

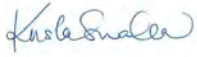


# MEMORANDUM

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DATE: August 15, 2023  
For August 31, 2023 Hearing

TO: John Iurino  
Zoning Examiner

FROM:   
Kristina Swallow, Director  
Planning & Development Services

SUBJECT: SPECIAL EXCEPTION LAND USE –  
PLANNING & AND DEVELOPMENT SERVICES REPORT  
TP-ENT-0623-00029 Paw Commons – Speedway Boulevard, C-2 (Ward 6)

**Issue** – This is a request by Lexy Wellott of the Planning Center, LLC, on behalf of the property owner 6211 E Speedway, Speedway Wilmot Center LLC, for approval of a Special Exception Land Use to allow animal services and boarding use with the addition of a 7,289 square foot outdoor play area to accompany an existing 7,000 square foot building located at 6211 E Speedway Boulevard. The project site is a 0.82-acre property in the C-2 (Commercial) zone located along the north side of Speedway Boulevard approximately 500-feet west of the N Wilmot Road and Speedway Boulevard intersection (see Case Location Map).

An animal services and boarding use may be allowed in the C-2 zone as a Special Exception Land Use subject to approval through a Zoning Examiner Special Exception Procedure (Section 3.4.3), and is subject to Sections 4.9.3.D.9 – 4.9.3.D.15 of the *Unified Development Code (UDC)*. The Zoning Examiner renders a decision to grant the use with or without conditions, or to deny the use.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of the special exception request, subject to the attached preliminary conditions.

**Public Outreach** – The applicant and the project team held an on-line meeting on Monday, May 22, 2022, via Zoom. No participants noted in the meeting summary.

## **Background Information**

**Existing Land Use:** Existing vacant building with parking in the C-2 Zone.

### **Current Zoning:**

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.

Surrounding Zoning and Land Use:

North – R-1 (*Residential Zone*); City ROW (alley), single-family residential properties  
East – C-2 (*Commercial Zone*); Restaurant  
South – C-2 (*Commercial Zone*); mixed commercial uses  
West – C-2(*Commercial Zone*); mixed commercial uses

Previous Cases on the Property: None.

Related Cases: TP-ENT-1222-0008 Dogtopia– *Speedway Boulevard*. This case was for the approval of a Special Exception Land Use to allow animal services and boarding use in the C-1 Commercial zone. The special exception was approved with conditions by the Zoning Examiner on March 9, 2023.

**Applicant’s Request** – The applicant’s project, Paw Commons, is an animal care with boarding and grooming use that is requesting a Special Exception. It is a dog care service that provides dog daycare, boarding, and grooming services, with an outdoor play area.

**Planning Considerations** – Land use policy direction for this area is provided by *Plan Tucson*, and the *Arcadia-Alamo Area Plan*.

Plan Tucson (PT)

*Plan Tucson* contains a variety of elements that are categorized in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals, and each element contains specific policies. The site lies within the Mixed-Use Corridors on the Future Growth Scenario Map where the goal is to combine a variety of housing options retail, services, office, and public gathering places located close to each other, providing occupants of the center and the residents and workers in the surrounding neighborhoods with local access to goods and services. Applicable policies guidelines include:

- BC8:** Support a safe, distinctive, well-maintained, and attractive community with neighborhoods made up of residences and businesses that contribute to Tucson’s quality of life and economic success.
- LT1:** Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically-pleasing and active public spaces, and sensitivity to historic and natural resources and neighborhood character.
- LT3:** Support development opportunities where:
  - a. Residential, commercial, employment, and recreational uses are located or could be located and integrated.
  - b. There is close proximity to transit.

- LT6:** Promote the development of dog friendly facilities within the urban environment.
- LT28.5.1** Support development in or adjacent to existing regional and community-level activity center that will (a) integrate residential and non-residential land use, and the mix of private and public land uses, including entertainment, recreation, retail, restaurants, offices, libraries, hotels, public meeting facilities, child care, transit facilities, and other services into a mixed use activity center.
- LT28.6.3** Support community and office uses located at the intersection of arterial streets, taking into consideration traffic safety and congestion issues.
- LT28.6.11** Support environmentally sensitive design that protects the integrity of existing neighborhoods complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties and community.

Arcadia-Alamo Area Plan (AAAP)

The *Arcadia-Alamo Area Plan's* purpose is to guide future development while protecting and enhancing existing uses. The general goals of the *AAAP* are to:

- (1) preserve and protect the integrity of established low-density neighborhoods.
- (2) Identify appropriate locations for new development;
- (3) Protect and enhance vegetation and open space along the Alamo, Arcadia, and Rosehill Washes; and
- (4) Provide safe and efficient circulation systems for all modes of transportation including pedestrian. The project site is within Subarea 1 of the *AAAP* as shown on the Subarea 1 Map.

Subarea 1 is defined by I.A. Policy 3: Subarea 1, geographically defined by Pima, Wilmot, Speedway, and the Alamo Wash, should be allowed to transition to medium density residential uses within the interior and high-density/office/commercial uses along the arterial streets. Other relevant policies include I.B. Policy 7: Allow commercial/office uses on the north side of Speedway Boulevard between Wilmot Road and Swan Road as shown on the Conceptual Land Use Map.

General Design Guideline 2: Plant a balanced mix of drought-tolerant canopy trees, understory shrubs and groundcover of similar form and scale to existing vegetation in the area especially along major street frontages. Placement of trees should provide shade to pedestrians whenever possible.

**Surrounding Zoning and Land uses:** Surrounding zoning is C-2 to the east, C-2 to the west with Rook Avenue and adjacent commercial uses, C-2 to the south with Speedway Boulevard and commercial uses, R-1 to the north with an alley and residential use.

The site lies within the “Mixed-Use Corridors” building block per the Future Growth Scenario Map in *Plan Tucson*. The Mixed-Use Corridors building block include areas that are primarily provide a higher intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high-frequency transit options, as well as pedestrian and bicycle facilities. *Plan Tucson* supports community and neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections and in proximity to transit (LT1, LT3, LT28.6.3).

### **Project Background**

The special exception site is located on Speedway Boulevard, an arterial roadway, just west of the Speedway Boulevard and Wilmot Road intersection. The site is currently zoned C-2, which allows for the proposed use of a dog care service that provides for doggy daycare, boarding, training, and grooming with the approval of a Zoning Examiner Special Exception application. The applicant is proposing to open the facility in an existing 7,000 square foot building with the addition of a 7,289 square foot outdoor play area located north of the existing building.

### **Design Considerations**

**Land Use Compatibility** – The proposed doggy daycare facility is an “Animal Services and Boarding” land use as defined by UDC Sections 4.9.4.D.9 – 4.9.4.15, .3.4, and is a permissible use in the C-2 Zone subject to review and approval of a Special Exception Land Use application by the Zoning Examiner. The property will largely remain as it exists today with modifications to vehicular use areas, interior tenant improvements, and cosmetic changes to the exterior of the building. The majority of the tenant improvements include reconfiguration of the rear parking lot area, mainly to include the addition of a 7,289 square foot outdoor animal run area. This area will be created using an eight-foot vinyl fence that extends north from the building's northern wall. The enclosed recreation area will contain shade sails to protect a new synthetic turf surface and pet splash pad. The reconfigured rear parking area providing nine spaces will continue to provide a buffer between the animal outdoor area and access alley and the residential property to the north.

The Project includes a variety of site improvements which improves aesthetics and buffering measures to mitigate sound, visibility, and lighting. The Project includes a ten-foot landscape border along the western and southern property lines. Newly landscaped areas for the site will use design techniques to capture rainwater for supplemental irrigation of the new landscaping that will be installed for the project. The rear parking area between the northern masonry wall and the outdoor animal run will provide appropriate canopy trees to shade parking spaces. This landscape border will be planted with native, drought-tolerant trees, shrubs, and groundcover vegetation to create an attractive streetscape that shades the sidewalk. Pedestrian improvements include sidewalks in the ROW along Speedway Boulevard and Rook Avenue. Site improvements also include new exterior lighting for building, parking and recreation areas compliant with the Outdoor Lighting Code. Lighting will be compliant, shielded, and directed down and away from

adjacent properties to limit light trespass. Lighting locations and types will be determined during the development phase.

#### Drainage/Grading/Landscape

Post-development drainage conditions will resemble existing drainage conditions. The total runoff exiting the Property is expected to be less than or equal to existing conditions. This Property is not expected to receive water discharge from offsite. There will be additional landscape improvements to the area west and north of the outdoor animal run area. Newly landscaped areas for the site will use design techniques to capture rainwater for supplemental irrigation of the new landscaping that will be installed for the project.

#### Traffic/Circulation

With the addition of the outdoor run area, the vehicle circulation is now bisected which results in a newly separated northern parking area. Site access is also reduced by eliminating one of the two curbs cuts along Speedway, resulting in a single entrance/curb cut along Speedway. The newly separated northern parking will be accessible via Rook Ave. The Project includes an overall parking reduction from 52 to 19 spaces. The site's Animal Care Services use requires a minimum of 18 parking spaces. The Project will provide 19 spaces, which includes the 9 parking spaces adjacent to the outdoor run area on its north side, accessible Rook Avenue. Pedestrians will access the site using sidewalks in the ROW along Speedway Boulevard and Rook Avenue.

The use of the unnamed alley north of the site serves the adjacent parcel and for egress purposes only. The Project will also retain the existing PAAL within the southern parking area. Additionally, the Project will also provide a PAAL north of the building to accommodate the new outdoor play area.

Trips for this site are estimated to be lower than the previous commercial/retail uses provided, that customer services are located to the southern portion of the site and drop-off and pick-up times are generally staggered throughout the day. Trips are also estimated to also be lower due to the reduction of parking spaces from 52 to 19. The existing bicycle parking area will remain along Speedway. Solid waste and recycling area on the Property will be in the northern parking area and accessible via Rook Avenue.

#### Signage

The property has two non-conforming pole signs along Rook Avenue and Speedway Boulevard. The non-conforming sign along Rook Avenue will be removed as it is located within the proposed animal run area. The other pole sign along Speedway is subject to non-conforming sign requirements.

#### **Use-Specific Standards**

The following *Unified Development Code (UDC)* Use-Specific Standards 4.9.4.D.9 – 4.9.4.D.15, Animal Services and Boarding Use:

- UDC 4.9.4.D.9 – The minimum perimeter yard for buildings, shelter, animal runs and fenced areas from a property line adjacent to a residential zone is 30 feet. The Property is

adjacent to C-2 zoning to the west, east, and south. To the north is R-1 zoning. The zoning boundary between C-2 and R-1 to the north is the subject property. However, the residential uses do not begin until the southern edge of the alley. The proposed “animal run area” is setback 54 feet from northern property line. The combined total distance separation is at least 70 feet combining the interior setback and alley distance. Additionally, the principle building is 120 feet away from the northern property line. PDS Staff concludes that the site meets the intent of this use-specific standard, which is to create adequate space between Animal Care Service uses and neighboring residential uses.

- UDC 4.9.4.D.10 – Buildings shall be constructed so that direct unaccompanied access by animals to outside areas is not allowed. Dogs will not have direct unaccompanied access (doggy door) to the outside play area and will be constantly supervised while utilizing the area.
- UDC 4.9.4.D.11 – A solid masonry wall or fence six feet in height shall be constructed along the perimeter of all outdoor animal runs. The proposed dog play area will be completely enclosed with an 8-foot opaque fence or wall.
- UDC 4.9.4.D.12 – Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use. The outdoor play area will be utilized randomly throughout the day and only during operating hours. The play area is regularly scheduled to be cleaned and will meet the requirement that every 5 hours at a minimum solid waste shall be removed from outdoor exercise areas.
- UDC 4.9.4.D.13 – Animals must be accompanied by a facility employee or a pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds. Paw Commons dogs will be accompanied at all times by staff in the outdoor play area and no walks will be permitted outside of the facility grounds.
- UDC 4.9.4.D.14 – Outdoor operations are limited to 6:00 a.m. to 8:00 p.m. Paw Commons hours of operation are generally 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on the weekends. Dogs rotate through the outdoor play area for about one hour at a time between 9:00 a.m. and 5:00 p.m., which is well within the above requirement.
- UDC 4.9.4.D.15 – The average noise level, measured at the property line, shall not exceed 55 dB (one LDN) when measured on a “A-Weighted” sound level meter and according to the procedures of the Environmental Protection Agency. The outdoor animal run is located on the north side of the building with additional separation with the alley. This area is over 70 feet from the nearest residential property line.

**Conclusion** – The proposed special exception is consistent with *Plan Tucson* and the *Arcadia-Alamo Area Plan* and in compliance with performance criteria of UDC 4.9.4.D.9 – 4.9.4.D-15. Subject to compliance with the attached preliminary conditions, approval of the special exception land use in the C-2 zone is appropriate.



### PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated June 22, 2023, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning/special exception.

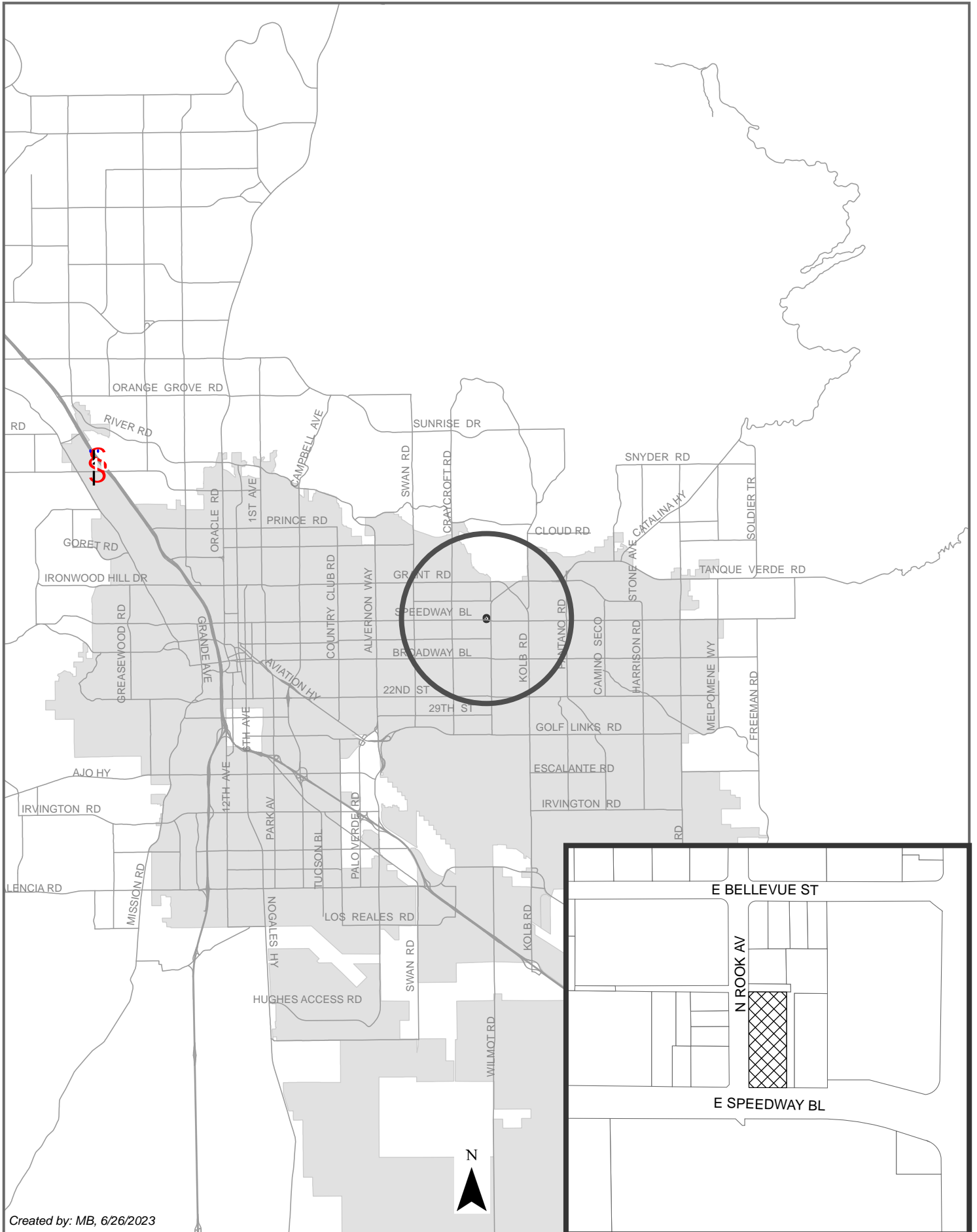
### LAND USE COMPATIBILITY

6. General play and businesses hours will occur between the hours of 7:00am and 7:00pm. Drop-off and pick up is allowed between 5:00 a.m. and 10:00 p.m.
7. Incorporate low impact development practices to manage the drainage caused by the local floodplain.
8. No illuminated signage mounted on the north elevation of the building, due to adjacent residential properties and within the vicinity.

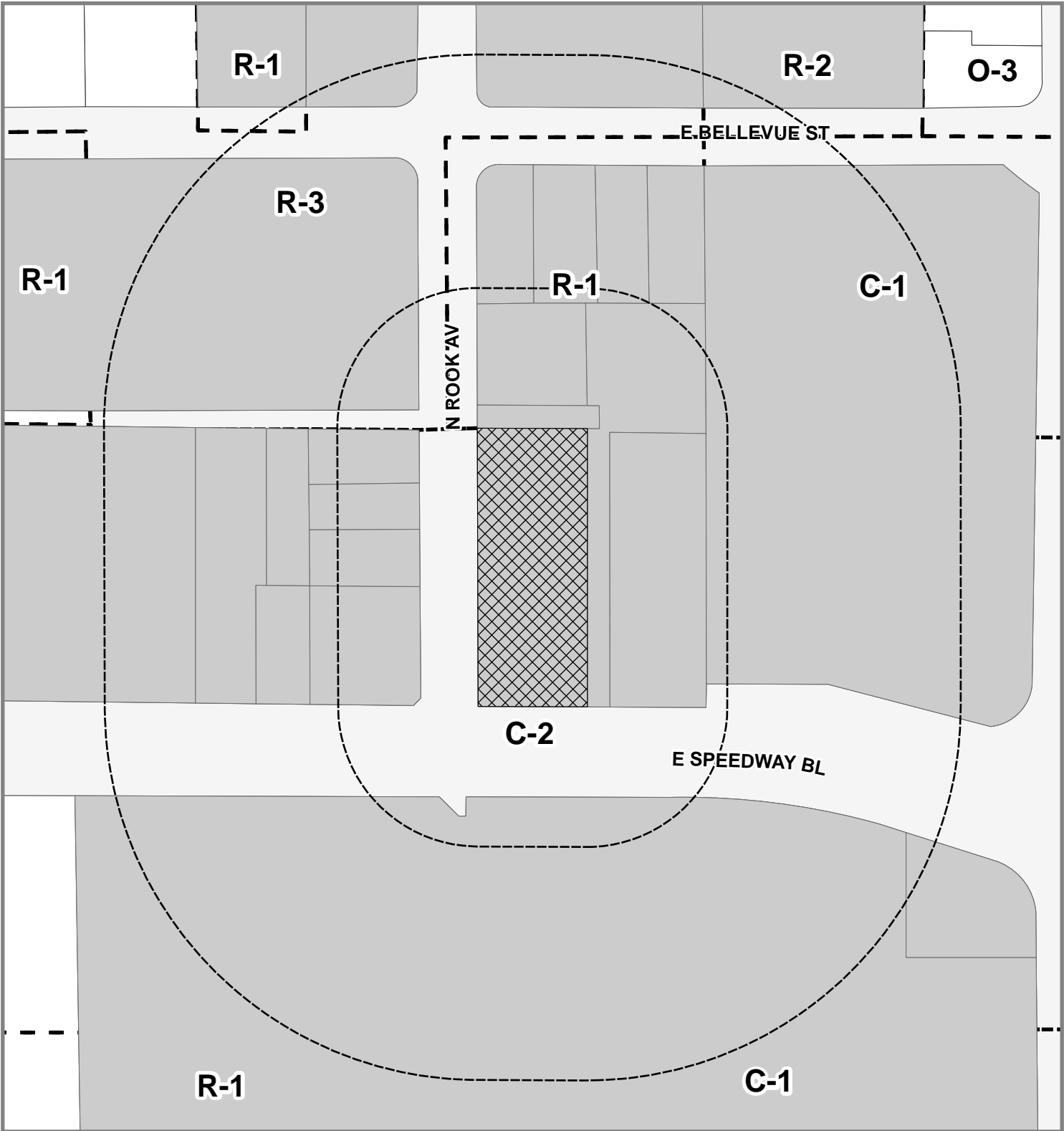
### ZONING EXAMINER CONDITIONS








# TP-ENT-0623-00029 - 6211 E Speedway Bl

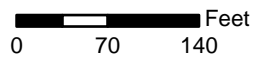


TP-ENT-0623-00029 - 6211 E Speedway Bl




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

Address: 6211 E SPEEDWAY BL  
Base Maps: Twp. 1403 Range 1402 Sec. 01  
Ward(s): 6



TP-ENT-0623-00029 - 6211 E Speedway Bl



 Area of Special Exception Request

Address: 6211 E SPEEDWAY BL  
Base Maps: Twp. 1403 Range 1402 Sec. 01  
Ward(s): 6

2020 Aerial

Created by: MB, 6/26/2023

0 60 120 Feet

1:1,726



DATE:

City of Tucson  
Planning & Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER:

PROJECT LOCATION:

This serves to place on record the fact that on 5/8/23, Garrett Aldrete  
mailed notice of the 5/22/23 neighborhood meeting such that the notice was  
*(date)* *(name)*  
*(date of meeting)*  
received at least ten (10) days prior to the date of the meeting.

Signature: Garrett Aldrete Date: 5/8/23

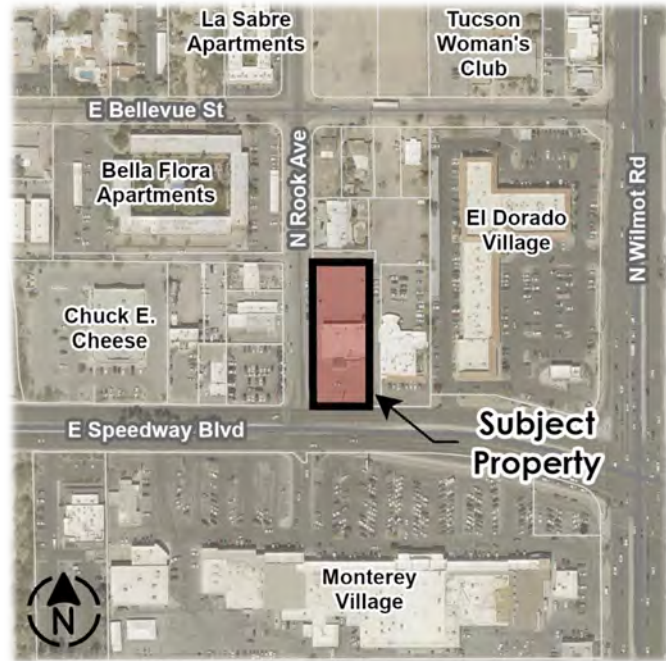
Attachment: copy of mailing labels



May 8, 2023

Greetings Neighbor,

On behalf of Speedway Wilmot Center, LLC and Paw Commons Pet Resort & Training Center 'Paw Commons,' we invite you to attend a virtual neighborhood meeting regarding a special exception request for a proposed pet resort located at 6211 East Speedway Boulevard. Please see the area highlighted in red on the map to the right.



Paw Commons is a California-based pet resort company that provides modern facilities and experienced staff to offer pet owners peace of mind, whether they are there for daycare and grooming or boarding and obedience training.

These facilities and services have helped make Paw Commons an industry leader and premier pet resort, driving their success and pushing them to expand to the City of Tucson to provide residents and their pets the same quality service.

Paw Commons plans to renovate the existing building on the subject property to fit their needs, while the remainder of the site will be enhanced through several improvements. Most of the improvements to the structure will occur inside, with some minor alterations to the exterior façade of the building. The parking area behind the building will be resurfaced and enclosed with an eight-foot vinyl fence to serve as an outdoor recreation/training area. This recreation/training area will be separated from the property to the north by a parking area and a five-foot masonry wall. Other improvements include a six-foot sidewalk along Speedway Boulevard, a five-foot sidewalk along Rook Avenue, and a ten-foot landscape border along both streets. The landscape borders will contain native, drought-tolerant trees, shrubs, and ground covers to enhance the property's aesthetics from the road and create a welcoming street environment. The landscape border along Speedway Boulevard will also contain a 30-inch screen wall to shield vehicle headlights from trespassing off the property.

However, because of the property's existing zoning (C-2) and its proximity to residentially zoned properties, the improvements Paw Commons is proposing cannot be made without the approval of a 'Special Exception.' A Special Exception is a City of Tucson entitlement process that allows specific uses to locate on properties where the zoning would not allow the use by right unless the development meets additional standards specific to the proposed use. For Animal Service Uses, some of these standards require the outdoor yard to be enclosed and positioned away from residences. The proposed Paw Commons will be designed to comply with all use-specific standards and City of Tucson requirements.

We are excited to present this development proposal to you and hope to see you at the neighborhood meeting.

**See Reverse Side**

May 8, 2023  
Paw Commons  
Special Exception  
Page 2

**Please join us:**

**Date: May 22, 2023**

**Time: 5:45 PM**

**Location: Zoom (see link below)**

<https://us06web.zoom.us/j/9844761151>

**Meeting ID: 984 476 1151**

**Call-In Number: +1 669 444 9171 US**

Comments on this proposal may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone (520) 791-5550, or Email [rezoning@tucsonaz.gov](mailto:rezoning@tucsonaz.gov). Additionally, comments may be made verbally and/or in writing at an upcoming Zoning Examiner public hearing to be announced.

If you have any questions or are unable to participate in the meeting, please call or email Lexy Wellott at [lwellott@azplanningcenter.com](mailto:lwellott@azplanningcenter.com) or (520) 623-6146. You may also email Garrett Aldrete at [galdrete@azplanningcenter.com](mailto:galdrete@azplanningcenter.com) requesting a live link for the meeting if you do not want to manually type the link above into your web browser.

Thank you.

Sincerely,  
THE PLANNING CENTER



Lexy Wellott, AICP  
Project Manager



## MEMORANDUM

**Date:** June 7, 2023                      **Job No:** SWCL-01

**To:** John Beall, Entitlements Section Manager, PDSD

**From:** Lexy Wellott, AICP, The Planning Center

**Project:** Paw Commons Pet Resort ZESE – Neighborhood Meeting Summary

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This memorandum summarizes the neighborhood meeting held on Monday, May 22, 2023, as part of a Zoning Examiner Special Exception request for a proposed pet resort at 6211 East Speedway Boulevard (APN: 121-08-0080), near the northwest corner of the Wilmot Road/Speedway Boulevard intersection. The meeting was held virtually via Zoom and was noticed correctly utilizing mailing labels provided by the City of Tucson Planning and Development Services Department. Notices were sent to all property owners within 400 feet of the subject site and all neighborhood associations within one mile. The offices of the Mayor and Councilmember Kozachik were also notified.





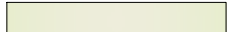


The meeting began at 5:45 pm via Zoom. Lexy Wellott of The Planning Center hosted the meeting. The owner of Paw Commons Pet Resort & Training Center, Ben Vosberg, was also in attendance. No other members of the neighborhood or interested stakeholders attended the meeting. The meeting was concluded at 6:00 pm

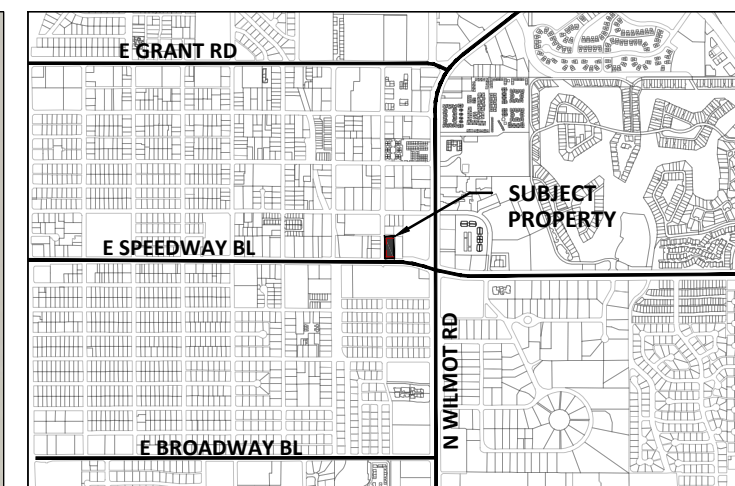
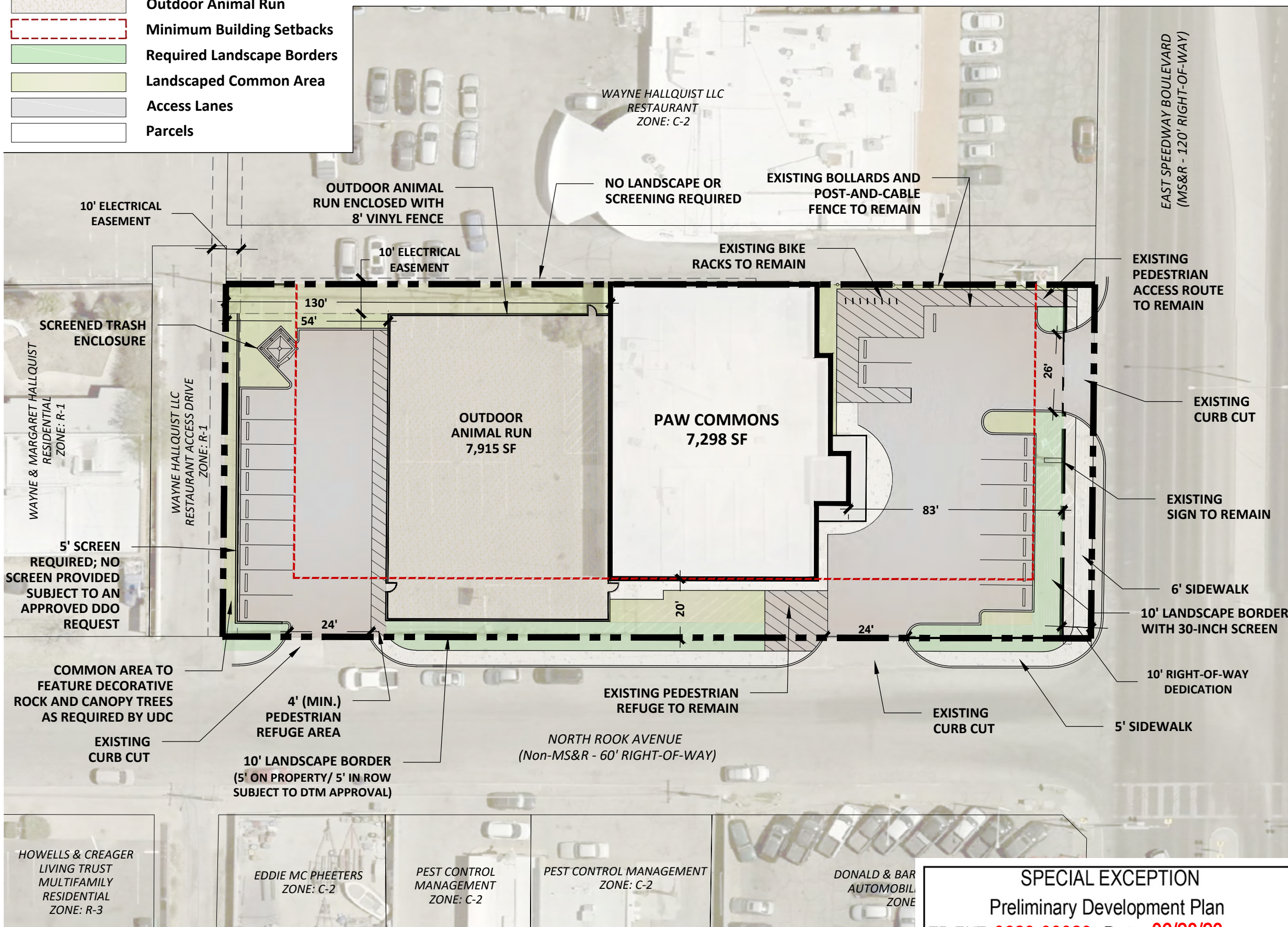
Thank you.



# PRELIMINARY DEVELOPMENT PLAN

## LEGEND

-  Property Boundary
-  Outdoor Animal Run
-  Minimum Building Setbacks
-  Required Landscape Borders
-  Landscaped Common Area
-  Access Lanes
-  Parcels



LOCATION MAP  
SCALE: 1" = 0.5 MILE

### NOTES:

Property Acreage: 0.82 Acres  
 Parcels: 121-08-0080  
 Address: 6211 East Speedway Boulevard  
 Jurisdiction: City of Tucson (Ward 6)

Existing Zoning: C-2 (Commercial)  
 Existing Use: Vacant Commercial Building  
 Existing Building Area: 7,298 SF  
 Existing Building Height: 16 Feet

Proposed Use: Animal Service (Grooming & Boarding)  
 Proposed Zoning: Zoning Examiner Special Exception  
 Use-Specific Standards: Paw Commons shall conform to Use-Specific Standards 4.9.4.D.9 - .15 for Animal Service Uses.

- Required Building Setbacks:
- North: 1.5 x Building Height = 24 Feet
  - South: MS&R (Non-Residential Use) = 10 Feet
  - West: Non-MS&R (Non-Residential Use) = 20 Feet
  - East: Non-Residential Zone = 0 Feet

- Required Landscape Borders:
- North: Parking = 0 Feet
  - South/ West: MS&R/Non-MS&R Street = 10 Feet
  - East: Non-Residential Uses = 0 Feet

- Required Screening:
- North: Residential Zone = 5-Foot Wall
  - South: MS&R Street = 30-Inch Screen
  - West: Non-MS&R Street = 5-Foot Screen
  - East: Commercial Zone = None

Required Parking Spaces: 18 Parking Spaces (1/400 SF)  
 Provided Parking Spaces: 19 Parking Spaces

**SPECIAL EXCEPTION**  
 Preliminary Development Plan  
 TP-ENT- **0623-00029** Date **06/28/23**  
 Planning & Development Services

# PAW COMMONS SPECIAL EXCEPTION



# PAW COMMONS

ZONING EXAMINER SPECIAL EXCEPTION

JUNE 2023

BOARDING



601



SPECIAL EXCEPTION

Preliminary Development Plan

TP-ENT- **0623-00029** Date **06/28/2023**

Planning & Development Services

THE  
**PLANNING CENTER**

PLANNING | LANDSCAPE ARCHITECTURE



**PAW COMMONS**  
ZONING EXAMINER SPECIAL EXCEPTION

6211 East Speedway Boulevard  
Tucson, AZ 85712

*Submitted to:*



**CITY OF TUCSON**

Planning & Development Services Department  
201 North Stone Avenue  
Tucson, Arizona 85701

*Prepared for:*



**PAW COMMONS PET RESORT & TRAINING CENTER**

1136 Morena Blvd  
San Diego, CA 92110

*Prepared By:*



**THE PLANNING CENTER**

2 East Congress Street, Suite 600  
Tucson, Arizona 85701

**JUNE 2023**

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# PAW COMMONS

ZONING EXAMINER SPECIAL EXCEPTION

PART I: INTRODUCTION + POLICY

BOARDING

601



THE  
**PLANNING CENTER**

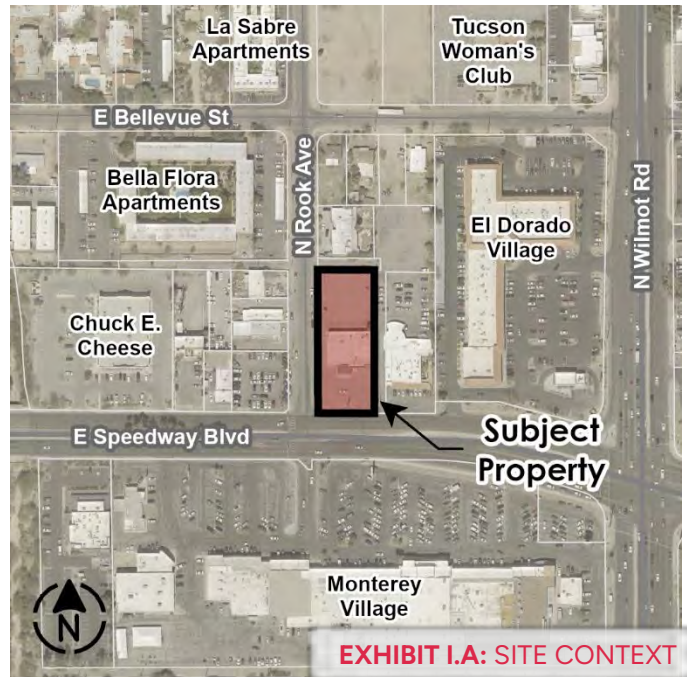
PLANNING | LANDSCAPE ARCHITECTURE



# I. INTRODUCTION + POLICY

## A. PROJECT OVERVIEW

On behalf of Paw Commons Pet Resort & Training Center, The Planning Center is pleased to present this Zoning Examiner Special Exception (ZESE) request for a new pet resort in the City of Tucson. With 22 years of experience, Paw Commons has provided exceptional pet services, including boarding, daycare, training, and grooming to communities in the Phoenix metro area and Southern California. Their philosophy is that every dog is unique and special, and they look to provide a high-quality space with many dog-specific amenities to give owners peace of mind when they drop off their beloved family members. Paw Commons has two locations in Arizona and is looking to expand into the Tucson market to bring its decades of experience and success to this community.



As such, Paw Commons is seeking a ZESE to allow the underutilized site shown in **EXHIBIT I.A** that has experienced decades of turnover to be converted into a modern pet resort that positively contributes to stabilizing the surrounding properties and commercial corridor with a viable new business while providing a much-needed service in the area. The new Paw Commons and associated improvements will transform the appearance of Speedway Boulevard and Rook Avenue by fostering the principles of complete streets and creating a more attractive frontage that is pedestrian-scaled and welcoming.

## B. APPLICABLE PLANS + ORDINANCES

Multiple plans and ordinances adopted by the City of Tucson provide policy recommendations that apply to Paw Commons. Specifically, *Plan Tucson* and the *Arcadia-Alamo Area Plan* provide policy guidance that addresses compatibility between uses to ensure the protection of existing neighborhoods, appropriate locations for development, and design treatments. Because the property fronts Speedway Boulevard, an arterial street per the *City of Tucson's Major Streets and Routes Plan*, the *Major Streets and Routes Setback Zone* applies to the site. Lastly, the City's climate action plan, *Tucson Resilient Together*, offers policy guidance for developing a more climate-resilient community which is considered with this redevelopment proposal.

### 1. PLAN TUCSON

The City of Tucson General and Sustainability Plan, *Plan Tucson*, provides land use and policy direction for future growth within the city limits based on specific characteristics or 'building



blocks.' The subject property is located within a 'Mixed-Use Corridor' building block. The goal for properties situated in this designation is:

*"Mixed-use corridors provide a higher-intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high frequency transit options, as well as pedestrian and bicycle facilities." (Plan Tucson, 3.145).*

The proposed project will contribute to this existing Mixed-Use Corridor by expanding the availability of dog care services near several neighborhoods and commercial centers. Residents and patrons of these neighborhoods and commercial centers will have multiple options for reaching Paw Commons via a major arterial street (Speedway Boulevard) and public transit, biking facilities, and pedestrian facilities.

The following goals/policies within Plan Tucson support this special exception request.

- *LT6: Promote the development of dog friendly facilities within the urban environment.*

Paw Commons Pet Resort & Training Center provides pet owners options when looking for dog-friendly facilities in the City. Whether you need to train, pamper, or board your dog, Paw Commons will ensure your dog's needs are well cared for. This new dog daycare facility will also create a safe and supervised pet recreation area where the nearest dog parks are a mile and a half away.

- *LT1: Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically-pleasing and active public spaces, and sensitivity to historic and natural resources and neighborhood character.*
- *BC8: Support a safe, distinctive, well-maintained, and attractive community with neighborhoods made up of residences and businesses that contribute to Tucson's quality of life and economic success .*

The proposed project will improve the property and create a safer, more attractive, and aesthetically pleasing public space along Speedway Boulevard and Rook Avenue by incorporating landscaping and sidewalks along the street frontages adjacent to the property. Currently, no sidewalk exists along Speedway Boulevard or Rook Avenue. After the site's redevelopment, a new sidewalk will facilitate movement along the street frontages, and a new landscape border will create an aesthetically pleasing entrance to the neighborhood from Speedway Boulevard along Rook Avenue. New landscaping will also benefit the newly installed sidewalks by providing shade. These improvements will create an urban form around this property that supports multi-modal travel.

- *LT3: Support development opportunities where residential, commercial, employment and recreational uses are located or could be located and integrated.*
- *LT9: Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.*

- *LT28.5.1: Support development in or adjacent to existing regional and community-level activity centers that will: (a) integrate residential and non-residential land uses, and the mix of private and public land uses, including entertainment, recreation, retail, restaurants, offices, libraries, hotels, public meeting facilities, child care, transit facilities, and other services into a mixed-use activity center.*

The proposed project locates a new service near existing commercial businesses, housing, and employment. By diversifying the available services in this area, residents can visit fewer locations to meet their demand which increases convenience and helps reduce the number of vehicle miles traveled.

- *LT28.5.9: Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate non-residential uses.*

The site's redevelopment will maintain the existing building, which has been a part of the neighborhood for several decades. Retaining this building ensures compatibility with the surrounding properties as it maintains the neighborhood's character by utilizing similar materials and colors and minimizing disruptions to the area due to new construction.

## 2. ARCADIA-ALAMO AREA PLAN

The proposed project is located within the *Arcadia-Alamo Area Plan (AAP)*, which provides land uses and policy direction for a 3.3-square mile area bounded by Speedway Boulevard on the south, Wilmot Road and the Pantano Wash on the east and northeast, Fort Lowell Road and Glenn Street on the north, and Columbus Boulevard and Swan Road on the west. The subject property is located within Subarea 1 of the AAP, which is bounded by Speedway Boulevard on the south, Wilmot Road on the east, Pima Street on the north, and the Alamo Wash on the west. The following policies align with the proposed Paw Commons.

- *Residential Policy 3: Subarea 1, bounded by Pima, Wilmot, Speedway, and the Alamo Wash, should be allowed to transition to medium-density residential uses within the interior and high-density/office/commercial uses along the arterial.*

Because the subject property is located along Speedway Boulevard, an arterial street, and has operated with commercial uses for decades as it is already zoned C-2, it is appropriate for the proposed Paw Commons to locate at this site as it maintains the existing transition from the arterial street into the neighborhoods.

- *Non-residential Policy 7: Allow commercial/office uses on the north side of Speedway Boulevard between Wilmot Road and Swan Road as shown on the Conceptual Land Use Map.*

The subject property is on the north side of a corridor where the AAP supports commercial activity. Paw Commons furthers the AAP by continuing the property's commercial use and reinvesting in an existing facility along Speedway Boulevard, which raises property values and the potential for other reinvestment along the corridor.

- *General Design Guideline 2: Plant a balanced mix of drought-tolerant canopy trees, understory shrubs and groundcover of similar form and scale to existing vegetation in the area especially*

*along major street frontages. Placement of trees should provide shade to pedestrians whenever possible.*

Improvements to the site will include planting a landscape border along Speedway Boulevard and Rook Avenue. These landscape borders will provide a mix of drought-tolerant trees, shrubs, and groundcover plants to create an attractive street frontage and provide shade over the sidewalk. Landscaping will also be planted around the building and within the parking areas to enhance the site's aesthetic appeal and mitigate the urban heat island effect.

### **3. MAJOR STREETS & ROUTES PLAN / SETBACK ZONE OVERLAY**

The City of Tucson *Major Streets and Routes (MS&R) Plan* provides comprehensive guidance on the City's transportation network with respect to roadway widths and classifications and land use coordination to ensure safe and efficient circulation throughout the City of Tucson. Because the property is located along an arterial identified as an MS&R, the *Major Streets & Routes Setback Zone* applies. Paw Commons conforms to this overlay zone by:

- *Dedicating approximately 10 feet from the southern property line along Speedway Boulevard to accommodate the planned right-of-way width; and*
- *Maintaining at least a minimum 10-foot building setback from Speedway Boulevard as required for non-residential uses adjacent to MS&Rs.*

### **4. TUCSON RESILIENT TOGETHER**

*Tucson Resilient Together* is the City of Tucson's climate action and adaptation plan which provides a policy framework aimed at reducing the overall impacts of greenhouse gas emissions to create a more sustainable city that can adequately respond to a changing climate.

The proposed Paw Commons furthers the following policies, goals, and actions presented within *Tucson Resilient Together*:

- *T-1-1: Promote walking, biking, and rolling by creating attractive and universally accessible street environments through ADA ramps, traffic signal safety enhancements, accessible seating, shaded sidewalks, protected bike paths and lanes, bike- and scooter-share programs, and other improvements.*
- *CR-3: Deploy and maintain equitable nature-based solutions that reduce or sequester emissions, improve ecosystem health, and bolster climate resilience.*
- *CR-3.1: Advance the Tucson Million Trees initiative with a continued focus on native and contextually appropriate tree species, tree equity, and water conservation around Tucson*

Paw Commons' revitalization of the site will help progress the climate strategies and actions of *Tucson Resilient Together*. Specifically, installing a sidewalk along Speedway Boulevard and Rook Avenue will help promote walking by creating a more inviting and accessible pedestrian environment than the current asphalt that extends from the parking areas to the curb. This

new sidewalk will provide ADA-compliant curb ramps opposite an existing HAWK crossing and help connect pedestrian facilities to create safer, more continuous paths. The revitalization of the site will also require the planting of landscaping, which will help create a more aesthetically pleasing sidewalk and street frontage and also contribute to the Tucson Million Trees initiative.

### **C. CONFLICTS WITH ADOPTED CITY ORDINANCES OR POLICIES**

The proposed development does not conflict with any adopted city ordinances or policies.



# PAW COMMONS

## ZONING EXAMINER SPECIAL EXCEPTION

### PART II: SITE ANALYSIS



# BOARDING

601



THE  
**PLANNING CENTER**  
PLANNING | LANDSCAPE ARCHITECTURE



## II. SITE ANALYSIS

The purpose of *Part II: Site Analysis* is to highlight the site’s physical characteristics, identify opportunities and constraints, and provide analysis that will guide development to be sensitive to the site and its surroundings. Information for this section was prepared per the City of Tucson Unified Development Code (UDC) and compiled from various sources, including site visits, referencing topographic, hydrological, archaeological, and traffic analyses, and correspondence with the property owner and city staff.

### A. GENERAL INFORMATION

#### 1. PROJECT LOCATION

The Paw Commons site consists of one parcel located at the northeast corner of Speedway Boulevard and Rook Avenue. The property is west of Wilmot Road, the El Dorado Village Shopping Center, and Casa Molina Mexican Restaurant, north of the Monterey Village Shopping Center, and south of residential properties under the same ownership as the Casa Molina property. The property is in Township 14 South, Range 14 East, Section 01.

**EXHIBIT II.A.1: PROJECT LOCATION** outlines the property subject to this ZESE request and provides the property's dimensions, while the following table provides specific characteristics of the parcel.

ASSESSOR PARCEL NUMBER	ADDRESS	ACREAGE
121-08-0080	6211 East Speedway Boulevard	0.82 AC

#### 2. EXISTING LAND USES + STRUCTURES

Land uses within a half mile of the property are generally a mix of commercial, office, and single- and multi-family residential (refer to **EXHIBIT I.A: SITE CONTEXT**).

A single building is located on the subject property along the eastern property line toward the center of the parcel and was formerly used as the offices for a plumbing service and materials store. This building is one story in height, 16 feet, and approximately 7,000 square feet in size. Four buildings are within 100 feet of the subject property. The two buildings west of the subject property are a single-story in height, and both are approximately 1,750 square feet. Arizona Pest Control occupies the northern building and Alignment Brake & Suspension occupies the southern building. The building north of the property is an approximately 4,000-square-foot single-story residence. Casa Molina Mexican Restaurant, a one story building approximately 10,000 square foot in size, and its parking areas are to the east. Two other properties within 100 feet of the site include an auto dealer, Top Speed Motors, and Eddie’s Inboard Marine Equipment..

Refer to **EXHIBIT II.A.1: PROJECT LOCATION** for on-site uses and uses within 100 feet of the Paw Commons site.

### 3. EXISTING ZONING

The Paw Commons site is zoned C-2 (Commercial Zone) which currently permits animal service uses with specific limitations on the location of the outdoor area and number of boarding rooms.

As shown in **EXHIBIT II.A.2: EXISTING ZONING** and outlined in the table below, properties immediately adjacent to the site (i.e., within 100 feet) are zoned commercial or residential.

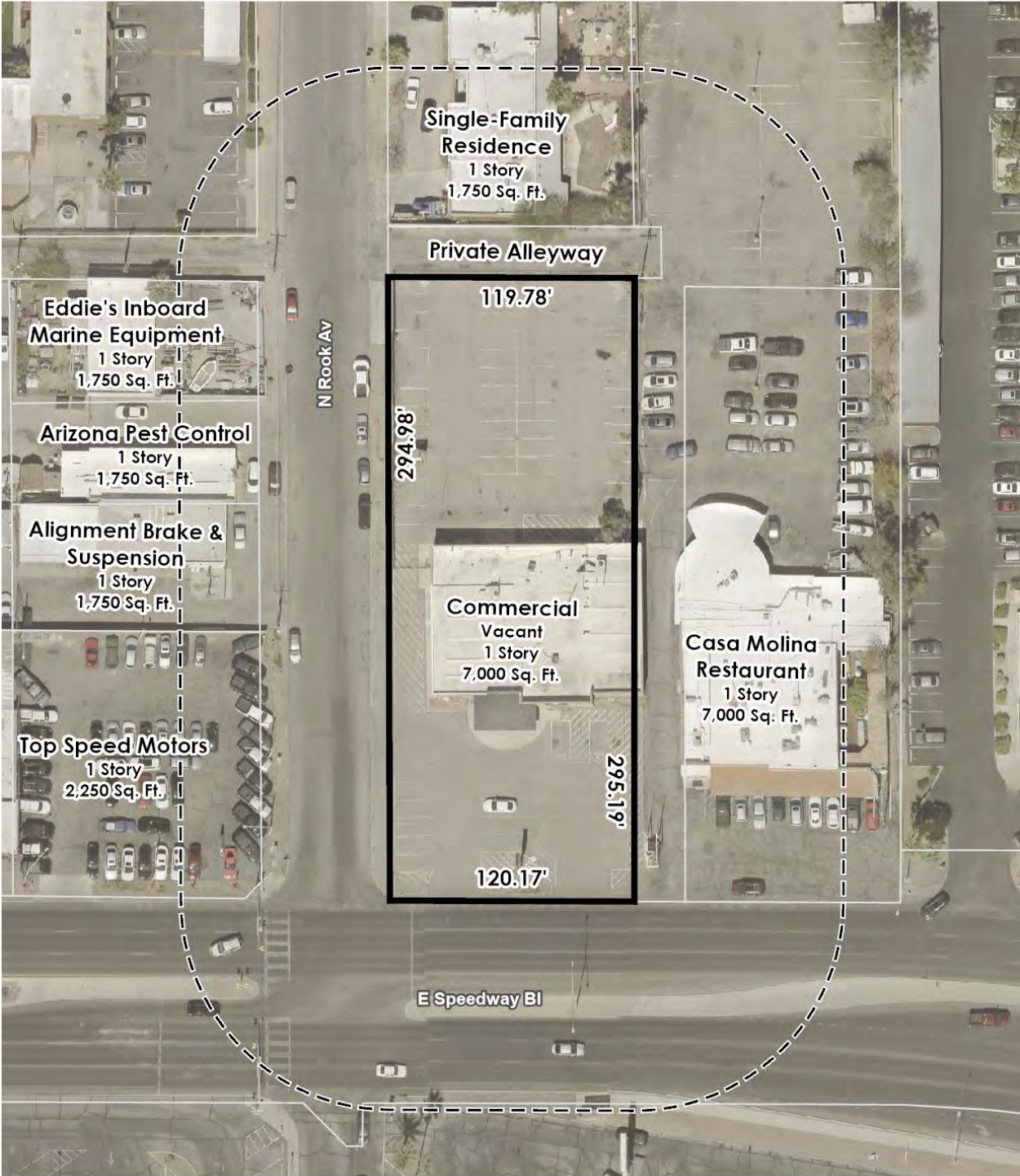
DIRECTION	ZONING
North	R-1 (Residence Zone)
South	C-2 (Commercial Zone)
East	C-2 (Commercial Zone)
West	C-2 (Commercial Zone)

### 4. EXISTING BILLBOARDS




No billboards are on the subject property, and no billboards are proposed as part of the project.

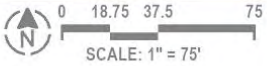


**EXHIBIT II.A.1: PROJECT LOCATION**



**LEGEND**

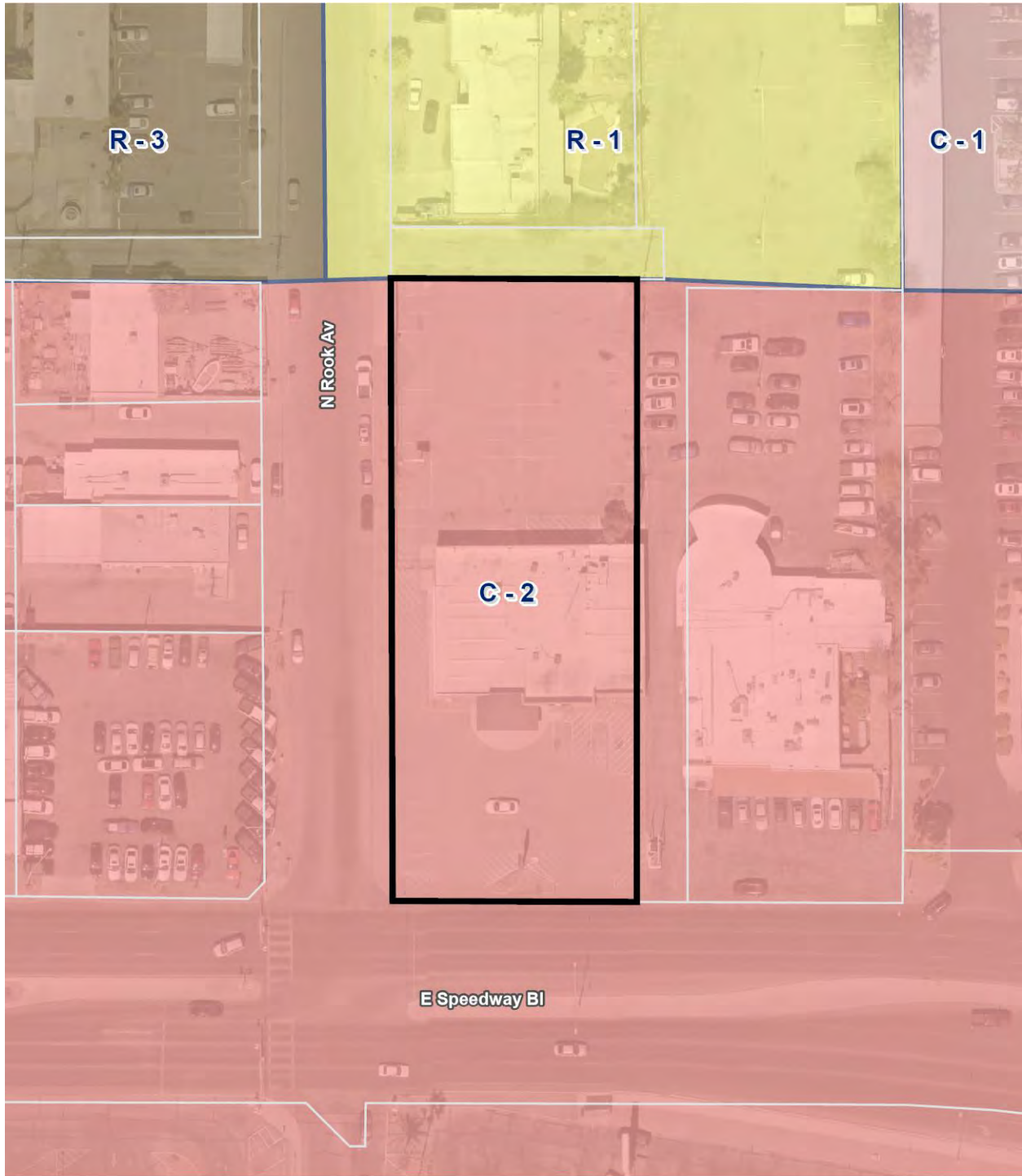
-  Subject Property
-  100 Foot Radius
-  Parcels



SOURCE: Pima County GIS  
 PROJECT: SWCL-01 Maps 1  
 FILE NAME: Subject Property Map DATE: 6/5/2023



EXHIBIT II.A.2: EXISTING ZONING



LEGEND

-  Subject Property
-  Parcels
- City of Tucson Zones**
-  R-1
-  R-3
-  C-1
-  C-2



SOURCE: Pima County GIS  
PROJECT: SWCL-01 Maps 1  
FILE NAME: Zoning Map DATE: 6/2/2023

## B. CIRCULATION + TRIPS

### 1. EXISTING STREETS ABUTTING THE SITE

The subject property is adjacent to Speedway Boulevard, an arterial street on the City of Tucson's Major Streets and Routes Plan, and Rook Avenue, a local street (refer to **EXHIBIT II.B.1: EXISTING ACCESS**).

#### East Speedway Boulevard

Speedway Boulevard is a six-lane road with a raised center median and a right-of-way (ROW) of 100 feet. According to the City of Tucson's Major Streets & Routes Map, the planned ROW of Speedway Boulevard is 120 feet. The ROW contains bike lanes and curbs with varying sidewalk coverage. No sidewalk exists adjacent to the southern boundary of the subject property. A 10-foot ROW dedication is required to accommodate the planned half-ROW width.

#### North Rook Avenue

Rook Avenue is a local street with no sidewalks, curbs, or bicycling facilities. The existing and planned ROW width is approximately 60 feet; therefore, no ROW dedications are required.

### 2. EXISTING + PROPOSED CURB CUTS

Four curb cuts currently serve the subject property. Three curb cuts serve the front parking area, with two on Speedway Boulevard and one on Rook Avenue. The two access points along Speedway Boulevard are 24 feet wide, and the third access point from Rook Avenue is approximately 20 feet wide. The fourth curb cut, about 27 feet wide, is along Rook Avenue at the north boundary and serves the rear parking area. The two curb cuts along Rook Avenue and the eastern curb cut along Speedway Boulevard will remain after redevelopment of the site but the western curb cut along Speedway will be closed. The northernmost curb cut will be shifted southerly to accommodate the proposed parking area. Existing curb cuts and driveways are shown in **EXHIBIT II.B.1: EXISTING ACCESS** while proposed curb cuts are shown in **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**.

### 3. DECELERATION LANES + TURN LANES

There are no deceleration lanes or turn lanes along Speedway Boulevard or Rook Avenue serving the property.

### 4. PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAY

The subject property is an existing building served by all necessary utilities and is not proposing new connections or alterations to their current positions within the ROW. It is anticipated that a 10-foot right-of-way dedication will be required along Speedway Boulevard to install a sidewalk but will have no effect on other infrastructure in the right-of-way.

## 5. TRANSPORTATION CHARACTERISTICS WITHIN ONE MILE

**EXHIBIT II.B.2: CIRCULATION** depicts all major streets, traffic signals, public transit stops, bike lanes, and park-and-ride facilities within a one-mile radius of the site.

The nearest public transit stops to the subject property are along Speedway Boulevard. One stop is directly south of the property on the south side of Speedway Boulevard, while the next closest is approximately 400 feet west of the property on the north side of Speedway Boulevard.

The table below provides the existing traffic counts for all major streets within one mile of the property.

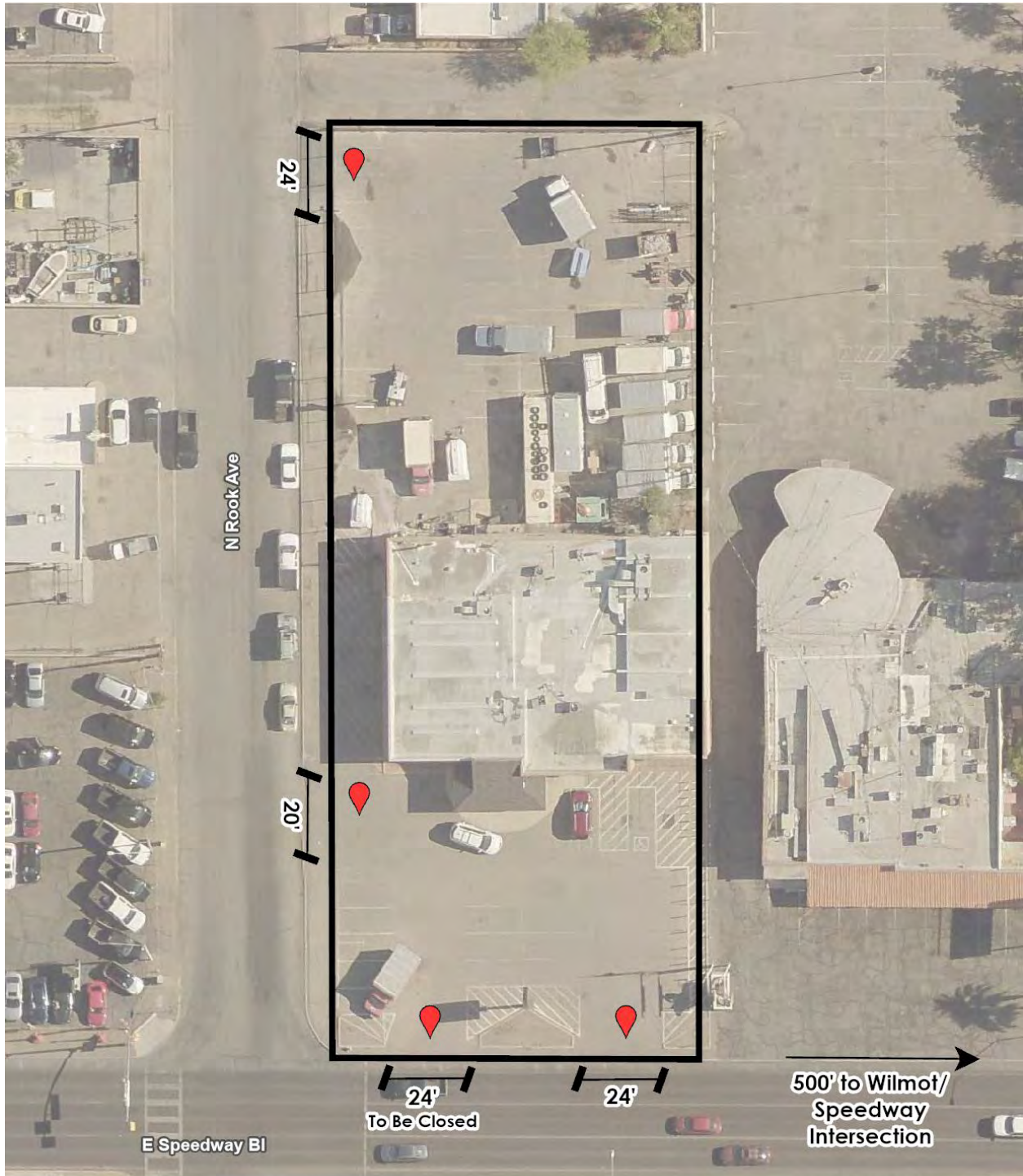
STREET	TRAFFIC COUNT	LOCATION ID
Speedway Boulevard	36,606	A-134
Wilmot Road	41,599	B-191
Tanque Verde Road	33,002	C-84
Craycroft Road	30,800	A-118
Grant Road	44,594	B-87
Pima Street	19,484	B-133
5 <sup>th</sup> Street	12,235	A-114

*Source: Pima Association of Governments*

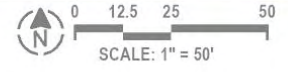
## 6. AVERAGE DAILY TRIPS

The expected trip generation for the proposed animal service use is estimated to be comparable to, or less than, the former user of the building, Spartan Plumbing, and other historical users of the site.

EXHIBIT II.B.1: EXISTING ACCESS

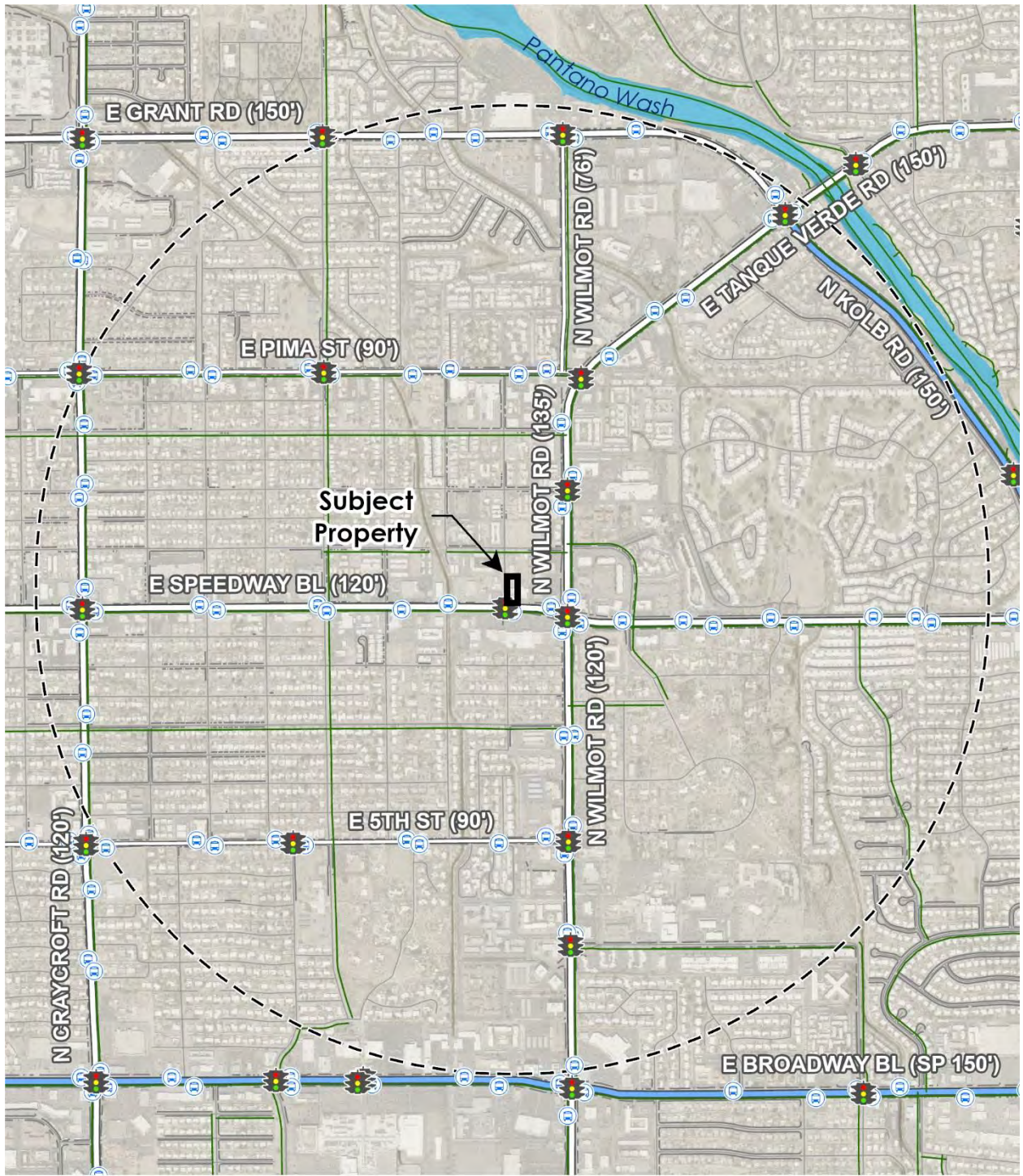


- LEGEND**
-  Subject Property
  -  One Mile Radius
  -  Existing Curb Cuts



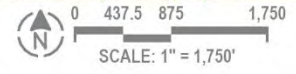
SOURCE: Pima County GIS  
 PROJECT: SWCL-01 Maps 1  
 FILE NAME: Curb Cuts Map DATE: 6/5/2023





LEGEND

-  Subject Property
-  One Mile Radius
-  Major Wash
-  Major Streets & Routes
-  Arterial
-  Gateway Arterial
-  Scenic Arterial
-  Collector
-  Streets
-  Bike Route
-  Sidewalks
-  Traffic Signal
-  Bus Stop



SOURCE: Pima County GIS  
 PROJECT: SWCL-01 Maps 1  
 FILE NAME: Transportation Map DATE: 5/23/2023

## C. CULTURAL RESOURCES

The subject property is a developed site with an existing building and hardscape. It has been developed for several decades with a number of tenant improvements over the years, including the expansion of the parking lot in the rear of the building. Due to its past development history, it is not likely that cultural resources are present on-site. Should cultural artifacts be discovered during grading or trenching, the Tucson Historic Preservation Office shall be contacted immediately to assess the resource.

## D. PRE-DEVELOPMENT HYDROLOGY

The subject property is a developed site that is flat and almost entirely covered by impervious surface. Adjacent parcels to the north, northeast, and east are also mostly covered by impervious surfaces, namely asphalt. Topography suggests that water drains east-west across the site onto Rook Avenue. As the amount of impervious surface will be reduced by Paw Commons, no negative drainage impacts to upstream or downstream properties are anticipated.

## E. SCHOOLS, RECREATION + CULTURAL FACILITIES

No schools, parks, libraries, or public lands adjoin the project site, and no adjacent property proposes such uses. However, several nearby trails and parks within walking distance are described below.

### 1. RECREATIONAL FACILITIES

#### Pima Regional Trail System

Seven Pima Regional Trail System trails are within a mile of the project. The trail routes and locations are shown in **EXHIBIT II.E.1: SCHOOLS AND RECREATIONAL FACILITIES**. Additional trail information can be found in the table below.

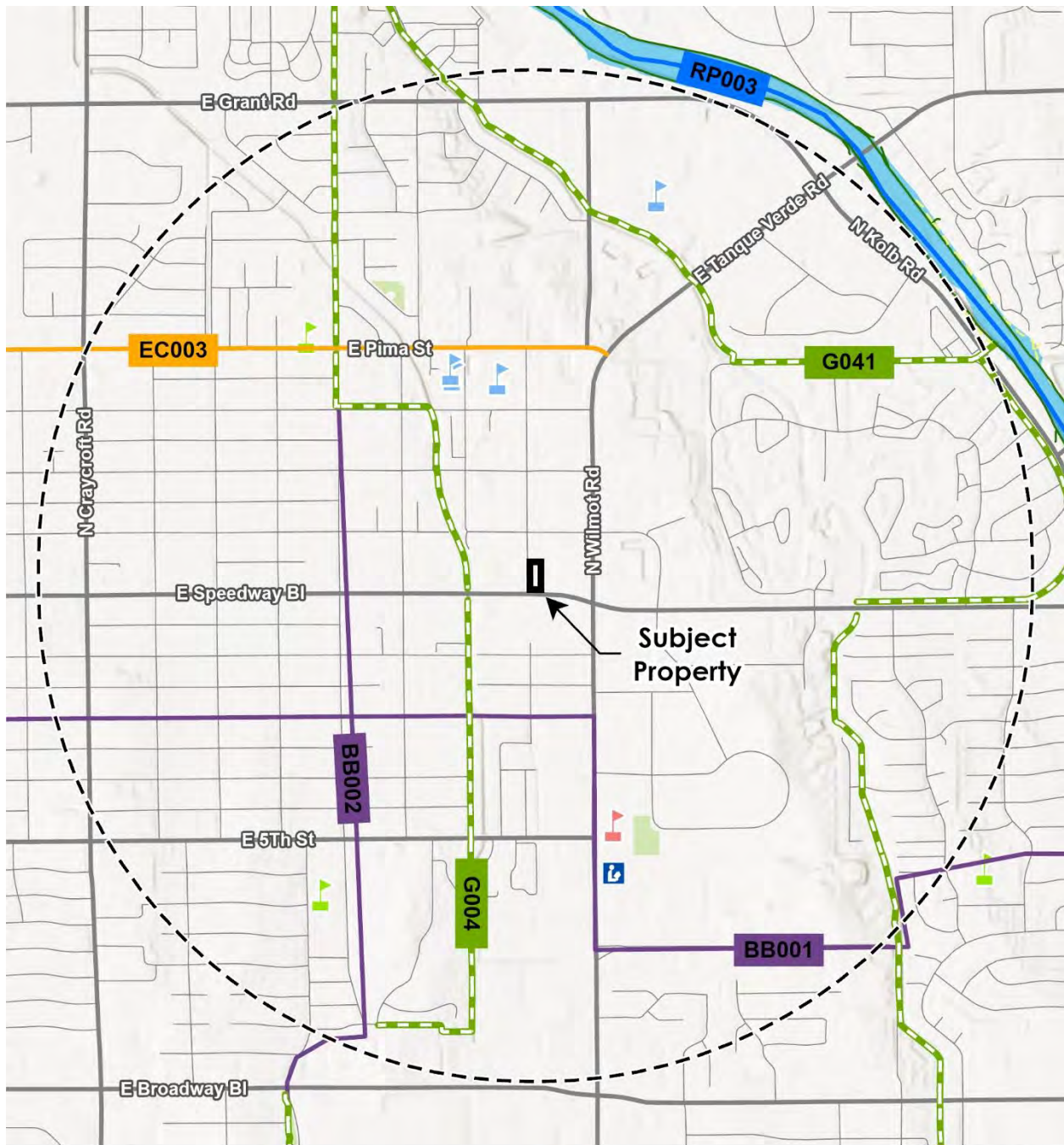
TRAIL NAME	TRAIL TYPE	TRAIL LENGTH
Alamo Wash Greenway (G004)	Greenway	6 Miles
Rose Hill Wash Greenway (G041)	Greenway	9 Miles
Pantano River Park (RP003)	River Park	10 Miles
Elm Street Enhanced Corridor (EC003)	Enhanced Corridor	7.8 Miles
3 <sup>rd</sup> Street Bike Boulevard (BB001)	Bicycle Boulevard	6 Miles
Sahuara Avenue Bike Boulevard (BB002)	Bicycle Boulevard	4 Miles

#### City of Tucson Facilities

Two City of Tucson parks are also within a mile of the subject property. Villa Serena Park is approximately three-quarters of a mile northwest of the property, and Harold Bell Wright Park is about three-quarters of a mile southeast. Both parks provide benches, tables, open fields, trees, and a children's playground. The nearest City of Tucson dog parks are approximately a mile and a half northeast and southeast of the site at Morris K Udall Park and Palo Verde Park, respectively.



EXHIBIT II.E: RECREATION



**LEGEND**

Subject Property	<b>Trails</b>	River Park
One Mile Radius	Hard	<b>Schools</b>
Parks	Soft	Charter
Major Wash	<b>Pima County Trails Master Plan</b>	Private
Major Streets	Bike Boulevard	Public
Streets	Enhanced Corridor	Library
	Greenway	

0 437.5 875 1,750  
 SCALE: 1" = 1,750'

SOURCE: Pima County GIS  
 PROJECT: SWCL-01 Maps 1  
 FILE NAME: Schools & Recreation Facilities DATE: 5/22/2023

## F. EXISTING DISTURBANCE + SOILS

The existing soils on the subject property are Mohave and Urban Land, 1-8% Slopes. This soil is typically suitable for homesites and urban development, with the main limitation being shrink-swell potential. As depicted in **EXHIBIT II.A: SUBJECT PROPERTY**, the Paw Commons site has been disturbed by prior development and tenant improvements over several decades. The existing building and numerous other commercial developments in the area indicate the soil is suitable for commercial development/redevelopment.

## G. TOPOGRAPHY

Refer to **EXHIBIT II.G: TOPOGRAPHY** for a depiction of the topographic characteristics of the site.

### 1. TOPOGRAPHIC CHARACTERISTICS

The site is generally flat with a slight downward slope from east to west toward Rook Avenue. The on-site elevation ranges from 2,534 feet along the western property line to 2,536 feet at the southeast corner of the property. No rock outcroppings or areas with a cross slope over 15% are present on the property.




### 2. AVERAGE CROSS SLOPE

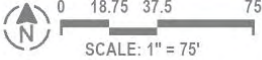
The average cross slope is calculated by multiplying the contour interval (I) by the total length of contours (L) by a constant (0.0023), divided by the area of the site in acres.

- *Average Cross Slope* =  $\frac{I \times L \times 0.0023}{\text{Site Acreage}}$
- *Average Cross Slope* =  $\frac{2 \times 281.64 \times 0.0023}{0.82 \text{ Acres}}$
- *Average Cross Slope* = 1.58%





- LEGEND**
-  Subject Property
  -  Parcels
  -  2-Foot Contour



SOURCE: Pima County GIS  
 PROJECT: SWCL-01 Maps 1  
 FILE NAME: Topography Map DATE: 6/2/2023

## H. UTILITIES

The subject property has undergone several improvements and renovations to accommodate varying commercial uses. All necessary utilities currently serve the building. Locations of existing utilities can be seen in **EXHIBIT II.H: UTILITIES**.

### 1. SEWER

The Pima County Regional Wastewater Reclamation Department currently serves the site.

### 2. WATER

The site is within Tucson Water's obligated service area and has been previously served by Tucson Water.

### 3. ELECTRICITY

The site is served by Tucson Electric Power (TEP). A ten-foot electrical easement recorded by Docket 237 Page 351 runs adjacent to the northern property line. A portion of this easement is on the subject property. Another ten-foot electrical easement recorded by Docket 1580 Page 13 is on the subject property and bounded by the eastern property line. This easement runs from the northern wall of the building to the northern property line.

## I. VEGETATION + SCREENING

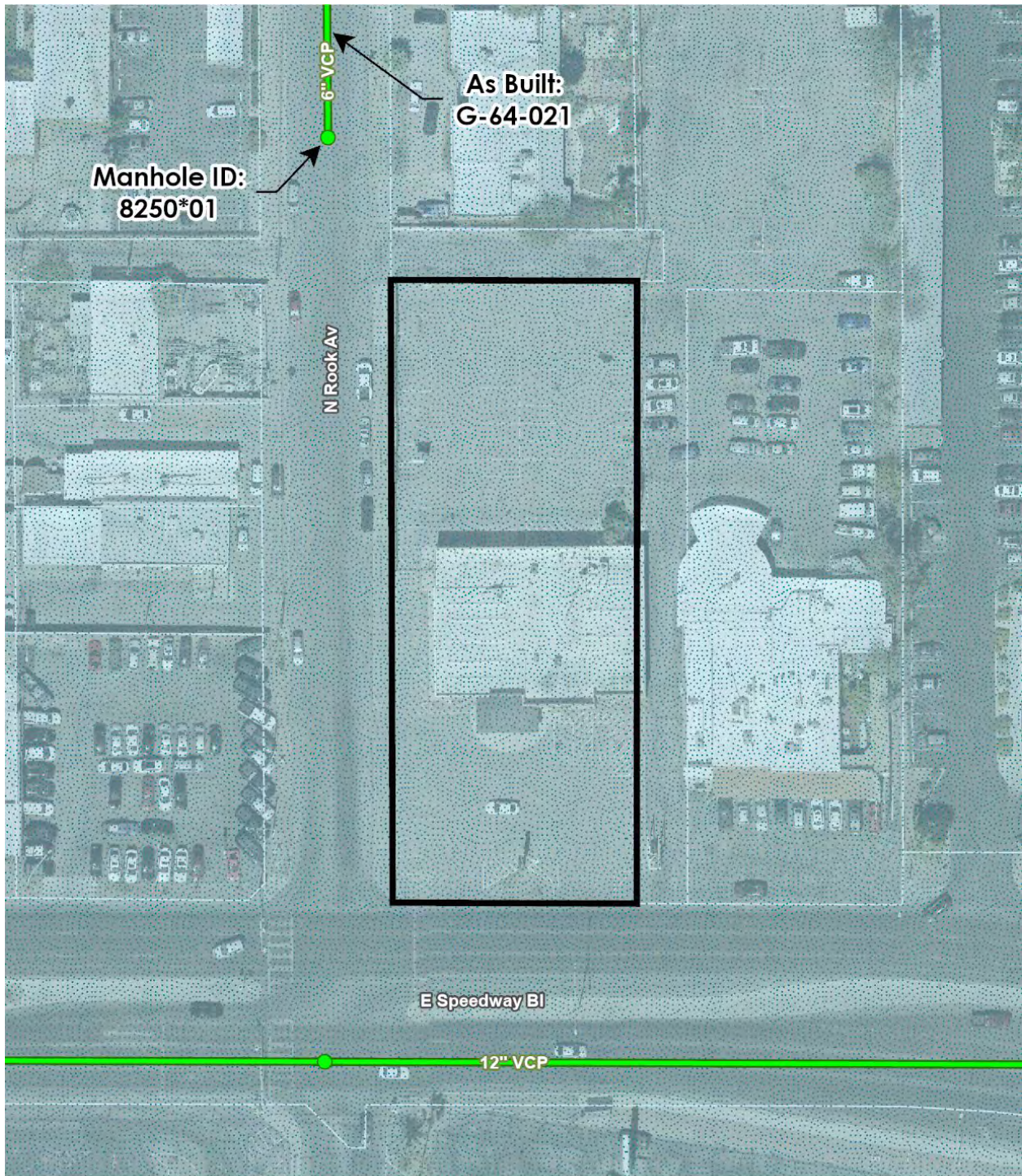
### 1. EXISTING VEGETATION ON-SITE

No native vegetation exists, as the entire site has been graded for decades and was primarily used as a storage yard for trucks and plumbing materials by the previous owners/tenants.


### 2. EXISTING LANDSCAPING+ SCREENING

A single tree occupies a planter connected to the northeast corner of the building, and a wrought iron fence surrounds the property's rear yard.





LEGEND

-  Subject Property
-  Parcels
-  Tucson Water Obligated Service Areas
-  Existing Sewer Network
-  Existing Manhole



SOURCE: Pima County GIS  
PROJECT: SWCL-01 Maps 1  
FILE NAME: Utility Map DATE: 6/2/2023

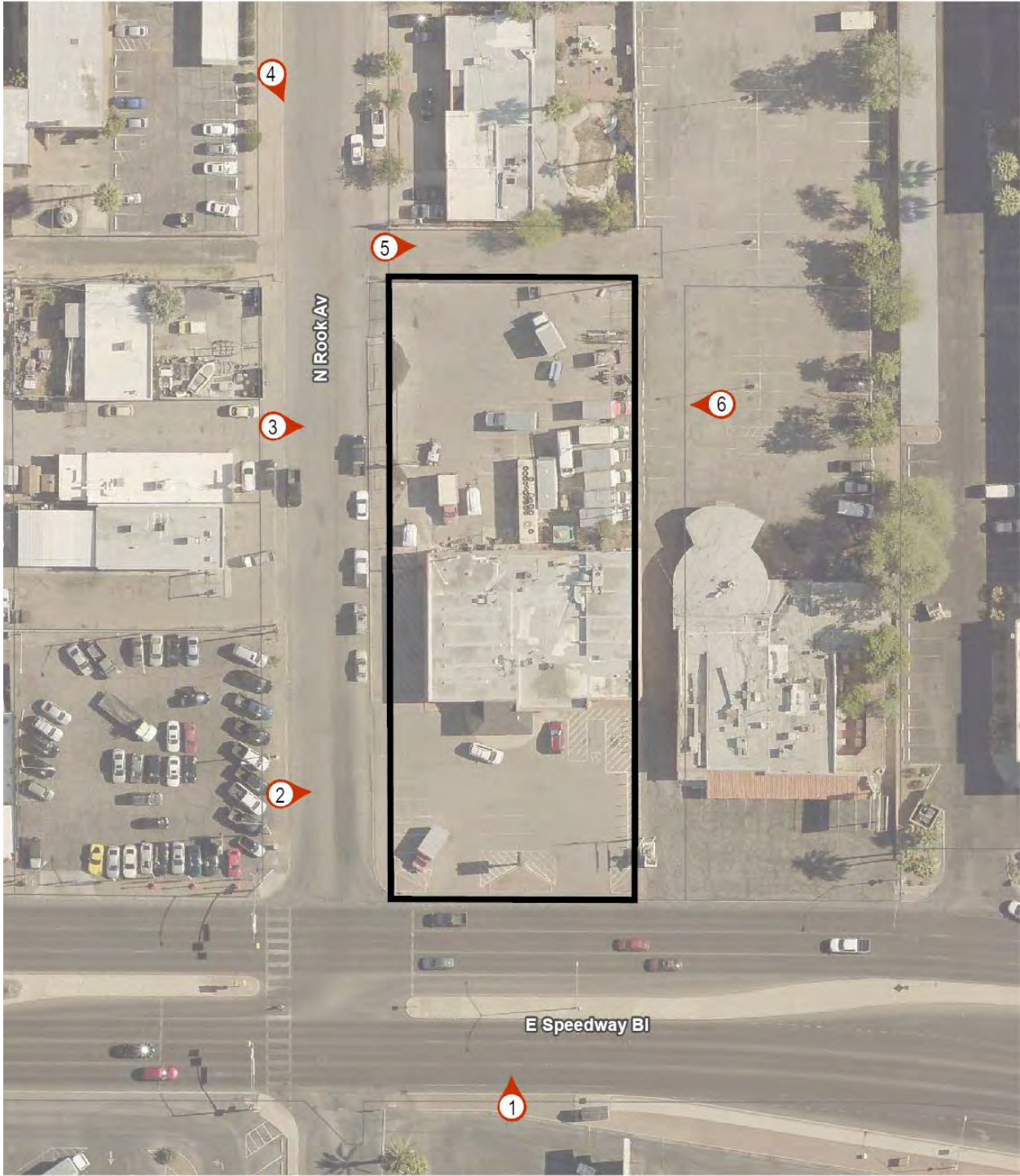
## J. VIEWS

Because the proposed project will maintain the existing building, there will be minimal impact on the views enjoyed by surrounding property owners. As seen in Photo #1, The most prominent views for this property and adjacent properties are those looking north. If looking north from the south side of Speedway Boulevard, the existing building obstructs only the lower third of the Santa Catalina mountain range, similar to other properties along Speedway Boulevard in the area. Photos #2 and #3 show views across the property looking east from neighboring properties. The existing building, the neighboring Casa Molina Restaurant, and vegetation of the El Dorado Village Shopping Center obstruct views across the front parking area. The El Dorado Village Shopping Center building obstructs east looking views across the rear parking area. Photo #4 shows views looking southeast toward the property along the west of Rook Avenue. Vegetation on the property north of the site screens the existing building and the existing building screens Speedway Boulevard and the Monterey Village shopping center. Photo #5 shows the existing screen and vegetation on the residential property north of the alley parcel that abuts the northern property line of the site. Photo #6 shows views looking west across the rear parking area of the site. These views are obstructed by a billboard, overhead powerlines, communications equipment, and several commercial properties.

Please see **EXHIBIT II.J.1: SITE PHOTO LOCATIONS** and **EXHIBIT II.J.2: SITE PHOTOS**.

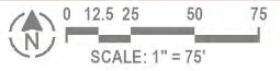


EXHIBIT II.J.1: SITE PHOTO LOCATIONS



LEGEND

-  Subject Property
-  Photo Location
-  Parcels





**EXHIBIT II.J.2: SITE PHOTOS**



**PHOTO #1: VIEW OF THE PROPERTY FROM THE SOUTH SIDE OF SPEEDWAY BOULEVARD LOOKING NORTH**



**PHOTO #2: VIEW LOOKING EAST ACROSS THE FRONT PARKING AREA OF THE PROPERTY FROM THE WEST SIDE OF ROOK AVENUE**



**EXHIBIT II.J.2: SITE PHOTOS (CONT.)**



**PHOTO #3: VIEW LOOKING EAST ACROSS THE REAR PARKING AREA OF THE PROPERTY FROM THE WEST SIDE OF ROOK AVENUE**



**PHOTO #4: VIEW OF THE SITE FROM THE WEST SIDE OF ROOK AVENUE NORTHWEST OF THE PROPERTY LOOKING SOUTHEAST**



**EXHIBIT II.J.2: SITE PHOTOS (CONT.)**



**PHOTO 5: VIEW OF THE ADJACENT ALLEY PARCEL AT THE NORTHWEST CORNER OF THE PROPERTY LOOKING EAST**



**PHOTO #6: VIEW OF THE SITE FROM THE ADJACENT PARCEL LOOKING WEST**



# PAW COMMONS

## ZONING EXAMINER SPECIAL EXCEPTION

### PART III: PLAN PROPOSAL

BOARDING

601



THE  
**PLANNING CENTER**

PLANNING | LANDSCAPE ARCHITECTURE



### III. PLAN PROPOSAL

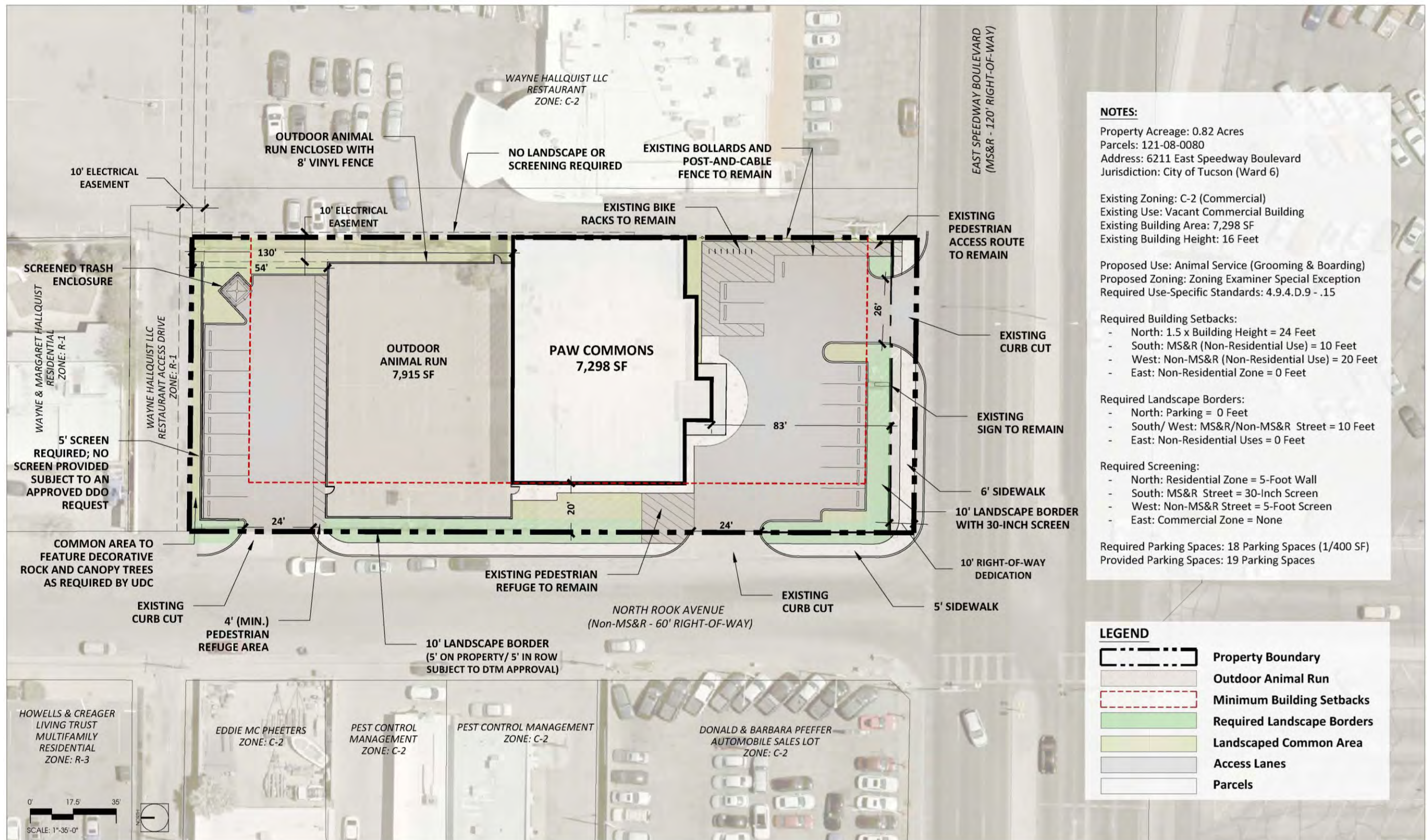
The purpose of *Part III: Plan Proposal* is to demonstrate the proposed project's compatibility with surrounding uses, properties, and neighborhoods through an explanation of project features and design, including building layout, height, the transition of intensity, landscaping and screening, traffic, and lighting.

#### A. BUILDING LAYOUT

The proposed project will make use of the existing building on-site. The building will be maintained in its current location toward the center of the property, with the eastern wall against the eastern property line. Improvements will be made to both the interior and exterior of the building. These improvements are further discussed in *Section III.B.2: Design Criteria*. The existing sidewalk that surrounds the building and much of the asphalt on the site will be maintained and restriped. Existing bike racks, pedestrian striping, and bollards will remain in the northeast corner of the front parking area adjacent to the building. The entrances on the southern, western, and northern façades of the building will also remain and no new building entrances are proposed.

New site features will be constructed around these existing features to adapt the site for Paw Commons' use and help beautify it, namely an enclosed pet recreation area will be installed north of the building. This enclosure will be created using an eight-foot vinyl fence that extends north from the building's northern wall. The enclosed recreation area will contain shade sails to protect a new synthetic turf surface and pet splash pad.





**NOTES:**

Property Acreage: 0.82 Acres  
 Parcels: 121-08-0080  
 Address: 6211 East Speedway Boulevard  
 Jurisdiction: City of Tucson (Ward 6)

Existing Zoning: C-2 (Commercial)  
 Existing Use: Vacant Commercial Building  
 Existing Building Area: 7,298 SF  
 Existing Building Height: 16 Feet

Proposed Use: Animal Service (Grooming & Boarding)  
 Proposed Zoning: Zoning Examiner Special Exception  
 Required Use-Specific Standards: 4.9.4.D.9 - .15

- Required Building Setbacks:
- North: 1.5 x Building Height = 24 Feet
  - South: MS&R (Non-Residential Use) = 10 Feet
  - West: Non-MS&R (Non-Residential Use) = 20 Feet
  - East: Non-Residential Zone = 0 Feet

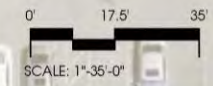
- Required Landscape Borders:
- North: Parking = 0 Feet
  - South/ West: MS&R/Non-MS&R Street = 10 Feet
  - East: Non-Residential Uses = 0 Feet

- Required Screening:
- North: Residential Zone = 5-Foot Wall
  - South: MS&R Street = 30-Inch Screen
  - West: Non-MS&R Street = 5-Foot Screen
  - East: Commercial Zone = None

Required Parking Spaces: 18 Parking Spaces (1/400 SF)  
 Provided Parking Spaces: 19 Parking Spaces

**LEGEND**

- Property Boundary
- Outdoor Animal Run
- Minimum Building Setbacks
- Required Landscape Borders
- Landscaped Common Area
- Access Lanes
- Parcels





## **B. DESIGN COMPATIBILITY**

### **1. MITIGATION ENSURING THE PRIVACY OF ADJACENT RESIDENCES**

No residential uses border the property as the R-1 (Residential Zone) parcel adjacent to the northern property line is an alleyway serving Casa Molina. A single-family home facing Rook Avenue is north of the alley parcel. No openings exist on the home's south façade, and mature vegetation forms a dense screen, obscuring the backyard from view. Additionally, an existing five-and-a-half-foot tall masonry wall secures the residential property.

The property owner will redevelop the rear parking area of the subject property as an outdoor dog recreation area. The recreation area will be fully enclosed with an 8-foot opaque vinyl fence and set back more than 30 feet from the property line of the R-1 access lane parcel. This buffering will ensure there is at least 60 feet of separation between the proposed use and the nearest residential building. However, a proposed parking area along the north end of the subject property will provide additional separation between the proposed use and the closest residence.

The applicant will submit a design development option (DDO) application during the development process to seek relief from providing a five-foot screen along the northern property line. These proposed buffering and landscaping, and the building's existing location and single-story height will maintain adjacent residents' privacy.

### **2. DESIGN CRITERIA**

The existing building on the property will remain in its current location but several improvements to the interior and exterior of the building will be completed as part of redevelopment of the site. The interior of the building will be improved to accommodate the needs of Paw Commons including boarding suites, a grooming area, and a front desk. The exterior will also be improved to create a new look that enhances the aesthetics of the building, particularly the front entrance roof fascia along the southern façade, broken windows, and discolored bricks will be repaired, replaced, or painted.

The building was built before 1980 and has been a part of the neighborhood for several decades. Buildings adjacent to the subject property's north, east, and west were constructed with similar materials and architectural styles as the existing building. Homes throughout the neighborhood to the north are also built with red brick like the existing building. Red brick is a sturdy material that can withstand the impacts of direct sun and extreme temperatures. Additionally, improving the existing building will continue the neighborhood's character by maintaining a brick building and reducing the environmental impacts of new construction such as an increase in CO<sub>2</sub> emissions from heavy equipment and the transportation of materials.

### **3. CONSERVATION + URBAN HEAT ISLAND EFFECT REDUCTION**

Site improvements will reduce the amount of impervious surface on the property by removing portions of the existing parking lot. These improvements will allow for greater catchment of



stormwater runoff and lower the property's contribution to the urban heat island. The planting of landscape borders will also shade portions of impervious areas and reduce how much heat they absorb. Planting along the building will help shade the walls and keep them cooler, reducing energy use.

#### 4. SITE + BUILDING CONFIGURATION

The existing building on-site currently meets or exceeds all minimum setback requirements.; however, the surrounding context will create additional separation along the northern property line because an alleyway borders it. The setbacks of the building post-ROW dedication are shown in the table below.

DIRECTION	ADJACENT ZONING OR STREET	REQUIRED SETBACK	PROVIDED SETBACK
North	R-1	1 ½ x Building Height (24 Feet)	130 Feet
East	C-2	None	0 Feet
South	MS&R	10 Feet	83 Feet
West	Non-MS&R	20 Feet	20 Feet

#### 5. TRANSITION OF BUILDING HEIGHTS + NUMBER OF STORIES

The existing building is similar in height to the immediately surrounding properties and has been constructed in a similar manner with a flat roof. However, the building in the commercial center at the northwest corner of Wilmot Road and Speedway Boulevard is one and two stories. Commercial buildings on the other corners of the intersection vary between one and three stories.

#### 6. TRANSITION OF DENSITIES

The property contributes to the transition of land use intensity from the major street to the neighborhood's interior. Commercial uses are typically located along major streets to provide greater ease of access. Neighborhood-level commercial uses such as Paw Commons are often compatible with established areas and can provide services to residents while buffering the neighborhood from a major street. In the case of the subject property, the proposed project will front Speedway Boulevard, a major commercial corridor and transition to single-family homes north of the property.

## 7. LANDSCAPE + SCREENING

Because the existing building is being improved, its orientation and location are set. Paw Commons proposes reconfiguring different elements around the building to create a more suitable site for the pet resort and a better transition to neighboring properties. Street landscaping along Rook Avenue and Speedway Boulevard will help soften the visual impact of the building, parking areas, and recreation area enclosure. The existing wrought iron fence along the northern property line will be removed and the applicant will submit a DDO application to seek relief from providing a five-foot screen between the parking area and the property line. A landscaped common area (generally consisting of decorative rock and canopy trees as required by the UDC) will be provided to visually soften and physically separate the proposed parking area from the private access drive that serves the commercial properties to the east.

## 8. STREET IMPROVEMENTS

Because this use is not expected to generate a significant amount of traffic and Speedway Boulevard is a six-lane road with adequate capacity, no street improvements are necessary to mitigate traffic impacts.

## 9. DEFENSIBLE SPACE TECHNIQUES

Pedestrian access routes on the property outside of the enclosed recreation area will be visible from Rook Avenue and Speedway Boulevard. Outdoor lighting will illuminate these sidewalks to maintain a clear and well-lit path from parking areas to the building and pedestrian gates in the enclosed yard. Mid-story vegetation between 3-6 feet in height will also be maintained to ensure no one can conceal themselves from view.

## 10. VIEW CORRIDORS

By maintaining the existing building, view corridors across the site will remain mostly intact. Part of the redevelopment of the site will include the installation of shade sails in the rear of the building over the proposed outdoor recreation area which will include an 8-foot vinyl fence. As seen in Photo #1 of **EXHIBIT II.J.2: SITE PHOTOS** only the tops of the existing electrical utility poles, which are considerably taller than the existing building, in the rear of the site can be seen when looking north across the property. The proposed shade sails will be more comparable in height to the existing building and unlikely to be seen from along Speedway Boulevard. The views most impacted by new shade sails and the 8-foot vinyl screen enclosure are east-west views and views looking south from north of the site. The shade sail and enclosure will screen the unsightly views of the large parking area with overgrown vegetation to the east of the site and the utility poles, telecommunications antenna, and billboards to the west of the site as well as the automotive uses on neighboring properties. Looking southeast from the west side of Rook Avenue north of the property, the proposed shade sail and recreation enclosure will screen views of the existing building. Views further south of the site will be maintained as there are no proposed improvements affecting the height of the building.

## 11. CHANGES IN ELEVATION DUE TO GRADING

The site is an existing development and no further grading is anticipated.

### C. POST-DEVELOPMENT HYDROLOGY

The proposed project will facilitate rainwater harvesting and increase the site's perviousness to maximize opportunities for water absorption. These improvements will have the effect of reducing water run-off from the property and potable water consumption.

### D. LANDSCAPED AREAS + SCREENING

#### 1. LANDSCAPING (MATERIALS + LOCATIONS)

The rear parking area between the northern masonry wall and the outdoor animal run will provide appropriate canopy trees to shade parking spaces. A ten-foot landscape border will be installed along the western and southern property lines. This landscape border will be planted with native, drought-tolerant trees, shrubs, and groundcover vegetation to create an attractive streetscape that shades the sidewalk.

#### 2. SCREENING (MATERIALS + LOCATIONS)

An existing post-and-cable fence along the eastern boundary in front of the building and adjacent to the pedestrian access route will remain to protect the route from vehicle traffic on the neighboring property. The outdoor animal run shown in **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN** will be enclosed with an eight-foot vinyl fence.

#### 3. RAINWATER HARVESTING

Newly landscaped areas for the site will use design techniques to capture rainwater for supplemental irrigation of the new landscaping that will be installed for the project.

### E. LIGHTING

The existing building contains only a single exterior light for the door along the western wall. As part of the redevelopment of the building, new exterior lights will be installed to illuminate the building, parking areas, and recreation area. These lights will be Outdoor Lighting Code compliant, shielded, and directed down and away from adjacent properties to limit light trespass. Lighting locations and types will be determined during the development phase.

### F. PEDESTRIAN ACCESS

Pedestrians can cross the site using newly installed sidewalks in the ROW along Speedway Boulevard and Rook Avenue. Striped pedestrian access routes, at least 4 feet in width, will connect the parking areas and building to the new public sidewalks. On Rook Avenue, one connection will be provided from the building, and the second from the rear parking area. A painted asphalt pedestrian access path will remain along the eastern property line in the front parking area and maintain its connection to

the sidewalk that wraps around the building. This access path will also connect to the new sidewalk along Speedway Boulevard and create a path to all accessible parts of the site. The front parking area will also be reconfigured, but the existing handicapped parking stall will remain in its current location. These connections will create a safe and traversable path from the rear parking area to the building and front parking area.

## **G. SIGNS**

No new signs are proposed as part of the redevelopment of the site. The existing sign along Speedway Boulevard is five feet by nine feet on a 12-foot pole and will remain in its current location and be changed to Paw Commons signs. A new Paw Commons sign will also replace the existing sign on the building's southern façade. The approximately 16-foot tall "PARKING" sign in the subject property's rear parking area will be removed to accommodate the pet recreation area.

## **H. TOPOGRAPHY**

The site is an existing property that has been previously graded to construct the building and parking areas. It is not anticipated that these areas will require additional grading for the installation of the animal run or resurfacing of the parking areas.

## **I. TRAFFIC**

The proposed animal service use will generate less traffic than the previous user, Spartan Plumbing, which provided plumbing materials and services. The operations of the business entailed employees coming and going from the rear parking area in commercial trucks for service calls which differs from the pet resort use, whose operations are contained to the site. Additionally, signage in the rear parking area advertised parking, increasing the potential for additional traffic to the site.

Paw Commons will be reducing the amount of parking on-site, which typically correlates with a reduction in vehicle traffic. The nature of the business also means employees and customers will be able to use multi-modal options, such as bike and pedestrian routes connected to the larger transportation system, to access the site. Specifically, the HAWK crossing on the opposite side of Rook Avenue from the property provides a connection to an eastbound bus line, and a stop for a westbound line is approximately 500 feet east of the site and is accessed by asphalt or concrete sidewalk. These factors would create a less intense use than previous users of the site.

## **J. UNDISTURBED AREAS**

As mentioned previously, the entire site is disturbed from development and decades of commercial use.



## **K. UTILITIES**

### **1. SEWER**

The Pima County Regional Wastewater Reclamation Department provided a letter indicating there is available capacity in the sewer network for the proposed project. Please see **EXHIBIT III.K.1: PIMA COUNTY WASTEWATER WILL SERVE LETTER.**

### **2. WATER**

The subject property is within the Tucson Water Obligated Service Area. Tucson Water has provided a letter indicating they will provide service to the subject property. Please see **EXHIBIT III.K.2: TUCSON WATER WILL SERVE LETTER.**

### **3. ELECTRICITY**

The property will make use of existing electrical connections and maintain on-site electrical easements through the tenant improvements to the property.

EXHIBIT III.K.1: PIMA COUNTY WASTEWATER WILL-SERVE LETTER

JACKSON JENKINS  
DIRECTOR



PH: (520) 724-6500  
FAX: (520) 724-9635

May 4, 2023

Garrett Aldrete  
The Planning Center  
2 E Congress Street, Suite 600  
Tucson, Arizona 85701

**Sewerage Capacity Investigation No. P23WC00142 Type I**

RE: **Paw Commons Pet Resort & Training Center, Parcel 121080080  
Estimated Flow 2,490 gpd (ADWF)**

Greetings:

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Pantano Interceptor.

Capacity is **not** currently available for a project this size in the public sewer G-64-021, downstream from cleanout 8250\*01. Capacity restrictions were identified in the public sewer downstream from manhole 8361-02 near Grant Rd/Craycroft Rd. RWRD is currently monitoring flows in this section of the sewer and will need to evaluate options to alleviate the capacity restrictions.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

EXHIBIT III.K.2: TUCSON WATER WILL-SERVE LETTER



May 05, 2023

The Planning Center  
2 E Congress St Suite 600  
Suite 600  
Tucson, AZ 85701  
Attn: Garrett Aldrete

**SUBJECT: Water Availability for Project: Paw Commons Pet Resort & Training Center, APN: 121080080, Case#: TW-WAV-0523-00157, 14S14E01, Location Code: TUCSON, Total Area: 0.80ac, Zoning: C-2**

**Water Supply**

Tucson Water will provide water service to this project based on the subject zoning of the above parcel. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

**Water Service**

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easement/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs. This letter shall be null and void two years from the date of issuance.*

**Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.**

If you have any questions, please call New Development at (520) 791-4718.

Sincerely,

A handwritten signature in cursive script that reads "Michael Mourreale".

Michael Mourreale, P.E.  
Engineering Manager  
Tucson Water Department

P.O.BOX 27210 • TUCSON, AZ 85726-7210  
(520) 791-4718 • [www.tucsonaz.gov/water](http://www.tucsonaz.gov/water)



## **L. VEHICULAR USE AREAS**

### **1. MOTOR VEHICULAR + BICYCLE PARKING**

The site will have two parking areas, the front parking area adjacent to Speedway Boulevard and the rear parking area adjacent to the outdoor dog run and Rook Avenue. Bike parking is located in the front parking area against the eastern property line immediately south of the building. The front parking area is being reconfigured and restriped and will only extend to the existing sign to accommodate the 10-foot landscape border along Speedway Boulevard. A parking area access lane (PAAL) can access the front parking area through existing curb cuts on Speedway Boulevard and Rook Avenue. A parking area access lane accesses the rear parking area through an existing curb cut along Rook Avenue.

### **2. PUBLIC OR PRIVATE STREETS**

There are no proposed public or private streets on the property, only PAALs.

### **3. LOADING AREAS**

There are no proposed loading areas for the proposed project.

### **4. SOLID WASTE + RECYCLING COLLECTION AREA**

A solid waste enclosure is proposed in the northeast corner of the property adjacent to the rear parking area. The enclosure can be reached from the rear parking area access lane off Rook Avenue.

## **RESOURCES**

MapTucson, City of Tucson GIS, 2023

Pima Association of Governments, Transportation Data Management System, 2023

PimaMaps, Pima County GIS, 2021

Pima Regional Trail System Master Plan, Revised May 2012

City of Tucson Unified Development Code, 2016.

Aerial Photographs, Pictometry, 2020.

Plan Tucson, City of Tucson General & Sustainability Plan, ratified 2014.

**Approval – Protest Form**



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150’ of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150’, require an affirmative vote of ¾ of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: TP-ENT-0623-00029 – Paw Commons - 6211 E Speedway Boulevard, C-2 (Ward 6)**

\_\_\_\_\_  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason(s):**

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PLEASE PRINT YOUR NAME	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT MAILING ADDRESS

Date \_\_\_\_\_



Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Entitlements Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

**TP-ENT-0623-00029 SP**

Expose this flap - Affix stamp and return

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City of Tucson  
Planning and Development Services  
Department - Entitlements Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

**IMPORTANT LAND USE CHANGE NOTICE ENCLOSED**