



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

June 30, 2016

**C9-16-06 Tractor Supply Co. – Valencia Road
C-1 and I-1 to R-1**

BACKGROUND

This is a request by Dan White of Physical Resource Engineering, on behalf of the property owner, Landmark Title Trust 18301-T to rezone approximately 5.3 acres from C-1 and I-1 to C-2 zoning. The rezoning site is located on the east side of Valley Indian Agency Road, approximately 400 feet south of Valencia Road.

The preliminary development plan proposes a new commercial retail store with outdoor display of farm equipment, vehicles, and other merchandise with associated parking in Phase 1 of the project and with future retail uses, also with outdoor display and parking in a proposed Phase 2.

The rezoning site consists of four commercial lots within the Midvale Park Shopping Center Phase II (S01-015). This subdivision will be reconfigured with a lot combination of two lots and a Common Area "A". Lot 1 will include a 21,300 square foot retail building at an approximate 26-foot building height for the Tractor Supply Co. with the main entrance at 32 feet, a 1,950 square-foot detached storage building at a height of about 22 feet, and an approximate 9,285 square-foot outdoor, product, display area. There is also a 15,052 square-foot area for animal feed and supplies and a parking lot. Lot 2, which is 117,157 square feet, is proposed for future development of retail uses and outdoor display, and a parking lot.

The property's zoning is split with the major portion zoned C-1 and a smaller southernmost portion in the I-1 zone. A rezoning to the C-2 zone is required for outdoor retail activities such as display of products for sale.

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

PUBLIC HEARING SUMMARY (Minutes Attached)

At the June 16, 2016 Zoning Examiner's public hearing staff reported that there is one letter of approval. The applicant noted the building heights will comply with the C-2 but may be slightly taller at the main entrance than noted in the presented rezoning conditions and also desired clarification of transportation conditions.

Planning and Development Services staff has since discussed with the applicant and Transportation staff the noted conditions on the building heights and adjusted their recommendations to reflect the heights noted above and also made adjustments to the transportation conditions as noted below.

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FINDINGS OF FACT

Surrounding Land Uses – The subject property is surrounded to the north by C-1 zoned financial uses and restaurants, to the south by I-1 zoned industrial and commercial warehouse uses, to the east by C-1 zoned commercial retail shopping center, and to the west by C-2 vacant land under review for large scale retail use.

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

Santa Cruz Area Plan (SCAP): SCAP identifies the rezoning site within Key Parcel 4 which supports commercial uses at the southeast corner of Valencia Road and Valley Indian Agency Road intersection. SCAP policies state that existing neighborhoods should include related commercial services with specific locations decided on a case by case basis according to overall plan policies and depending on specific market conditions.

Plan Tucson: The proposed site is within an area identified as “Existing Neighborhood” Building Block of the Future Growth Scenario Map. This Building Block contains largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to protect and maintain the character of the neighborhood by accommodating new, compatible development, and encouraging reinvestment and new services as area amenities. *Plan Tucson* 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 adjacent streets.

Transportation - According to the Major Streets and Routes Plan (MS&R) map, Valencia Road is a designated Gateway Arterial Street. Valley Indian Agency Road is a local street. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 635 vehicle trips per day, with an evening peak of fifty vehicle trips. There are currently no billboards on the rezoning site.

Being a Gateway Arterial, Valencia Road as well as the local street, Valley Indian Agency Connect Road will have landscaping bufferyards. Future signs along Valencia Road must comply with Gateway standards. At the hearing, the Zoning Examiner requested staff to further discuss with the applicant and the Department of Transportation (TDoT) the need for sidewalks along Valley Indian Agency Road. With the agreement of TDoT, sidewalks will not be required to be adjacent to this local street and the updated rezoning conditions reflect this change.

Site Plan – The Design Compatibility Report (DCR) indicates the proposal can be compatible with the applicable land use plans. Further, the proposed architectural design and mass and scale will be a similar scale and height to the current land uses. The architectural style is in a southwestern style with earth-toned color and accents.

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Hours of operation will be from 8:00 a.m. to 8:00 p.m. and outdoor lighting will be LED fully shielded, directing light away from streets and toward the project as it relates to wall mounted, security, and parking lot lights.

The rezoning site is located within an original commercial subdivision block plat, which includes use of a private easement road. The rezoning site will have parcels and cross access easements may be required from Valencia Road to the shopping center located to the east, when a lot combo or re-platting of the existing subdivision commercial block plat occurs.

The DCR also includes water harvesting within landscape areas and the retention-detention basin in Common Area "A" with native drought tolerant trees and ground cover plantings. The preliminary development plan shows areas remaining undeveloped. The rezoning conditions to control dust recommend these areas be covered with decomposed granite of complimentary color until such time as they are developed.

The rezoning conditions also require certain Phase 2 improvements to be constructed during Phase 1 development. These features include dumpster locations sidewalks, and parking area access lanes.

The rezoning conditions also address urban heat island impacts through increased landscaping and requiring adherence to green building principles adopted in 2008 in the City's Framework for Advancing Sustainability.

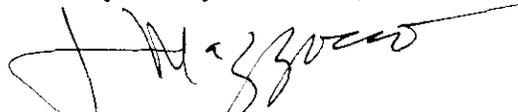
CONCLUSION

The proposed development is consistent with and supported by the policy direction provided in *Plan Tucson* and the *Santa Cruz Area Plan*. The scale and height of the proposed retail area is similar to surrounding land uses. Mitigation of development impacts and site design features for the proposed land use is adequately addressed in the rezoning conditions.

RECOMMENDATION

The Zoning Examiner recommends approval to rezone the subject property to the C-2 zone, subject to the recommended, Planning and Development Services Department's rezoning conditions.

Respectfully Submitted,



Jim Mazzocco, AICP

Zoning Examiner

ATTACHMENTS:

Public Hearing Minutes