



## Preliminary Report

October 9, 2015

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

Scott Shulze  
First and River Storage, LLC  
26560 Agoura Road #203  
Calabasas, CA 91302

Pima County  
Public Works Administration  
Real Property Services  
201 North Stone Avenue  
Tucson, AZ 85701-1215

Kelly Lee  
The Planning Center  
110 South Church Avenue  
Tucson, AZ 85701

Ken Perry  
Perry Engineering  
505 West Wetmore Road  
Tucson, AZ 85705

**SUBJECT: C9-15-01 Self Storage – First Avenue, R-3 to C-1  
Public Hearing: October 1, 2015**

Dear Ms. Lee,

Pursuant to the City of Tucson Unified Development 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 C9-15-01 Self Storage-First Avenue. 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 the Planning Center, on behalf of the property owners, First and River Storage LLP, to rezone approximately 1.2 acres, from R-3 to C-1 zoning. The rezoning site is located on the east side of First Avenue; approximately 800 feet north of River Road. The preliminary development plan proposes 33,280 square foot, 16 foot tall single-story (with basement) self-storage facility to be integrated with existing self-storage facility on the adjacent parcel to the south.

The rezoning site is an irregularly shaped parcel created from the combination of remnant right-of-way and privately owned parcels approximately 800 feet north of River Road, 300 feet south of Foothills Drive, on the east side of 1st Avenue. Adjacent to the south is a C-1 zoned self storage facility (to be expanded through this rezoning). The adjacent properties to the north, zoned R-3 and currently vacant, are constrained from development due to hillside, wash, and exiting drainage improvements. The land adjacent to the east rises abruptly and is developed with single-family attached residences zoned Pima County TR. To the west, across Oracle Road, is multi-family residential development zoned R-3.

Access to the rezoning site will be through the existing self storage facility to the south. A one-foot no vehicular access easement should be recorded where rezoning site abuts First Avenue right-of-way. Any existing curb cuts and driveways should be removed and replaced by street curb, sidewalk, and a landscape buffer along First Avenue. Site constrains limit location of dumpster location and staff recommends applicant work with environmental services to ensure proper access and maneuverability for on-site trash pickup for existing dumpster and proposed rezoning site dumpster location. The First Avenue right-of-way adjacent to the rezoning site is within Pima County jurisdiction and is identified on the Pima County *Major Streets and Scenic Routes Plan* as an arterial street. First Avenue right-of-way adjacent to the existing self-storage facility is within the City of Tucson and is designated on the City of Tucson *Major Streets and Routes Plan* map as an aerial scenic route. The *Catalina Foothills Subregional Plan* identifies First Avenue as an arterial street adjacent to the rezoning site. Given the above, the rezoning site is subject to the landscaping requirements for arterial streets.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 81 vehicle trips per day. The applicant notes that actual traffic generated by the existing self storage facility amounts to much less than this estimate.

Land use policy direction for this area is provided by the *Catalina Foothills Subregional Plan* and *Plan Tucson*. The rezoning site is located within an existing neighborhood as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing neighborhoods are characterized in *Plan Tucson* as largely built-out

residential neighborhoods and commercial districts in which minimal new development or redevelopment is expected in the next few decades. The goal is to maintain the character of these neighborhoods while accommodating some new development and encouraging reinvestment, services, and amenities that contribute to further neighborhood stability. Environmentally sensitive infill projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines are supported when they enhance the overall function and visual quality of the street, adjacent properties, and the community. Urban heat island effects should be mitigated by expanding and maintaining a healthy drought-tolerant low-water use urban forest. New development should utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design. Land Use, Transportation, and Urban Design policies support retaining and expanding existing businesses and expansion of commercial areas into adjoining residential areas when logical boundaries, such as existing streets, or drainageways can be established to appropriately screen and buffer adjacent residential development. The rezoning site is in substantial compliance with the existing policy guidance of the *Catalina Foothills Subregional Plan* which identifies the intersection of River Road and First Avenue as having a mix of zoning and land uses, including commercial activities, and high and low density residential uses.

The development as proposed includes one-story, 14 foot tall (with basement) 33,280 square foot building on 1.2 acres, as an expansion of the existing self-storage facility to the south. The combined site will be approximately 2.86 acres. There is a grade difference between the rezoning site and the top of bluffs of approximately 50 feet. Because of the low overall building height (16 feet) and the significant elevation changes, offsite views at the horizon will not be significantly impacted by the proposed rezoning and commercial development.

The exterior facades should be designed with materials, color schemes, and architectural detail that are compatible with the existing self-storage building directly south of the subject property. Side and rear building facades should have architectural character and detail comparable to the front facade using building materials, color, and other design elements. Final building design should be comparable to the existing self-storage building to the south. To reduce reflected glare from the commercial rooftops which may impact off-site views below the horizon, the roof of the proposed self-storage facility should be coated with non-reflective earth tones or compatible colors/material.

The proposed PDP reflects additional buffering and landscaping along the northern property line to assist in mitigation for the residential properties north of Foothills Drive. Proposed loading zone and dumpster location will be screened from residential development by the proposed commercial building and are proposed at a greater distance than the recommended 50 feet from residential development edges.

The applicant proposes onsite drainage onto retention detention basins and then into the adjacent natural wash located adjacent to and north of the rezoning site. The development package process will also address the landscape buffer yards and planting materials to enhance the overall visual impact of the proposed personal storage facility. Although the rezoning site street landscape buffer along First Avenue will comply with the Major Streets and Routes, arterial street requirements, it should complement in density and quality the existing scenic route landscape buffer located along First Avenue within the existing personal storage site.

The proposed commercial building is shown to be located at greater than required setbacks to reduce the impacts on hillside and to the neighboring residential units. Additional protection for the hillside will be provided by minimizing disturbance of natural undisturbed hillside vegetation. Separation of the natural undisturbed hillside from on-site commercial development will be secured by a masonry retaining wall and landscaping that will be located adjacent to building footprint. The retaining wall will support the base of bluff and contain roof run-off and direct run-off to designated retention detention basins. In addition, adjacent to the retaining wall will be a fifteen foot wide landscape area with desert trees and desert hydro-seed mix to re-establish desert vegetation at the base of the foothill bluffs to reduce visual impacts of commercial development from area residential development.

#### **CONCLUSION**

The proposed rezoning request is consistent with, and supported by the *Catalina Foothills Subregional Plan* and *Plan Tucson* which support medium-to-high-density residential, low-rise office, and neighborhood commercial including C-1 uses at this location. Subject to compliance with the attached preliminary conditions, approval of the requested C-1 zoning is appropriate.

#### **RECOMMENDATION**

The Zoning Examiner recommends approval of C-1 zoning.

Sincerely,



Linus Kafka  
Zoning Examiner

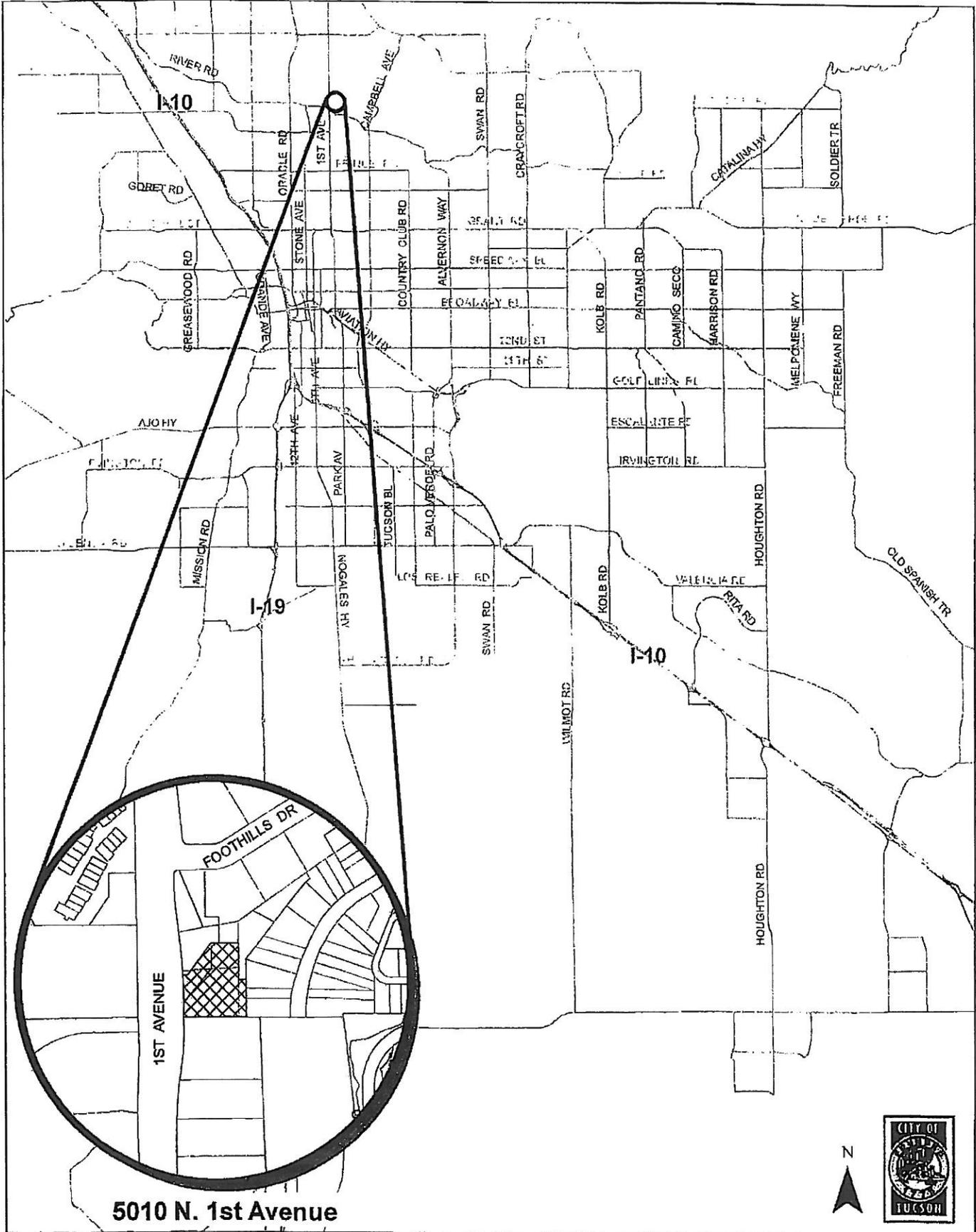
#### **ATTACHMENTS:**

Case Location Map

Rezoning Case Map

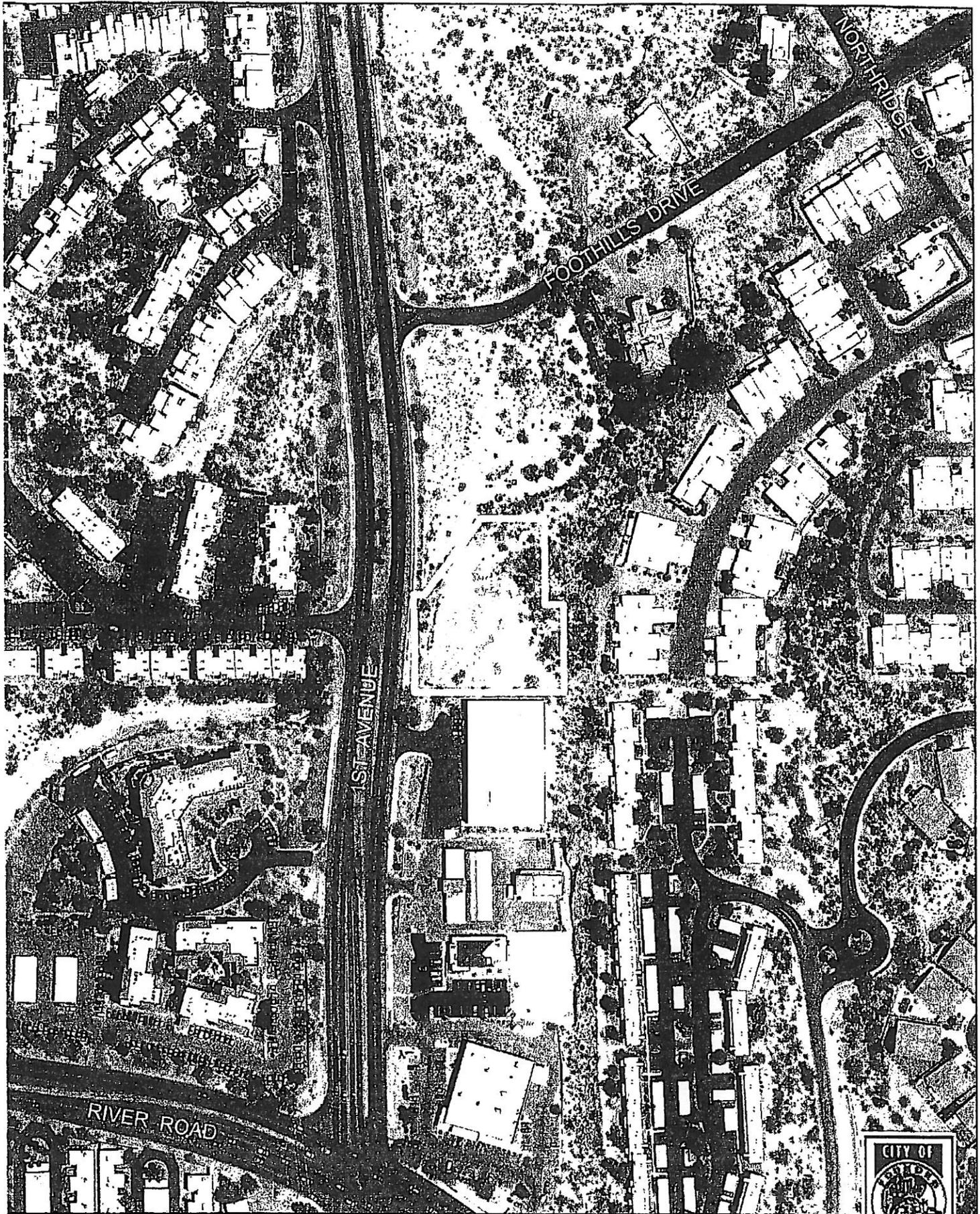
cc: City of Tucson Mayor and Council

# C9-15-01 Self Storage - 1st Avenue



5010 N. 1st Avenue





**C9-15-01 Self Storage - 1st Avenue**  
2014 Aerial

0 50 100 200  
Feet  
1 inch = 200 feet

