



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

Preliminary Report

July 7, 2014

Juan Romero
Quik Trip
1116 E. Broadway
Tempe, AZ 85282

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**SUBJECT: C9-14-01 Quik Trip – Valencia Road, I-2 and P-1 to C-2
Public Hearing: June 26, 2014**

Dear Ms. Silvyn,

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 C9-14-01 Quik Trip – Valencia Road. 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 Juan Romero of QuikTrip to rezone approximately 3.9 acres from P-1 and I-2 to C-2 zoning. The rezoning site is located on the southwest corner of Valencia Road and the Interstate 19 frontage road and right-of-way. The preliminary development plan proposes a new convenience market approximately 5,858 square feet in size with associated gas canopy and fueling stations.

This rezoning case is being concurrently reviewed with a related minor subdivision plat and development plan package. The development plan must demonstrate conformance with all applicable standards and conditions prior to Mayor and Council of adoption of the rezoning ordinance.

To the north of the proposed rezoning site is an ADOT right-of-way and a Central Arizona Project facility, zoned P-1. To the south is a landscape materials storage use, zoned I-2. To the east is the Interstate 19 frontage road and associated ADOT right-of-way. To the west are I-2, P-1, and R-1 zones. The nearest residential development is located approximately nine hundred feet to the east, across Interstate 19.

The proposed rezoning site is accessed from the intersection of Valencia Road and Calle Santa Cruz. As the site is located adjacent to I-19, the site design, architecture, and landscaping should meet gateway standards and exterior mechanical equipment should be screened from view.

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

The site is located in Key Parcel 1 of the *Santa Cruz Area Plan*, which is bounded by Valencia Road on the north, I-19 on the east, the Santa Cruz River on the west, and the Tohono O'odham Nation on the south. Much of Key Parcel 1 is used for extraction and processing of aggregates and is zoned industrial. The *Santa Cruz Area Plan* land use map for Key Parcel 1 supports commercial uses at the site.

The site is located within a redevelopment area identified by *Plan Tucson*. Plan goals include protection and maintenance of neighborhood character by accommodating new, compatible development, and encouraging reinvestment and new services as area amenities. Guidelines recommend using the solutions and strategies included in the Design Guidelines Manual to provide an improved level of environmentally sensitive design such as site design that conserves and enhances natural habitats and protects healthy and attractive urban vegetation. *Plan Tucson* also encourages context sensitive community design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street.

CONCLUSION

The rezoning request is consistent with the applicable *Plan Tucson* and *Santa Cruz Area Plan* policies. Subject to compliance with staff's preliminary conditions, approval of the requested C-2 zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of C-2 zoning.

Sincerely,



Linus Kafka
Zoning Examiner

ATTACHMENTS:

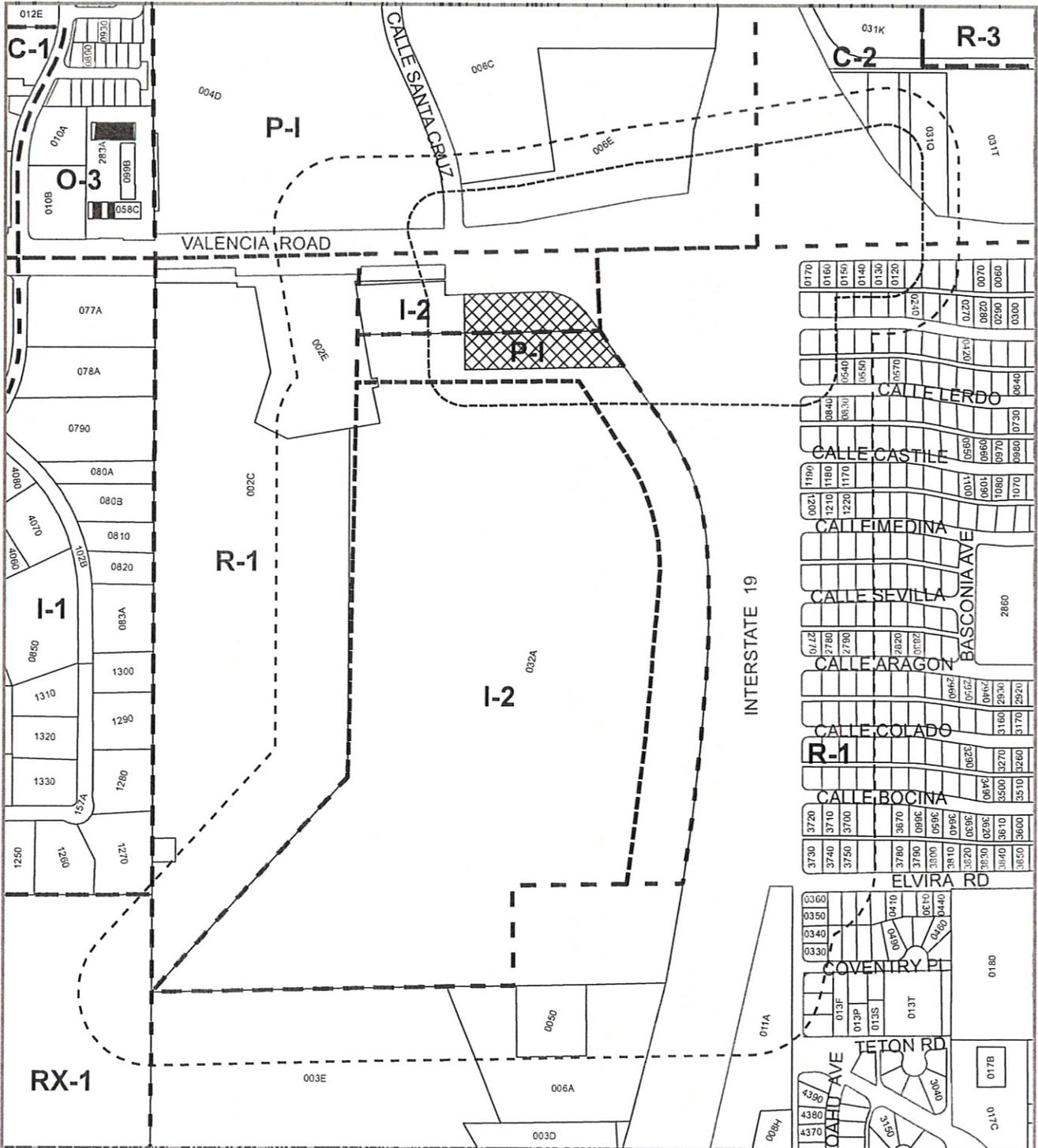
Case Location Map

Rezoning Case Map

cc: City of Tucson Mayor and Council

C9-14-01 QuikTrip - Valencia Road

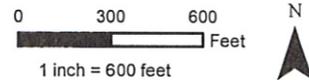
Rezoning Request: from I-2,P-I to C-2

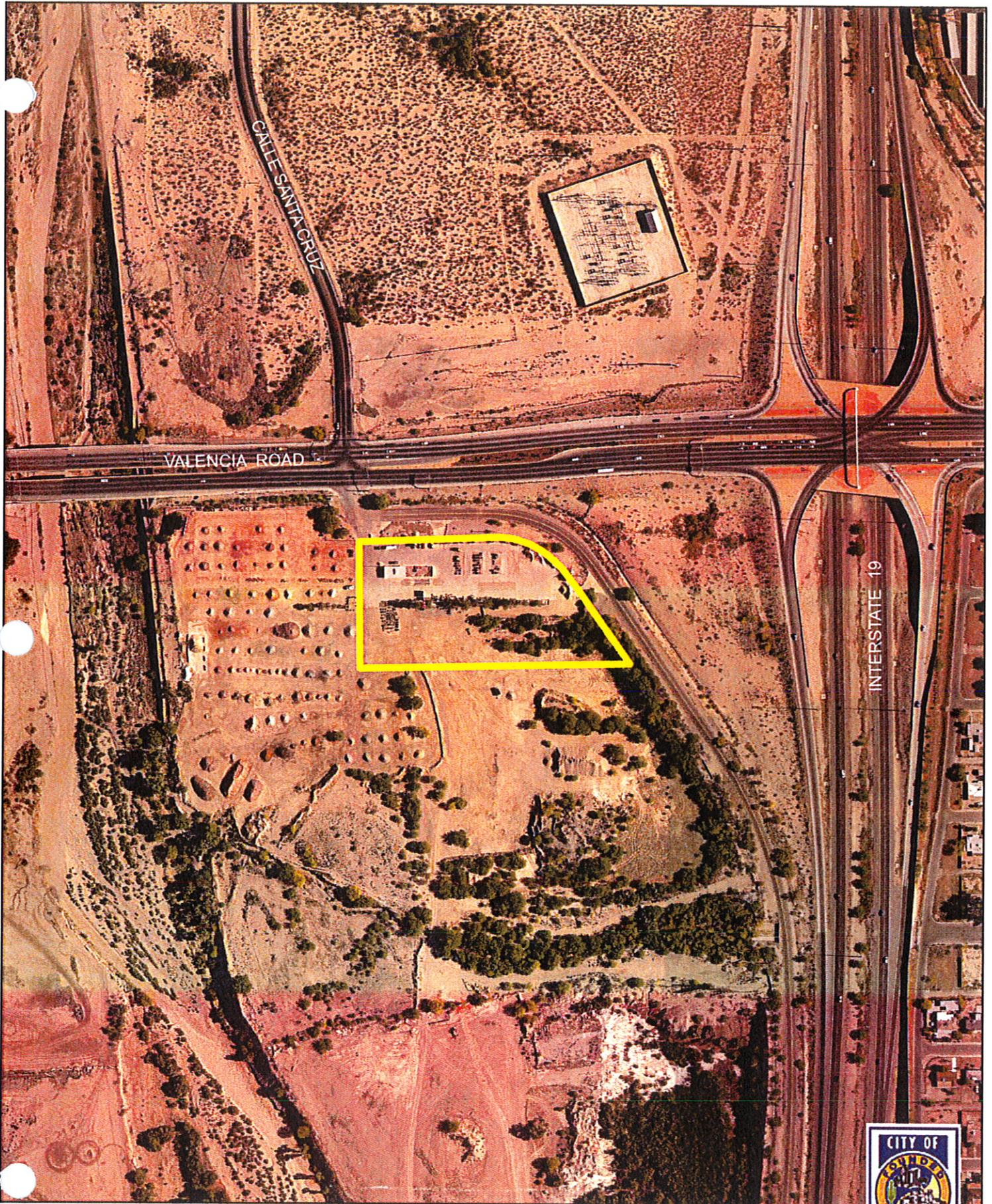


- Area of Rezoning Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries



Address: I-19 and Valencia Road
 Base Maps: Sec.14 T.15 R.13
 Ward: 1





C9-14-01 QuikTrip - Valencia Road
2012 Aerial

0 75 150 300
Feet
1 inch = 300 feet

