



# ZONING EXAMINER

## REPORT TO MAYOR AND COUNCIL

October 16, 2015

**C9-15-05 Brake Masters – Old Vail Road**  
**Rezoning C-1 to I-2**  
**Public Hearing: October 1, 2015**

### **BACKGROUND**

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. The preliminary development plan proposes a 5,000 square foot, eight bay automotive service center.

Land use policy direction for this area is provided by the *Esmond Station Area Plan* and *Plan Tucson*.

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

Glenn Moyer, Planning and Development Services Department, presented the staff report with a recommendation for approval. Mr. Moyer also commented that one written approval and no written protests were received. Jim Egan, the applicant's agent, presented the rezoning request and agreed to the recommended staff conditions of rezoning.

### **FINDINGS OF FACT**

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. The preliminary development plan proposes a 5,000 square foot, eight bay automotive service center.

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.

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.

**C9-15-05 Brake Masters – Old Vail Road**  
**Rezoning: C-1 to I-2**

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.

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 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.

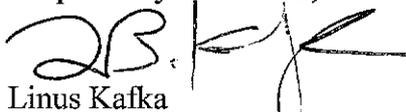
**CONCLUSION**

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.

**RECOMMENDATION**

The Zoning Examiner recommends approval of I-2 zoning.

Respectfully Submitted,



Linus Kafka  
Zoning Examiner

**ATTACHMENTS:**

Public Hearing Minutes  
Rezoning Staff Report

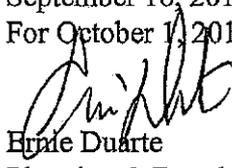


# MEMORANDUM

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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.