



**CITY OF
TUCSON**
ZONING
EXAMINER'S
OFFICE

Preliminary Report

September 19, 2013

Owner: Garold C. Brown
5901 S. Belvedere Avenue
Tucson, AZ 85706

Applicant/Agent: Jim Portner
Projects International, Inc.
10836 E. Armada Lane
Tucson, AZ 85749-9460

Engineer/Architect: GRS Architects, Inc.
11047 N. Cloud View Place
Tucson, AZ 85737

SUBJECT: C9-13-05 Price Street – Friedman, I-1 to I-2

Dear Mr. Portner,

Pursuant to the City of Tucson Land Use Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C9-13-05 Heights Properties - Broadway Boulevard. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

This is a request by Jim Portner of Projects International, Inc., on behalf of the property owners, Garold C. Brown Family, LP, to rezone approximately 6.45 acres from I-1 to I-2 zoning and for approval of a special exception. The rezoning site is located on the south side of Price Street approximately 270 feet west of Romero Road. The preliminary development plan proposes to bring an existing materials recycling facility into compliance with the Land Use Code (LUC). The proposal for the rezoning and special exception includes a 4,000 square foot building addition to the existing recycling facility along its northern façade, a new parking area, a pedestrian connection to the Price Street sidewalk system, and a redefined 35,500 square foot area designated as outdoor storage of finished/packaged recycled material. The site is the subject of a zoning violation. The rezoning request, if approved, would establish conditions for the continued operation of the facility.

A salvaging and recycling use of this type in the I-2 zone is subject to Section 3.5.5.1 of the LUC and approval of a special exception through the Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3., the same process as required for the rezoning. The two processes have been combined in this case.

All properties to the east, south and west and to north across Price Street are developed with industrial uses in the I-1 Light Industrial zone including self-storage facilities, manufacturing and commercial uses, and a Sun Tran bus facility. Across Romero Road to the east are residential neighborhoods zoned MH-1 Mobile Home and R-1 Single Family.

The site will continue to access West Price Street which serves an existing industrial area. West Price Street provides access to Romero Road which is designated as a collector street on the *Major Streets and Routes Plan* map. Curb and sidewalk improvements have been installed along the southern side of Price Street from Suntran Boulevard to the proposed rezoning site.

Land use policy direction for this area is provided by the *General Plan*. Element 2 (Land Use) Supporting Policy 8.1 supports opportunities for industrial development in locations served by existing infrastructure when appropriate design elements and/or land use transitions can be utilized to mitigate incompatible impacts on adjacent less intensive land uses.

New industrial proposals will be evaluated on a case-by-case basis according to the following criteria:

- 1.) Convenient access to highway, rail, or air services and routes;
- 2.) Nearby public transit to serve employees, especially for proposed large industrial facilities with high numbers of employees;
- 3.) Pedestrian access and facilities between bus stops and employment centers;

- 4.) Parking, loading, and maneuvering requirements are met on-site; and,
- 5.) Architectural detailing is provided on all sides of structures and the landscaped setbacks from the front and the rear property lines.

Element 4 (Community Character and Design), Policy 5 promotes neighborhood identity and visual character. Supporting Policy 5.3 supports redevelopment projects that reflect sensitivity to site and neighborhood conditions. Policy 6 promotes quality in design for all development. Supporting Policy 6.1 promotes an environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

The original site plan and was approved in December of 1995. Over time the site plan and parcel have been altered and parcel splits have occurred. However, the major design elements of site have remained intact including the 49,500 square foot main structure, modular office building, paving, access points from Price Street, and front yard setbacks. The main facility structure is rectangular in shape with an approximate length of 285 feet, and width of 160 feet. Along the western façade of the building is an attached three sided structure approximately 150 feet long by 55 feet wide. The western portion of the parcel currently contains a detention basin and illegal storage of baled materials. The parcel is split by a six (6) foot block wall to a self-storage facility.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 345 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site. The existing sign is non-conforming. Element 4 (Community Character and Design), Policy Action 4.8.C requires nonconforming signs to be removed or brought into conformance as a condition of rezoning.

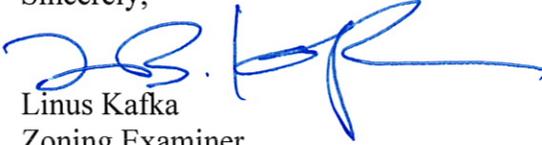
CONCLUSION

The proposed rezoning and Special Exception Land Use are in general conformance with the applicable *General Plan* policies. The overall appearance and functionality of the facility will be improved as an aspect of the rezoning, and will continue to provide service to the local community. The open zoning violations will also be corrected and closed during the Development Plan review. Therefore, subject to compliance with the attached preliminary conditions, approval of the requested I-2 zoning and special exception land use request are appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of I-2 zoning, subject to staff recommended conditions.

Sincerely,



Linus Kafka
Zoning Examiner

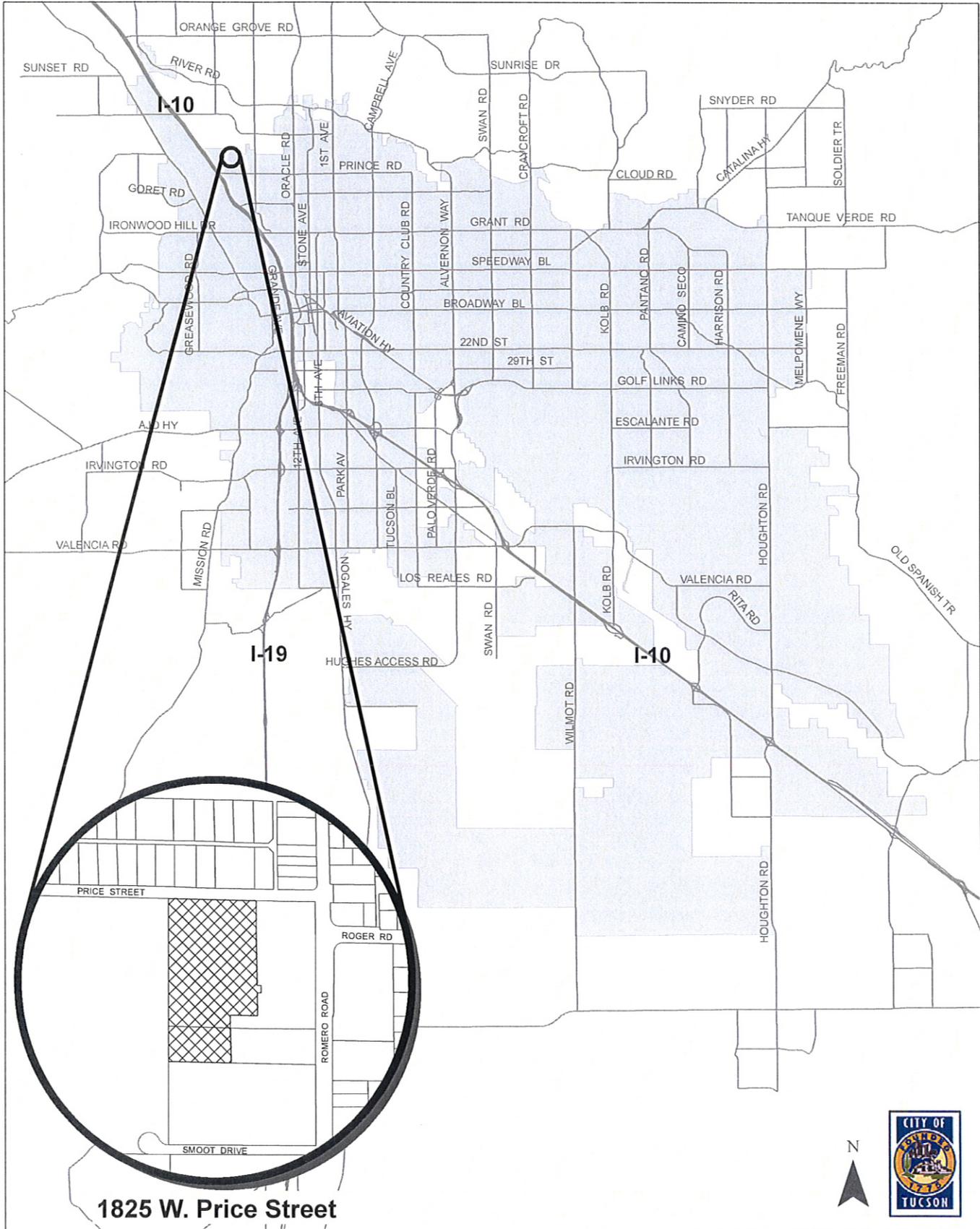
ATTACHMENTS:

Case Location Map

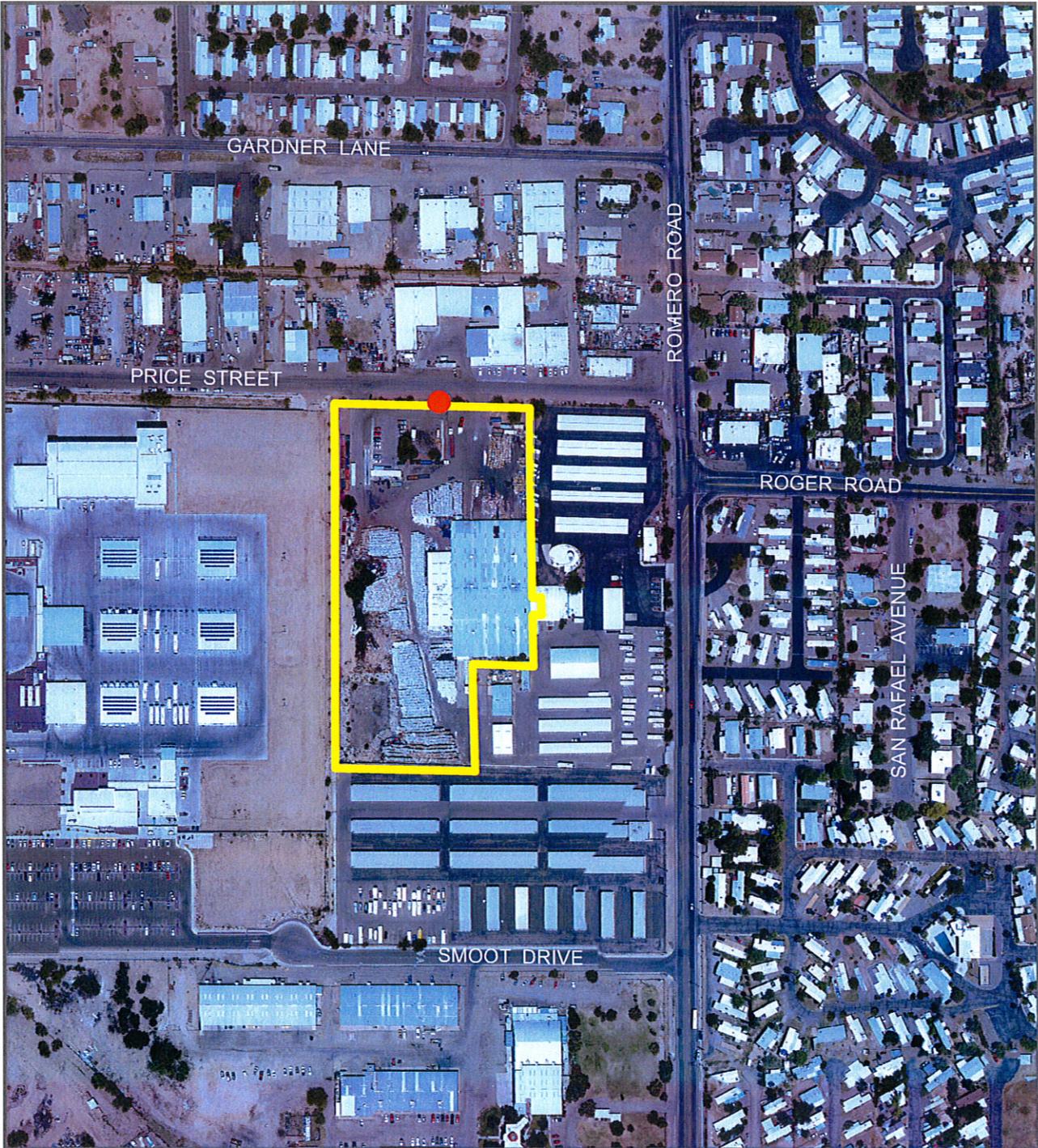
Rezoning Case Map

cc: City of Tucson Mayor and Council

C9-13-05 Friedman - Price Street



C9-13-05 Friedman - Price Street
Rezoning Request: from I-1 to I-2



Area of Rezoning Request



Recommended Posting of Public Hearing Notice Sign



Address: 1825 W. Price Street
Base Maps: Sec.22,27 T.13 R.13
Ward: 3

0 150 300
Feet

1 inch = 300 feet

