

STAFF REPORT

DATE: September 28, 2022

TO: Board of Adjustment

FROM: Zoning Administration
Planning & Development
Services Department

ACTIVITY NO. T22SA00384

**C10-22-07 TRACTOR SUPPLY COMPANY / STNL TUCSON SE, LLC /
9848 EAST OLD VAIL ROAD / I-2**

The applicant's property is an approximately five-acre, undeveloped lot zoned I-2 "Industrial". The applicant is proposing to construct a new rural lifestyle retail store. The applicant is requesting variances to reduce the required number of vehicle parking spaces and the required number of short and long-term bicycle parking spaces, all as shown on the submitted plans.

THE APPLICANT'S REQUEST TO THE BOARD

The applicant is requesting the following variances:

- 1) Allow the number of required motor vehicle parking spaces to be reduced from 162 spaces to 95 spaces; and
- 2) Allow the number of required short and long-term bicycle parking spaces to be reduced from 9 short and 4 long-term spaces to 6 short and 2 long-term spaces, all as shown on the submitted plans.

APPLICABLE TUCSON ZONING CODE SECTIONS

The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to the following:

Section 4.7.30 *Heavy Industrial Zone (I-2)* and Table 4.8-5, *Permitted Uses – Industrial Zones* which provide the use criteria applicable in the I-2 zone,

Section 7.4.4 *Required Number of Motor Vehicle Parking Spaces* and Table 7.4.4-1 which provide the number of required vehicle parking spaces, and,

Section 7.4.8. *Required Number of Bicycle Parking Spaces* and Table 7.4.8-1 which provide the number of required bicycle parking spaces.

GENERAL DEVELOPMENT INFORMATION

Zoning and Land Use

SITE: ZONED I-2; (Undeveloped)

North: Zoned I-1; (Undeveloped)

South: Zoned I-2; (Undeveloped)

East: Zoned PAD-36; (Undeveloped)

West: Zoned I-2; (Undeveloped)

RELATED PLAN REVIEWS

Engineering

The Engineering Section of Planning and Development Services Department has no objection or adverse comments.

BOARD OF ADJUSTMENT FINDINGS

The Board of Adjustment can hear and decide a variance request from the regulations listed in the Unified Development Code. The Board may grant a variance only if it finds the following:

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.
2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property.
3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.
4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC.
5. That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood.
7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions which are in question.

ZONING ADMINISTRATION CONSIDERATIONS

The applicant's property is an approximately five-acre, undeveloped lot zoned I-2 "Industrial". The applicant is proposing to construct a new rural lifestyle retail store. The construction triggers compliance with Tucson *Unified Development Code (UDC)* sections applicable to the new construction.

Parking

UDC Section 7.4.4 and Table 7.4.4-1 require vehicle parking for a retail use to be provided at a ratio of 1 space per 300 sq ft of gross floor area (GFA). This includes outdoor areas used for display and sales of merchandise. Based on a total GFA of 48,508 sq ft, 162 vehicle parking spaces are required. 95 vehicle parking spaces are proposed for this development.

UDC Section 7.4.8 and Table 7.4.8-1 require bicycle parking to be provided at a ratio of 1 space per 5,000 sq ft of GFA for short-term bicycle parking and 1 space per 12,000 sq ft of GFA for long-term bicycle parking. Based on the total GFA, 9 short and 4 long-term bicycle spaces are required. 6 short and 2 long-term spaces are proposed for this development.

Discussion

The undeveloped site is located north of Interstate 10 (I-10) between Rita and Houghton Roads in an area that can be described as a developing industrial zoned corridor. Tractor Supply Company (TSC) is a rural lifestyle retailer providing customers with maintenance products for home, land, and animals/pets. TSC's proposed prototype includes a 21,702 sq ft building along with outdoor display areas, garden center, feed center, and hay and forage shed. TSC has over 1,000 locations throughout the United States, similarly sized to the proposed store. Many of their products are large and used outdoors. As such, the store is designed to allow customers to easily load products into their vehicles or pull-behind trailer. The standard parking calculations for retail uses do not account for these atypical businesses that have outdoor display areas of large products. The large products and resulting large display areas are needed to support business operations, but result in an excessive parking requirement which is not necessary to meet the parking demands of the business. The parking count analysis for other TSC stores in Arizona as provided in the application, demonstrates that a request for a reduced number of vehicle parking spaces is reasonable. In addition, given the location of the site in close proximity to the I-10 corridor and the nature of the business, customers are most likely to utilize a vehicle for transporting product and it is highly unlikely that there will be a need for more bicycle parking than what is being proposed.

Development of the site requires standards other than parking be met, such as landscaping and drainage design. The proposed compliance with those standards limits the amount of pavement that could be provided for vehicle parking. Pavement provided for unnecessary parking would add to the amount of rainwater that must be detained and could exacerbate stormwater hazards and reduce the amount of landscaping provided.

Conclusion

Given that TSC stores require large storage and display areas due to the size and type of product which requires a large amount of parking; and that there are special circumstances such as requirements for landscaping and drainage design which limit the amount of parking that can be provided; and that the request for reduced vehicle and bicycle parking is logical given the analysis provided on other Arizona stores, and does not constitute a granting of special privileges inconsistent with the limitations

upon other properties in the vicinity and zone; and that all other code requirements are met and is the minimum necessary to afford relief, staff does not object to the requested variances.

NEIGHBORHOOD CONTACT (BY APPLICANT)

See the attached neighborhood notification dated July 21, 2022 and the meeting sign-in and summary sheet.

PLANNING & DEVELOPMENT SERVICES RECOMMENDATION

PDS staff recommends approval of the applicant's requested variances.

It is the opinion of staff there are special circumstances applicable to the property; that granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located; and that the variances requested are the minimum needed to afford relief and the least modification possible of those *UDC* provisions which are in question.

Mark Castro, Principal Planner
for
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Zoning Administrator

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