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From: William Balak
To: Joanne Hershenhorn; Walter Tellez
Date: 08/04/2005 11:41:09 AM
Subject: Re: Fwd: loading space in "P" zone? & dumpsters

We allowed dumpsters but not loading spaces or loading docks or truck parking.

>>> Walter Tellez 08/04/2005 11:36:27 AM >>>
I believe we have allowed dumpsters, but not loading spaces.

Bill, it would be similar to what we did for nonconforming parking in R-1 for El Con and the center to the east by Alvernon. Do you remember.

>>> Joanne Hershenhorn 08/04/2005 11:23:27 AM >>>
Walter, maybe this is a question for you. Also, we may be talking about a loading dock, since it's 70 feet long. If you want me to fax the site plan, please let me know. Thanks.

>>> Joanne Hershenhorn 8/4/2005 10:51:28 AM >>>
Hi David, how's things?

I'm working on a plan amendment at the northwest corner of E. 25th Street & Alvernon. The owners of two parcels (130-07-158H, 3825 E. 25th St. and 130-07-158G, 1450 S. Alvernon) , want to do a lot combination, tear down the donut shop that's on the site now, and redevelop it with a new business, probably a hardware store. The building would be near the corner of Alv. & 25th, and parking would be to the north and west. The area along Alvernon is zoned C-2; the rear part of one of the parcels is zoned R-1 (there's split zoning for the entire block between Juarez and 25th Streets). They need to amend the *Arroyo Chico Area Plan* in order to be able to rezone the R-1 area to P. The combined redevelopment site is about 1 acre.

Can a loading space be located in a P zone? Or would it need to be in the C-2 part? If it's in the C-2 area, can the P area be used for maneuvering the delivery vehicle? Also, what about the dumpster? Can it be in the "P" area, or does it also need to be in the C-2 zone? And can the "P" area be used for maneuvering the garbage trucks?

We were at Planning Commission study session last night, and these very good questions came up. I have a preliminary site plan I could fax to you, if you'd like. Thanks.

C-2 zone 2, 5, 4
R-1 zone 2, 3, 4
P zone 2, 5, 6
C-2 zone 2, 3, 4, 5, 4, 2, 1, B
P zone 2, 3, 4, 5, 4, 2, 1, B
C-2 zone 2, 3, 4, 5, 4, 2, 1, B
P zone 2, 3, 4, 5, 4, 2, 1, B

>>> "Anne Warner" <awarner@planningresources.net> 09/27/2004 11:12:40 AM >>>

Glenn-

I'm working on a piece of property in Civano (the same one that I asked the height question about last week) and there are CC&R's addressing the I-1 portion that say the following;

Uses Allowed in the I-1 Light Industrial Zone. The I-1 zoning has been designated for the Employment Center area. Within any I-1 Light Industrial zone, no building, structure or land shall be used and no building or structure shall be erected or altered which is intended or designed to be use in whole or in part for any other than one or more of the following specified purposes: park industrial uses and supporting commercial uses, provided that the retail commercial uses"

- a. are limited in location to the frontage along the main ped/bicycle.emergency vehicle access linking the Employment Center with the Village Center (Drexel Road r/w); and
- b. are sited and oriented specifically so that primary ped access is directly from the main ped/bike/emergency vehicle access and its stipulations herein.

My question - does that mean hospitals are not allowed in I-1 here?
Thanks!

Don't you love the weather?

A.
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