



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

April 15, 2016

C9-16-02

**Cline-Darling-River Road
Rezoning from SR to O-2**

BACKGROUND

This application is a request by The Planning Center representing EP Cline/ RC Darling to rezone 3.13 acres of land recently annexed by the City of Tucson from SR to O-2 zoning. O-2 zoning generally allows office, medical and civic land uses.

Land use policy direction for this area is provided by *Plan Tucson* and the *Catalina Foothills Subregional Plan* but the subject property is not within a specific adopted map detail.

At this writing, the rezoning proposal requires a super majority vote of the Mayor and Council.

PUBLIC HEARING SUMMARY (Minutes Attached)

Planning and Development Services Department, presented the staff report with a recommendation for approval. Staff also commented that there were two written approvals and one written protest. The case was first heard on March 17 and then continued to March 31 so that turn lane and perimeter wall issues could be discussed between applicant and an adjoining property owner.

There is one written protest and two written approvals. The protest is from an adjoining property owner and triggers a super majority vote of the Mayor and Council.

FINDINGS OF FACT

Summary - This is a request by The Planning Center representing EP Cline/ RC Darling to rezone 3.13 acres of land recently annexed by the City of Tucson from SR to O-2 zoning. O-2 zoning generally allows office, medical and civic land uses. The maximum building height is 26 feet. The case was first heard on March 17 and then continued to March 31 so issues could be discussed between applicant and an adjoining property owner.

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Site Description - The subject rezoning is on the south side of River Road, east of the intersection North Camino Del Obispo and River Road. The proposed land use is for three office buildings totaling 32,000 square feet and 116 parking spaces. Two buildings are one story and one is two stories. The buildings are proposed to be located along the west and south property lines of the property. The subject property is currently developed as a single family residence (1,215 square feet) with a small accessory building (624 square feet). If the rezoning is approved, the existing buildings will be demolished.

Surrounding Land Uses - Land adjacent to the south is the SR-zoned Rillito River and Loop Trail, to the west is SR and O-3 uses namely a private school and multi-family residential development respectively, to the north and east are Pima County CR-1 zoned residences.

Land Use Policy Direction - The subject rezoning is within the boundaries of *Plan Tucson*, and the *Catalina Foothills Subregional Plan* but not within a specific adopted map detail for the rezoning site. The request is in the Existing Neighborhood Building Block of *Plan Tucson's Future Growth Scenario Map*. This Building Block is largely built out but some development and redevelopment is expected. The rezoning proposes development within the Building Block that is consistent with *Plan Tucson*.

While the *Catalina Foothills Subregional Plan* does not have an adopted map detail for this area, the land use pattern along River Road which includes a private school, and O-3 zoning to the west is consistent with this rezoning request.

The proposal is on River Road, which is a scenic arterial street on the City of Tucson's *Major Streets and Routes Plan* map, with a future right-of-way of 150 feet. It currently has a five-lane cross section near the proposal. The average daily trips for the River Road segment between Hacienda del Sol and Campbell Avenue is 39,743 (2015 Pima County). The proposal is estimated to generate about 552 trips per day during the week according to the traffic impact study submitted with the application.

Transportation - The proposal indicates the preliminary development plan has a single access point onto River Road. The Department of Transportation recommends conditions 24 and 25 that require a westbound left turn lane, an eastbound right turn lane respectively. The conditions were discussed among the Department, applicant and the adjoining neighbor to the east. There does not appear to be a consensus between the applicant and adjoining property owner. The Zoning Examiner evaluated the materials and testimony and finds that the amount of traffic from the proposal is minimal in the overall trips occurring on this particular segment of River Road and the proposal's added vehicle trips should not create delays or specific maneuvering problems.

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Landscaping and Screening – The Zoning Examiner asked the applicant to continue to meet with the adjoining neighbors after the close of the public hearing to consider further mitigation measures. The adjoining property owner had concerns about noise from the road that the new development may create and the elimination of landscaping in the road median for the left turn lane. The applicant had an acoustical expert prepare an acoustical analysis that states the noise is a ‘line source’ emanating from the roadway beyond the proposed office complex and up to a twenty-foot wall along the rezoning site still may not be adequate to reduce the ambient noise.

The applicant proposes two alternative conditions to address the concerns (18 and 23) that both PDS and the Zoning Examiner see as reasonable accommodations to increase privacy along the eastern wall and increased overall landscaping buffering in the front of the proposal. First, there will be a six-foot versus standard five-foot wall along the proposal’s eastern boundary and, second, the natural thirty- foot buffer along the front of the subject rezoning will be enhanced with additional desert vegetation in lieu of the vegetation removed from the road median to accommodate the new left turn lane.

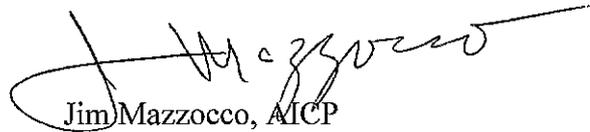
CONCLUSION

The proposal is consistent with *Plan Tucson* and the *Catalina Foothills Subregional Plan*. It reflects redevelopment along a major arterial which already has similar uses. The recommended special conditions including the six-foot wall and enhanced roadway vegetative buffer are appropriate to mitigate typical land use impacts for a small office complex.

RECOMMENDATION

The Zoning Examiner recommends approval for O-2 zoning subject to the recommended conditions.

Respectfully Submitted,



Jim Mazzocco, AICP
Zoning Examiner

ATTACHMENTS:

Public Hearing Minutes