros and Cons:

   a. **Pro** – The area appears free of utilities, easements and underground routes.
   b. **Pro** – The area does not conflict with drainage needs as long as the scope considers the impact of the addition.
   c. **Pro** – The area is in close proximity to El Rio, parking spaces and ADA parking spaces.
   d. **Pro** – The area is mostly level with minimal grade changes between El Rio and El Banco properties.
   e. **Con** – A number of well-established trees would need to be removed.
   f. **Con** – Design considerations must be made to maintain access to the existing mechanical yards.

4. The El Banco site is devised of three parcels 11620004A, 11620004B and 11620009A, they are currently combined as a single-use development (See Fig. 3).
5. The El Banco site (parcels 11620004A, 11620004B and 11620009A) located at 801 W Congress is currently classified as a C3 Zone, used as a Civic Assembly.

   C3 – is defined as: Provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses are also permitted.

6. The Main House and Coach House site (parcels 11620006A and 116200050) located at 17 N Linda is classified as an R2, Residential.

   R2 – is defined as: Provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

7. Vacant Lot (possible parking expansion) (parcel 11620007A) at 15 N Linda is classified as an R2, Residential. R2 Zoning does not support parking development and will need to consider the following impacts:

   a. Not be used for expanded parking.
   b. Convert adjacent C3 Parcel and R2 parcel into a single-use development.
   c. Re-zone R2 parcel to R3 (which does allow for parking development).
   d. If owned and operated by Pima County, no jurisdiction applies and Pima County can develop as they see fit.

8. Refer to Fig. 7 for additional information regarding perimeter setbacks, maximum building heights and density per acre.
FIG. 2 - CURRENT SITE
FIG. 5 – POSSIBLE SITE EXPANSION AREAS
FIG. 6 – POSSIBLE BUILDING EXPANSION AREAS

- Possible Area for addition of one to three community meeting rooms/classrooms
- Possible Area for cross-use circulation from new to existing building
FIG. 7 - EXISTING SITE PHOTOGRAPHS
CITY OF TUCSON  
SUMMARY OF ZONING CLASSIFICATIONS AND DEVELOPMENT DESIGNATORS

The Land Use Code (LUC) applies development criteria on individual uses within each zone, and the criteria do not necessarily apply to all uses permitted in the zone. The development criteria listed in the table below are provided for only the most common use allowed in each zone. The LUC should be consulted to verify the applicable Development Designator for a specific use.

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<th>Zone (Code Section)</th>
<th>Development Designator</th>
<th>Minimum Lot or Site Area (Sq. Ft)</th>
<th>Units Per Lot</th>
<th>Density Per Acre</th>
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1Section 3.2.3  
2Section 3.2.10  
3Section 3.2.9  
4Section 3.2.11  
5Section 3.2.7  
6Refer to the specific use and zone, then Section 3.2.6 to determine the Perimeter Yard applicable. The Perimeter Yards shown on the table are the interior yard setback requirements which are based on the adjacent property having the same zoning as the property in question. Perimeter yards are based on the height of the proposed building and the zoning of adjacent property. If the zoning is not the same, the perimeter yard shown on the table may not be applicable. Street Perimeter Yards, which are setbacks from the streets, are not shown on the table but are applied as two types, established area and developing area. See definition of established area setback in Sec. 6.2.5. Established area—greater of 20' or 1 1/2 (H) for front yard and 10' for side yard. Developing area (includes all streets on MS&R)–Section 3.2.6.5.

Mailing Address: Development Services Department  
Zoning Administration  
P. O. Box 27210  
Tucson, Arizona 85726-7210  
Location: Public Works Building  
201 North Stone  
Second Floor  
Phone: 520-791-5590  
FAX: 520-791-4475

FIG. 8 - ZONING SUMMARY
ZONING DISTRICT NARRATIVE SUMMARIES
(For a complete description refer to Land Use Code, Chapter 23, Tucson Code)

OS | OPEN SPACE – Used for protection of permanent open space.
IR | INSTITUTIONAL RESERVE – Federal, State, City, County, and other properties under public ownership which are natural reserves or wildlife refuge reserves.
RH | RURAL HOMESTEAD – Primarily low density residential property, with limited commercial and industrial uses to service residential development.
SR, RX-1, | LOW DENSITY RESIDENTIAL – Primarily low density residential property, with recreational/tourist related enterprises permitted subject to lot size.
RX-2, | SUBURBAN HOMESITE – Primarily low density (2 units per lot) residential property, with uses as permitted in the SR zone.
SH | RESIDENTIAL - SINGLE-FAMILY – Primarily for the use of single-family residences. Schools, churches, and public buildings permitted.
R-2 | MEDIUM DENSITY RESIDENTIAL – Multifamily and single-family residences permitted.
R-3 | HIGH DENSITY RESIDENTIAL – Primarily for apartment houses; single-family development permitted.
MH-1 | MOBILE HOME – Mobile homes permitted, along with site-built structures. Medium density mobile home parks permitted.
MH-2 | MOBILE HOME PARK – Mobile home parks or mobile home subdivisions, along with social, commercial, and recreation facilities permitted as secondary uses.
O-1, O-2 | LOW INTENSITY OFFICE – Allows for conversion of residential to office use, primarily for properties located on arterial and/or collector streets.
O-3 | OFFICE – Professional and/ or professional office, high density residential developments, and limited research and development uses permitted.
RVC | RURAL VILLAGE CENTER – Retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood.
NC | NEIGHBORHOOD COMMERCIAL – Low-intensity, small-scale commercial and office uses that are compatible in size and design with adjacent residential uses.
C-1 | LOCAL COMMERCIAL – A restrictive commercial zone, limited to retail sales with no outside display/storage. Office and residential development permitted. Restaurants permitted.
C-2, C-3 | GENERAL AND INTENSIVE COMMERCIAL – Retail commercial with wholesale; nightclubs, bars, amusement enterprises permitted. Full range of automotive activities; sales, repair, leasing, etc. Limited manufacturing permitted. Residential uses permitted.
P | PARKING – Off-street parking at or below grade.
RV | RECREATIONAL VEHICLE PARK – Travel trailer park only permitted use. Residences and social and recreational secondary uses allowed.
OCR-1, | OFFICE/COMMERCIAL/RESIDENTIAL – High-rise mixed office, commercial, and residential uses located in major activity centers.
OCR-2 | PLANNED AREA DEVELOPMENT (PAD) ZONE – A zoning classification which provides for the establishment of zoning districts with distinct regulations as adopted by Mayor and Council.
MU | MULTIPLE USE – A mixed use zone permitting low to medium density residential development and various commercial activities commonly from the O-3 to C-2 zones.
P-I | PARK INDUSTRIAL – The most restrictive of industrial zones. Administrative, manufacturing, and wholesale activities carried on entirely within an enclosed structure. Limited retail sales permitted when incidental to an industrial use.
I-1, I-2 | LIGHT AND HEAVY INDUSTRIAL – Commercial, industrial, and manufacturing uses; residential restricted to caretakers residence, except for Resident Artisans in the Downtown Warehouse District.

The following table lists the overlay zones, as provided in the LUC, which may have requirements which supersede requirements of the zone.

OVERLAY ZONES
HDZ | Hillside Development Zone
SCZ | Scenic Corridor Zone
MSR | Major Streets and Routes Setback Zone
GCC | Gateway Corridor Zone
AEZ | Airport Enviros Zone
ERZ | Environmental Resource Zone
HPZ | Historic Preservation Zone
DSO | Drachman School Overlay Zone
RND | Rio Nuevo and Downtown (RND) Zone

GENERAL NOTES
*Zoning for newly annexed areas only.
For a complete description of all zones, refer to the Land Use Code, Chapter 23 of the Tucson Code.
Home Occupations are permitted as secondary uses to all residential uses.
For specific off-street parking requirements by land use, refer to Section 3.34.
Screening and landscaping requirements are found in Section 3.7 and Development Standards 2-06 and 2-07.
For additional information on rezoning requirements, call (520) 791-4541.

FIG. 9 - ZONING DEFINITIONS