



MEMORANDUM

DATE: August 26, 2009
For September 10, 2009 Hearing

TO: Peter M. Gavin
Zoning Examiner

FROM: Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
ESTABLISHMENT OF ORIGINAL CITY ZONING
C15-09-01 Costco Annexation District, CR-2 zone to RX-2 Zone (Ward 2)

Issue – This is a request by Judith Imhoff, City of Tucson on behalf of the property owners, Price Company, to establish Original City Zoning on the Costco Annexation District. The Costco Annexation District is comprised of 4.71 acres and is located north of Grant Road, on the east side of Wilmot Road, along the Pantano Wash (see Case Location Map). The property is developed as a parking lot for the Costco Wholesale Warehouse store.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of RX-2 zoning as the Original City Zoning.

Background Information

On April 10, 2008, the Price Company requested annexation of the parcel into the City of Tucson. The Costco Annexation District is part of the parking lot of the Costco store, located on an adjacent parcel owned by Price Company and within the City of Tucson. As a provision of development plan approval, the City of Tucson Development Services Department required that either The Price Company combine the parcels into one parcel through the Pima County Assessor or demonstrate how each of the parcels could meet the existing zoning regulations if the parcels stood alone. The Price Company decided to combine the parcels to meet the City's parking requirements. However, annexation into the City was required because the Pima County Assessor cannot combine the parcels unless they were under the same governing jurisdiction.

Mayor and Council held a public hearing on the proposed annexation on March 10, 2009. At the close of the public hearing, the Mayor and Council directed staff to proceed with the annexation. On April 14, 2009, the Mayor and Council adopted Ordinance 10652, officially annexing the property into the City limits.

Existing Land Uses: Parking and undeveloped Pantano Wash.

Surrounding Zones and Land Uses:

North: Zoned Pima County CR-2; Undeveloped Pantano Wash

South: Zoned C-2; Parking and Costco Store
East: Zoned CR-2 and CB-1; Undeveloped Pantano Wash
West: Zoned R-3 and CR-2; Multi-family Residential

Previous Cases on the Property:

Co9-82-43 – CR-2 to CB-1. Pima County authorized the rezoning but the conditions were never met. The case was closed and a zoning change did not occur. CR-2 zoning is the original County zoning.

Related Cases:

C9-85-86 Price Club – Grant Road - Change of Concept Plan. This was a request to change the Concept Plan to allow the addition of approximately 2027 square feet to an existing food service area that serves the existing 150,614 square foot Costco at 6255 East Grant Road. This request was approved administratively on August 30, 2000.

C9-03-05 Costco – Grant Road, R-3 to P. This was a rezoning request for 2.43 acres located at north of Grant Road, south of Pantano Wash, approximately 800 feet west of the Wilmot Road alignment to allow the development of a parking lot. On September 15, 2003, Mayor and Council authorized the rezoning.

D08-0001 Costco Addition. This was a request for approval of the Costco Development Plan to allow an expansion of 4000 square feet and a new loading dock space to the existing store. On May 1, 2009, the CDRC approved the development plan.

Zoning Translation

Arizona State law provides the original city zoning, applied to recently annexed property, may not allow uses or densities greater than those permitted under the County zoning. Consistent with State law and Mayor and County policy, staff translates the County zoning to the most comparable City zoning, thereby allowing uses and densities equivalent to what was allowed under County zoning.

County CR-2: Pima County's CR-2 zone (Single Residence Zone) allows single family residences with a minimum lot size of 16,000 square feet and a maximum building height of 34 feet. Other uses allowed include manufactured homes, agricultural/horticultural, college or government structure, community services agency, library, playground or athletic field, temporary real estate office and museum. The CR-2 zone most appropriately translates to the City's RX-2 zone which allows single family residential and manufactured homes, adult residential care facilities, agricultural production, elementary and secondary education uses, protective services, religious, communication facilities, day care, golf course and neighborhood recreation.

The parcel is developed as a parking area for the Costco Wholesale Warehouse Store. The existing parking lot is a non-conforming use in the County CR-2 zone. Prior to annexation, the City Zoning Administrator determined that the existing non-conforming status of the parking lot can transfer to the Original City Zoning. This parcel was developed to meet the City parking requirements as part of the Costco expansion. The development plan was approved by the City CDRC on May 1, 2009.

Planning Consideration

The annexation site is within the boundaries of the City of Tucson's *Arcadia-Alamo Area Plan (Plan)*, which provides land use direction with relevant policies. The *Arcadia-Alamo Area Plan* supports the current land use, which is a parking lot expansion to a commercial use fronting Grant Road. The Original City Zoning, translated from Pima County CR-2 to City RX-2 is consistent with *Plan* direction, which allows for low to medium residential density (up to two units per acre) land use pattern.

The annexation provided an opportunity to blend the "remnant parcel" into the Costco development, under a single jurisdiction. The subject site contains the parking area and extends into the Pantano Wash corridor. The Pantano Wash, a protected wash with pockets of riparian habitat. The portion of the site developed for parking use does not encroach into the protected riparian habitat.

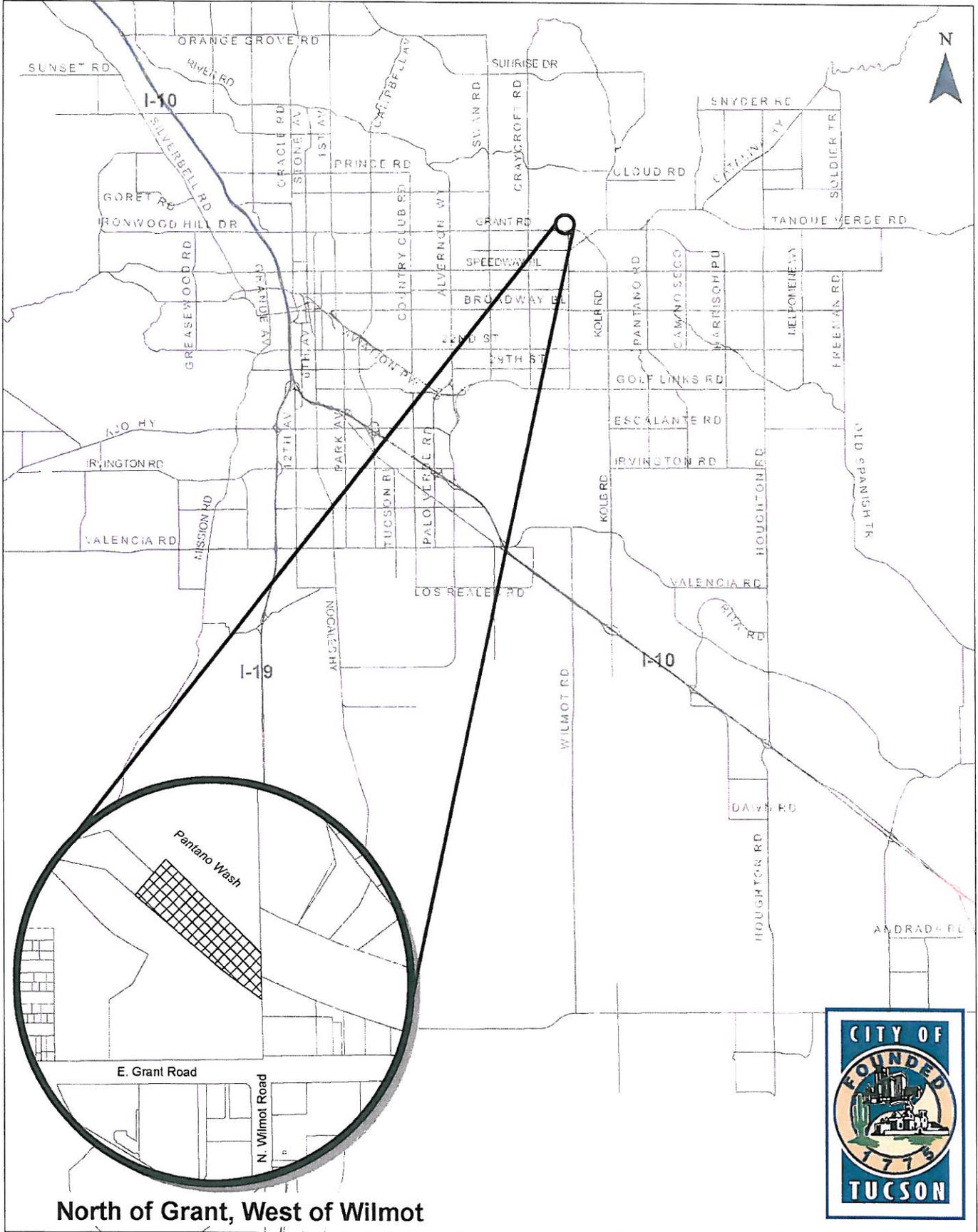
The Design Guideline Manual encourages a "good neighbor" approach when a more intense land use is in the area of less intense land uses. The natural terrain and vegetation of the Pantano Wash corridor in addition to the perimeter wall with on-site landscaping provide buffers between the annexation site and the Catalina Foothills residential area, located across the Pantano Wash corridor, and addresses the "good neighbor" approach.

Vehicular access to the rezoning site is from Wilmot and Grant roads. Grant and Wilmot roads are identified as arterial roadways with future rights-of-way of 150 and 78 feet respectively on the *Major Streets and Routes Plan* map. Grant Road is located south and Wilmot is located east of the rezoning site.

No conditions are recommended as part of the RX-2 Original City Zoning because the existing parking lot is coming in as a non-conforming use, and any future change of use, or expansion of the parking lot will require full Code compliance. Full Code compliance, in this instance, will necessitate a rezoning of the site through the Zoning Examiner Legislative Procedure, due to the low intensity residential zoning provided by the RX-2 zone.

Conclusion – The establishment of Original City Zoning for this parcel from County CR-2 to City RX-2 is supported by the policies in the *Arcadia-Alamo Area Plan*. The establishment of RX-2 zoning as the Original City Zoning for this parcel is appropriate.

C15-09-01 Costco District

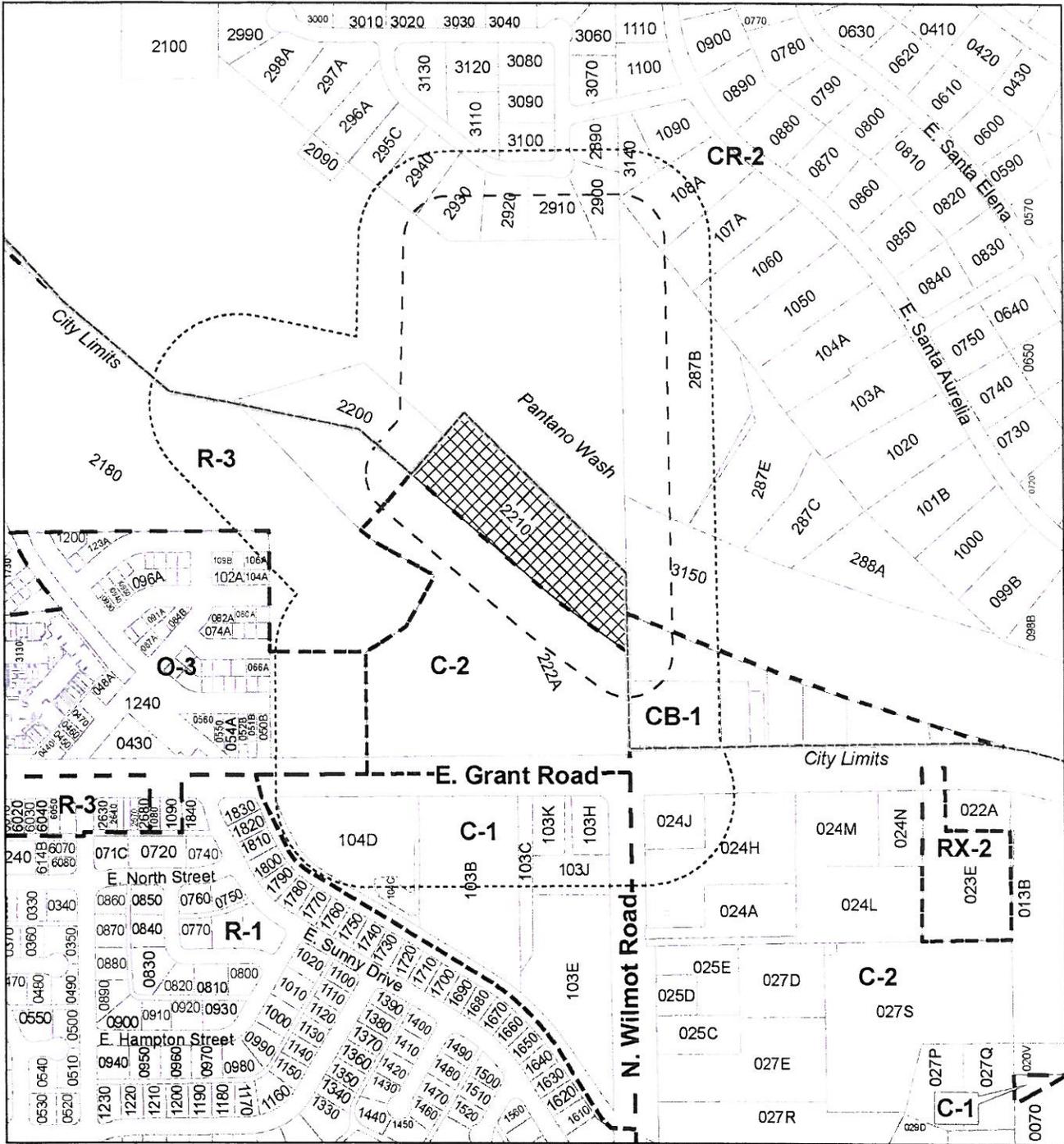


North of Grant, West of Wilmot

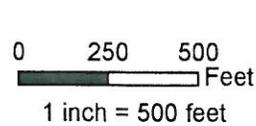


C15-09-01 Costco District

Zoning Translation: from County CR-2 to City RX-2

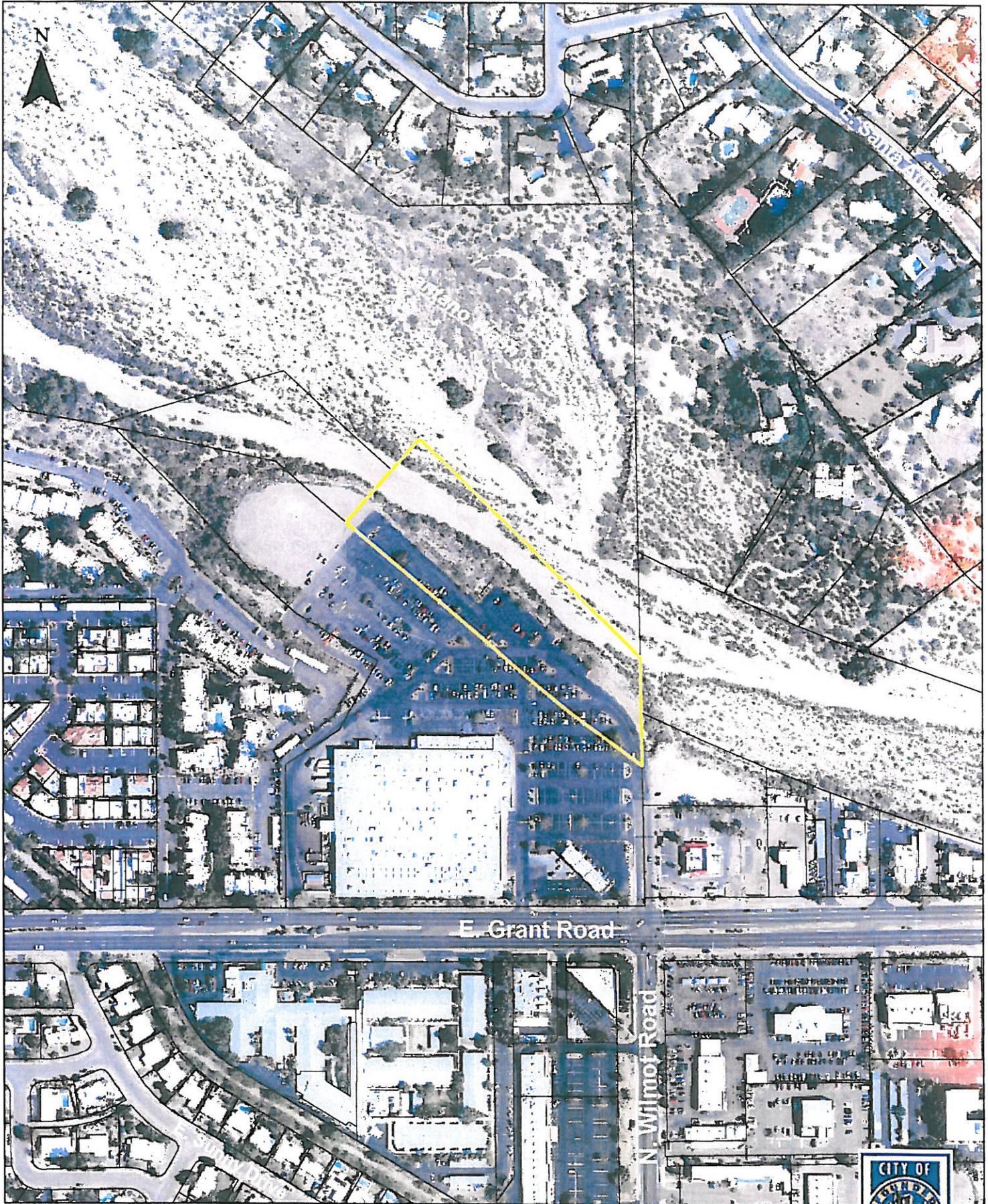


- Area of Original City Zoning
- Zone Boundaries
- Protest Area (150 foot radius)
- City Limits
- Notification Area (300 foot radius)



Neighborhood, Area Plan(s): Arcadia-Alamo Area Plan
 Address: North of Grant, West of Wilmot
 Base Maps: Sec.36 T.13 R.14
 Ward: 2





C15-09-01 Costco District
2008 Aerial



C15-09-01



City of Tucson

Planning & Development Services

201 N. Stone Avenue

P.O. BOX 27210

Tucson, Arizona 85726-7210

C15-09-01

IMPORTANT ESTABLISHMENT OF CITY ZONING NOTICE ENCLOSED