



# MEMORANDUM

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DATE: May 7, 2008  
For May 22, 2008 Hearing

TO: Peter M. Gavin  
Zoning Examiner

FROM: *Albert Elias*  
Albert Elias, AICP  
Urban Planning & Design  
Director

SUBJECT: SPECIAL EXCEPTION LAND USE – TIME EXTENSION - URBAN  
PLANNING AND DESIGN REPORT  
SE-03-05 Caravan - Alvernon Way, MU Zone (Ward 4)

**Issue** – This is a request by Kent Delph, on behalf of the property owners, Caravan, Inc., for a two year time extension for Special Exception Case SE-03-05. The special exception site is located at the southwest corner of Drexel Road and Alvernon Way, northeast of Tucson-Benson Highway (see Case Location Map). The preliminary development plan (PDP) proposes construction of approximately 47,912 square feet of commercial buildings on 5.22 acres in the MU zone. Five, one-story, retail buildings totaling 46,376 square feet and one, single-story, 1,536 square foot storage building, are proposed.

**Department of Urban Planning and Design Recommendation** – The Department of Urban Planning and Design recommends approval of the two-year time extension. The special exception development would be subject to the remaining conditions set forth in the attached Zoning Examiner Decision, dated June 12, 2003.

### **Background Information**

On June 5, 2003, the Zoning Examiner, after due public notice, conducted a public hearing on the request in case SE-03-05. On June 12, 2003 The Zoning Examiner issued the decision cited above. Materials from the 2003 case are attached.

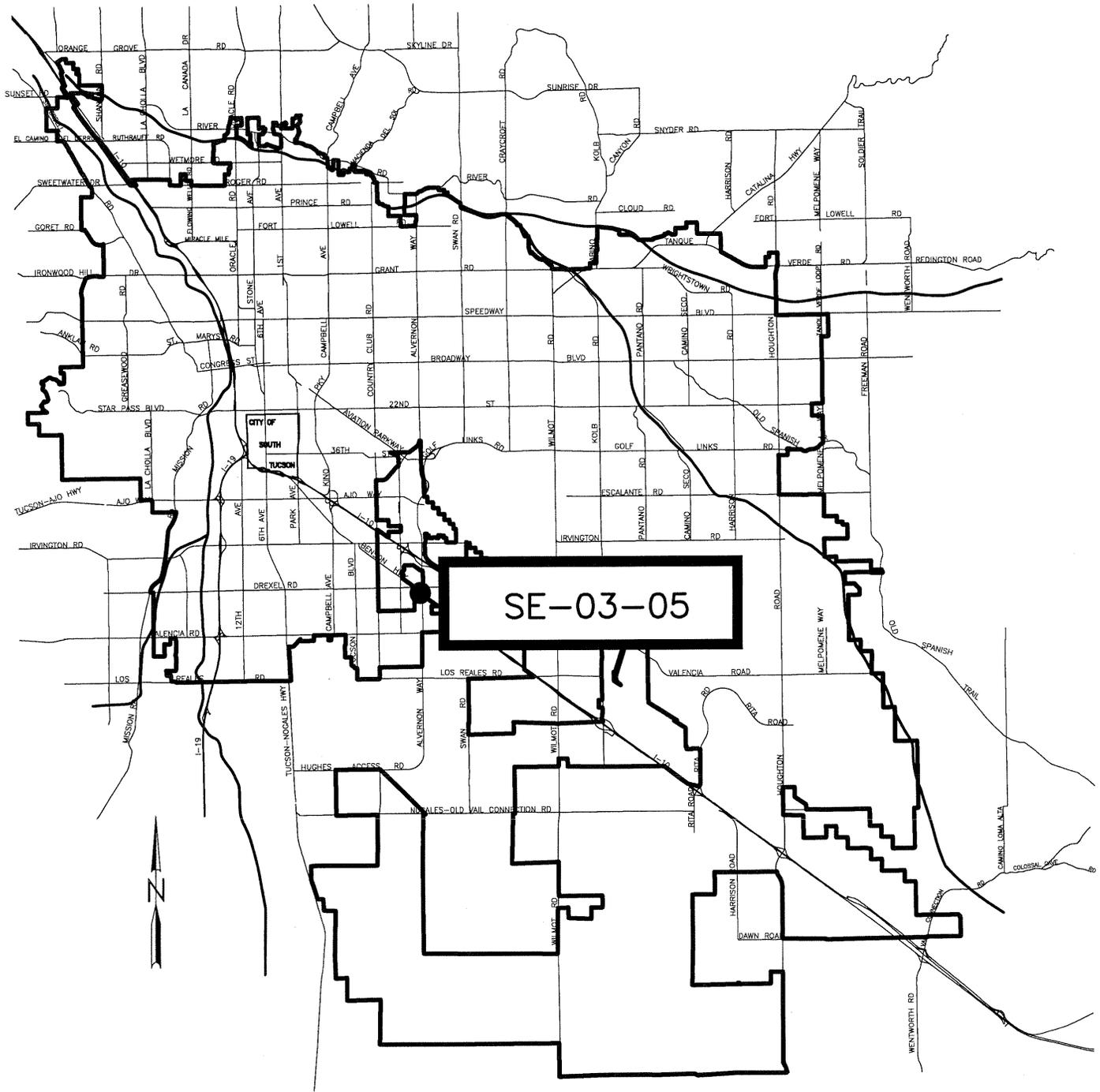
The development plan for SE-03-05 was submitted for CDRC review on August 21, 2006. While the development plan may be approved in the near future, the applicant is taking this proactive measure for a time extension to ensure the special exception does not expire prior to meeting all of the required conditions.

**Applicant's Request** – The applicant is requesting that Condition 26 be modified to grant a two-year time extension for this case, until June 12, 2010.

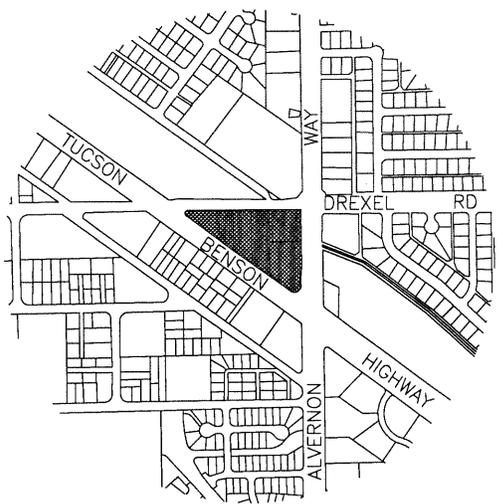
Should the time extension be granted, Condition 26 will be amended as follows:

26. ~~Five years are allowed from the date of initial authorization to comply~~ Compliance with all Code requirements and conditions of ~~rezoning~~ the special exception decision by June 12, 2010.

**Conclusion** – The proposal is substantially the same as SE-03-05. The project remains in conformance with the *General Plan*. The development plan is currently under review by CDRC. Subject to compliance with conditions required in the Zoning Examiner Decision dated, June 12, 2003, with Condition 26 modified as proposed, approval of the requested time extension until June 12, 2010 is appropriate.



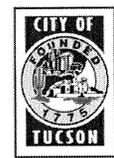
**DETAIL**



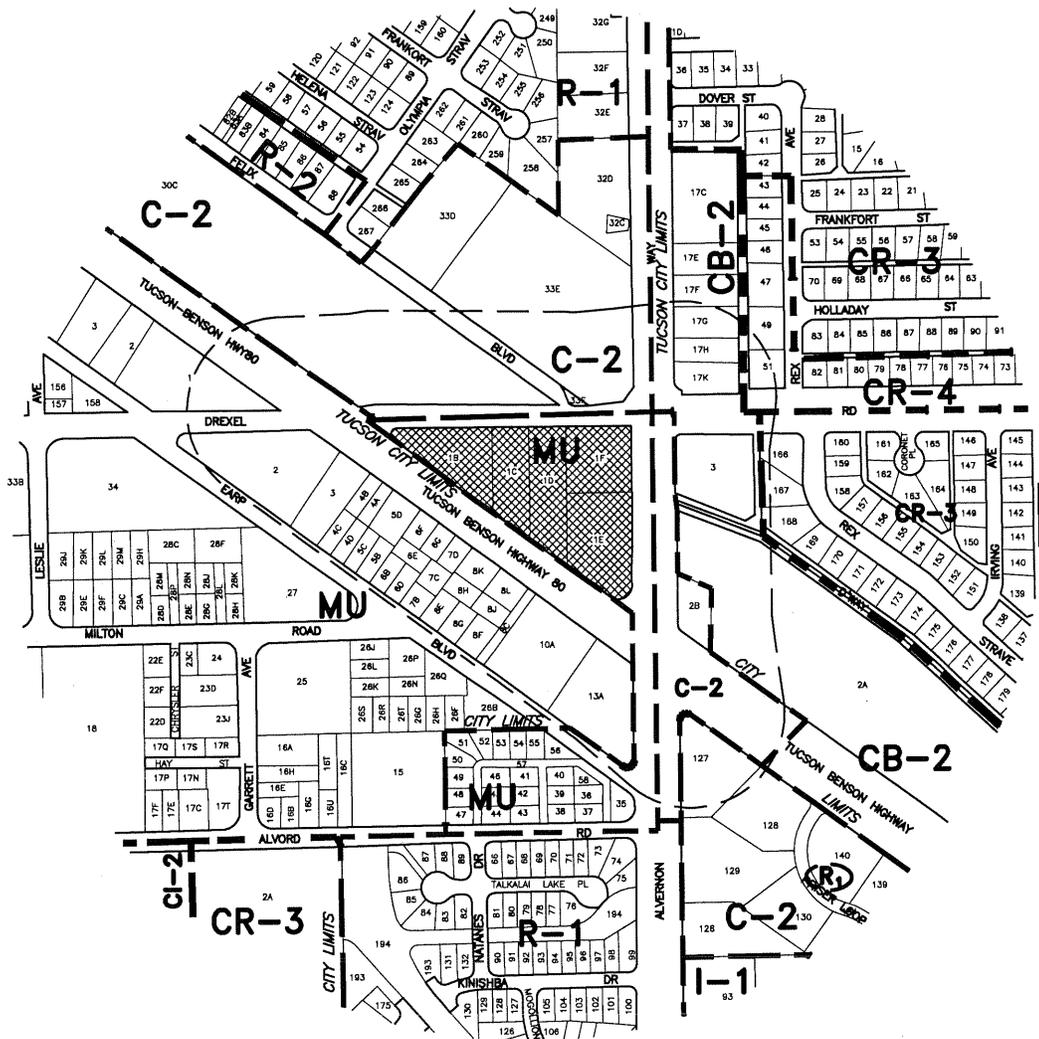
**CASE  
LOCATION MAP**

CASE NO. SE-03-05

LOCATION DREXEL /  
ALVERNON WAY



**CITY OF  
TUCSON**

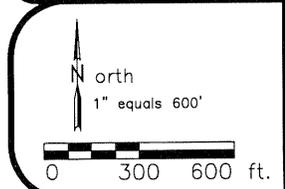


## ZONING EXAMINER CASE SPECIAL EXCEPTION LAND USE CASE

Petitioned Area  
 Notification Area       MU Existing Zoning of Petitioned Area

Within the Notification Area	Outside the Notification Area
○ Written Approvals by Owner _____	○ Written Approvals by Owner _____
△ Written Approvals by Non-Owner _____	△ Written Approvals by Non-Owner _____
● Written Protests by Owner _____	● Written Protests by Owner _____
▲ Written Protests by Non-Owner _____	▲ Written Protests by Non-Owner _____
Within Approvals ____ Within Protests ____	Outside Approvals ____ Outside Protests ____

Total Written Approvals \_\_\_\_\_ Total Written Protests \_\_\_\_\_ Date \_\_\_\_\_



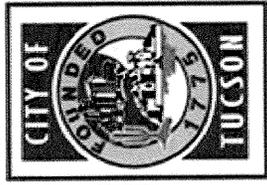
Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**BASE MAP**

Sec. 9

T.15 R. 14

<p style="font-size: 24px; font-weight: bold; margin-top: 0;">CITY OF TUCSON</p>	Drawn by: _____ Initials <u>HS</u> Date <u>4-14-2003</u>	Zoning Examiner Case Number <u>SE-03-05</u> Zoning Examiner Case Name <u>CARAVAN</u> Address <u>DREXEL / ALVERNON WAY</u>
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S. Alvernon Way

E. Drexal Road

E. Benson Highway

E. Earp Boulevard

SE-03-05 Caravan – Drexal/Alvernon Way  
2005 Aerial