



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

January 19, 2017

C9-16-08 VCA Valley Animal Hospital
R-2 to P zone

BACKGROUND

This is a request by Brian Underwood of the Planning Center, on behalf of the property owner, Dr. Totten Warfield to rezone approximately 0.24 of an acre from R-2 to P zoning to accommodate the development of a parking area for multiple commercial land uses. The preliminary development plan indicates employee and customer parking for a proposed Valley Animal Hospital expansion.

The rezoning site is the southernmost approximate 13 feet of seven commercial properties. The total area of the site is about 10,311 square feet, and the total area of the seven properties in the application is about 85,324 square feet.

The purpose of the rezoning is to have the nonconforming R-2 zoned portion of the parcels comply with the standards of the Unified Development Code (UDC) prior to sale of the property for the expansion of the VCA Valley Animal Hospital.

Land use policy direction for this area is provided by *Plan Tucson*.

PUBLIC HEARING SUMMARY (Minutes Attached)

At the January 5, 2017 Zoning Examiner's Public Hearing, staff reported one approval letter and not protests. The applicant's agrees to the Planning and Development Service's rezoning conditions,

FINDINGS OF FACT

Existing Land Use and General Location – The rezoning site is currently a parking area. To the north is vacant undeveloped R-1 zoned land, to the south is single family residences zoned R-2, and to the east and west are C-2 and R-2 zoned commercial uses.

Land Use Plans – Land use policy direction for this area is provided by *Plan Tucson*. The rezoning site is located within a mixed-use corridor as identified on the Future Growth Scenario Map of Plan Tucson. The businesses and residences within mixed-use corridors will be served by a mix of high frequency transit options, as well as pedestrian and bicycle facilities. *Plan Tucson* supports a variety of retail, services, offices and housing options. It also supports the retention and expansion of existing businesses. Both plans support new residential development that is compatible with surrounding land uses.

Site Plan Considerations – The intensity of the project is compatible with the existing land uses in the area. The Naylor Wash and single story, single-family residences border the

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Rezoning: R-2 to P**

property to the south. The proposed site plan provides for an improved transition between the commercial and residential properties by increasing the setback for the parking areas and enhancing a landscaping bufferyard.

As noted the request brings the southern portion of the site into compliance with the UDC's parking and landscaping standards. The future expansion of the animal hospital will be to the east of the existing buildings on the site. There are 16 parking spaces currently within the rezoning site and the number will be expanded to 31 spaces. No large truck parking, loading zone, dumpsters or multi-story parking is proposed within the rezoning area. The area is within a floodplain and the existing oleanders and trees will remain as a screen to the residential properties to the south. In addition, a five-foot masonry wall will further screen the views and block headlights into the residential properties. Overall the site will function similarly when the future expansion of the animal hospital occurs.

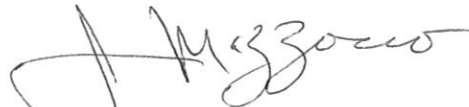
CONCLUSION

The rezoning to bring the existing parking area into compliance with the UDC standards is consistent with *Plan Tucson* and surrounding land uses.

RECOMMENDATION

The Zoning Examiner recommends approval of the rezoning to P zone subject to the Planning and Development Services Department's special conditions as being consistent with applicable land use plans and surrounding land uses.

Respectfully Submitted,



Jim Mazzocco, AICP
Zoning Examiner

ATTACHMENTS:

Public Hearing Minutes