



# ZONING EXAMINER

## REPORT TO MAYOR AND COUNCIL

January 26, 2015

**C9-14-11 Family Dollar – Ajo Way, R-3 to C-1  
Public Hearing: January 8, 2015**

### **BACKGROUND**

This is a request by Cypress Civil Development, LLC, on behalf of the property owners Johnson D & B Family, LLC, to rezone approximately 0.8 acres from R-3 to C-1 zoning. The rezoning site is located on the north side of Ajo Way, approximately 220 feet east of Holiday Isle Boulevard. Land use policy direction for this area is provided by the *Santa Cruz Area Plan* and *Plan Tucson*.

### **PUBLIC HEARING SUMMARY (Minutes Attached)**

John Beall, Planning and Development Services Department, presented the staff report with a recommendation for approval. Mr. Beall commented that two approvals and no protests were received in the formal protest area.

### **FINDINGS OF FACT**

This is a request by Cypress Civil Development, LLC, on behalf of the property owners Johnson D & B Family, LLC, to rezone approximately 0.8 acres from R-3 to C-1 zoning. The rezoning site is located on the north side of Ajo Way, approximately 220 feet east of Holiday Isle Boulevard. The preliminary development plan proposes a 9100 square-foot building with a maximum building height of twenty-six (26) feet on 1.4 acres of a 2.1 acre parcel for retail use as a Family Dollar store. The site is currently the location of a self-service carwash facility.

To the north of the site is a mobile home park, zoned MH-1. To the south is a Quik Trip convenience store and fuel dispensary, zoned C-2. To the east is an apartment complex, zoned R-3, and to the west is a Burger King food service, zoned C-1.

Vehicular access to the rezoning site is from Ajo Way. Ajo Way is scheduled to be improved to a two-lane divided highway with a dedicated right and left turn lane to Holiday Isle Boulevard. As part of an agreement with the Arizona Department of Transportation, the site shall be designed with respect to the final configuration of Ajo Way. A right-in, right-out only median will be installed in the proposed drive way to the site. Ajo Way is identified as a Gateway Route on the *Major Streets and Routes Plan* map. Holiday Isle Boulevard is identified as a local street. The Pima Association of Governments – Transportation Planning Division estimates that the proposed development will generate 404 vehicle trips per day.

Land use policy direction for this area is provided by the *Santa Cruz Area Plan* and *Plan Tucson*. *Plan Tucson* identifies the rezoning site as within an "Existing Neighborhoods" Future Growth Scenario Building Block, as identified on the Future Growth Scenario Map.

**C9-14-11 Family Dollar – Ajo Way**

**Rezoning: R-3 to C-1**

Existing neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected. The goal is to maintain the character of these areas while accommodating new services. Urban heat-island effects should be mitigated by expanding and maintaining a healthy drought-tolerant low-water use urban forest. New development should utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design.

The *Santa Cruz Area Plan* identifies this parcel within Key Parcel 6 which supports commercial development services at major intersections. Plan policies support related commercial services in new and existing neighborhoods on a case-by-case basis and depending on specific market conditions. It also directs new development within or near existing neighborhoods to be designed and scaled to be compatible with existing neighborhood characteristics.

Buildings in the area are predominately single-story, although the adjacent apartment complex is two-story. A 20-foot building height is proposed for the majority of the new building, with the front section facing Ajo Way at 26 feet tall. Given that Ajo Way is a Gateway Route, the front face of the building will be designed so that it is compatible with the character of the neighborhood. Additionally, a 40-foot wide landscape buffer has been provided between the proposed building and the perimeter wall along the east property line, shared with the apartment complex. A detention basin on the north side of the property will be designed to serve as another buffer between the proposed project and the mobile home park to the north. Parking, loading, and trash collection are located to the south and west sides of the building, away from residential uses. In order to promote connectivity to Holiday Isle Boulevard, cross access is provided to the commercial use to the west, along with pedestrian access to public sidewalks.

**CONCLUSION**

The proposed land use is consistent with the *Plan Tucson* and the *Santa Cruz Area Plan* and in keeping with the character of the area. The C-1 zone is consistent with commercial uses in the immediate area. Subject to compliance with the preliminary conditions, approval of C-1 zoning is appropriate.

**RECOMMENDATION**

The Zoning Examiner recommends approval of C-1 zoning, subject to the recommended conditions, as revised.

Respectfully Submitted,



Linus Kafka  
Zoning Examiner

**ATTACHMENTS:**

Public Hearing Minutes