

February 19, 2004



CITY OF TUCSON
Zoning Administration -
Development Services
Department

Matt and Holly Finstrom
1901 North Avenida Azahar
Tucson, Arizona 85745-1660

Subject: 1901 North Avenida Azahar, Tucson, Arizona
Land Use Code Information

To Whom It May Concern:

The zoning information you requested in your letter dated February 3, 2004, is as follows. The property addressed 1901 North Avenida Azahar is currently zoned RX-2, a rural, residential zone. There is an existing single family residence on the property. You propose to operate a business growing small bamboo plants at your home. Most sales will be mail order but will include special promotional events and educational meetings of the American Bamboo Society held at locations such as farmers markets, gardening clubs, commercial nurseries and botanical gardens. Materials pertaining to the business will be inside the fenced areas north of the house and behind the garage to the west of the house. The plants will be potted in a commercial potting mix which comes in bags, opened one at a time. Any soil amendment used will be of the type sold for home gardening use and will be stored in closed containers in the garage. No large machinery will be used in the business.

Zoning Administration has reviewed the information you have provided. For the purposes of the Land Use Code, the proposed bamboo growing business, as described, would be classified as a Crop Production Use which is permitted in the RX-2 zone. The Crop Production use, as described, would be permitted as a second principal use on the property; the residence being the first principal use. It would not be possible to have the proposed bamboo business as a Home Occupation because a Home Occupation use does not permit any type of outside storage of materials or goods related to the Home Occupation. The size of your property, excluding the adjacent vacant lot, is approximately 32,670 square feet. The RX-2 zone has a minimum lot size of 16,000 square feet for each principal use therefore your lot meets the minimum lot requirements for the two principal uses. Please note that the RX-2 zone does not permit any type of retail sales or display of goods for sale. In addition, any outdoor storage of odor causing materials such as manure is not permitted.

DEVELOPMENT SERVICES DEPARTMENT • 201 N. STONE AVENUE
P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520791-4571, 791-4541 • FAX (520) 791-4340

This project will require submittal and approval of a site plan for the Crop Production use to the Development Services Department. Additional information relating to this project, such as site plan submittal requirements, can be obtained by contacting a project manager at the Development Services Department, 201 North Stone Avenue, Tucson, Arizona 85701 at (520) 791-5550. Should you require further zoning information regarding this matter, please contact William Balak, Wayne Bogdan or me at 791-4541.

Sincerely,


Walter Tellez
Zoning Administrator

s:\Zoning Administration\2003\1901 North Azahar.doc



The Sunshine City

CITY OF TUCSON

CITY HALL
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TUCSON, ARIZONA 85726-7210

DEPARTMENT OF PLANNING
791-4505 • 791-4571 • 791-4541
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September 4, 2001

Michael Marks, AICP
MJM Consulting, Inc.
7002 East 4th Street
Tucson, AZ 85710

Subject: 6755 Block East Speedway, RX-2/O-3/C-1 - Dorado Country Club Hotels
Land Use Code (LUC) Information

Dear Mr. Marks:

Thank you for your letter dated August 20, 2001, with attachments, regarding the proposed Dorado Country Club Hotel project. The site is comprised of several parcels located in the 6755 Block of East Speedway Boulevard and currently zoned RX-2, O-3 and C-1. The project will consist of two hotels and a complex of rental casitas. One of the hotels will contain a conference center, a golf club, a bar, a restaurant and some retail use. Based on the description of the project, you request clarification of the project's parking and loading space requirements.

The Planning Department has completed its review of your letter and attachments. The parking and loading requirements for the hotel project are provided as follows. First, the hotel parking along with its ancillary uses designated for guest use only (e.g. complimentary breakfast buffet, weight rooms, tennis courts, in-hotel conference rooms, pool areas, etc.), is calculated using the ratio of one space per hotel rental unit. Calculated separately and added to this parking requirement is the parking required for those ancillary uses designated for both hotel guest and public use (e.g. restaurant, lounge, gift shop, golf course, etc.). The parking requirements for these ancillary uses are calculated using the parking ratios for the individual uses as listed in LUC Section 3.3.4. For example, the restaurant areas (hotel and/or golf club house) are calculated using the ratio of 1/100 sq. ft. of g.f.a., the lounge and bar requirements (hotel and golf club house) at the ratio of 1/50 sq. ft. of g.f.a., the gift shop or any other retail areas (hotel and the golf club house) at the ratio of 1/200 sq. ft. of g.f.a., and for the golf course itself the ratio of (36) spaces per (9) holes, etc.

Please note that a copy of this letter must be attached to the project's site plan when submitted to the Development Services Department (DSD), 201 North Stone Avenue for the zoning compliance review process. Should you require further zoning information from the Planning Department, please contact Bill Balak, Wayne Bogdan or myself at 791-4541.

Sincerely,

Walter Tellez
Zoning Administrator

s:zoning/2001/6755speed.doc

E-Mail: comments_planning@ci.tucson.az.us • Website: <http://www.ci.tucson.az.us/planning>

RX-2 3000 = 2.83
O-3 " = 2.43
C-1 " = 2.53
DSD = 5.1.11 96