

341  
265

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.

3.4.1.

C-2 2.5.4  
R-1 2.3.4  
P zone 2.5.6  
5.4.2.1.B  
5.4.2  
5.4.2 14

34.1  
266

August 2, 2002



CITY OF  
TUCSON

Zoning  
Administration -  
Development  
Services  
Department

Wayne R. Rutschman  
Special Projects Manager  
P.O. Drawer 397  
Rillito, Arizona 85654

Subject: Camp Lowell Corporate Center Project – Loading Zones, etc.  
Land Use Code (LUC) Information

Dear Mr. Rutschman:

Thank you for your letters, dated June 13, 2002 and July 5, 2002, regarding the above project. Applicable project numbers are Rezoning Case No. C9-95-27 and DSD Processing No. S02-027 (Development Plan/Tentative Plat). The Corporate Center site is a 33 lot commercial subdivision with common area. A total of twelve (12) buildings are proposed to be built within the subdivision. Several of the buildings are designed to straddle or cross over as many as four interior lots. Offstreet parking for all the buildings will be provided by single joint use parking area with spaces located throughout the site. Despite the multiple building multiple lot layout, the Corporate Center is designed to function the same as a single site development. Of specific concern to you is how the LUC loading space, lot area coverage, floor area ratio (FAR) and building setback requirements will be applied to this project.

The Zoning Administration and the City Attorney's Office have concluded their review of your letter and the LUC regulations applicable to the project. For the purposes of applying the LUC development criteria in question (i.e. loading space, floor area ratio, minimum lot sizes and lot coverage, building setbacks, etc.), the Zoning Administrator has determined the Corporate Center Project, as designed, to be the same as if it were a single project single site development. This zoning interpretation requires all lots within the project be bound to comply with the approved development plan through a recorded covenant approval by the City of Tucson and notes on the plat that serve to unify the development as a single site.

Please note, however, the internal setbacks for the project are subject to Fire Code regulations. Also note that a copy of this letter must be attached to the project site

Zoning Administration (DSD), 2<sup>nd</sup> Floor, 201 North Stone Avenue •  
P.O. BOX 27210 • TUCSON, AZ 85726-7210  
PHONE (520) 791-4541, 791-4571 • FAX (520) 791-4340

5.3 2 = Rezoning  
5.3 8 = Development  
17/8

266

August 2, 2002

plan when submitted to the Development Services Department, 201 North Stone for the zoning compliance review process. If you should have any further questions concerning this zoning matter, please contact Wayne Bogdan or myself at 791-4541.

Sincerely,



Walter Tellez  
Zoning Administrator

s:zoning/2002/camplowellcorpctr.doc

- c: Ernie Duarte, Development Services Department
- Dave Mann, Development Services Department
- Michael McCrory, City Attorney's Office