



# ZONING EXAMINER

## REPORT TO MAYOR AND COUNCIL

March 20, 2014

**C9-13-16 Friends of the Library – Bray Road  
Rezoning R-2 to C-1  
Public Hearing: March 6, 2014**

### **BACKGROUND**

This is a request by Robert Longaker of the WLB Group, on behalf of the property owner, Friends of the Library, to rezone approximately 1.06 acres from R-2 to C-1 zoning. The rezoning site is located southeast of the intersection of Grant Road and Country Club Road, approximately 147 feet east of Country Club and Bray Road. The preliminary development proposes two 2500 square-foot, single story buildings, landscape and buffer areas, and vehicle parking. The proposal will bring the site into compliance with the Unified Development Code.

Land use policy direction for this area is provided by the *Grant-Alvernon Area Plan* and *Plan Tucson*.

### **PUBLIC HEARING SUMMARY (Minutes Attached)**

Glenn Moyer and Carolyn Laurie, Planning and Development Services Department, presented the staff report with a recommendation for approval. Mr. Moyer commented that one approval and one written protests were received.

Robert Longaker, the applicant's agent, presented the rezoning request and agreed to the recommended staff conditions of rezoning.

Several members of the Friends of the Library also testified. The public hearing was closed on March 6, 2014.

### **FINDINGS OF FACT**

This is a request by Robert Longaker of the WLB Group, on behalf of the property owner, Friends of the Library, to rezone approximately 1.06 acres from R-2 to C-1 zoning. The rezoning site is located southeast of the intersection of Grant Road and Country Club Road, approximately 147 feet east of Country Club and Bray Road. The preliminary development proposes two 2500 square-foot, single story buildings, landscape and buffer

## **C9-13-16 Friends of the Library – Bray Road**

### **Rezoning: R-2 to C-1**

areas, and vehicle parking. The proposal will bring the site into compliance with the Unified Development Code.

To the east of the rezoning site is an existing residential neighborhood zoned R-2 and R-3, generally single story homes and a two story multi-family complex, including a parcel that contains a communications tower. To the south is an R-2 residential zone with a single story multi-family complex. To the west are parcels zoned C-1 commercial uses fronting on Country Club Road. To the north, across Bray Road, are C-1 zoned commercial uses that front on Grant Road and Bray Road.

Primary access to the site is from Country Club Road with a secondary access from Bray Road. The Pima Association of Governments, Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 60 vehicle trips per day.

Land use policy direction for this area is provided by the *Grant-Alvernon Area Plan* and *Plan Tucson*.

*Plan Tucson* guidelines encourage proposed commercial expansion and the consolidation of parcels for office and commercial use, subject to sensitivity and compatibility with surrounding land uses.

*Grant-Alvernon Area Plan* policy goals and guidelines are to preserve, protect and enhance the integrity of established neighborhoods; identify appropriate locations for residential, commercial and industrial development; and encourage provision of safe and efficient circulation systems for all modes of transportation. The conceptual land use map supports residentially-scaled office and residentially-scaled neighborhood commercial and high-density residential uses on the site.

General Land Use policies encourage the development of child-friendly uses to complement the scale, character and identity of the surrounding area. Policy supports non-residential development on the perimeter of residential areas to protect and enhance the quality of life for neighborhood residents. Such development should demonstrate sensitivity to surrounding uses through the use of design, location, orientation, landscaping and screening, and by restricting primary access for nonresidential uses to arterial streets or to collector streets.

Commercial development can be supported when primary access is provided to an arterial street. Consolidation of abutting residential parcels with nonresidential uses can be considered when the residential parcel to be consolidated is bound on at least two sides by nonresidential zoning and at least 50% of the residential parcel will be used for parking, maneuvering and landscaping to include a minimum 10-foot wide buffer with a 6-foot high masonry wall and a mix of canopy trees. The Plan's General Design Guidelines are intended to ensure that development is designed in a manner that enhances the visual appearance of the neighborhood, and that such development is compatible with existing land uses.

**C9-13-16 Friends of the Library – Bray Road**

**Rezoning: R-2 to C-1**

A residence is located immediately adjacent to the driveway access to Bray Road. Additional buffer yard setbacks and shrubbery along the east and north parking areas is recommended to mitigate for noise and light intrusion. Although the Design Compatibility Report proposes a ten foot wide landscape border and native trees, the applicant is seeking administrative or other permissible relief from landscape border requirements. Plan policy calls for a minimum ten foot wide landscape border with a variety of trees and shrubs and a five foot high masonry screen wall along the residential boundaries to provide privacy and mitigate noise impacts from commercial activities. All vegetation shall be low maintenance and drought tolerant and/or of similar form and scale to the types existing in the area. Plan policy encourages the use of walls to complement existing developments. To promote visual interest, staff recommends that all screen walls have a decorative design; that the surface texture and colors complement the buildings; and they be constructed of or painted with graffiti resistant materials. The applicant agreed at the March 6, 2014 hearing to work with the owner of the residential property along Bray Road to address privacy concerns.

**CONCLUSION**

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

**RECOMMENDATION**

The Zoning Examiner recommends approval of C-1 zoning.

Respectfully Submitted,



Linus Kafka  
Zoning Examiner

**ATTACHMENTS:**

Public Hearing Minutes  
Rezoning Staff Report