



Zoning Examiner

REPORT TO MAYOR AND COUNCIL

February 8, 2024

SUBJECT: TP-ENT-1023-00042 Pepper Viner – East Escalante Road, SR to R-2 (Ward 4)

Public Hearing: January 25, 2024

BACKGROUND

This is a request by The WLB Group, on behalf of Pepper Viner Homes to rezone a 6-acre area from SR Suburban Ranch to R-2 Residential to allow for the development of a new 53-lot single family residential community.

The subject site is located at the southeast corner of Escalante Road and Evergreen Avenue, at approximately 7700 East Escalante Road, in Ward 4.

PUBLIC HEARING SUMMARY

January 25, 2024, Zoning Examiner Hearing

The Applicant's representative spoke in support of the requested rezoning at the January 25, 2024 Zoning Examiner hearing. No other person spoke.

As of the date of the Zoning Examiner hearing, there was one (1) written approval and no (0) written protests.

FINDINGS OF FACT

Background Information

Existing Land Use: Vacant.

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Zoning Descriptions:

Existing: SR (Suburban Ranch) – This zone provides for very low density, large lot, single-family, residential development, and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

Proposed: R-2 (Residential) – This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Selecting other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

Adjacent Zones and Land Uses:

North: Escalante Road (Arterial Roadway, 150-foot ROW), R-2 opposite, single family residential land use.

East: C-1 Commercial

South: R-2 Residential

West: R-3 Residential

Project Background – The property owner wishes to rezone the subject parcel for the construction of a new 53-lot single-family residential community to be named The Evergreen.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson*, the *South Pantano Area Plan*, and the *Groves Neighborhood Plan*.

Plan Tucson – The site lies within the Existing Neighborhoods building block in the Future Growth Scenario Map in Plan Tucson. Existing Neighborhoods are primarily developed and 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 maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.

The proposed development is comparable in scale and use intensity to the R-3 zoned area to the west and serves to transition from lower to medium-density residential closer to arterial roads.

The increased density is supported by existing transit stops and community commercial development to the east, creating opportunities for increasing transit use and reducing



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dependence on cars while allowing easy access between uses. The development includes a landscaped drainage basin and dog-walking path along the east edge of the development.

The developer proposes limiting homes along the south property line to a single-story with a maximum height of 16 feet. This both ensures that the privacy of homes south of the development and mountain views are not impacted.

South Pantano Area Plan – This is intended to provide guidelines for future development, to protect existing development, and to create a sense of community within established neighborhoods. The development complies with *Plan* guidelines by promoting mid-urban density along arterial streets. The applicant’s desire to use Flexible Lot Development practices is supported by City policy encouraging housing development at compatible densities to existing development.

Groves Neighborhood Plan (GNP) –

This development creates a variety of residential densities supporting an orderly transition to medium density residential along Escalante Road, an arterial route per the *Major Streets and Routes Overlay*. It increases the ridership potential of nearby transit and creates a more pleasant pedestrian environment along Evergreen Avenue using landscaping and sidewalk improvements.

Design Considerations

Land Use Compatibility – The site is located at the intersection of Escalante Road, an arterial street, and Evergreen Avenue. Evergreen Avenue is a divided road with a solid median and 90-foot-wide right-of-way, acting as a spine road between neighborhood streets and Escalante Road. Arterial streets are considered a recommended location for higher-intensity residential development per general and area plan policies. There is a shopping center adjacent to the east, and a single-family residential neighborhood to the south of the proposed development. The zoning classification across Escalante Road to the north is R-2 Residential, which is being requested at the project location. The neighborhood across Evergreen Avenue to the west is zoned R-3 and could potentially be developed with much higher densities than proposed by the Applicant. The neighborhood to the south is also zoned R-2, but comprised of single-family, single-story residential. The proposed development limits building heights along the southern boundary to a single-story, with a maximum height of 16 feet, to limit privacy and viewshed impacts to the existing neighborhood.

The proposed rezoning is aligned with the above plan policies. The land uses in the R-2 zone are primarily medium-density residential with associated public services. The preliminary development plan is compatible with the R-2 zone.



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The closest transit stop is a bus stop adjacent to the site at the intersection of Escalante Road and Evergreen Road. The availability of transit supports the increase in residential density along this road.

Design Compatibility – The Design Compatibility Report and the proposed preliminary development plan illustrate the proposed development is compliant with relevant *General, Area,* and *Neighborhood Plan* policies

Road Improvements/Vehicular Access/Transit – The project faces Escalante Road, a designated arterial road by the Major Streets and Routes (MS&R) Plan. Vehicular access is provided by one access point on the north side of the property facing Escalante road and two points on Evergreen Avenue. Traffic in to and out of the Escalante Road access is limited to the east-facing lanes on Escalante Road due to the median, and no median breaks are within 150 feet of vehicle access. The north access on Evergreen Avenue will require a new median opening approximately 300 feet south of Escalante Road and will allow for traffic leaving the subdivision to turn right on Evergreen, north bound to Escalante Road. The southern access on Evergreen is to be limited to right-in/right-out movement. These design features will restrict traffic from leaving the subdivision and moving south through existing neighborhoods.

Interior pedestrian circulation is provided through 5-foot sidewalks within the development, with access to a proposed newly constructed 6-foot sidewalk along Evergreen Avenue. An existing sidewalk along Escalante Road provides pedestrian connectivity from the proposed development and nearby neighborhoods to the shopping center at the corner of Escalante Road and Pantano Road.

Conclusion –The proposed rezoning of the site from SR to R-2 is appropriate for this location, is compatible with existing surrounding land uses, and it is in compliance with *Plan Tucson*, the *South Pantano Area Plan* and the *Groves Neighborhood Plan*. Subject to compliance with the preliminary conditions proposed by PDSD, approval of the requested R-2 zoning is recommended.

RECOMMENDATION

The Zoning Examiner recommends approval of the requested rezoning, subject to compliance with the preliminary conditions proposed by PDSD.

Sincerely,



Zoning Examiner

John Iurino

Zoning Examiner

ATTACHMENTS:

Case Location Map

Rezoning Case Map

Public Hearing Minutes

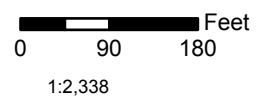
Cc: Mayor and Council

TP-ENT-1023-00042, SR to R-2

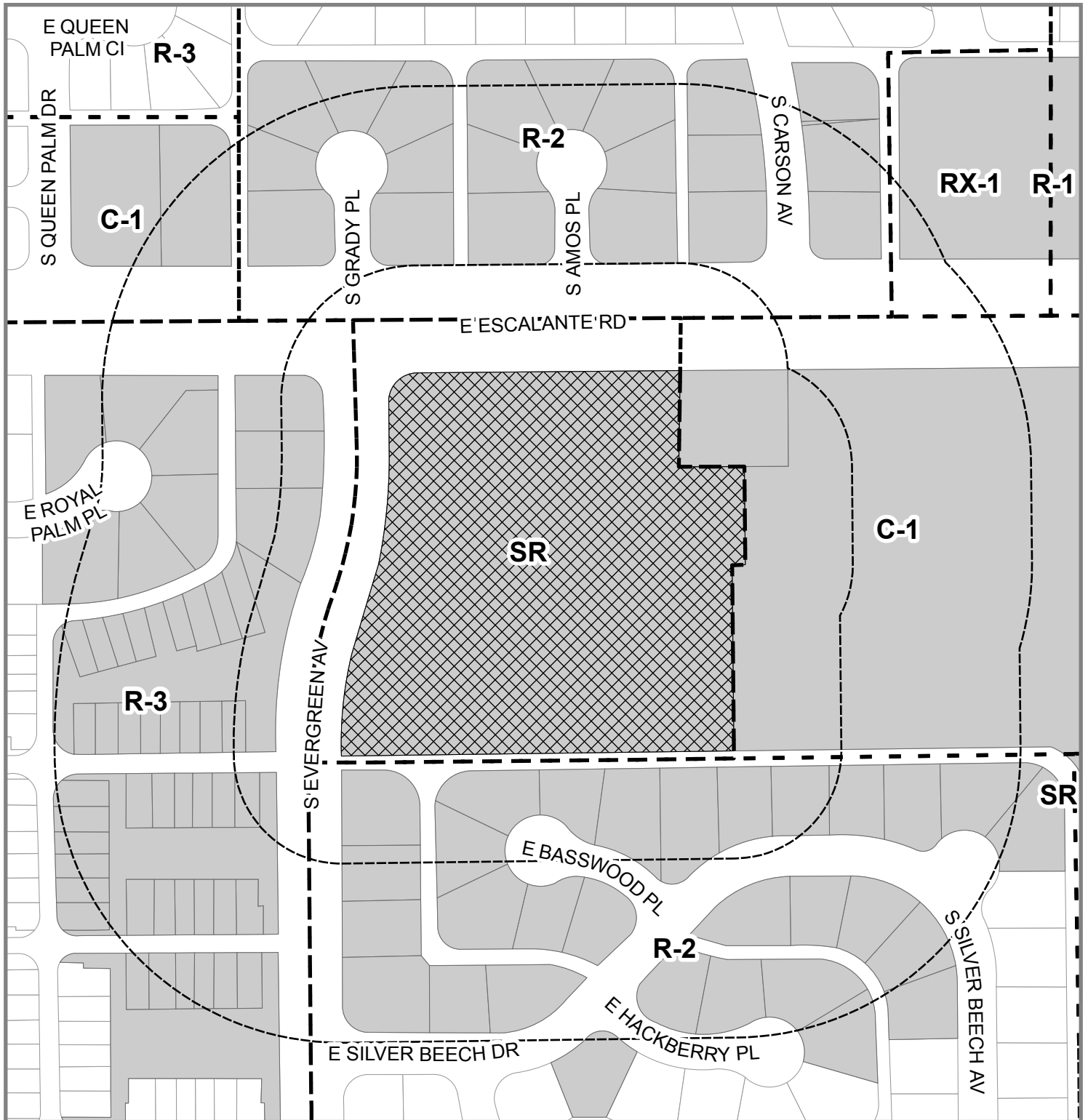





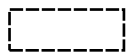

 Area of Rezoning

Address: No Address on Record
Base Maps: Twp. 1403 Range 1502 Sec. 32
Ward(s): 4

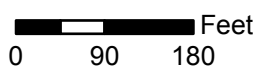


TP-ENT-1023-00042, SR to R-2



-  Area of Rezoning
-  Zone Boundaries
-  Properties Notified
-  400' Notification Area
-  Protest Area (150 ft. Radius)

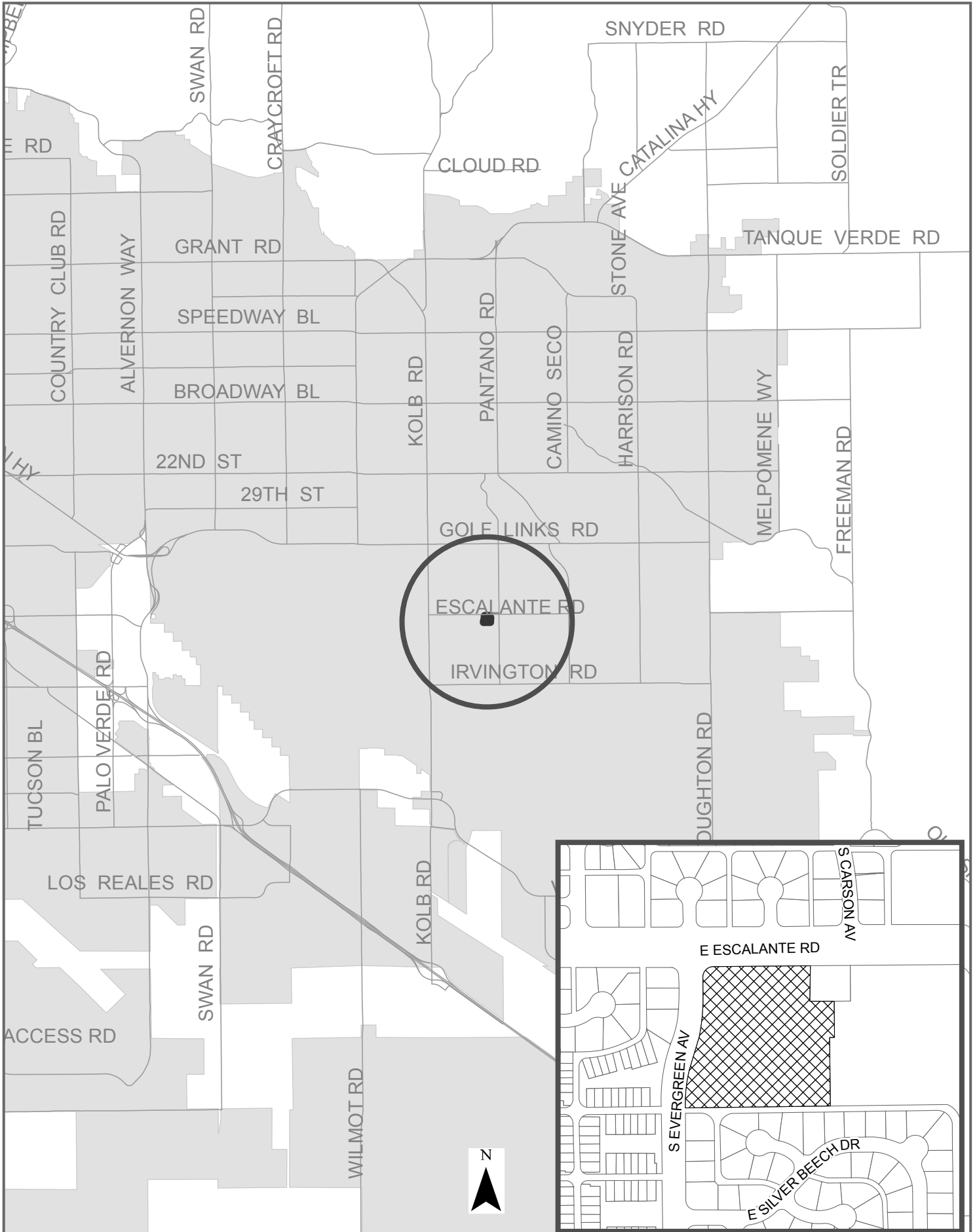
Address: 7667 E ESCALANTE RD
 Base Maps: Twp. 1403 Range 1502 Sec. 32
 Ward(s): 4



1:2,338



TP-ENT-1023-00042, SR to R-2



CITY OF TUCSON
ZONING EXAMINER PUBLIC HEARING
JANUARY 25, 2024

ZONING EXAMINER:

- John Iurino

STAFF PRESENT:

- Gabriel Sleighter, Planner
City of Tucson
Planning and Development Services Department

APPLICANTS/AGENTS PRESENT:

- Robert Longaker
Planning Manager
The WLB Group, Inc.
4444 East Broadway Boulevard
Tucson, Arizona 85711
- Rory Juneman
Lazarus & Silvyn, P.C.
5983 East Grant Road, Suite 290
Tucson, Arizona 85712

1 ZONING EXAMINER: It's 6:00 o'clock so we'll get
2 started. Good evening and welcome to tonight's Public Hearing.
3 My name is John Iurino. I'm the Zoning Examiner for the City of
4 Tucson. I conduct rezoning hearings on behalf of the Mayor and
5 Council, and make findings of fact which I put into a written
6 report, along with my recommendation, which I then send along to
7 Mayor and Council for their consideration and for their final
8 decision.

9 My report will be based on the information submitted to
10 me, which includes the rezoning application, the Staff Report,

1 all written approvals and protests, all correspondence, and the
2 testimony given at tonight's Public Hearing. I will also include
3 in the record all documents submitted to me up to the close of
4 the Public Hearing. A recording of tonight's testimony is being
5 made. If requested, a transcript will be prepared, and the video
6 of the session will also be posted on the Planning and
7 Development Services' website. With that in mind, when I call on
8 anyone to testify, I would ask them to please speak clearly and
9 begin by stating their name and address.

10 The process goes like this: First, I complete a
11 Preliminary Report within five working days after the close of
12 the Public Hearing. Then I prepare a Final Report. The Final
13 Report will be issued two weeks after the close of the Public
14 Hearing. For those of you who wish to receive a copy of the
15 Preliminary Report, and are not a listed party on the case,
16 please send an email to Tucsonrezoning@tucsonaz.gov. Again,
17 Tucsonrezoning@tucsonaz.gov, or call the Planning and Development
18 Services Department. A copy of my Final Report will be available
19 from the Planning and Development Services Department, and I send
20 the Final Report to the Mayor and Council. At the scheduled
21 Public Hearing on the case, the Mayor and Council will then vote
22 on the matter based on my recommendation, along with other
23 factors.

24 Tonight's Public Hearing will proceed in the following
25 manner: I will open the Public Hearing and ask a representative

1 of the Planning and Development Services Department to present
2 the Staff Report. After that presentation, I'll ask the
3 Applicant, or the Applicant's representative, to make his or her
4 presentation. I will then ask to hear from anyone in the
5 audience who wishes to speak. Since I cannot have any
6 communication with anyone involved in the case who's outside of
7 this Public Hearing, if you want to speak, I would invite you to
8 do so tonight. After anyone else in the audience has had a
9 chance to speak, I'll ask the Applicant, or the Applicant's
10 representative, if they wish to make any further remarks.

11 With that in mind, the first case tonight is Case TP-
12 ENT-1023-00042, Pepper Viner - East Escalante Road. Mr. Beall,
13 are you presenting the Staff Report on behalf of the Planning and
14 Development Services Department?

15 MR. BEALL: No, tonight, Mr. Iurino, Gabriel
16 Sleighter will present it.

17 ZONING EXAMINER: Okay. Thank you very much. Mr.
18 Sleighter, please go ahead.

19 MR. SLEIGHTER: Okay. So this is a request for a
20 rezoning from Suburban Ranch to R-2. It's on Escalante and
21 Evergreen Road. It's about 700 feet west of the intersection of
22 Escalante Road and Pantano Road. The Applicant proposes to
23 rezone a six-acre area for the development of a 53-lot, single-
24 family residential community, using a flexible lot development
25 option.

1 It's compliant with Plan Tucson and City of Tucson
2 housing goals. It's compliant with the South Pantano Area Plan,
3 specifically in using flexible lot development practices to --
4 for a more dense residential development along arterials, which
5 Escalante Road is; and it's compliant with the Groves
6 Neighborhood Plan. It also increases the ridership potential of
7 nearby transit. The site improvements create a more pleasant
8 pedestrian environment along Escalante and Evergreen Roads.
9 Let's see. And Staff is in support of this rezoning.

10 ZONING EXAMINER: Thank you, Mr. Sleighter.

11 Would the Applicant, or the Applicant's representative,
12 like to be heard?

13 MR. LONGAKER: I would, yes.

14 MR. SLEIGHTER: I did have -- there was one point
15 that I was going to make. We had a revision to Condition 7, and
16 so I was going to read the new condition aloud for the record.
17 The existing Condition 7 was: "Building shall be restricted to a
18 single story with a maximum height of 16 feet in Lots 20, 26 to
19 38, as depicted by the Preliminary Development Plan;" which is to
20 be replaced with: "Lots 14, 20, 26 through 36, and any two of
21 the lots in the row containing 15 to 19, and 39 to 42, shall be
22 restricted to single-story homes with a maximum height of 16
23 feet, and those lot estimations are per the Preliminary
24 Development Plan." Okay. Now --

25 ZONING EXAMINER: Thank you, Mr. Sleighter.

1 Appreciate it.

2 Would the Applicant like to be heard?

3 MR. LONGAKER: Yes, please. Good evening. Rob
4 Longaker from the WLB Group. I'd like to share my screen as
5 well.

6 ZONING EXAMINER: Yes, please go ahead.

7 MR. LONGAKER: All right. Hopefully you can see
8 my screen then.

9 ZONING EXAMINER: I can. Thank you.

10 MR. LONGAKER: Great. Good evening. As I said,
11 Rob Longaker from the WLB Group. I am representing the rezoning
12 request this evening. I'm also joined by Liz Madsen who works
13 with me at WLB, as well as Bill Viner and Steve Crawford from
14 Pepper Viner.

15 Thank you for the time this evening to consider this
16 rezoning request. I also, of course, wanted to thank City of
17 Tucson Staff, especially John Beall and Gabriel Sleighter, for
18 the work that was done to bring this case before you this
19 evening.

20 I just want to spend a few moments talking about Pepper
21 Viner -- and you may already know this, but it's worthwhile
22 revisiting the firm. Pepper Viner is a local home-building
23 company. They were established in the year 1985. And the
24 company has developed over 40 residential neighborhoods,
25 including the recent Corbett Village project which is located

1 near 29th and Craycroft. This project -- and the reason I bring
2 it up -- is very similar to the proposal tonight for The
3 Evergreen. It has proven to be highly successful and popular for
4 individuals, couples, and families looking for affordable housing
5 options in the City of Tucson. In fact, 49 of the 71 lots in
6 Corbett Village have sold in the short period of one year. So
7 Pepper Viner's very excited by The Evergreen; it thinks it, too,
8 will provide excellent housing choices for those who need
9 affordable housing.

10 Let me talk a little bit about the nature of the
11 proposed community. So, this truly is an infill project, it
12 makes use of existing infrastructure that has capacity to serve
13 the proposed community. This includes roads, utilities, parks,
14 commercial services, employment areas, a church, and a school
15 system. This site enjoys all this infrastructure in close
16 proximity, making it an ideal location for home buyers looking
17 for a well-designed new home, and community that works with their
18 budget.

19 There's easy access to Lincoln Park, Lakeside Park, the
20 Fred Enke Golf Course is less than a mile from the site. The
21 Rolling Hills Greenway, and the Atterbury Wash Greenway, are both
22 less than a mile from the project site. Schools, Santa Rita High
23 School is just east of the site. Two elementary schools are
24 located within one mile of the project. Fry's, Safeway, and a
25 Walmart Neighborhood Market are all within two miles of the

1 rezoning property, and a gas station and a Quik-Mart are just
2 across the street on Escalante. There's capacity on surrounding
3 roads to serve the project. Fire Station 13 is less than a mile
4 from the site. And, as Gabriel, mentioned there's even a bus
5 stop adjacent to the north boundary of the property.

6 I just want to take a minute or two to review the
7 proposed Site Plan. So, the site itself offers 53 single-family
8 detached residential lots. As Gabriel mentioned, the project is
9 proposed as an FLD. It provides functional open space as
10 required by an FLD in the form of walking paths, sitting areas
11 with picnic tables, dog-walking areas, and also a little library
12 that Pepper Viner likes to include in the communities for share
13 of books.

14 The community will be attractively landscaped and
15 required landscape borders are provided along street frontages,
16 as well as along the east boundary adjacent to the commercial
17 property to the east. Vehicular access points are located in
18 accordance with City of Tucson standards. Guest parking areas
19 are compliant with City of Tucson standards, and we've spread
20 them throughout the site to make them easy, accessible and
21 convenient.

22 The project will also provide a new six-foot-wide
23 sidewalk all along the western boundary of the site, or the
24 eastern side of Evergreen; and this will fill in a gap where a
25 sidewalk is missing. It will connect to an existing sidewalk

1 just to the south of the site on the south, of course. And, to
2 the north, it will connect to the existing sidewalk on the south
3 side of Escalante.

4 If I may touch for a moment on planning policy
5 compliance -- and Gabriel mentioned this -- but any rezoning
6 proposal must meet certain criteria; and of particular importance
7 is compliance with planning policy documents. The project is
8 compliant with Plan Tucson, the South Pantano Area Plan, and the
9 Groves Neighborhood Plan.

10 Neighbor input. We did hold a neighborhood meeting on
11 October 5th. We had actually one person attend the project, a
12 woman that lived just south of the site. She was pleased to hear
13 that there were single-story height restrictions in the southern
14 portion of the site. She was also happy the site is going to be
15 developed. She mentioned that the site, in its current
16 condition, is somewhat of a nuisance in its undeveloped
17 condition, providing sometimes brush fires -- causing sometimes
18 brush fires to be started on the property, homeless activity, and
19 sometimes there's trash appearing on the property. To date, I
20 have not been contacted by any other neighbors in the area.

21 The last few things, the Staff Report and the
22 Conditions of Approval. We have read the Staff Report; we agree
23 with its findings. We are also in agreement with the proposed
24 conditions that Gabriel mentioned.

25 Thank you for your time this evening. My team is

1 available if you would like to have any further discussion on the
2 proposed project.

3 ZONING EXAMINER: Thank you very much, Mr.
4 Longaker. I don't have any questions at the present time.

5 Would anyone else in the audience like to be heard on
6 this case? Hearing no one, I'm going to close the Public Hearing
7 on Case TP-ENT-1023-00042, Pepper Viner/East Escalante Road.

8 Thank you very much, Mr. Longaker.

9 MR. LONGAKER: Thank you very much, Mr. Iurino. I
10 appreciate it.

11 ZONING EXAMINER: The next case is Case TP-ENT-
12 1123-00043, Pantano Self-Storage. Mr. Sleighter, are you
13 presenting that?

14 MR. SLEIGHTER: Yes, I am. So this case is a
15 proposed rezoning from C-1 to C-2, at approximately 8750 East
16 Golf Links Road. It's a roughly two-and-a-third-acre property,
17 for the purpose of building a multistory personal storage
18 facility or self-storage facility. It's a proposed three-story
19 structure. Main vehicle access through Golf Links. There's also
20 a cross-access agreement with the parcel to the west, which I
21 think is part of a related development proposal that also had its
22 own rezoning I think earlier in 2023. And it's currently a
23 vacant site.

24 The Applicant held a neighborhood meeting on September
25 12th, within walking distance of the site, I think at a church or

1 community center a little bit east of the Rivendell condominium
2 complex. I think the -- there was one attendee who said they
3 lived closed to the site; had questions about hours of operation,
4 mechanical equipment noise, and landscaping. The Applicant team
5 says they answered all the questions.

6 The design compatibility report shows that they're --
7 they're meeting all their landscaping requirements, and they've
8 made some design considerations for light infiltration, using
9 down-lighting and security -- using, you know, security cameras
10 to monitor the site at all times. And the mechanical equipment,
11 I believe, is going to be up on the roof and screened from view.

12 The -- the proposal is compliant with Plan Tucson and
13 the South Pantano Area Plan; zoning for commercial adjacent to
14 arterials is -- you know, it's a recommended method of
15 development for both plans. Subject to the compliance with the
16 attached Preliminary Conditions to the Staff Report, Staff is
17 supportive of the approval of this C-2 rezoning request.

18 ZONING EXAMINER: Thank you, Mr. Sleighter.

19 Would the Applicant like to be heard?

20 MR. JUNEMAN: Good evening, Mr. Iurino. This is
21 Rory Juneman of Lazarus & Silvyn, 5983 East Grant Road. I want
22 to start off by thanking Mr. Sleighter and Mr. Beall for their
23 help in this case.

24 There's some members of our team that I'd like to
25 introduce, they -- they might provide some feedback later, but

1 Robin Large and Jackson Cassidy from Lazarus & Silvyn. Tod
2 Decker is with us here, and then Steve Kohner, they're part of
3 the development team. And then Herman Valenzuela, our civil
4 engineer, is on the line as well, as well as our architect, Pam
5 Vickers, from RKA in Phoenix.

6 So, if -- Mr. Iurino, are you okay if I switch over to
7 some slides?

8 ZONING EXAMINER: Yeah, go right ahead, please.

9 MR. JUNEMAN: All right. Can you see that?

10 ZONING EXAMINER: Yes, I can. Thank you.

11 MR. JUNEMAN: Great. So, our location, we're on
12 -- on the south side of Golf Links, just east of Pantano Parkway.
13 We're about three-quarters of a mile west of Harrison Road. This
14 is part of a vacant strip of land that you're probably familiar
15 with, at least with a couple other cases. But, in this area,
16 this property is part of a larger area of C-1 zoning, which I
17 think is the original zoning from the annexation, but over time
18 part of this area has become residential. So the C-1 zone area
19 to our south has become single-family residential; on the north
20 side of Golf Links is also some area that's C-1 that's become
21 single-family residential. But, right along Golf Links itself,
22 it's really -- at least in our area, it's been developed as --
23 continuing to develop as commercial uses that are -- are
24 primarily there to sort of serve the -- the area -- the areas
25 around us.

1 So, Circle K was -- was developed right in the late
2 '90s, and then most of the -- the uses on the north side of Golf
3 Links are kind of older. There's a few newer buildings, but a
4 lot of them are -- are -- have been -- have been there for a
5 while. But, as you know, the -- the three parcels now that --
6 that are on -- where our property is have really just been
7 recent. I think we were before you in the summer of --
8 September, 2022. In September, that was authorized by Mayor and
9 Council, and actually a few months ago it was -- the final
10 ordinance was adopted. It was a tire shop that's in the middle
11 of this stretch of vacant lots. Then, earlier in '23, you saw
12 the car wash proposal. Both of these were rezone requests to C-2
13 because C-1 didn't permit those uses, so there was really a need
14 for those uses to -- to rezone to C-2.

15 We are asking for C-2 zoning as well, but our case is
16 -- is a little unique because, in C-1, personal storage is
17 allowed, it just comes with some fairly restrictive and, I kind
18 of think, outdated use standards requiring -- if you're in C-1,
19 storage has to -- can't be higher than 16 feet, so it limits it
20 to one story and it's really sort of a code provision that I
21 think envisioned the old style of -- of personal storage.

22 As you've seen with some of our other cases, and -- and
23 I'm sure others and just by looking around town, storage has
24 really evolved and most new storage, not all, but most new
25 storage is in self-contained buildings, multiple stories. We're

1 requesting three, but that varies. But they're climate-
2 controlled, most of the loading is done from the interior, so
3 they're -- they're -- they're just a different sort of form of
4 building that requires more height and that's why we're asking
5 for this rezoning. But, like most storage, it's very low-
6 traffic. The customers don't come that often. Really, the
7 traffic is mainly the employees and then just a few trips per --
8 per day from customers. But, overall, low-traffic and low
9 overall nuisance impacts as well. So we're asking to go to C-2.
10 As you probably know, C-2 allows for height up to 40 feet, but
11 our project is lower. C-1 has a maximum height of 30. We're
12 asking for 34, kind of in between those two maximums.

13 So here's our Site Plan. I just kind of walk through a
14 little bit of how our site -- how our site functions. I'll start
15 off with traffic circulation. Almost all the traffic is going to
16 come to and from Golf Links. There is -- Mr. Sleighter mentioned
17 in the -- the plan conformance, and then with -- with our
18 project, and all these projects from the Circle K all the way
19 down to ours, there's a requirement that there be kind of
20 internal cross access. So there's actually -- will be
21 connections -- and there is a cross-access agreement already in
22 place -- that would allow somebody -- if you were getting gas at
23 the Circle K, you wanted to get a car wash, go check your tires,
24 and then maybe end up at the -- the storage, you could do it
25 without exiting onto Golf Links. It's cross access all the way

1 across this strip. I think that was the intent when this was put
2 in, was just to maybe help relieve some of the -- the traffic on
3 the arterial.

4 We have essentially kind of a ring road around our --
5 our building. We are going -- almost all the units are going to
6 be accessed from the inside, but there -- there is some demand
7 for kind of drive-up units, so we're going to include a few of
8 those on the west side and a few of those on the east side. But,
9 for the most part, the -- most of the loading in this project is
10 going to occur in that area on the north side of the building
11 where you see three parking spaces. Those are technically
12 loading spaces, but there's three -- three parking spaces for
13 people to -- for customers to come in. There's a -- there'll be
14 a key code at the -- at the building, and then they can load or
15 unload from there, go inside, get an elevator or access their
16 unit from that -- that one kind of central point.

17 The front office is a little under 1,200 square feet.
18 Likely, a couple of employees at a time, but not a lot of
19 employee activity; and, again, like I mentioned, not a lot of
20 traffic overall at the site.

21 Security is -- because most of the units are -- are
22 inside, the project is -- is going to be pretty tight and secure,
23 not a lot of ways in -- into the building or out. There will be
24 -- like, again, those drive-up units will be accessed from the
25 outside, but the vast majority of the units will be accessed from

1 the inside. And the operator will have security cameras around
2 the building and inside the building. And then controlled access
3 through key cards to get inside.

4 I forgot to mention the front office will probably be
5 open standard business hours, 8:00 to 5:00, 9:00 to 6:00, but the
6 hours of operation we propose for people to come in who are just
7 using their key cards, maybe after hours or before hours, is from
8 6:00 to 10:00 p.m. But, between 10:00 p.m. and 6:00 a.m. in the
9 morning, no access will be allowed.

10 The surrounding properties, there's going to be some
11 pretty significant buffers around our edges. On the -- on the
12 very outside, there will be a wall that runs from essentially the
13 -- our -- our northwest corner all the way around to the south
14 side of the building and then all the way up to the northeast
15 corner of our building. Where those gate -- where the walls end
16 will have gates, so the -- the access to the drive-up units will
17 still be controlled by key cards. They won't be open access,
18 they'll be behind a gate, security and safety. But the -- the
19 wall basically around the -- our east, west, and south will be a
20 six-foot masonry wall. That -- that includes the area on our
21 east next to the townhomes. On the outside of that wall, we'll
22 have trees planted and then those trees will be on the inside of
23 our wall for our south and our -- our western facades. On the
24 north side of the building, where the -- the street facing, we
25 won't have a wall, will have screening to meet code, which will

1 consist of mostly trees and -- and vegetation.

2 Our setbacks -- because we're in a C-1 zone and the
3 zones that are around us are not residential -- so there's O-3 to
4 the east and C-1 to our south -- we actually don't have any
5 setback requirements. But, just to -- to provide adequate
6 setbacks to those residential uses, on the south we've got a 47-
7 foot setback from our property line to the south facade. There's
8 also another five feet there before you get to the -- the -- the
9 -- those single-family walls on their -- their side of the
10 property. So, really, it's more like a 52-foot setback to their
11 -- their wall. And then on the east is a 46-foot setback from
12 our east facade to the property line, and then on the west that's
13 almost a 59-foot setback there.

14 So significant setbacks above -- definitely above
15 what's required, but we think these are -- are nice setbacks for
16 these areas, particularly the residential. Oh, and then on the
17 north, there's a 100-foot setback to the road because there's
18 some extra right-of-way there that's -- that's been dedicated as
19 part of the plat for these three parcels, so that creates a
20 pretty -- pretty wide gap between our -- our building and Golf
21 Links.

22 We're providing on this plan 17 parking spaces, but
23 that doesn't include the three loading spaces, because under the
24 code they're -- they're kind of technically different. In this
25 case, they're really not different, they're just -- the loading

1 spaces are going to be parking spaces. But the code does require
2 for this use 28 spaces. So, outside of this process, we're
3 asking for an individual parking plan approval; and -- and the
4 basis of that is pretty simple, because, again, this is a low-
5 trip-generating, low-traffic-generating, low-customer-generating
6 use, so 28 parking spaces is just way over what's necessary;
7 probably the 17 is over what will be necessary for this use. So
8 we're asking for a reduction of nine spaces to -- to 17, plus --
9 yeah, to -- to 17. And that math doesn't work because we -- one
10 of the spaces in our loading area we're using for -- as one of
11 the proposed parking spaces, so a reduction. And then this is
12 just the trip generation, 152 daily trips, so very, very low trip
13 generation.

14 Just quickly wanted to show you the architecture, the
15 conceptual drawings for how the building will look. A lot of
16 metal siding, varying colors, but not -- generally not just a
17 stucco coating, it's -- our architect has put -- definitely put
18 some thought into this. The windows on the -- this is -- this is
19 -- I'm sorry, this is the north-facing, street-facing facade.
20 This is our rear facade. These are kind of spandrel windows, not
21 -- there's no -- there's no view to these, they're just
22 decorative windows. And then this is both our east and our west
23 elevations; again, not side windows, they're just -- just glazing
24 for architectural purposes.

25 Our -- our client has done some other storage projects,

1 this is just one up in Phoenix that we threw in just to -- just
2 to kind of give an example of what they do, and it shows the
3 interior and exterior of this project.

4 So, for our outreach, we did -- as Mr. Sleighter said,
5 we did have a neighborhood meeting. There was one attendee who
6 actually we were pretty familiar with from our -- we represented
7 the -- the -- the tire operator next door, so we knew Mr. Todd;
8 and he had a lot of questions, but they were all very good
9 questions, and I think he walked away being satisfied.

10 We had one phone call from another neighbor just last
11 week that we talked to. He -- he submitted a letter of protest.
12 He -- he -- he wasn't real happy with the project. But, other
13 than that, we -- we haven't gotten any phone calls and haven't
14 had any other interactions. We've, obviously, kept Ward 4 up to
15 date of the progress as well.

16 We did have four letters of support and five letters of
17 opposition. I did want to address a few things from the letters
18 of opposition. A few of them mentioned a fear of decrease in
19 property values. And, you know, that's something that's hard to
20 qualify, but I really think actually the -- the -- the opposite
21 is true; that uses like the storage and -- and the tire shop and
22 -- and the other uses that develop in these commercial corridors,
23 that are -- are kind of typical arterial uses -- or typical uses
24 along an arterial, it's close to residential, I think that
25 actually is a benefit to residential; close proximity means

1 convenience for a lot of those residents; and, instead of having
2 a negative impact, probably neutral, but may even be -- be
3 positive.

4 There's definitely some uses out there that -- that
5 aren't positive. I was just actually reading up and there's some
6 -- some literature on things like bad schools, cemeteries, power
7 plants do draw down property values, but everything that I've
8 seen is that the uses that are typical around our resident- -- or
9 commercial residential streets are actually a benefit.

10 Another concern was increased traffic. I think we've
11 shown by our traffic study that this use, in particular, is not
12 going to cause any appreciable traffic in this area.

13 Increased crime. Again, I think by -- by actually
14 developing on this land, that's -- that's a good thing. Right
15 now, vacant land in town comes with its own set of challenges,
16 including encampments. I went out there yesterday and now there
17 is an encampment out there; and that was -- that was actually
18 brought up in one of our letters for approval and a reason to
19 approve this. So, by developing it, I think you could keep the
20 property active use (sic). And -- and you have -- we have
21 security cameras around, the building is pretty locked up, so I
22 think -- I don't think crime is going to increase at all.

23 And then noise pollution. Golf Links is a busy road.
24 It was -- I think our traffic study says 31,000 average daily
25 trips. With that traffic comes a lot of noise. We are proposing

1 a nice-sized building, but that building -- the positives of it
2 will -- will insulate some of those single families from the
3 noise of -- of -- of Golf Links.

4 And then increased light pollution. I think with our
5 outdoor lighting code, really we're required not to have lights
6 spill over. We use lighting that -- that is -- is shielded and
7 it faces down, so I think that's -- that's really taken care of
8 by our code, which is -- which is a great thing.

9 So, just to finish up, Golf Links is a very busy
10 corridor. This stretch has been evolving over the last few years
11 with uses that I think are appropriate for this area. The -- the
12 storage use will complement these two auto uses because it's a
13 quiet use and it'll have little traffic, and it doesn't really
14 add any true intensity and -- at least in the zoning context.

15 So we're agreeable to these conditions and we just
16 respectfully request that you recommend to approve. And we're
17 happy to answer any questions.

18 ZONING EXAMINER: Thank you very much, Mr.
19 Juneman. I don't have any questions right now.

20 Would anyone else in the audience like to be heard on
21 this case? Hearing no one, I'm going to close the Public Hearing
22 on Case TP-ENT-1123-00043, Pantano Self-Storage/East Golf Links
23 Road.

24 Thank you very much, everyone, and have a lovely
25 evening. Good night.

1 (Conclusion of the hearing.)

2 * * * * *

CERTIFICATE

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the digitally-recorded City of Tucson Zoning Examiner Public Hearing held via video on January 25, 2024.

Transcription completed: February 7, 2024.

/S/ Danielle L. Krassow
DANIELLE L. KRASSOW
Legal Transcriptionist