

ZONING MEMBERS PRESENT:

Linus Kafka, Zoning Examiner  
Glenn Moyer, Planning & Development Services  
Delma Sanchez, City Recording Clerk

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1           ZONING EXAMINER: All right. Next case this evening is  
2 Case No. C9-15-01 Self-Storage, 1st Avenue. Mr. Moyer.

3           MR. MOYER: This is a request by the Planning Center on  
4 behalf of the property owners, 1st and River Storage LLP to  
5 rezone approximately 1.2 acres from R-3 to C-1 zoning. The  
6 rezoning site is located on the east side of 1st Avenue  
7 approximately 800 feet north of River Road.

8           The Preliminary Development Plan proposes 33,280 square  
9 feet, 16-foot tall, single-story with basement self-storage  
10 facility to be integrated with the existing self-storage facility  
11 on the adjacent parcel to the south.

12           Land use policy direction for this are is provided by  
13 the Catalina Foothills Subregional Plan and Plan Tucson. The  
14 rezoning site is located within an existing neighborhood as  
15 identified on the Future Growth Scenario Map of Plan Tucson.

16           Existing neighborhoods are characterized in Plan Tucson  
17 as largely built-out residential neighborhoods and commercial  
18 districts in which minimal new development or redevelopment is  
19 expected in the next few decades. The goal is to maintain the  
20 character of these neighborhoods while accommodating some new  
21 development and encouraging reinvestment services and amenities

1 that could contribute to further neighborhood stability.

2 The Catalina Foothills Subregional Plan identifies the  
3 intersection of River Road and 1st Avenue as having a mix of  
4 zoning and land uses including commercial facilities. The 1st  
5 Avenue right-of-way adjacent to the rezoning site is within Pima  
6 County jurisdiction and is identified in the Pima County Major  
7 Streets and Routes Plan, Major Streets and Scenic Routes Plan as  
8 an arterial street.

9 1st Avenue right-of-way adjacent to the existing self-  
10 storage facility is within City of Tucson and designated on the  
11 City of Tucson Major Streets and Routes Plan Map as an arterial  
12 scenic route. The Catalina Foothills Subregional Plan identifies  
13 1st Avenue as an arterial street adjacent to the rezoning site.  
14 Given the above, the rezoning site is subject to the landscaping  
15 requirements for arterial streets.

16 The development as proposed, includes a one-story  
17 building on 1.2 acres as an expansion of the existing self-  
18 storage facility to the south. The combined site, it will be  
19 approximately 2.86 acres. There's a grade difference between the  
20 rezoning site and the top of the bluffs to the east of  
21 approximately 50 feet. Because of the low overall building  
22 height and the significant elevation changes, off-site views of  
23 the horizon will not be significantly impacted by the proposed  
24 rezoning and commercial development.

1           Access to the rezoning site will be through the  
2 existing self-storage facility to the south. A one-foot no  
3 vehicular access easement should be recorded where the facility,  
4 where the rezoning site abuts 1st Avenue. Any existing curb cuts  
5 and driveways should be removed and replaced by street curb and  
6 sidewalk and a landscape buffer along 1st Avenue.

7           The rezoning site as noted is an expansion of the  
8 existing self-storage facility. The exis- -- the existing self-  
9 storage facility wall signs were subject to scenic route sign  
10 code requirements. Any request for future signage within the  
11 overall personal self-storage facility will be subject to the  
12 scenic route sign regulations as defined and regulated by the  
13 City of Tucson Sign Code.

14           The proposed rezoning request is consistent with and  
15 supported by the Catalina Foothills Subregional Plan and Plan  
16 Tucson which support medium to high density residential low-rise  
17 office and neighborhood commercial, including C-1 uses. Subject  
18 to compliance with the attached Preliminary Conditions, approval  
19 of the requested C-1 zoning is appropriate.

20           As of today, the Planning & Development Services  
21 Department has received two approvals and three protests. None  
22 of the protests is within the 150-foot area resulting in a  
23 protest area of zero percent in all four quadrants. And you  
24 should also be in receipt of a memorandum from Manuel - Manny

1 Padilla regarding Revised Preliminary Conditions on this case,  
2 dated today, October 1.

3 ZONING EXAMINER: Thank you, Mr. Moyer. I have the  
4 protests and approvals, as well as the memorandum from Mr.  
5 Padilla, and they are entered into the record. Ms. Lee, are you  
6 giving the presentation tonight? All right. Before you begin,  
7 is it just the right-of-way that's in Pima County, the front? Is  
8 there part of the parcel that's in Pima County?

9 MS. LEE: Yeah. Just the right-of-way.

10 ZONING EXAMINER: Just the right-of-way.

11 MS. LEE: The rest is within the city limits.

12 ZONING EXAMINER: Okay.

13 MS. LEE: But owned - some of it is owned by Pima  
14 County.

15 ZONING EXAMINER: Pima County? All right. I was just  
16 want a clarification. Sorry.

17 MS. LEE: All right. Good evening, Mr. Kafka, Mr.  
18 Moyer and Mr. Padilla. My name is Kelly Lee from the Planning  
19 Center, 110 South Church, Suite 6320, Tucson, Arizona, 85701.

20 I don't have much to add to Glenn's Staff report  
21 tonight, other than we are in agreement with the conditions, and  
22 the revised conditions that was received today, so we are in full  
23 agreement. The other item that I wanted to mention was in  
24 regards to the protest letters that we received. We actually

1 received them back in May before - or two of them back in May  
2 before we submitted the rezoning. They received notice of our  
3 neighborhood meeting, but did not attend. We, we actually had  
4 three neighborhood meetings in total.

5 And the reason for that was because the, the rezoning  
6 had been delayed several times due to the, the Pima County land.  
7 We - my client actually has purchased portions of the Pima County  
8 land, excess land that was owned by Pima County Flood, Flood  
9 Control. So it, it delayed our process a lot, which caused us to  
10 have three neighborhood meetings, which of those neighbors that  
11 protested never showed up to.

12 So we did respond to them in writing, and gave them our  
13 contact information and gave them some more information, 'cause I  
14 know one of the main concerns was noise. But in regards to that  
15 we, we indicated that we're limiting the hours from 7:00 to --  
16 7:00 in the morning to 7:00 at night. There's gonna be 24-hour  
17 security monitoring.

18 The sites have - are shared, so they're, they're shared  
19 access. All of the office work will actually be done in the  
20 existing building. So all of the employees will be in the  
21 existing building. There's no employees in, in the new building.

22 So most - we haven't had any complaints with the  
23 closest neighbors to date. So we, we don't feel that there  
24 will be an additional noise that would affect the neighbors

1 across 1st Avenue. But we, we did reach out to them.

2 ZONING EXAMINER: Is that the same operating hours that  
3 you currently have?

4 MS. LEE: Yes.

5 ZONING EXAMINER: Okay.

6 MS. LEE: Yes. Same operating hours. So, so we  
7 responded, then never heard back. So we felt that we'd addressed  
8 their concerns, but other than that, if you have any questions  
9 for me, I'd be glad to answer them.

10 ZONING EXAMINER: Yeah. I noted as well that the  
11 protest letters were regarding the noise and the traffic. I  
12 can't remember the - there's, there's a PAG increase of 81  
13 vehicle trips. Is that increase or is that total for the  
14 combined facilities?

15 MS. LEE: That is a good question. I, I don't believe  
16 I saw that. But I did look up the, the vehicle trips in my  
17 report that I, I provided. According to the Institute of Traffic  
18 Engineers, the, the new site would generate 38 trips per day.

19 ZONING EXAMINER: Okay.

20 MS. LEE: But according to my clients, they get about  
21 four cars a day.

22 ZONING EXAMINER: Okay. And the, let's just look at  
23 the specific conditions, Condition 23, about the use of concrete  
24 in the North Manner Wash for bank protection. That'll be

1 prohibited. I thought there was one other change. Manny, was  
2 that the only one?

3 MR. PADILLA: (Inaudible)

4 ZONING EXAMINER: Oh, yes. On, on Condition 23,  
5 Section G, it reads "provide design detailed (inaudible) drainage  
6 structures", that show that - that's just a clarification of G.  
7 Okay. And you're in agreement with all those conditions as  
8 revised?

9 MS. LEE: Yes, we are in agreement.

10 ZONING EXAMINER: All right. Is there anybody here  
11 tonight wishing to speak further on Case No. C9-15-01? Anything  
12 further from Staff?

13 MR. MOYER: Nothing further.

14 ZONING EXAMINER: All right. Seeing no one wishing -  
15 else wishing to speak in Case No. C9-15-01 Self-Storage, 1st  
16 Avenue, that case is hereby closed. Thank you. Was that for  
17 this?

18 MS. LEE: Just in case.

19 ZONING EXAMINER: Oh, just in case.

20 (End of Case C9-15-02.)

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the original tape recorded conversation in the case referenced on page 1 above.

Transcription Completed: 10/07/15

  
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KATHLEEN R. KRASSOW - Owner  
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