



MEMORANDUM

DATE: December 21, 2016
For January 5, 2017 Hearing

TO: Jim Mazzocco
Zoning Examiner

FROM: Lynne Birkinbine
Planning & Development Services
Interim Director

Lynne Birkinbine

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-16-08 - 2016 – VCA Valley Animal Hospital
R-2 to P (Ward 4)

Issue – This is a request by The Planning Center, on behalf of the property owner, Dr. Totten Warfield, to rezone approximately 0.2 acres from R-2 to P zoning. The rezoning site is located at 4984 E. 22nd Street (see Case Location Map). The preliminary development plan proposes employee and customer parking for a proposed Valley Animal Hospital expansion.

The rezoning site is comprised of the southernmost ±13 feet of seven (7) commercial properties. The total area of the rezoning site is approximately 10,311 square feet, and the total area of the seven commercial properties included in this application is approximately 85,324 square feet.

The primary purpose of the rezoning is to bring the nonconforming portion of the parcels into compliance with the standards provided by the City of Tucson *Unified Development Code (UDC)* prior to sale of the property for the expansion of the VCA Valley Animal Hospital.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of P zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Parking

Zoning Descriptions: From Zone R-2: This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses

To Zone P: This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone. Select other uses, such as renewable energy generation and urban agriculture, may also be permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned R-1; Vacant, undeveloped
 South: Zoned R-2; Single family residential
 East: Zoned C-2 & R-2; Commercial retail
 West: Zoned C-2 & R-2; Commercial retail

Previous Cases on the Property: none

Related Cases:

C9-13-12 CODAC – Ft. Lowell Road, R-2 to P This was a rezoning request for 0.55 acres located on the north side of Ft. Lowell Road, 700 feet west of Navajo Road, to allow the development of a 67-space parking lot to support the conversion of an adjacent office building to a medical outpatient building. On May 4, 2014, Mayor and Council adopted Ordinance No. 11145.

C9-15-02 Broadway Village – Eastbourne Avenue, O-3 to P This was a rezoning request for 0.5 acres located 350 feet south of Broadway Boulevard and 220 feet west of Country Club Road to allow the development of 53-space parking lot to support the Broadway Village Shopping Center. On November 4, 2015, Mayor and Council adopted Ordinance No. 11314.

Applicant's Request – “Parking for the existing Al J’s Tavern, Valley Pet Resort and the VCA Valley Animal Hospital to correct commercial parking in an R-2 zone prior to sale of the property (sale contingent upon rezoning land to eliminate non-conforming status before improvements are made as part of the VCA Valley Animal Hospital future expansion).”

Planning Considerations – 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. Within mixed-use corridors, *Plan Tucson* calls for a higher-intensity mix of jobs, services, and housing along major streets. 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.

Plan Tucson supports and calls for the development of mixed-use centers combined with the variety of retail services, offices and housing options. *Plan Tucson* supports the retention and expansion of existing businesses, and *Plan Tucson* supports the development in or adjacent to existing regional community-level centers that will integrate residential and nonresidential land uses and the mix of private and public land uses including entertainment, recreation, retail, restaurants, offices, hotels, public meeting facilities, transit facilities, and other services into mixed-use activity centers. Commercial expansions or consolidations, especially in conjunction

with street widening, may be an appropriate means to preserve the vitality of the street frontage and the adjacent neighborhood.

The 0.24-acre rezoning site is comprised of a portion of the seven (7) parcels included in the rezoning application that are currently zoned as R-2. The primary purpose of the rezoning application is to bring the nonconforming portion of the parcels into conformance with the zoning standards set forth in the UDC.

The rezoning parcels are located on East 22nd Street, approximately 400 feet west of Rosemont Boulevard. 22nd Street is classified as an arterial street on the *Major Streets and Routes Map* with an existing right-of-way of 130 feet and planned right-of-way of 150 feet. TDOT has indicated that no right-of-way dedication will be needed along 22nd Street for this project. Pima Association of Governments (PAG) has indicated there will be no additional traffic generated by the proposed rezoning of the current nonconforming portion of the property from R-2 zone to P zone. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations –

Land Use Compatibility – The intensity of the project is compatible with the existing land use in the area. The site is located on 22nd Street and includes a mix of commercial businesses. Naylor Wash and single story, single family residences border the property to the south. The proposed plan provides for an improved transition between the existing commercial and residential properties by increasing the setback for the parking areas and enhancing the landscape bufferyard.

The proposed P (Parking) zone is requested in order to bring the southernmost ±13 feet of existing parking for the commercial uses onsite into conformance with the *UDC*. The applicant is proposing a future expansion of the VCA Valley Animal Hospital to the commercial properties directly to the east, with expansion of the parking area to satisfy the parking requirements set forth in the *UDC*. There are a total of 16 parking spaces currently in use on the rezoning site, and will expand to 31 according to the preliminary development plan. No semi or large cargo truck parking, multi-story parking structures, loading zones or dumpsters are proposed for this rezoning site.

The rezoning site includes floodplain limits, and PDS staff is recommending that the stand of mature oleanders and trees within the on-site floodplain limits located along the southern boundary of the rezoning site and the adjacent Naylor Wash, which provide screening from the adjacent residential properties remain in place. A 10-foot landscape border will be augmented with one canopy tree every 33 feet along the entire southern boundary of the site, while protecting in place existing oleanders and trees, and will include a 5-foot masonry wall for further screen views, block headlights, and deter criminal activity. Outdoor lighting will comply with the Dark Sky Ordinance with appropriate pedestrian-level lighting.

Drainage/Grading/Vegetation – The rezoning site is just north of Naylor Wash, which is channelized. Additionally, there is existing drainage along 22nd Street. The proposed expansion of the VCA Valley Animal Hospital and the parking area does not pose any conflicts with the existing driveway or drainage infrastructure. The existing riparian vegetation along and within Naylor Wash will be required to be preserved in place. The preliminary development plan (PDP) should show the location of the 5-foot masonry screening wall for the southern portion of the site.

Road Improvements/Vehicular Access/Circulation – The current use of the overall site will function similarly when future expansion of the pet hospital occurs. There are two existing driveways that provide ingress/egress to Al J's Tavern, the Valley Pet Resort, the VCA Valley Animal Hospital and the two vacant storefront buildings. Some existing curb cuts currently located along 22nd Street, between the VCA Valley Animal Hospital and the vacant commercial buildings may be removed and a new driveway is being considered along the east boundary of the rezoning site. The applicant is proposing to restrict vehicular circulation within the rezoning site with a PAAL barrier. On-site circulation between the multiple parcels which function as a commercial complex and parking areas may have limited access throughout the day by way of a barrier proposed along the southern PAAL of the rezoning site. If applicable the barrier may be subject to City of Tucson fire code access requirements and the applicant should contact the City of Tucson Fire Department to further discuss this matter.

Conclusion – The rezoning of the nonconforming portion of the site from R-2 to P is a suitable zoning option to bring the property into conformance with the City of Tucson *UDC*. Subject to compliance with the attached preliminary conditions, approval of the requested P zoning is appropriate.

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated November 2, 2016 and required reports dated October 2016, is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

7. Existing riparian vegetation, including trees along and within the Naylor Wash Floodplain will be required to be preserved in place. If viable, the strand of mature oleanders and trees that are located along the southern boundary of the rezoning site remain in place and integrated into the landscaping required along the south boundary of the site.

8. All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, rustic metal, tile, stone, or brick; a visually interesting design on the wall surface.
9. Six (6) inch wide masonry block or greater shall be used for perimeter walls.

PUBLIC FACILITIES AND SERVICES REPORT FOR January 5, 2017
(as of November 18, 2016)

C9-16-08 Valley Animal Hospital – 22nd Street, R-2 to P Zone

CITY AGENCIES

Planning & Development Services – Community Planning: See attached comments dated 11/02/16
Planning & Development Services– Zoning Review: See attached comments dated 11/7/2016
Planning & Development Services – Engineering: See attached comments dated 11/02/16
Planning & Development Services – Landscape: See attached comments dated 11/14/16
Tucson Water New Area Development: See attached comments dated 11/17/16.
Transportation – Engineering Review: See attached comments dated 11/14/16
Transportation – Landscape Section: See attached comments dated 11/09/16
Transportation – Regional Traffic Engineering: See attached comments dated 11/14/16
City of Tucson, Real Estate Program: See attached comments dated 11/15/16
City of Tucson, Parks and Recreation: See attached comments dated 11/17/16
Environmental Services: See attached comments dated 12/8/16

No Objections Noted

Office of Conservation & Sustainable Development
Tucson Fire Department
Community Services – Historic Preservation Officer
Tucson Police Department
Planning and Development Services – Signs Section

NON-CITY AGENCIES

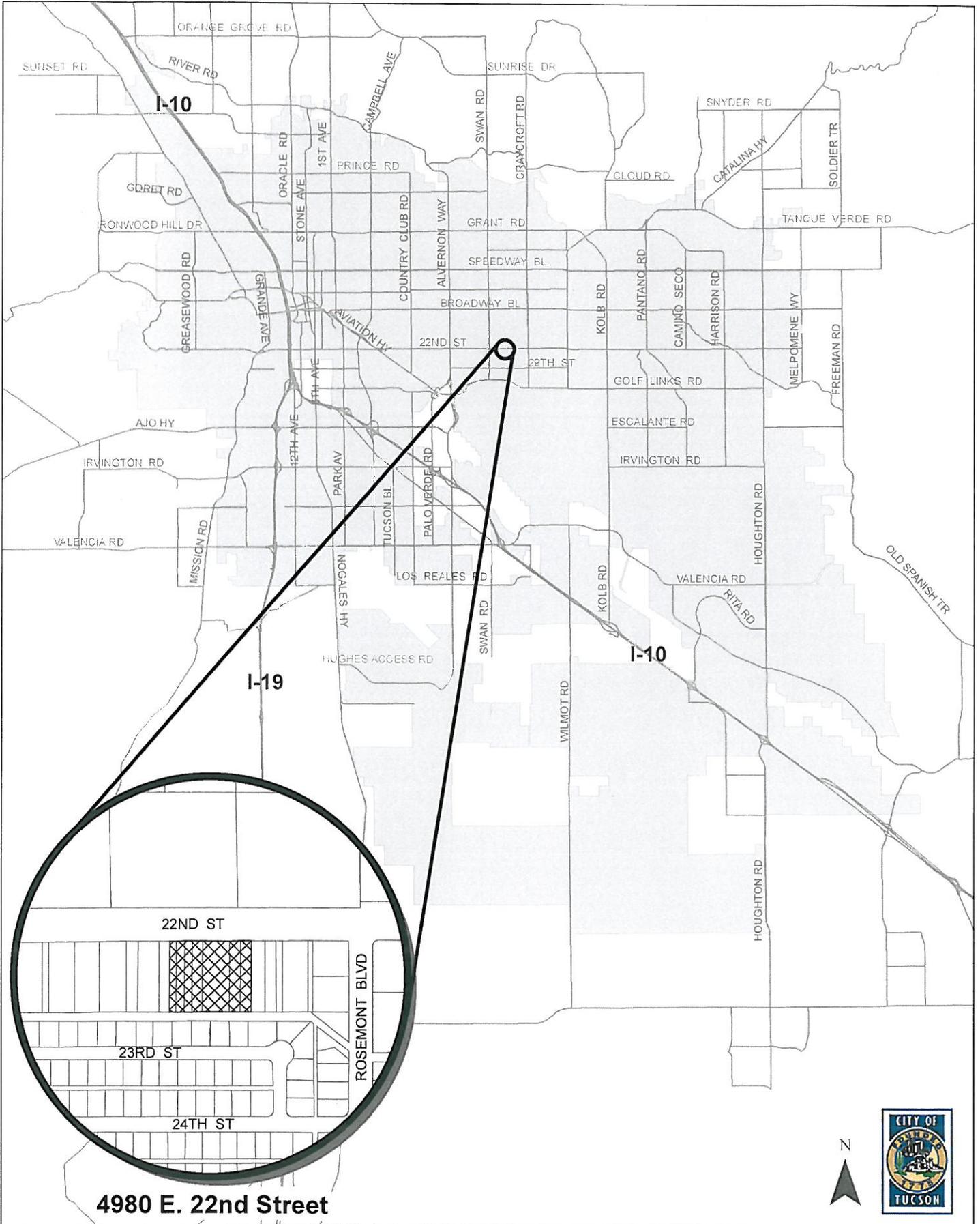
PAG-TPD: See attached comments dated 11/10/16
Arizona Department of Transportation: See attached comments dated 11/09/16
Pima County Development Services, Planning Division: See attached comments dated 11/4/16
Pima County Development Services, Addressing Section: See attached comments dated 11/09/16
Pima County Wastewater: See attached comments dated 11/17/16

No Objections Noted

Tucson Unified School District
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Davis-Monthan Air Force Base
Tucson Electric Power Company:

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, December 21, 2016 at <http://www.tucsonaz.gov/PRO/pro/devactionsrch.jsp>

C9-16-08 Valley Animal Hospital - 22nd Street





22ND STREET

23RD STREET

24TH STREET

25TH STREET

ARCADIA AVE

FRANCES AVE

ROSEMONT BOULEVARD

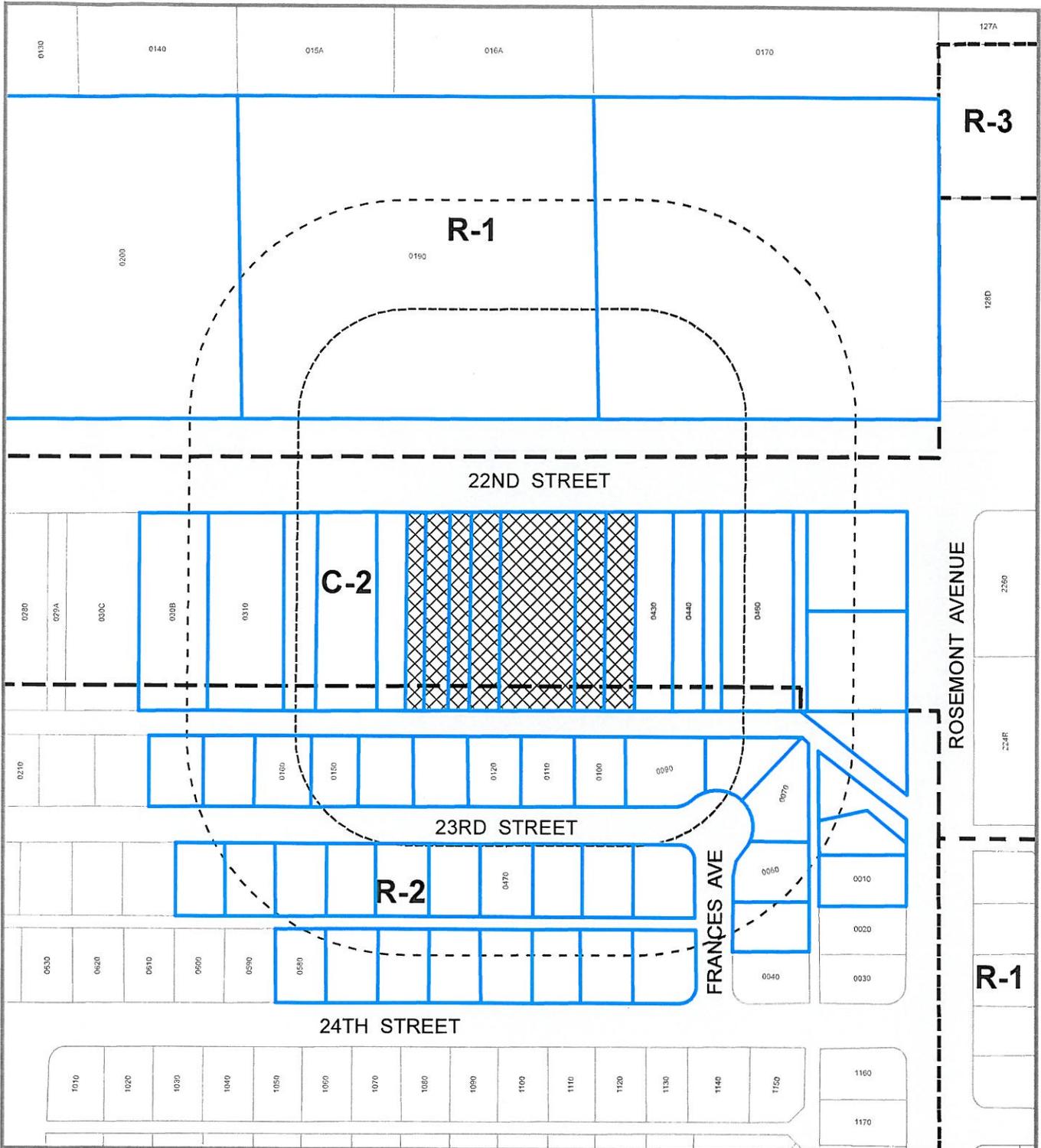
C9-16-08 Valley Animal Hospital - 22nd Street
2016 Aerial

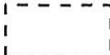
0 100 200
Feet
1 inch = 200 feet



C9-16-08 Valley Animal Hospital - 22nd Street

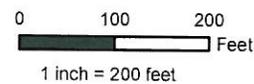
Rezoning Request: from C-2,R-2 to P



-  Area of Rezoning Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries



Address: 4980-5002 E. 22nd Street
 Base Maps: Sec.23 T.14 R.14
 Ward: 4





TABULATIONS

SITE DATA:

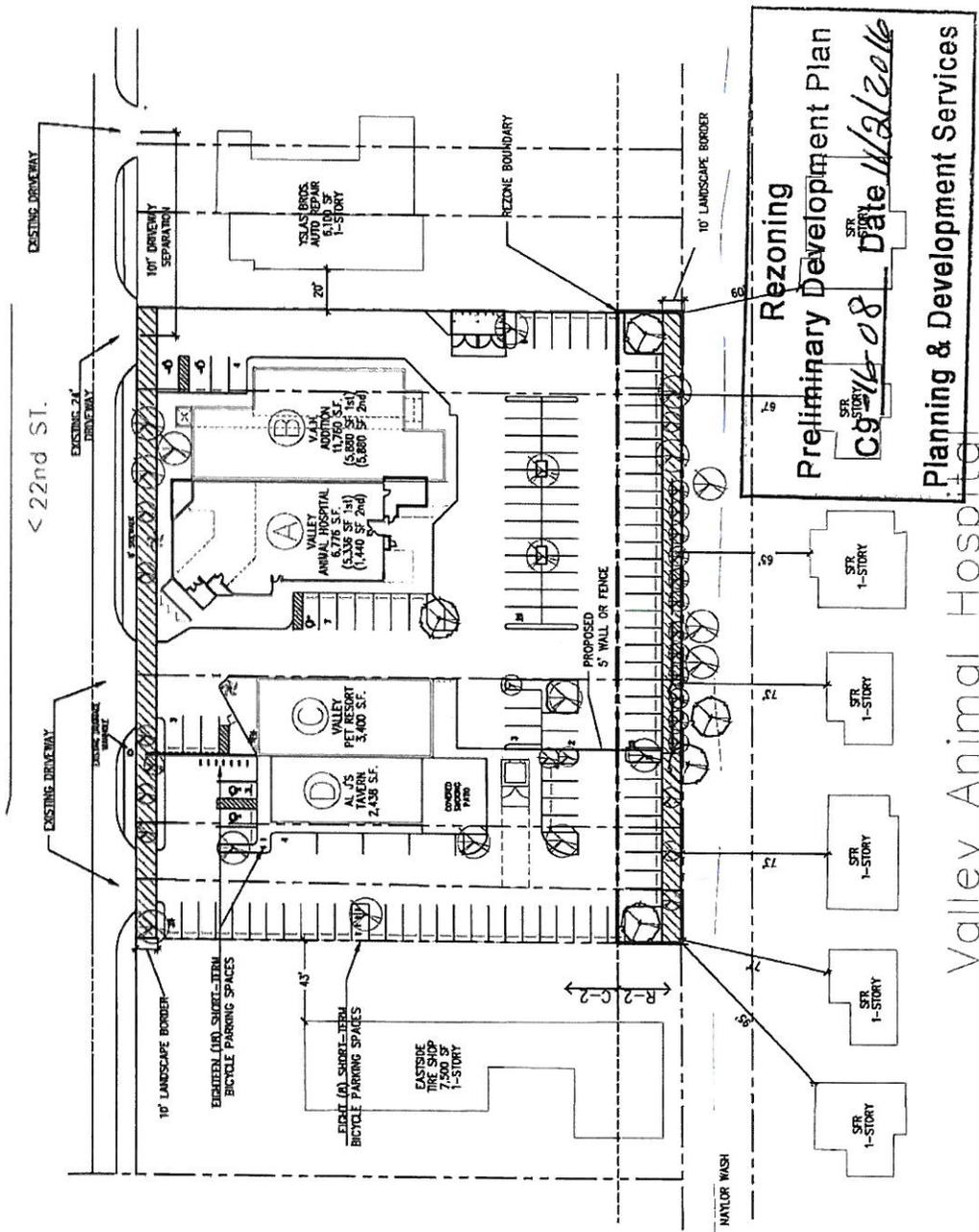
SITE AREA	85,324 SF
(gross)	(1.96 ACRES)
EXIST. ZONING	C-2 & R-2
PROP. ZONING	P

BLDG. DATA:

EXIST.	A	6,776 SF
BLDG-ADD	B	11,760 SF
EXIST.	C	3,400 SF
EXIST.	D	2,438 SF
TOTAL		24,374 SF

PARKING DATA

CITY OF TUCSON	
PARKING REQUIRED	55 SPACES
(1/400 SF - ANIMAL SERVICE)	
(1/250 SF - ALCOHOLIC BEV. SERVICE)	49 SPACES
PARKING PROVIDED	74 SPACES
YCA ANIMAL HOSPITAL & PET RESORT	
AL J'S TAVERN	45 SPACES
BICYCLE PARKING	26 SPACES
*NOTE: PARKING REDUCTION OF ONE SPACE PER SQ. SHORT-TERM BIOTILE	
PARKING SPACES PROVIDED = 4 SPACE REDUCTION	
PARKING SURPLUS	+16 SPACES



0 15' 30' 60' 120'

Job # 3354
Date: 08-16-2016

Valley Animal Hospital
SITE PLAN
4984 E. 22nd Street



R

Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C9-16-08 VCA Valley Animal Hospital – 22nd Street, R-2 to P (Ward 4)

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

msh

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section MSP
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-16-08
msp

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department -Rezoning Section JB
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-16-08
msp
IMPORTANT REZONING NOTICE ENCLOSED