



Zoning Examiner

Preliminary Report

February 1, 2024

Rory Juneman

Lazarus & Silvyn, PC

5893 E. Grant Road, Suite 290

Tucson, AZ 85712

SUBJECT: TP-ENT-1123-00043 Pantano Storage, 8750 E Golf Links Rd C-1 to C-2 (Ward 4)

Public Hearing: January 25, 2024

Dear Mr. Juneman:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case TP-ENT-1123-00043 Pantano Storage, 8750 E Golf Links Rd C-1 to C-2 (Ward 4).

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

TP-ENT-1123-00043 Pantano Storage, 8750 E Golf Links Rd C-1 to C-2 (Ward 4)



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BACKGROUND

This is a request by Lazarus & Silvyn, P.C., on behalf of the property owners, R.D.S Inc, to rezone a 2.33-acre property from C-1 Commercial to C-2 Commercial, for the purpose of a multi-story self-storage facility. The proposal includes a 3-story 104,021 square-foot building. Main vehicle access is provided from East Golf Links Road with secondary access through a cross-access agreement through the parcel immediately adjacent to the west. The preliminary development plan also includes 17 parking spaces, and landscaped borders with a 6-foot CMU wall surrounding the property. The subject site is on the south side of East Golf Links Road, and approximately 1000 feet east of South Pantano Parkway (See case location map).

SUMMARY OF FINDINGS

Background Information

Existing Land Use: Vacant

Zoning Descriptions:

Existing: Commercial Zone(C-1): This zone provides for low intensity and other uses that are compatible with adjacent residential uses. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Proposed: Commercial Zone (C-2): This zone provides for general commercial uses that serve the community and region. Residential and select other agriculture, civic, recreational and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Adjacent Zones and Land Uses:

North: C-1; Golf Links Road, primarily vacant with some office uses.

East: O-3; Residential land use

South: C-1; Residential land use

West: C-1; Vacant, tire shop/car wash development in progress. Gas station/convenience store.

Project Background/Applicant's Request – This is an application for rezoning to C-2 for the construction of an enclosed three-story self-storage facility. A rezoning to C-2 is being requested to allow for Project's desired building height of 40-feet which is not permitted in the C-1 where



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height is restricted to 16-feet. The Applicant proposes a reduction in provided parking based on the typical usage patterns of a self-storage facility, which is typically a self-serve business with only one or two staff members on-site at any given time. The Applicant will provide the two required ADA-compliant spaces.

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

Plan Tucson - *Plan Tucson* supports the development of commercial uses at the intersections of arterial streets and supports infill development that is sensitive to site and neighborhood conditions.

Design Considerations

Land Use Compatibility – The site abuts town home style residential land uses to the east and south. It is located on Golf Links Road, a dedicated arterial gateway route as identified by the *Major Streets and Routes* overlay. Access is from Golf Links Road or the parcel to the west, no direct connection between the project and surrounding residential is shown. The relatively low-intensity use of a self-storage facility is compatible with neighboring residential, especially with typical open-hours which exclude night-time operation.

The Preliminary Development Plan shows a 6-foot CMU wall surrounding the project site to screen the neighborhoods to the south and east, as well as landscaped border areas planted with drought-tolerant vegetation and two rainwater harvesting basins along the west and northwest edge of the site.

Design Compatibility – The applicant proposes a single building, three stories high, centrally located on the subject site. The building roof will be 34 feet high, with a parapet extending to 37 feet and mechanical equipment screens extending to 40 feet. The building will have several entrances, with the primary access points and management office on the north side of the building. The east, west, and southern walls will have drive-up storage units, and this area will be access- limited by keypad-controlled between the walls of the facility and project perimeter.

The trash enclosure is located at the northeast corner of the property. While this is relatively close to the existing residential to the east, it is also close to Golf Links Road. This was a modification requested by staff, as the pre-submittal application showed the dumpster in the southeast corner. Personal storage is generally not a noxious use, and this compromise position was found acceptable.

The building will have no windows on the east, south, or west sides in consideration of the privacy of all adjacent residents and properties.



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Road Improvements/Vehicular Access/Transit – Primary access to the property is from Golf Links Road, with a secondary access through cross-access agreement with the parcel to the west. Customer access will be well-defined with lighting and signage. The private street providing access to the Rivendell Townhomes to the east will not be used for project access and circulation and will not experience additional use. The project will also not impact the private HOA-owned guest parking on an adjacent lot in the residential neighborhood to the south and will be screened from view and access by the planned 6-foot CMU wall.

The project is expected to generate little noise, light, or traffic, and should have basically no impact on adjacent residential property. Estimated trips for personal storage use on this site is only 152 daily trips.

Landscaping and Screening – Landscaping will be provided along Golf Links Road to enhance the views of the Property from the right-of-way. Existing landscaping within the ROW is intended to remain in place. The project will include landscape borders as depicted on the preliminary development plan, using drought-tolerant desert plants and trees.

The existing oleander screening adjacent to the private drive of Rivendell Townhomes will be removed and improved with a mix of desert landscaping and trees.

The project will incorporate water harvesting techniques into the landscaping design to mitigate the urban heat island effects originating from the project. The site will feature a mix of native, drought-tolerant trees and shrubs. The landscaping will provide a visually interesting buffer for neighboring properties and create a desert aesthetic onsite. Lighting will be provided on the building's facade, shielded, and directed down and away from neighboring properties.

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. The Applicant's representative described the setbacks and landscaping that would buffer the proposed development from adjacent residential uses; the fact that the proposed use does not generate a high level of traffic; compliance with the City lighting code will ensure that outdoor lighting effects will be mitigated; and that development on the site will help deter criminal activity. No other person spoke.

As of the date of the Zoning Examiner hearing, there were four (4) written approvals and five (5) written protests. After the Zoning Examiner hearing, PDSD received two additional written protests, including one from a person who raised issues concerning the posted notice for the January 25, 2024, public hearing, among other issues. The Zoning Examiner reviewed the evidence in the rezoning case file and confirmed that proper posted notice was given for the public hearing.



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Conclusion –The proposed rezoning of the site from C-1 to C-2 is appropriate for this location, is compatible with existing surrounding land uses, and complies with *Plan Tucson* and the *South Pantano Area Plan*. Subject to compliance with the preliminary conditions proposed by PDSD, approval of the requested C-2 zoning is recommended.

Sincerely,

John Iurino

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ATTACHMENTS:

Case Location Map

Rezoning Case Map

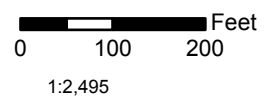
Cc: Mayor and Council

TP-ENT-1123-00043 8750 E Golf Links Rd, C-1 to C-2

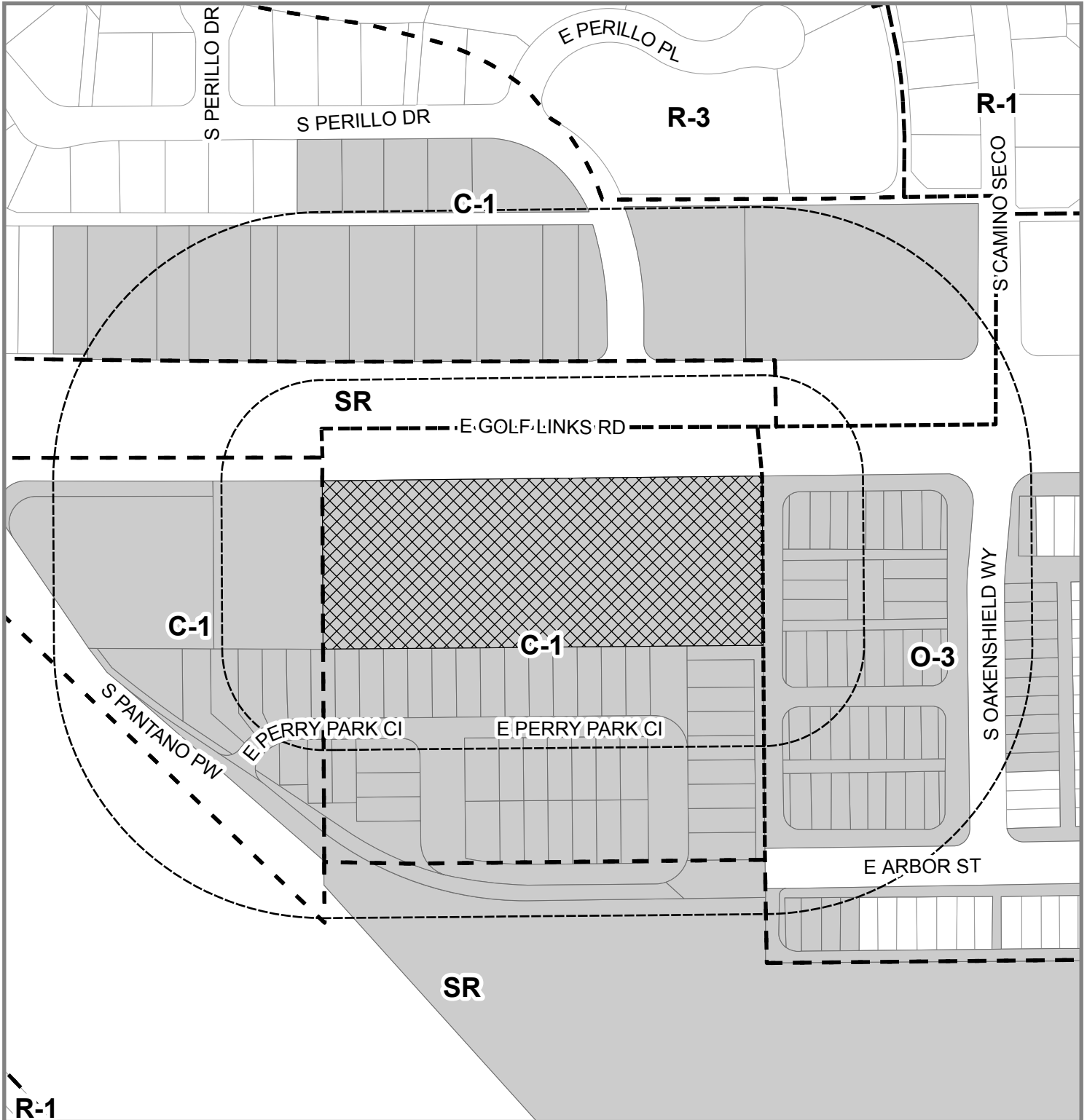


 Area of Rezoning

Address: 8750 E GOLF LINKS RD
Base Maps: Twp. 1403 Range 1502 Sec. 28
Twp. 1403 Range 1502 Sec. 27
Ward(s): 4



TP-ENT-1123-00043 8750 E Golf Links Rd, C-1 to C-2



R-1



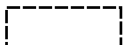
Area of Rezoning



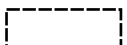
Zone Boundaries



Properties Notified



400' Notification Area



Protest Area (150 ft. Radius)

Address: 8750 E GOLF LINKS RD
 Base Maps: Twp. 1403 Range 1502 Sec. 28
 Twp. 1403 Range 1502 Sec. 27
 Ward(s): 4

0 100 200 Feet

1:2,495



