



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

ZONING
ADMINISTRATION
DIVISION

July 24, 2014

Mr. Robbie Mullins
Purcell Tire and Rubber Company
107 South 41st Street, Suite 400
Phoenix, Arizona 85009

SUBJECT: Purcell Tire Service Center
1515 East Ajo Way
Pima County Tax Parcel Number: 132-13-0280
Unified Development Code (UDC) Interpretation Request
T14SA00203 (DP13-0220; DP14-0007; T14CM00036)

Dear Mr. Mullins,

The Zoning Administration Division has reviewed your letter, attachments, Planning and Development Services Department (PDSD) records, and the applicable Unified Development Code (UDC) regulations for the property, addressed 1515 East Ajo Way, with Pima County Tax Parcel Number 132-13-0280 ("the site"). The property is zoned "I-1", a light industrial zoning designation and is currently being developed for an Automotive, Minor Service and Repair use. You are requesting an interpretation regarding the requirement to provide a street landscape border along the interior boundary of the site that abuts Arizona Department of Transportation (ADOT) Interstate 10 (I-10) right-of-way.

I-10 is classified as a Major Street and Route according to the MS&R Plan Map. In accordance with Unified Development Code (UDC) Table 7.6.4-1, the proposed commercial use is required to provide a street landscape border adjacent to a MS&R.

UDC Section 7.6.4.C.2 states that the purpose of the street landscape border is to enhance the visual appearance of the streetscape, along the street frontage of a site.

The area of the site abutting I-10 is not street frontage and its elevation varies from 5' to 14' lower than the I-10 right-of-way. The portion of right-of-way located between the site and the I-10 exit ramp contains mature vegetation that enhances the visual appearance of the frontage adjacent to the I-10 (MS&R) exit ramp, which meets the intent of a street landscape border.

Planning & Development Services Department (PDSD) - 201 North Stone Avenue
P.O. Box 27210 - Tucson, AZ 85726-7210
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Views from the I-10 exit ramp to the area proposed for the 10' wide street landscape border will be obscured due to the presence of mature vegetation and the difference in elevation. Based on this, it is staff's opinion that an exception can be made to the street landscape border requirement along that portion of the site abutting ADOT right-of-way.

Should you require further zoning information regarding this matter, please contact me at Russlyn.Wells@tucsonaz.gov or via telephone at (520) 837-4948.

Sincerely,

Russlyn Wells
for- Jim Mazzocco
Deputy Director

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