



# Zoning Examiner

## Preliminary Report

August 3, 2023

Erin Harris  
Kimley-Horn Engineering  
3300 E. Sunrise Drive, Suite 130  
Tucson, AZ 85718

**SUBJECT: TP-ENT-0523-00021 Tire Mart – E Travel Plaza Way C-2 to C-3 (Ward 5)**

**Public Hearing: July 27, 2023**

Dear Ms. Harris:

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-0523-00021 Tire Mart – E Travel Plaza Way C-2 to C-3 (Ward 5).

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-0523-00021 Tire Mart – E Travel Plaza Way C-2 to C-3 (Ward 5)**



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## SUMMARY OF FINDINGS

This is a request by Erin Harris of Kimley-Horn Engineering, to rezone approximately 7.7 acres from C-2 (Commercial) to C-3 (Commercial) zoning. The site is currently occupied by a Pilot Travel Center. The rezoning area is located at the northeast corner of Craycroft Road and the Interstate-10 frontage road. This area contains no streets identified in the *City of Tucson Major Streets and Routes Map (MS&R)*. The rezoning area is adjacent to Interstate-10 at Craycroft Road.

The preliminary development plan (PDP) proposes a one-story building, 20 feet high with a building footprint of 3,500 square feet. The building would be constructed for a new Southern Tire Mart location, adding a secondary land use, “Trade Service and Repair, Major.” This is not an allowable use in C-2 zoning, therefore a rezoning to C-3 would be required to proceed with this development.

## **Background Information**

Existing Land Use: Pilot Truck Stop, parking area

### Zoning Descriptions:

*Existing:* Commercial 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.

### *Proposed:*

Commercial C-3: This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

### Surrounding Zones and Land Uses:

North: Zoned C-2; undeveloped land, R-1 residential beginning 500 feet away from project site.

South: Zoned C-2; Easement for Interstate-10



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East: Zoned C-2; Commercial truck sales

West: Zoned C-2; Truck Stop, easement for Interstate-10

**Planning Considerations** – *Plan Tucson* and the *Rincon/Southeast Subregional Plan* provide policy direction for the rezoning site.

*Plan Tucson*: Plan policy is provided by Plan Tucson, which contains a variety of elements that are broken down into four focus areas - the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals, while each element contains specific policies.

The project site is located in an area identified on Plan Tucson’s Future Growth Scenario Map as “Potential Annexation Areas” Building Block. The site is also located within the I-10 Technology Corridor in the vicinity of the Port of Tucson site on Wilmot Road, and several business centers. Plan Tucson policy supports development capitalizing on “Tucson’s strategic location by maintaining and enhancing Tucson as an international port and center for commerce and logistics” (Sec 3.68, Policy RG2). Commercial facilities enhancing maintenance and safety of trucking and logistics vehicles supports this need.

The proposed rezoning is consistent with the following land use, transportation, and urban design policies contained within the Plan:

- **LT28.1.11**: Support the retention and expansion of existing business.

*Rincon/Southeast Subregional Plan*: The proposed development is located within the *Rincon/Southeast*

*Subregional Plan*, which provide the following policy direction:

I.A.2.a: Applicants for rezoning within this subregion shall submit an Environmental Resource Report prepared in accordance with City of Tucson Development Standard 1- 07.0.

I.A.2.b: The development plan shall be based on the site analysis and implement plan policies through sensitive design and mitigation techniques that respond to site features and to the character of the surrounding neighborhood.

I.B.9: As appropriate to the development proposal and site characteristics, archeological procedures specified in this section. may be required.



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I.C.2.b: Safe and accessible pedestrian circulation within the development shall be provided. Flexible design solutions to pedestrian circulation must meet the intent of the City of

## **Design Considerations**

**Land Use Compatibility** – The rezoning request to C-3 is to allow the construction of a new Southern Tire Mart location with a buildable area of 8,500 square feet. Access to the building will be through rolling garage-style doors that allow vehicles to drive in and through the service bays.

The project site is located in a portion of the existing parking area for the Service Station on the property. The nearest residential use is the Littletown neighborhood, which consists of single-family homes in an R-1 zone. There is an undeveloped piece of land associated with the truck dealership to the east, which creates a 500-foot buffer between the development and the nearest home. As the project is located roughly in the center of the 7.7-acre parcel, the current setbacks will be unchanged.

The site is surrounded by a truck dealership and Pilot Travel Center and is in close proximity to the nearest exit from Interstate-10. Another truck stop is farther west across Craycroft Road. The anticipated traffic counts for the proposed use are 24 peak hour trips over one day. No traffic improvements are proposed.

The project's height is compatible with surrounding development and is consistent with the existing truck fueling area behind the truck stop, and also with the truck dealership to the east. The project will have no effect on existing viewsheds due to the compatible height of the new building, and the height of Interstate-10 to the south.

**Landscaping/Screening** – The project includes improvements to the landscape border along East Travel Plaza Way and also the Interstate-10 Frontage Road, incorporating drought-resistant cactus and vegetation. The project also includes the installation of ADA compliant sidewalk ramps along Travel Plaza Way. No other landscaping is proposed. Additional screening is not provided, given the surrounding land use and distance from any residential land use, the enhanced landscaping is likely sufficient.

**Signage and Outdoor Lighting** – The project will comply with the outdoor lighting code, and all onsite lighting will be shielded and directed downward. No bright lights or spotlighting will be installed.



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Drainage/Grading – The preliminary grading plan shows that grading improvements are minimal due to the already built-out nature of the site. The overall topography slopes to the north, and a FEMA X flood zone begins in the area between the proposed development and edge of the parking area. The proposed development is located outside this floodplain.

Road Improvements/Vehicular Access/Circulation – This project will have access from Craycroft Road to Travel Plaza Way. On-site circulation is through the existing parking area. The Tire Mart vehicle bays are one-way and pass through the entire building, exiting on the other side. Existing Parking Area Access lanes and curb cuts to Travel Plaza Way are already in excess of 50 feet wide, no changes to these widths are proposed.

No street improvements other than the replacement of broken ADA sidewalk ramps are proposed. Per UDC standards, 28 parking spaces are required, and 59 are provided. Two short-term bicycle spaces are provided outside of the building, and two long-term bicycle spaces are provided inside the store. The preliminary plan shows no new solid waste facilities.

## **July 27, 2023, Zoning Examiner Hearing**

The Applicant's representative spoke in support of the requested rezoning at the July 27, 2023, Zoning Examiner hearing. No other person spoke.

As of the date of the Zoning Examiner hearing, there were no (0) written approvals and no (0) written protests.

**Conclusion** – The proposed rezoning is consistent with, and supported by, the policy direction provided in *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. Subject to compliance with the preliminary conditions proposed by PDSO, approval of the requested rezoning is appropriate.

Sincerely,

John Iurino

Zoning Examiner

### **ATTACHMENTS:**

Case Location Map

Rezoning Case Map

Cc: Mayor and Council



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IP-ENT-0523-00021 Fire Mart from C-2 to C-3



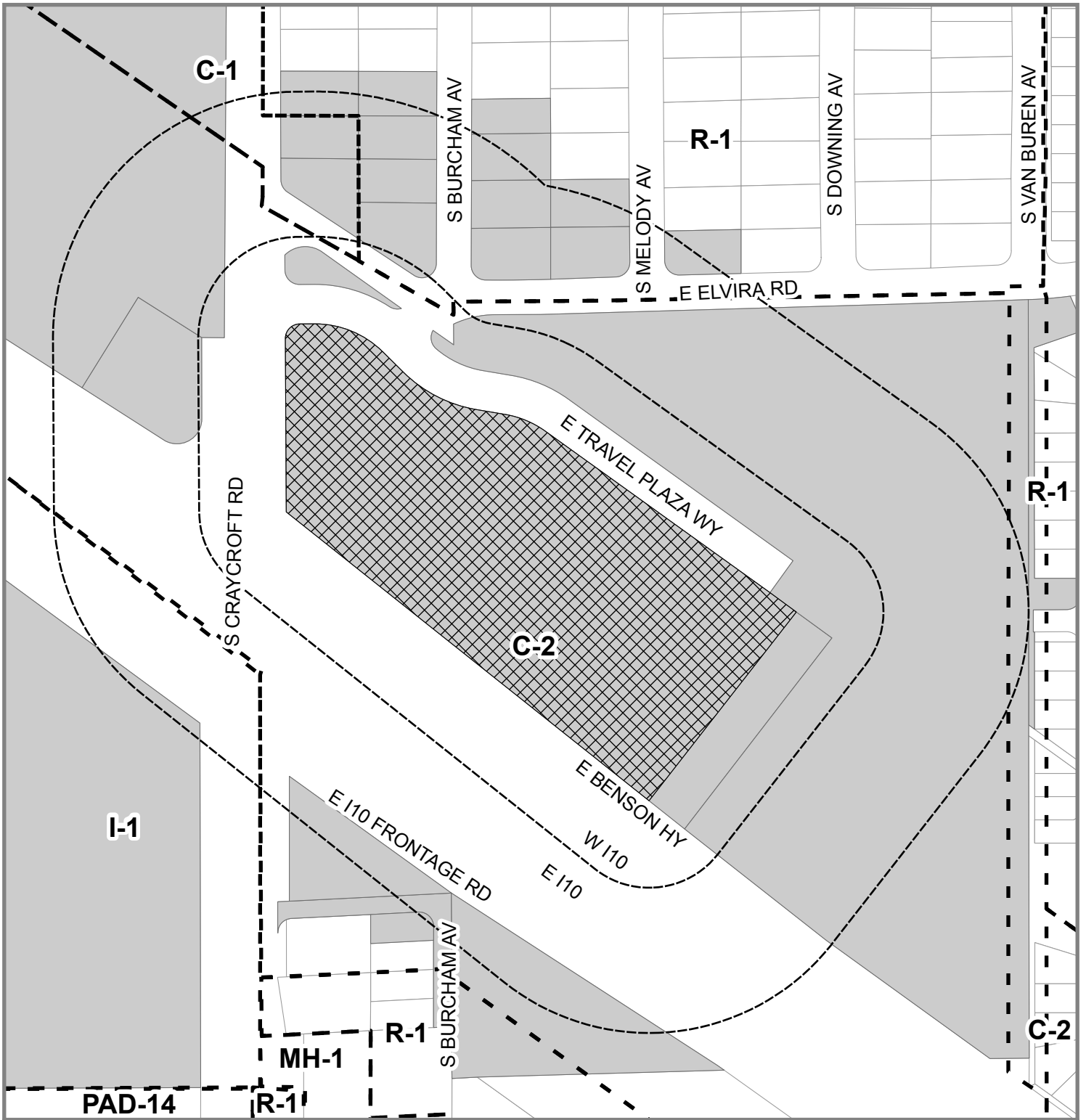
 Area of Rezoning




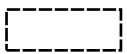

Address: 5570 E TRAVEL PLAZA WY  
Base Maps: Twp. 1503 Range 1402 Sec. 13  
Ward(s): 5

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1:2,879

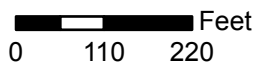


IP-ENT-0523-00021 Fire Mart from C-2 to C-3



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

Address: 5570 E TRAVEL PLAZA WY  
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 Ward(s): 5



1:2,879

