



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

June 6, 2014

C9-13-11 Atlas Copco – Campbell Avenue

P-I to I-1

Public Hearing: January 16, 2014; May 22, 2014

BACKGROUND

This is a request by Michael Steele of Tierra Right of Way Services, Ltd, on behalf of the property owner, South Central Industrial Properties XIII, LP, to rezone approximately 6.46 acres from P-I to I-1 zoning. The rezoning site is bordered by Campbell Avenue on the west and Sears Boulevard on the east and is located approximately 550 feet north of Valencia Road.

Land use policy direction for this area is provided by the *Kino Area Plan (KAP)* and *Plan Tucson*.

PUBLIC HEARING SUMMARY (Minutes Attached)

Carolyn Laurie, Planning and Development Services Department, presented the staff report with a recommendation for approval. Ms. Laurie commented that nine approvals and one protest were received.

Michael Steele presented the rezoning request and agreed to the recommended staff conditions of rezoning.

FINDINGS OF FACT

This is a request by Michael Steele of Tierra Right of Way Services, Ltd, on behalf of the property owner, South Central Industrial Properties XIII, LP, to rezone approximately 6.46 acres from P-I to I-1 zoning. The rezoning site is bordered by Campbell Avenue on the west and Sears Boulevard on the east and is located approximately 550 feet north of Valencia Road. The industrial site comprises nine parcels that have recently been combined into one. The preliminary development plan depicts a parts and materials storage yard with offices. The rezoning application lists several current and proposed uses for the site, including sales, repair, service and storage of mining equipment, paving equipment, and compressors, with related administrative offices. The administrative offices are located within a 19,736 square foot, 26-foot high steel building located in the southern one-third of the rezoning site. The remaining northern portion of the rezoning site is for outdoor

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storage of equipment. Per *Unified Development Code* §4.8.7, uses such as trade service and repair, heavy equipment sales, and construction service are not allowed in the P-I zone.

To the north of the rezoning site are industrial uses, zoned P-I. To the west, across Campbell Avenue, is a two-story single family residential development zoned R-2, a two story multifamily development zoned R-3, and undeveloped parcels zoned P-I. The nearest home is located in the single-family residential subdivision to the west, approximately 130 feet from the rezoning site. To the southwest is a vacant, platted industrial subdivision in the P-I and I-1 zones and to the south is vacant land, zoned P-I. To the east across Sears Boulevard is the Los Ranchitos Elementary School site, zoned R-2, and recently closed and repurposed by Sunnyside School District.

Primary access to the site is from Campbell Avenue with secondary access from Sears Boulevard. The *Major Streets and Routes Plan (MS&RP)* designates Campbell Avenue as an arterial street with a future right-of-way of 120 feet. Sears Boulevard is designated a local street. The Pima Association of Governments, Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate no additional vehicle trips per day. A concrete bus shelter pad and bus stop will be provided at the north end of the property, adjacent to Campbell Avenue.

The southern one-third of the site has site improvements including a 26-foot tall steel building, a landscape border along Campbell Avenue, and on-site paved parking fronting Campbell Avenue, approved under a development plan on December 5, 1990. This portion of the site was developed prior to the 1995 adoption of the *Land Use Code (LUC)*. However, any request for expansion of the permitted uses, either by size or intensity would require the site to be brought into full compliance with the current *Unified Development Code (UDC)*.

A one-year Temporary Use Permit (T12TUP0021) to allow temporary outdoor storage, setup, and repair of mining equipment was approved on October 11, 2012. The TUP includes land use conditions that require fencing, and the outdoor storage area to be graveled as a dust-control measure. The northern two-thirds of the site have been graveled for dust control and chain link fencing with brown plastic slats for screening has been installed around the west, north, and east perimeters.

Land use policy direction for this area is provided by the *Kino Area Plan (KAP)* and *Plan Tucson*.

The *KAP* supports industrial development on land immediately north and east of the Tucson International Airport and encourages clean and attractive industrial developments. Industrial development should be compatible with airport operations and should not present a hazard to aircraft. Uses should be compatible with the noise impacts of the airport, and should not interfere with navigation aids, produce smoke emissions or excessive illumination, allow above ground petroleum storage or explosives manufacturing, or attract birds or other hazards to aircraft.

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Plan Tucson polices support industrial development and redevelopment that will contribute to Tucson’s overall economic vitality. The *Plan* supports activity nodes to increase transit use, reduce air pollution, improve delivery of public and private services and support the retention and expansion of existing businesses.

Plan Tucson guidelines for development review applying to new proposals in industrial areas are to be evaluated according to the following criteria:

- a) Convenient access to highway, rail, or air services and routes;
- b) Nearby public transit to serve employees, especially for proposed large industrial facilities with high numbers of employees
- c) Pedestrian access and facilities between bus stops and employment centers;
- d) Parking, loading, and maneuvering requirements are met on-site; and
- e) Architectural detailing provided on all sides of structures and landscaped setbacks from the front and the rear property lines.

The rezoning site is located 550 north of Valencia Road, with convenient access to transportation routes, especially air and highway. The site is within one mile of Tucson International Airport and within three miles of both Interstates 10 and 19. Transit is available on Campbell Avenue. All parking and loading are provided on site. Landscaping and screening are provided along Campbell Avenue and Sears Boulevard, and the existing administrative office building is designed with similar features on all sides.

CONCLUSION

The proposed rezoning is consistent with, and supported by, the policy direction provided in *Plan Tucson* and the *Kino Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested rezoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of I-1 zoning.

Respectfully Submitted,



Linus Kafka
Zoning Examiner

ATTACHMENTS:

- Public Hearing Minutes
- Rezoning Staff Report