



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

July 26, 2018

**C9-17-13 Spieth – Vine Avenue
Rezoning: from R-2 to P (Ward 5)**

BACKGROUND

This rezoning is a request by Jim Sullivan of Sun ‘n Fun Construction, LLC, on behalf of the property owners, Volker and Lilian Spieth, to rezone a vacant lot of approximately 0.15 of an acre from R-2 (residential) to P (parking) zoning. *Plan Tucson* and the *Arroyo Chico Area Plan* provide policy direction for the rezoning site.

The rezoning site is located on the southeast corner of Vine Avenue and 16th Street. The preliminary development plan (PDP) proposes the development of a seven (7) space parking lot to provide overflow parking for customers and employees of Roma Imports Market, a retail and food service use located approximately 100 feet south of the rezoning site. The proposed parking lot will be accessed directly by a one-way entrance drive from 16th Street with a one-way exit drive onto Vine Avenue.

PUBLIC HEARING SUMMARY (Minutes Attached)

July 12, 2018 Zoning Examiner Hearing

The applicant’s representative spoke at the July 12, 2018 public hearing and testified that the Applicants have agreed to the special conditions recommended by PDSD. No other persons spoke. The record contains statements from the neighborhood meeting demonstrating that two neighboring property owners support the rezoning. In addition, two neighbors submitted Approval forms in support of the rezoning; one noted that the rezoning and construction of a parking lot will relieve the parking burden on Vine Avenue.

FINDINGS OF FACT

Surrounding Zones and Land Uses

The subject property is currently vacant and zoned R-2. To the north are Cox Cable Company and University of Arizona Motor Pool lot zoned Park Industrial (P-I); to the south are industrial and commercial uses zoned Industrial (I-1); to the east is a contractor’s yard and other industrial and commercial uses zoned Industrial (I-1); and to the west are single and multi-family residences zoned Residential (R-2).

Planning Considerations – Policy direction is provided by *Plan Tucson (PT)* and the *Arroyo Chico Area Plan (ACAP)*

The proposed development is consistent with the applicable Land Use, Transportation, and Urban Design Policies of *PT*, and the supporting guidelines for Development Review. *PT*

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policy supports the retention and expansion of existing businesses as well as infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions. This site is within a Business Center as identified on the Future Growth Scenario Map of *PT*. The *ACAP* was developed in order to encourage a compatible mix of residential, industrial, and business uses in the plan area, while protecting the integrity of existing neighborhoods. The project site is located in an area classified in the *ACAP* as appropriate for industrial and commercial uses.

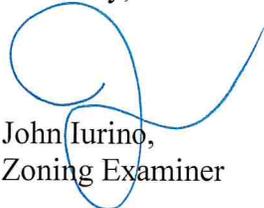
CONCLUSION

The proposed rezoning is consistent with, and supported by, the policy direction provided in *Plan Tucson*. A plan amendment to the *Arroyo Chico Area Plan* is not required. The parking lot for customers and employees of the nearby import market will help reduce the number of vehicles parking along the local streets. Subject to compliance with the conditions stated in the PDS Staff Report, approval of the requested rezoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of the rezoning subject to the PDS recommended conditions.

Sincerely,

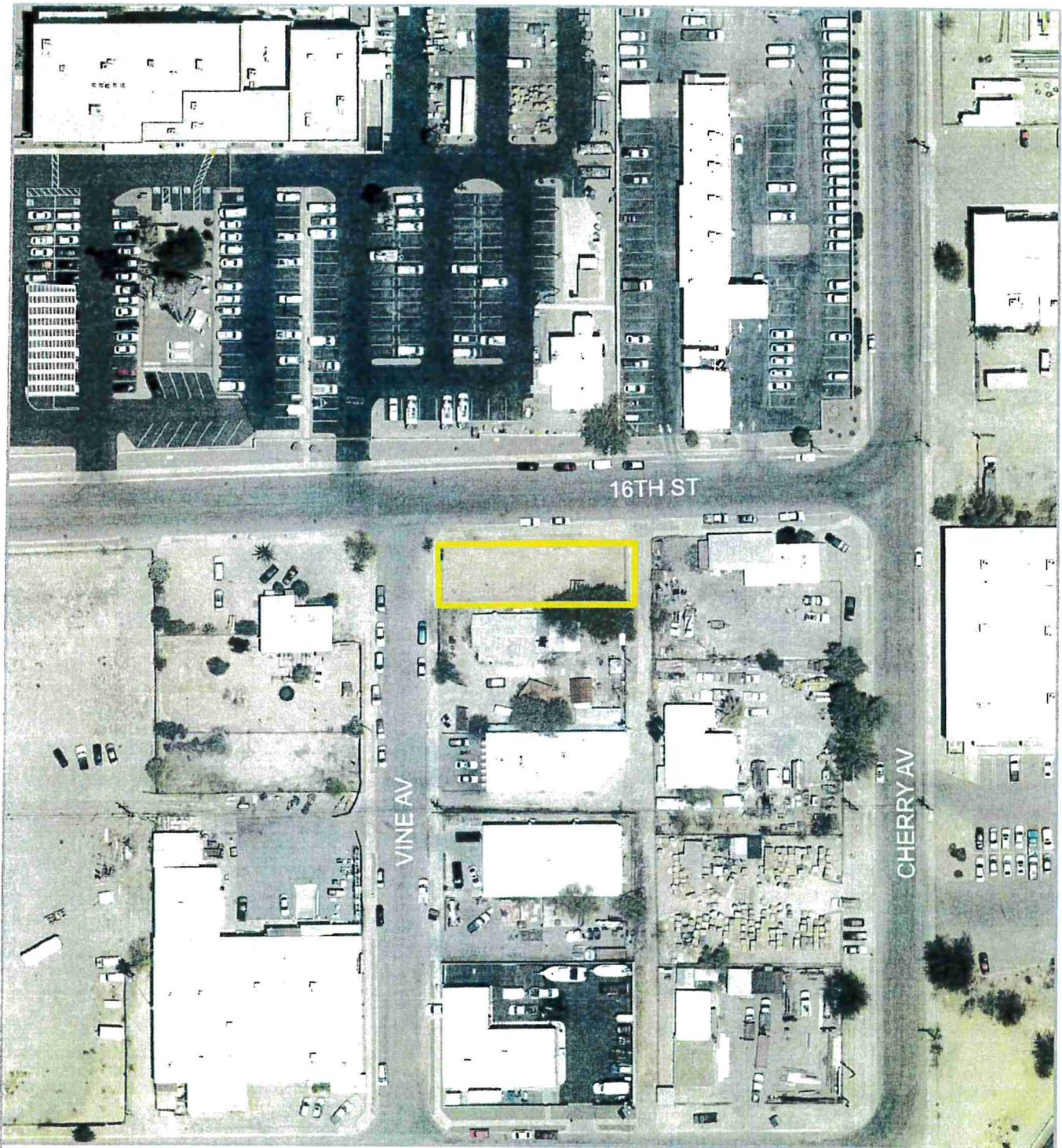


John Iurino,
Zoning Examiner

ATTACHMENTS:

Case Location Map
Rezoning Case Map
Public Hearing Minutes

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Rezoning Request: R-2 to P



 Subject Property



Address: 603 S. Vine Ave.
Base Maps: Twp.14S R.14E Sec. 18
Ward: 5

0 50 100
Feet

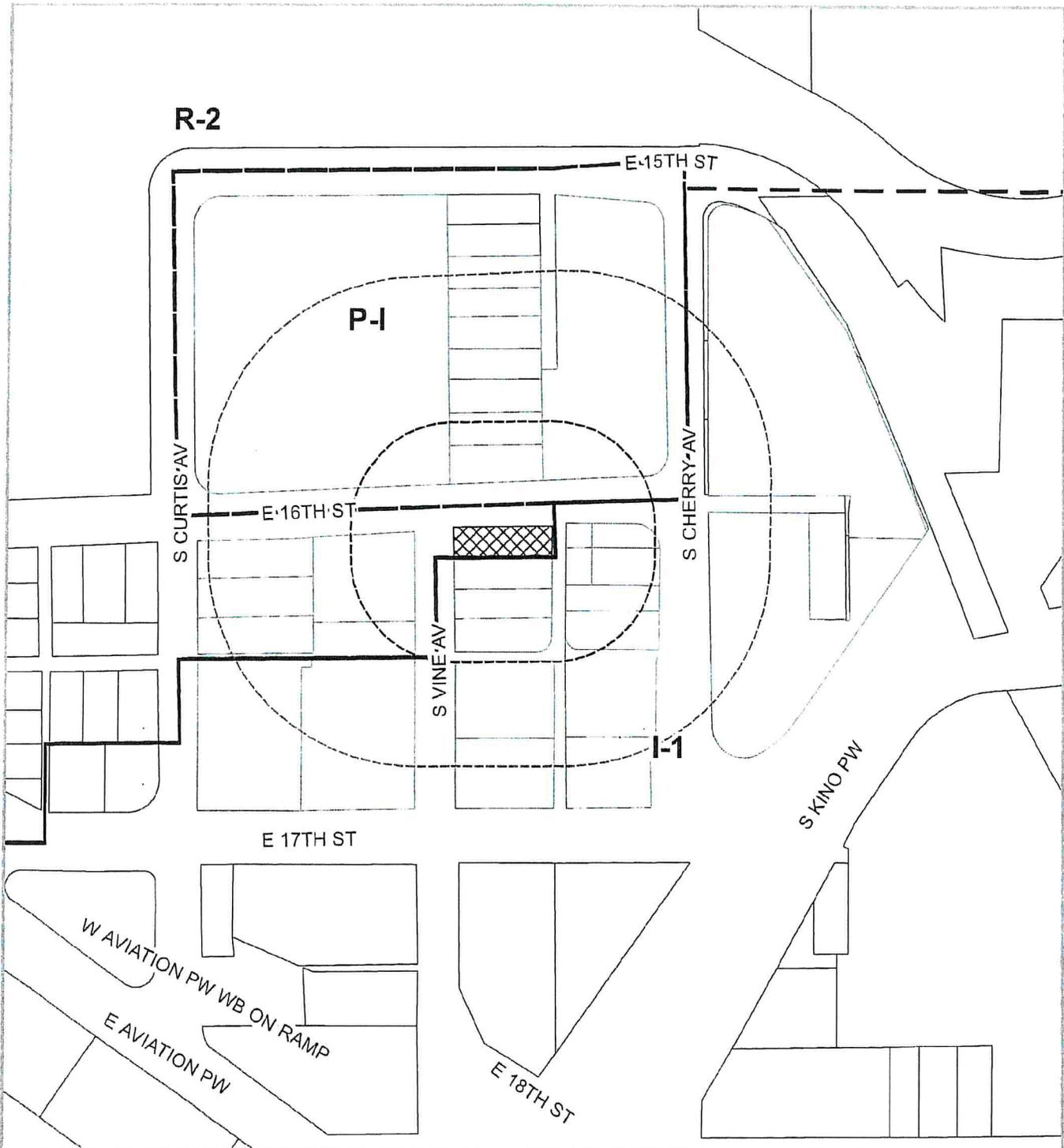
1 inch = 100 feet



2016 Aerial

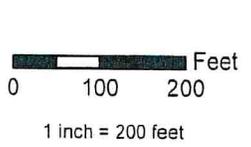
Created by: TC, 09/20/2017

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-  Subject Property
-  Notification Area (300-foot Radius)
-  Protest Area (150-foot Radius)
-  Zone Boundaries
-  Properties Notified

Address: 603 S. Vine Ave.
 Base Maps: Twp.14S Range14E Sec. 18
 Ward: 5



ZONING MEMBERS PRESENT

John Iurino, Zoning Examiner
Michael Wyneken, Planning & Development Services
Sarah Cheatham/Ana Juarez, City Recording Clerk

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1 ZONING EXAMINER: Our second case tonight is Case: C9-17-13
2 Spieth-Vine Avenue. Mr. Wyneken, could you please give us your
3 presentation on this case?

4 MR. WYNEKEN: This is a request by Jim Sullivan of Sun -
5 N'Fun Construction, LLC on behalf of the property owners, Volker and
6 Lilian Spieth to rezone a vacant lot of approximately .15 acre from R-
7 2 (Residential) to P (Parking Zone). The rezoning site is located on
8 the southeast corner of Vine Avenue and 16th Street.

9 Preliminary Development Plan proposes the development of a
10 seven-space parking lot to provide overflow parking for customers and
11 employees of Roma Imports Market, a retail and food service use
12 located approximately 100 feet south of the rezoning site.

13 The proposed parking lot will be accessed directly by a
14 one-way entrance from 16th, and a one-way exit onto Vine Avenue. The
15 proposed development is consistent with the applicable land use,
16 transportation and urban design policies of Plan Tucson and the
17 supporting guidelines for development review.

18 Plan Tucson policy supports the retention and expansion of
19 existing businesses as well as infill and redevelopment projects that
20 reflect sensitivity to site and neighborhood conditions. This site is
21 within a business center as defined on the Future Growth Scenario Map.

1 In Plan Tucson, business centers are major commercial employment
2 districts that act as major drivers of Tucson's economy.

3 The Arroyo Chico Area Plan was developed in order to
4 encourage a compatible mix of residential, industrial and business
5 uses in the plan area while protecting the integrity of existing
6 neighborhoods. Project site is located in an area classified in the
7 Arroyo Chico Area Plan as appropriate for industrial and commercial
8 uses.

9 The rezoning request is to allow additional overflow
10 parking for the customers and employees and to ease the on-street
11 parking congestion in the immediate area. It should be noted that no
12 dumpsters may be located within the P zone or in that parking lot.

13 A ten-foot-wide landscape border with drought-tolerant
14 vegetation, including canopy trees and shrubs is proposed along the
15 street frontages. The paved area is required to drain towards
16 depressed water harvesting basins. Irrigation and maintenance of the
17 landscaping is required and the site is currently connected to Tucson
18 Water Service.

19 The proposed rezoning is consistent with and supported by
20 policy direction provided by Plan Tucson and the Arroyo Chico Area
21 Plan. Subject to compliance with the proposed Preliminary Conditions,
22 approval of the requested rezoning is appropriate.

23 To date, we have two approvals on file, zero protests and a
24 simple majority vote of the Mayor and Council would be required to
25 adopt a rezoning ordinance.

1 ZONING EXAMINER: Thank you, Mr. Wyneken. Would the
2 Applicant, or the Applicant's representative like to speak?

3 MR. SULLIVAN: (Inaudible)

4 ZONING EXAMINER: Okay.

5 MR. SULLIVAN: Jim Sullivan, Sun - N'Fun Construction.
6 This has been going on for a while. I think everybody's approved of
7 it and everything. It's a good thing to have it out there 'cause it
8 makes a big difference in the neighborhood than having a vacant lot.
9 So, hopefully, everybody approves of it.

10 ZONING EXAMINER: Okay. Is the Applicant aware of the
11 Conditions that Staff have proposed and does the Applicant agree with
12 those Conditions?

13 MR. SULLIVAN: Oh, yes, sir. We've been through this.

14 ZONING EXAMINER: Thank you very much.

15 MR. SULLIVAN: I know everybody upstairs now really good.

16 ZONING EXAMINER: Thank you very much.

17 MR. SULLIVAN: You're welcome.

18 ZONING EXAMINER: Would anyone else in the audience like to
19 be heard on this case? No one? Therefore, Case: C9-17-13 is closed.

20 (Case: C9-17-13 was closed.)

I hereby certify that, to the best of my ability the foregoing is a true and accurate transcription of the original tape-recorded conversation in the case reference on page 1 above.

Transcription Completed: 07/20/18



KATHLEEN R. KRASSOW - Owner
M&M Typing Service