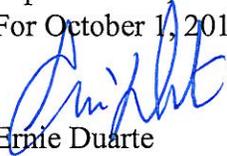




MEMORANDUM

DATE: September 16, 2015
For October 1, 2015 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-15-05 Brake Masters – Houghton Town Center
C-1 to I-2 (Ward 4)

Issue – This is a request by Jim Egan, on behalf of the property owners, Heights Properties, to rezone approximately 0.4 acres from C-1 to I-2 zoning. The rezoning site is located in the interior of Houghton Town Center, a developing regional shopping center at the southwest corner of Houghton Road and Old Vail Road (see Case Location Map). The preliminary development plan proposes a 5,000 square foot, eight bay automotive service center.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of I-2 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: vacant

Zoning Descriptions:

C-1: This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and other related uses shall be permitted.

I-2: This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance.

Surrounding Zones and Land Uses:

North: Zoned C-1; vacant
South: Zoned I-2; vacant
East: Zoned I-2; vacant
West: Zoned I-2; vacant

Previous Cases on the Property: none

Related Cases: none

Applicant’s Request – “Brake Masters automotive service center.”

Planning Considerations – Land use policy direction for this area is provided by the *Esmond Station Area Plan* and *Plan Tucson*. The rezoning site is located within a business center as identified on the Future Growth Scenario Map of *Plan Tucson*. Business centers are major commercial or employment districts that act as major drivers of Tucson’s economy. These centers generally contain corporate or multiple-use office, industrial, or retail uses. Within business centers, *Plan Tucson* calls for 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 entire shopping center is located within and complies with ADC-3, the Approach Departure Corridor for Davis Monthan Air Force Base, of the Airport Environs Zone (AEZ). The purpose of the AEZ is to protect the health, safety, and welfare of person, property in the vicinity of Tucson International Airport and Davis Monthan Air Force Base, and to protect the long-term viability of Davis Monthan Air Force Base.

The rezoning site is approximately 250 feet south of Old Vail Road and 300 feet west of Houghton Road. Old Vail Road is identified as an arterial street with a 90 foot cross section on the *Major Streets and Routes Plan* map. Houghton Road is a scenic arterial route with a 200 foot cross-section. The intersection of Houghton Road was recently reconstructed to *Major Streets and Routes Plan* standards. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 18 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

The rezoning site is the north half of an existing approximately 0.8 acre parcel in the interior of Houghton Town Center, an approximately 60 acre developing regional shopping center at the southwest corner of Houghton Road and Old Vail Road. Current zoning to the west, south, and east is I-2. Current zoning to the north is C-1. The proposed 5,000 square foot eight bay automotive service center will be a maximum of 30 feet tall, consistent anticipated future development of the surrounding parcels within the shopping center.

Design Considerations

Land Use Compatibility – The rezoning site is within a mostly vacant but currently developing regional shopping center anchored by an existing large retail establishment. Smaller pads within the shopping center, such as the subject site, will be developed with automotive service uses, retail uses, restaurants, personal services, office uses, and financial institutions as the center is built-out. Vehicular access to the rezoning site is via the shopping center’s internal circulation system. No new roadways or other infrastructure are required. The site was mass-graded at the

time the infrastructure was completed and will be landscaped in compliance with Unified Development Code requirements.

Zoning – The existing I-2/C-1 zoning line predates development of Houghton Town Center and the subject parcel. Therefore the zoning line has no relationship to the parcel lines, driveways, drainageways, or other logical boundary. The minimum zoning required for an eight-bay automotive service center is C-2. Rezoning the C-1 portion of the development site to C-2 would result in split C-2/I-2 zoning on the site. Rezoning from C-1 and I-2 to C-2 involves a down-zoning and would result in an island of C-2 zoning on the existing I-2/C-1 zoning line. Rezoning the C-1 portion of the site to I-2 is a simple extension of the I-2 zoning that already exists on the south half of the rezoning site. While not the minimum required zoning, staff supports I-2 zoning for the entire site, which will result in the I-2 zoning line moving approximately 130 feet north, as the simplest, most logical solution now, and for future administration of the site.

Conclusion – The proposed development is in compliance with the *Esmond Station Area Plan* and *Plan Tucson* and is consistent with anticipated future development within the surrounding shopping center. Subject to compliance with the attached preliminary conditions, approval of the requested I-2 zoning is appropriate.

PROCEDURAL

1. A development package in general compliance with the preliminary development package and required reports dated 8/18/15, covering the rezoning site is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATABILITY

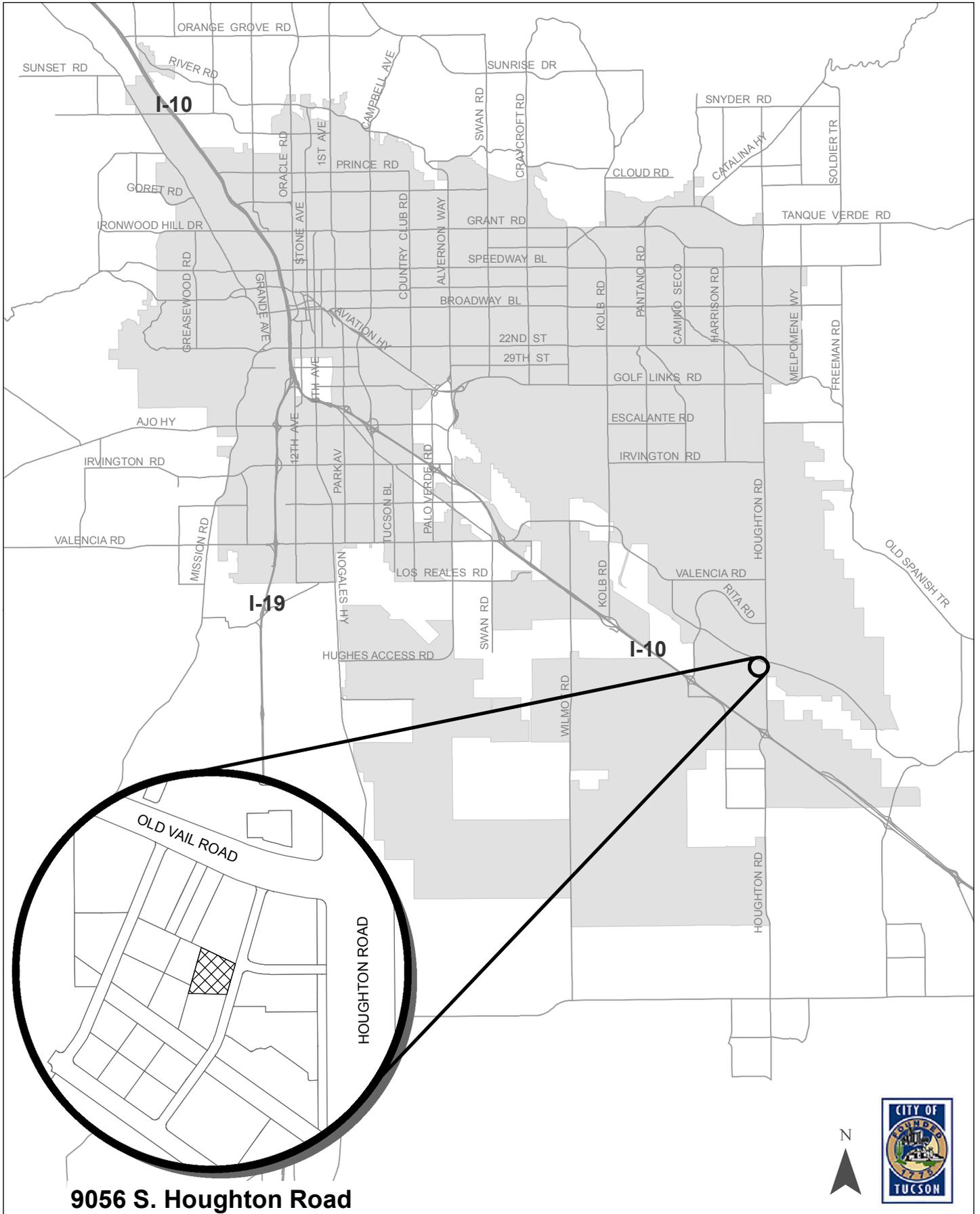
7. A "fair disclosure" statement indicating that certain types of military air and ground training activity occur at Davis-Monthan Air Force Base and that the subject property is located within Territory in the Vicinity of a Military Airport in accordance with state law, shall be included as part of any development plans, final plats, information brochures, and sales/rental agreements.

DRAINAGE/GRADING/VEGETATION/HEAT ISLAND MITIGATION

8. Tree root zone have a minimum of 300 cubic feet (no deeper than 3') of uncompacted soil (less than 90% compaction); if utilizing structured/engineered soil where 95% or greater compaction permitted, then 600 cubic feet of soil (no deeper than 3') shall be required. Owner/applicant is responsible for providing a special inspection and delivering results to City for the following condition: Provide materials with building permit application and reference rezoning case number C9-15-05.

9. Owner/applicant is responsible for providing a special inspection and delivering results to City for the following condition. Provide materials with building permit application and reference rezoning case number C9-15-05. New or replacement roofing material shall be Energy Star rated, or cool roof rated with Initial Solar Reflectance Greater than or equal to 0.65, and minimum infrared emittance to be 85% or more. Placement of and utilization of energy from solar panels on roofs is an acceptable alternative.

C9-15-05 Brake Masters - Old Vail Road





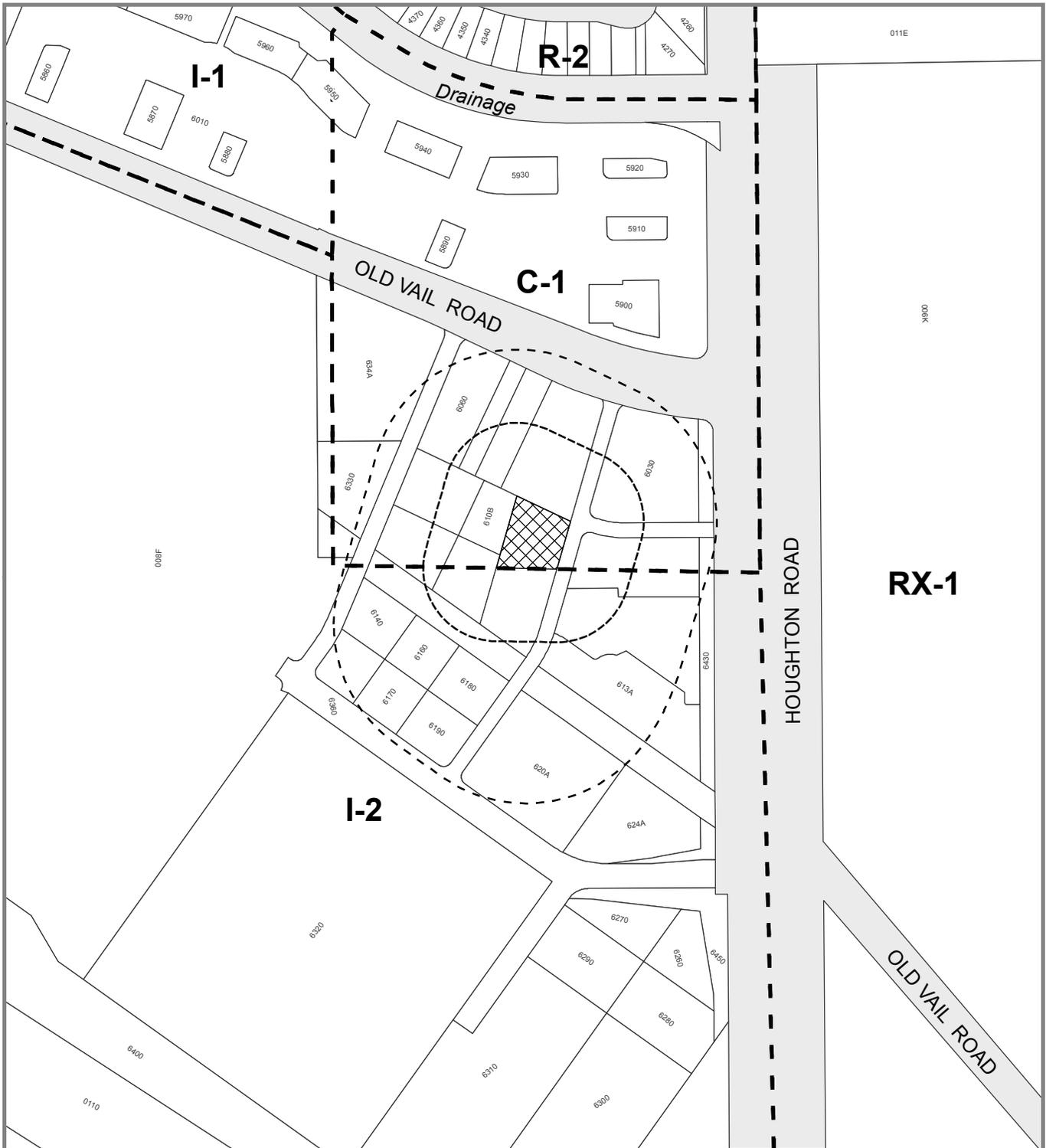
C9-15-05 Brake Masters - Old Vail Road
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



C9-15-05 Brake Masters - Old Vail Road

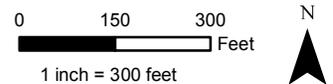
Rezoning Request: from C-1 to I-2



-  Area of Rezoning Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries



Address: 9056 S. Houghton Road
Base Maps: Sec.35 T.15 R.15
Ward: 4



PUBLIC FACILITIES AND SERVICES REPORT FOR October 1, 2015
(as of September 4, 2015)

C9-15-05 Brake Masters – Old Vail Road, C-1/I-2 to I-2 Zone

CITY AGENCIES

Planning & Development Services – Community Planning: See attached comments dated 9/02/15.
Planning & Development Services – Engineering: See attached comments dated 9/02/15.
Planning & Development Services – Zoning Review: See attached comments dated 8/31/15.
Planning & Development Services – Sign Code: See attached comments dated 8/19/15.
Tucson Water New Area Development: See attached comments dated 9/02/15.
Office of Conservation & Sustainable Development: See attached comments dated 9/02/15.

No Objections Noted

Planning & Development Services – Landscape
City of Tucson, Real Estate Program
Transportation – Engineering
Transportation – Traffic Engineering
Planning & Development Services – Landscape
Tucson Fire Department
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department

NON-CITY AGENCIES

PAG-TPD: See attached comments dated 9/02/2015

No Objections Noted

Tucson Unified School District
Pima County Wastewater
Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Davis-Monthan Air Force Base
Tucson Electric Power

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, September 16, 2015 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C9-15-05 Brake Masters – Old Vail Road, C-1 and I-2 to I-2 Zoning Ward 4

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
 PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-15-05

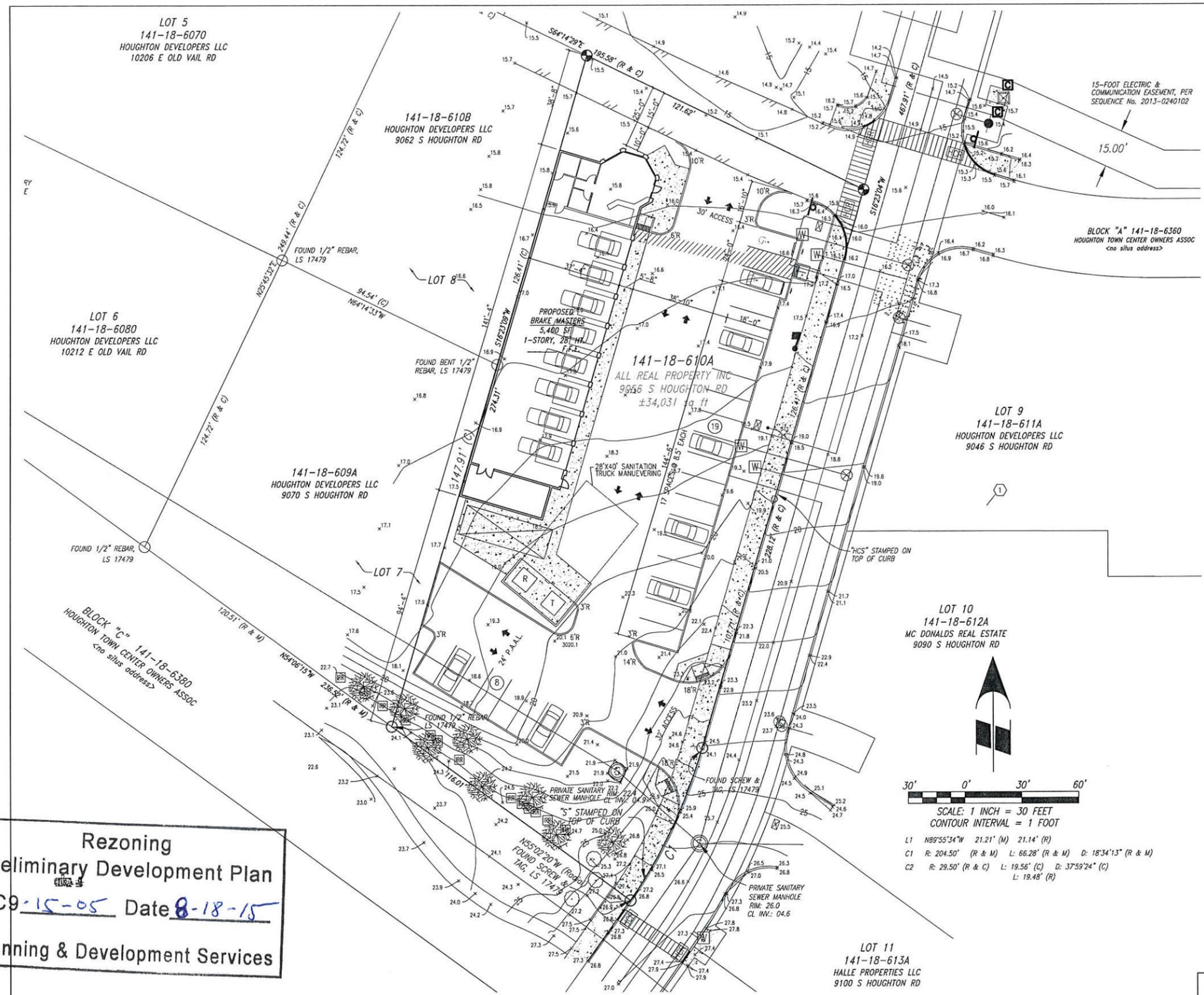
Expose this flap - Affix stamp and return



City of Tucson DB
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-15-05

IMPORTANT REZONING NOTICE ENCLOSED



15-FOOT ELECTRIC & COMMUNICATION EASEMENT, PER SEQUENCE No. 2013-0240102

BLOCK "A" 141-18-6360 HOUGHTON TOWN CENTER OWNERS ASSOC <no situs address>

LOT 9
141-18-611A
HOUGHTON DEVELOPERS LLC
9046 S HOUGHTON RD

LOT 10
141-18-612A
MC DONALDS REAL ESTATE
9090 S HOUGHTON RD

LOT 11
141-18-613A
HALLE PROPERTIES LLC
9100 S HOUGHTON RD

141-18-610A
ALL REAL PROPERTY INC
9056 S HOUGHTON RD
±34,031 sq ft

141-18-610B
HOUGHTON DEVELOPERS LLC
9062 S HOUGHTON RD

LOT 5
141-18-6070
HOUGHTON DEVELOPERS LLC
10206 E OLD VAIL RD

LOT 6
141-18-6080
HOUGHTON DEVELOPERS LLC
10212 E OLD VAIL RD

141-18-609A
HOUGHTON DEVELOPERS LLC
9070 S HOUGHTON RD

FOUND 1/2" REBAR, LS 17479

BLOCK "C" 141-18-6380
HOUGHTON TOWN CENTER OWNERS ASSOC
<no situs address>

GENERAL NOTES:



SCALE: 1 INCH = 30 FEET
CONTOUR INTERVAL = 1 FOOT
L1 N89°55'34"W 21.21' (M) 21.14' (R)
C1 R: 204.50' (R & M) L: 66.28' (R & M) D: 18°34'13" (R & M)
C2 R: 29.50' (R & C) L: 19.56' (C) D: 37°59'24" (C)
L: 19.48' (R)

Rezoning
Preliminary Development Plan
C9-15-05 Date 8-18-15
Planning & Development Services

CITY OF TUCSON		DEVELOPMENT PACKAGE PSDS APPROVAL	
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ	<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ	<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other		
DVPRG MGR _____	Date _____	Zoning _____	Date _____
Engineering _____	Date _____	H/C Site _____	Date _____
Fire _____	Date _____	Landscape _____	Date _____
PLUME _____	Date _____	Revision # _____	Date _____
		<input type="checkbox"/> per letter in SIRE	

BLUE STAKE
TWO WORKING DAYS BEFORE YOU DIG
CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center

1 BIKE PARKING DETAILS

9056 S. Houghton Rd., Tucson, Arizona

DP15 -

kbp
kbp architecture, llc
design ■ planning ■ construction
11635 E. Tanque Verde Rd. Tucson, AZ 85749
Tel 520.982.2019 Fax 520.760.6640

preliminary not for construction
ARCHITECT
PETRICK
ARIZONA, U.S.A.
EXPIRES 12-31-17

BRAKE MASTERS
Complete Car Care Center

Development Package
SITE PLAN

revision	date

date: 3-18-15
kbp job no.: 2502

C.2
sheet 2 of