



MEMORANDUM

DATE: October 11, 2023
For October 26, 2023 Hearing

A handwritten signature in blue ink, appearing to read "Kristina Swallow".

TO: John Iurino
Zoning Examiner

FROM: Kristina Swallow, Director
Planning & Development Services

**SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT
TP-ENT-0623-00027– Your Space Self Storage – 980 W. Irvington, C-1 to C-2
(Ward 1)**

Issue – This is a request by Lexy Wellot and Garrett Aldrete of the Planning Center, on behalf of the property owners, Vida Fina LLC, to rezone 2.74 acres from C-1 Commercial to C-2 Commercial, for the purpose of a self-storage facility. The proposal includes a 3-story 133,360 sf building and a single story 1,592 sf building. The proposal can further be described as a triangular shaped parcel located between the interstate and an existing shopping center. Main vehicle access is provided through an interior access point located at the southeast corner via the adjacent shopping center. The preliminary development plan also includes perimeter parking, loading, landscaping and buffering areas. The subject site is north of Irvington Road, and east of Interstate 19. (see Case Location Map).

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of C-2 zoning subject to the attached preliminary conditions.

Background Information

Existing Land Use: Vacant

Zoning Descriptions:

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

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

Adjacent Zones and Land Uses:

North: R-1; Subdivision
South: R-1; Subdivision
West: C-1; Vacant
Southeast: C-2; Shopping Center
Northeast: R-2; Apartments

Previous Cases on the Property: C9-87-45, A rezoning of the adjacent shopping center to the east and subject parcel from R-1 to B-2A. This case was approved and effectuated in 1991 via a building permit.

Related Cases: None

Project Background – This is a revised concept/site plan that was previously submitted with more gross floor area. The current preliminary development plan reflects staff comments from the pre-submittal reviews. A rezoning to C-2 is being requested to allow for Project’s desired building height of 40-feet which is not permitted in the C-1 where height is restricted to 16-feet.

Applicant’s Request – The applicant seeks to rezone this vacant site from C-1 to C-2, to develop a self-storage facility. C-2 zoning allows for medium intensity general commercial uses that serve the community and region.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson*.

Plan Tucson - *Plan Tucson* contains a variety of elements that are categories in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment and the Built Environment. Each focus contains specific goals, and each element contains specific policies.

The future Growth Scenario map illustrates different building blocks within the city that have specific policies to promote future growth opportunities. The property is identified as an Existing Neighborhoods Building Block of the Future Growth Scenario Map.

LT28.2.4 Support community commercial and office uses located at the intersections of arterial streets, taking into consideration traffic safety and congestion issues.

LT28.2.12 Support environmentally sensitive design that protects the integrity of existing neighborhoods, complement adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

LT28.2.13 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

Design Considerations

Land Use Compatibility – The site abuts residential land uses including single family residences to the north and multi-family apartments northeast. Additionally, to the south is a vacant R-1 which is confined between the interstate and the interstate on ramp. As a result of pre-submittal comments, the Preliminary Development Plan (PDP) has emphasized setbacks and residential separation to the northeast. Additionally, the development utilizes access from the Placita Del Rio shopping center. The proposed self-storage development is aligned with *Plan Tucson's* policy, which supports infill and appropriate residential development along arterial streets, and the proposed use is integrated with adjacent regulated wash areas, designed in harmony with adjacent residential use and with a limited number of access points.

Design Compatibility – The Design Compatibility Report (DCR) and the proposed PDP includes a centrally located building that ranges between 80 to 200 feet from the northern property line. The preliminary development plan also includes an additional 40-foot buffer along the northern property line, consistent with providing greater separation and buffering. The DRC also notes the proposed development will adhere to the C-2 height limit of 40 feet', which is below the 75-foot limit permitted in C-3. Additionally, the buildings configurations comply with the required setback distances for C-2, which are 10' or 3/4 of building heights. Additional screening will be provided to the residential land uses via 6-foot wall and fence.

Road Improvements/Vehicular Access/Transit – Access to the property is from a single access point at the southern end of the eastern property line that is shared with the neighboring Placita Del Rio shopping center. Lot 2 of the Placita Del Rio shopping center is designated to provide access to lot 4 (subject property) in the Final Plat Placita Del Rio, Lots 4&5, case number S06-072. The access was originally determined in the document First Amendment to Amended and Restate Declaration and Establishment of protective Covenants, Conditions, and Restrictions and Grant of Easements recorded at Docket 12407, Page 6223 in the office of the Pima County Recorder.

At this point, there is no dedicated access for the subject property to access the adjacent parcel to the west for vehicle circulation (common area). If no agreement can be reached, customers of the self-storage facility can still access the parcel through an interior access lane. As a condition, a shared access agreement will be required at the time of development.

Landscaping and Screening – The site will feature a mix of native, drought-tolerant trees and shrubs. The landscaping will provide a visually interesting buffer for neighboring properties and create a desert aesthetic onsite. Lighting will be provided on the building's façade, shielded, and directed down and away from neighboring properties.

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

File Location:

C:\Users\spaz1\City of Tucson\PL - Advanced Planning - Entitlements\REZONINGS\2023\TP-ENT-0623-00027 Your Space Self Storage - Irvington & I-19

Preliminary Conditions

TP-ENT-0623-00027 –Your Space Self Storage, 980 W. Irvington, Rezoning
C-1 to C-2 (Ward 1)

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated August 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.

SITE ACCESS/CIRCULATION/EASEMENT

6. A cross-access agreement shall be established prior to any Development Package submittal, and a copy of the cross-access agreement is to be included with the Development Package submittal.
7. Obtain necessary authorization to conduct site work on parcel 120-05-0275B and ADOT property.
8. No permanent structures may be constructed within the existing 24’ and 20’ water easements centered over the existing 24” and 12” reclaimed water transmission lines constructed on the property being rezoned under Plan No. 080-1992. If any walls or fences are to be constructed across these easements, gates that open to the full width of the easements must be centered over the reclaimed water transmission lines. Any questions, comments or concerns about these comments may be directed Tucson Water, New Development Section 201 N. Stone Avenue, #2-220 P.O. Box 27210 Tucson, AZ 85726-7210.

DRAINAGE

9. The Development Package, shall provide the following:
 - a) The stormwater discharges for the 2-, 10-, and 100-year events must be reduced by 15% from pre-development levels.
 - b) Critical Basin Detention is required, any post-development drainage must be attenuated to 85% of the pre-development discharge.
 - c) Use flush curbs for the new landscape border on the east side of the property and depress the landscape to allow for water harvesting on the site.
 - d) At a minimum, 60% Commercial Rainwater Harvesting is required on-site to meet the first flush requirements of Site Engineering.

TUCSON AIRPORT AUTHORITY

10. An Avigation Easement must be executed and recorded with the Pima County Recorder's Office, by the property owner/developer/applicant or other person authorized to sign on behalf of the current property owner, to cover the entire project area and in accordance with the requirement of the Tucson Airport Authority. The Avigation Easement must run with the property and will serve to educate future purchasers and tenants of the property of potential aviation impacts." Once the Avigation Easement is recorded, please send a complete copy of the recorded easement document to Tucson Airport Authority either electronically (email: srobidoux@flytucson.com) or to the mailing address provided below.
11. An Airport Disclosure Statement must be completed and submitted electronically to the to Tucson Airport Authority either electronically (email: srobidoux@flytucson.com) or to the mailing address provided below.

WASTEWATER CAPACITY

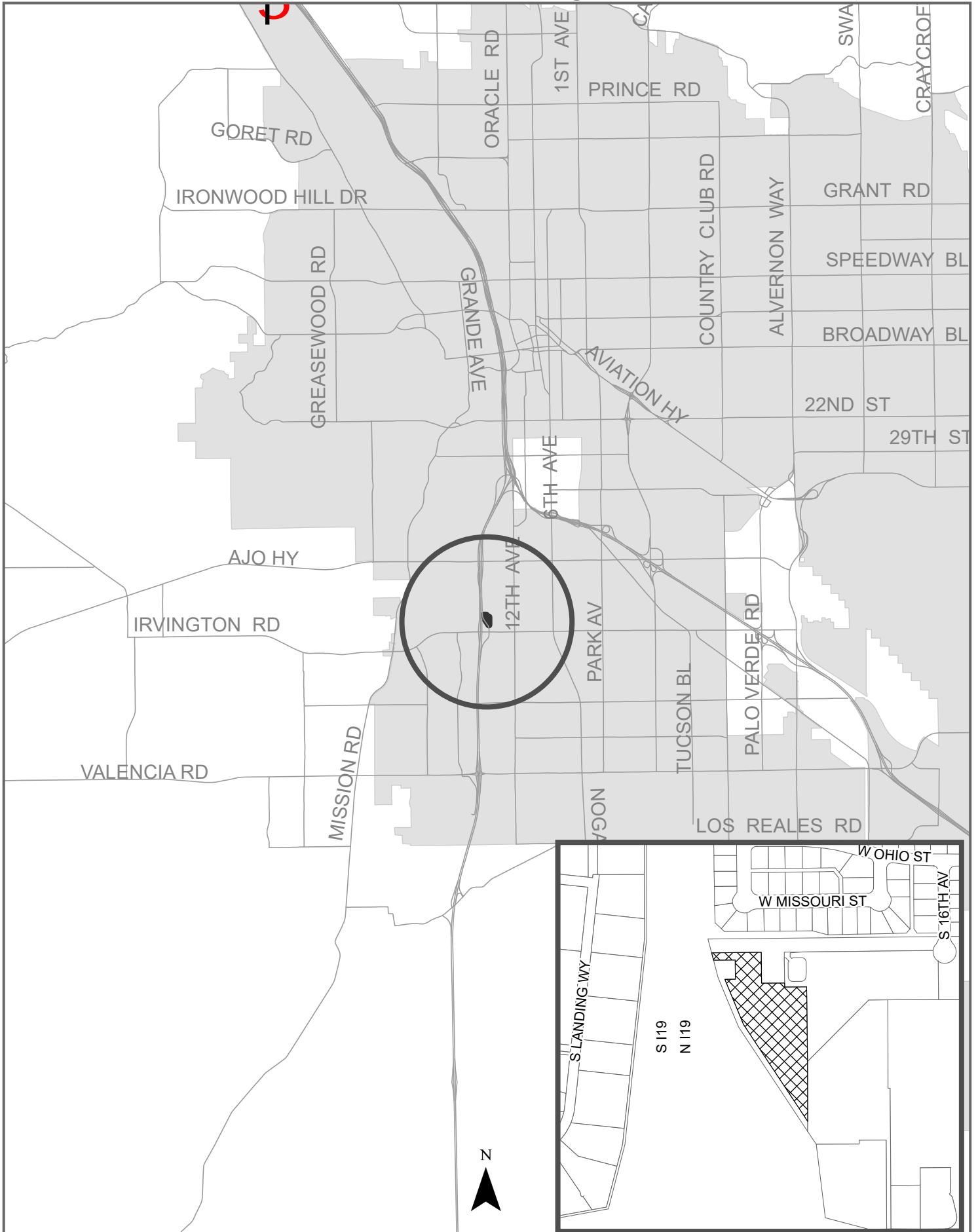
12. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

SIGNAGE

13. Illuminated signage on both the north and east building elevations of the 3 story building would be only halo illuminated or similar style, or to be turned off at 10 p.m.


ZONING EXAMINER CONDITIONS

TP-ENT-0623-00027 980 W Irvington from C-1 to C-2

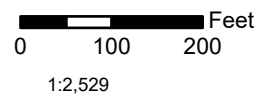


TP-ENT-0623-00027 980 W Irvington from C-1 to C-2

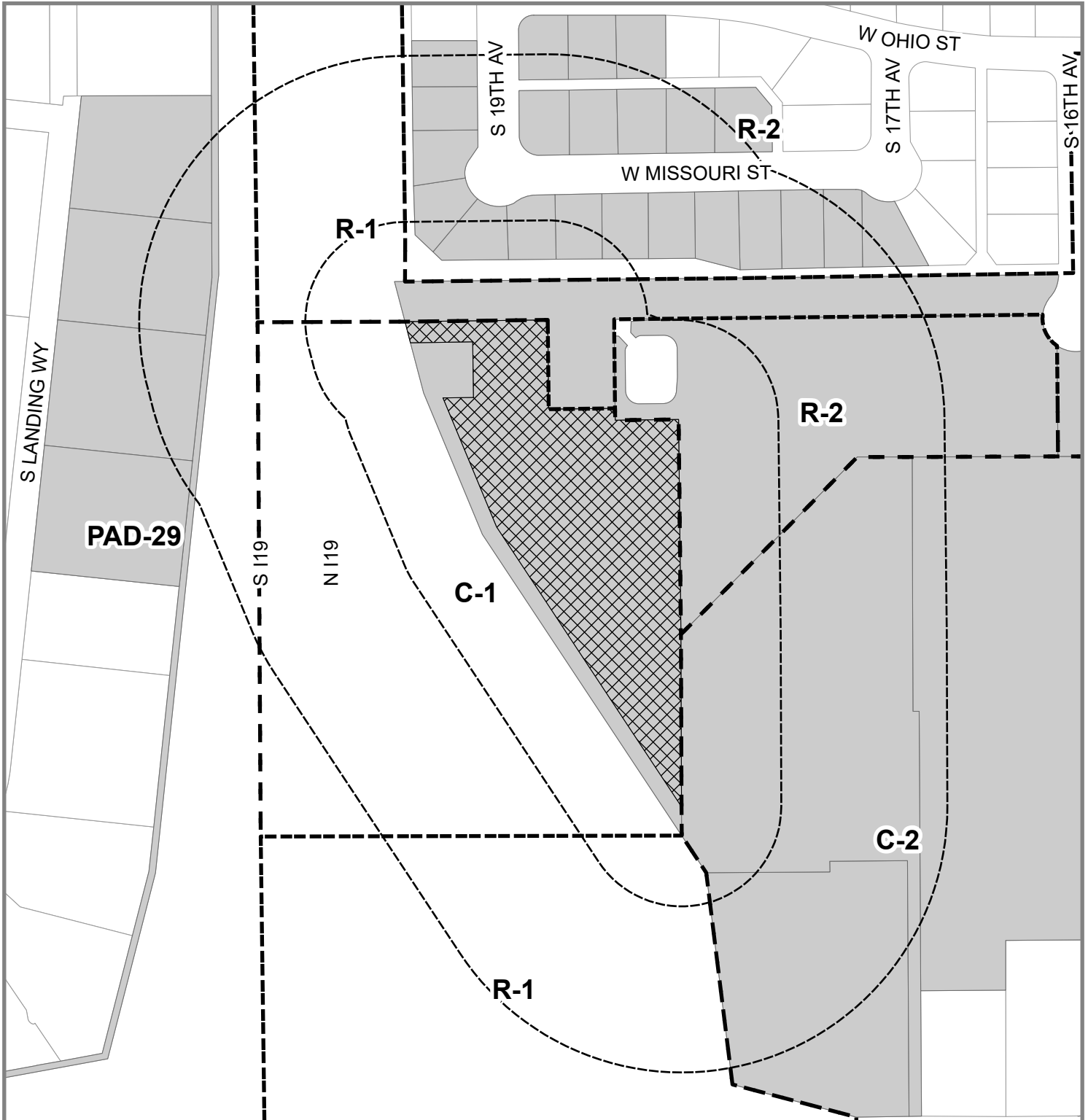




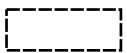
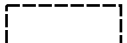
 Area of Rezoning

Address: 980 W IRVINGTON RD
Base Maps: Twp. 1403 Range 1302 Sec. 35
Ward(s): 1

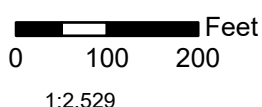


TP-ENT-0623-00027 980 W Irvington from C-1 to C-2



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

Address: 980 W IRVINGTON RD
Base Maps: Twp. 1403 Range 1302 Sec. 35
Ward(s): 1



REZONING
 Preliminary Development Plan
 TP-ENT-0623-00027 Date 10/05/2023
 Planning & Development Services



April 5, 2023

Greetings Neighbor,

On behalf of YourSpace America, Inc., The Planning Center invites you to attend a virtual neighborhood meeting about a rezoning proposal in your area.

The rezoning area is approximately 3 acres, located along the east side of Interstate 19 (I-19) just north of Irvington Road. The property sits west of the Placita Del Rio shopping center and a senior residential community known as Mountain Trace Terrace. It is south of a city-owned property containing a Tucson Water well site and the Michigan Manor subdivision. Refer to the area highlighted in the map to the right.



YourSpace America is requesting to rezone this property from C-1 (Commercial Zone) to C-2 (Commercial Zone) to develop a self-storage facility that consists of a mix of climate-controlled storage units and traditional "roll-up" storage units. The location of the self-storage facility will provide quick and convenient access for the numerous single-family residences and commercial businesses in the I-19/Irvington area. It should be noted that self-storage facilities are currently allowed on the property. However, the existing C-1 Zone presents some development limitations that are not conducive to YourSpace America's vision for this property.

YourSpace America proposes to develop three structures on the property to house storage units. A three-story building with a maximum height of 40 feet will contain climate-controlled units and is generally centered on the property. Two additional one-story buildings with a maximum height of 12 feet will feature traditional roll-up units, and RV storage spaces will be located along the property's northern boundary. Buildings will be appropriately set back from the property line to ensure a transition from the neighboring properties. The self-storage facility will be accessed from Irvington Road through the shopping center to the east. Access to the site will not be provided from I-19, the city-owned parcel to the north, or the senior living facility to the east.

All structures on site will use materials common to the southwest, such as brick, stone, clay tile, and wood. Architecturally, the building will be complementary to the commercial development to the east and will use many of the same design elements and color palettes that represent the area. A landscaped buffer, at least 10 feet in width, will also be provided along the northern property line and portions of the eastern property line adjacent to residential zones.

April 5, 2023
YourSpace America Storage
Irvington Road & I-19
Page 2

Please join us:

Date: April 19, 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

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. Additionally, comments may be made verbally and/or in writing at an upcoming Zoning Examiner public hearing to be announced.

If you have any other questions or are unable to participate in the meeting, please call or email Lexy Wellott at lwellott@azplanningcenter.com or (520) 623-6146. You may also email Garrett Aldrete at galdrete@azplanningcenter.com requesting a live link for the meeting. This will keep you from manually typing the link above into your web browser.

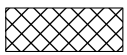
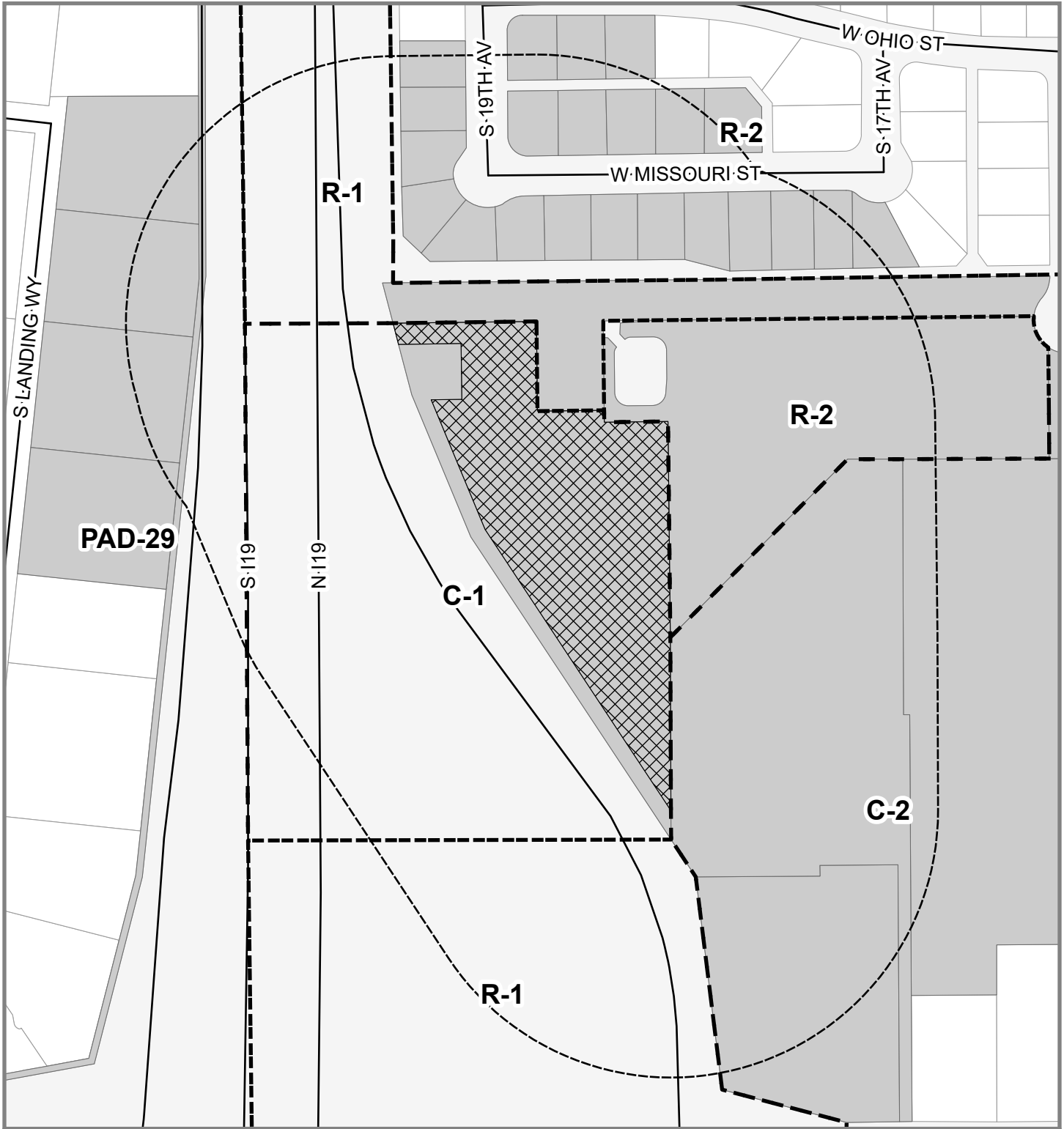
Thank you for your time.

Sincerely,
THE PLANNING CENTER



Lexy Wellott, AICP
Project Manager

T22PRE0184 Pre Application Labels



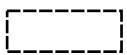
Subject Property



Zone Boundaries

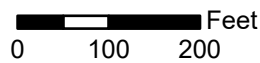


Properties Notified



400' Notification Area

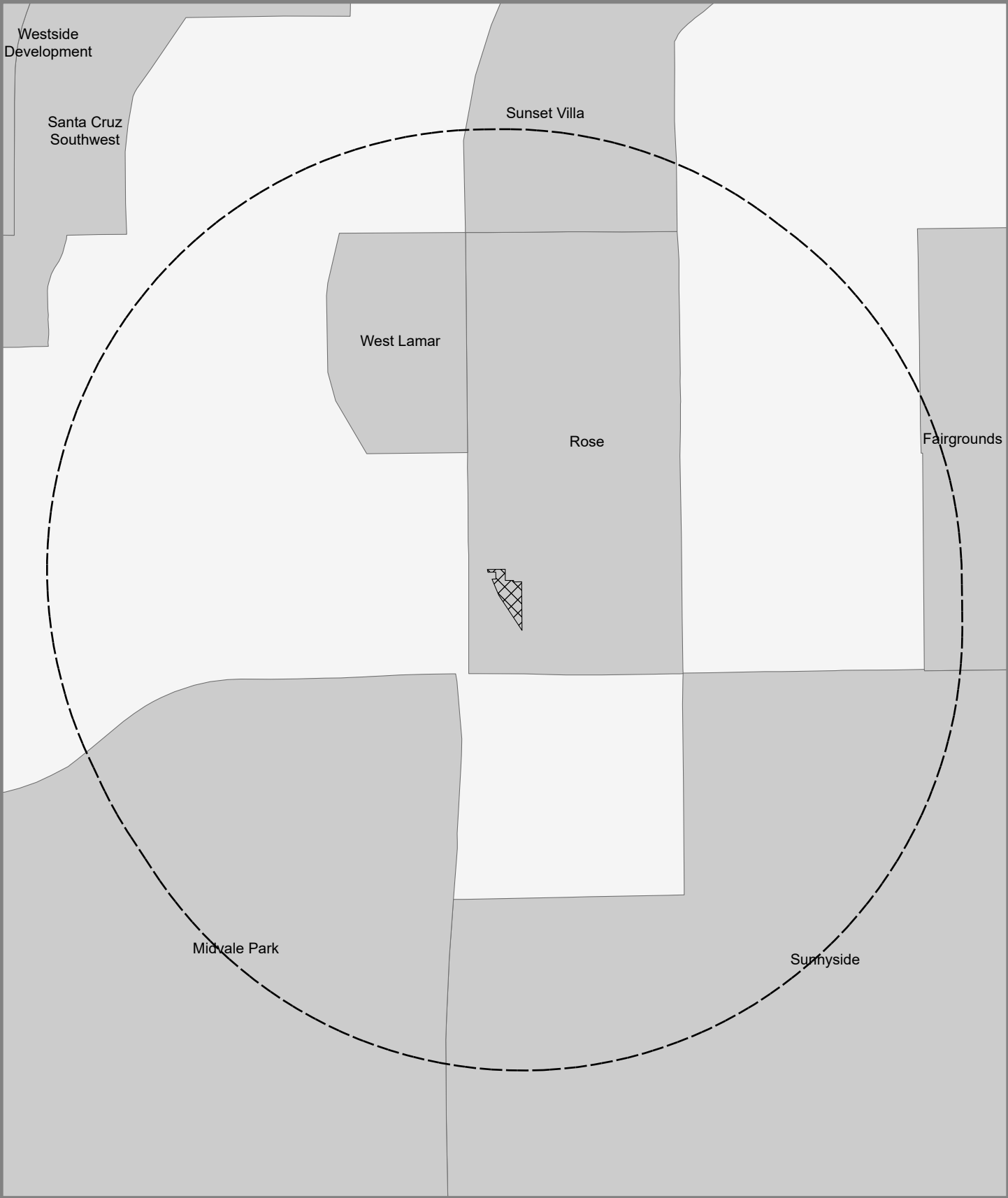
Address: 980 W IRVINGTON RD
Base Maps: Twp. 1403 Range 1302 Sec. 35
Ward(s): 1



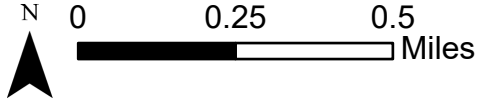
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T22PRE0184 Pre Application Labels



 Subject Property
 1 Mile Notification Area



Richard G. Fimbres - Ward 5
4300 S. Park AV
Tucson, AZ 85714

Regina Romero - Mayor
255 W. Alameda ST
Tucson, AZ 85701

Yolanda Herrera - N.A. - Sunnyside
P.O. Box 11411
Tucson, AZ 85734-1411

Joe Miller - N.A. - Midvale Park
P.O. Box 23115
Tucson, AZ 85734

Patricia Maz - N.A. - Sunset Villa
4433 S. Valley Rd.
Tucson, AZ 85714

Henry Vega - N.A. - Rose
4314 S 15th Ave
Tucson, AZ 85714

Margaret Chumbler (Contact) - N.A. - West
Lamar City Acres
1108 W Columbia
Tucson, AZ 85714

Mark Albrecht - N.A. - Sunnyside
518 W Calle Margarita
Tucson, AZ 85706

Carol A. Booty - N.A. - Midvale Park
P.O. Box 23115
Tucson, AZ 85734

Joe Flores - N.A. - Rose
4876 S 12th Ave
Tucson, AZ 85714

Rebecca "Beki" Quintero - N.A. - Sunnyside
247 W Calle Francita
Tucson, AZ 85706

Mariaelena Hinojos - N.A. - Midvale Park
PO Box 23115
Tucson, AZ 85734

Dolores Robles - N.A. - Sunset Villa
506 W. 43rd. St
Tucson, AZ 85713

Lane Santa Cruz - Ward 1
940 W. Alameda ST
Tucson, AZ 85745

IRVINGTON & I19 COMMERCIAL CENTER
ASSOC
20 E CONGRESS ST STE 300
TUCSON AZ, 85701

REDROK INVESTMENT LLC
9811 W CHARLESTON BLVD STE 2-537
LAS VEGAS NV, 89117

DUNN-EDWARDS
6119 E WASHINGTON BLVD
COMMERCE CA, 90040

IRVINGTON INTERSTATE PARTNERS NORTH
II LLC
20 E CONGRESS ST STE 300
TUCSON AZ, 85701

GRAYSON RIVER RANCH LLC
6373 STODDARD RD
MODESTO CA, 95356

NEC IRVINGTON I-19 LLC
ATTN: WEST COAST CAPITAL PARTNERS
25500 HAWTHORNE BLVD STE 2250
TORRANCE CA, 90505

NATIONAL CHURCH RESIDENCES OF
TUCSON AZ
2335 N BANK DR
COLUMBUS OH, 43220

VIDA FINA LLC
6147 E 3RD ST
TUCSON AZ, 85711

CITY OF TUCSON
.
., 0

MSC INVESTMENTS LLC
546 E MARIPOSA DR
REDLANDS CA, 92373

IRVZONA LLC
ATTN: TEXAS ROADHOUSE
6040 DUTCHMANS LN
LOUISVILLE KY, 40205

PESQUEIRA ROXANNA
833 W MISSOURI ST
TUCSON AZ, 85714

ALDACO BERNARDINO
841 W MISSOURI ST
TUCSON AZ, 85714

PIERCE ZACHARY I & ERICA M CP/RS
849 W MISSOURI ST
TUCSON AZ, 85714

CASTRO LUIS P & CASTRO LUIS J JR JT/RS
857 W MISSOURI ST
TUCSON AZ, 85714

GARCIA RUBEN R
865 W MISSOURI ST
TUCSON AZ, 85714

ALVAREZ-ROMO MARTIN
873 W MISSOURI ST
TUCSON AZ, 85714

MEDRANO ARMANDO F & BERTHA M
901 W MISSOURI ST
TUCSON AZ, 85714

TORRES JUAN M CASTRO & ALVAREZ
ARLENNE
ARMIDA CASTRO CP/RS
909 W MISSOURI ST
TUCSON AZ, 85714

ARELLANO ANABEL
917 W MISSOURI ST
TUCSON AZ, 85714

ZIMMERMAN RAMONA
321 LEGACY LN
PEACHTREE CITY GA, 30269

GALLEGOS FAMILY LIVING TR
ATTN: GILBERTO M & JOSEPHINE T
GALLEGOS TR
4658 S 19TH AVE
TUCSON AZ, 85714

HERRERA JESSICA
4650 S 19TH AVE
TUCSON AZ, 85714

LOPEZ VICTORIA & ALTAMIRANO JORGE
JT/RS
4642 S 19TH AVE
TUCSON AZ, 85714

MARTINEZ ALEX S & HELEN E JT/RS
4634 S 19TH AVE
TUCSON AZ, 85714

OBREGON ADRIANA R
916 W MISSOURI ST
TUCSON AZ, 85714

VALADEZ OSCAR & ALMANZA-VALADEZ
LUPE &
MARTINEZ-ZAPATA VANESSA ANN JT/RS
908 W MISSOURI ST
TUCSON AZ, 85714

MOLINA PETRA A
900 W MISSOURI ST
TUCSON AZ, 85714

CHAVEZ MARY JEANNE
868 W MISSOURI ST
TUCSON AZ, 85714

RIVERA GILBERT A
860 W MISSOURI ST
TUCSON AZ, 85714

TRIANA KARLA PATRICIA
901 W OHIO ST
TUCSON AZ, 85714

VALENZUELA SIMON
909 W OHIO ST
TUCSON AZ, 85714

MONTANO OSCAR H & CLAUDIA CP/RS
917 W OHIO ST
TUCSON AZ, 85714

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 04/05/23, Garrett Aldrete,
mailed notice of the 04/19/23 neighborhood meeting such that the notice was
received at least ten (10) days prior to the date of the meeting.
(date) *(name)*
(date of meeting)

Signature: Garrett Aldrete Date: 04/05/23

Attachment: copy of mailing labels

September 13, 2022

Greetings Neighbor,

On behalf of YourSpace America, Inc., The Planning Center invites you to attend a virtual neighborhood meeting about a rezoning proposal in your area.

The rezoning area is approximately 3.5 acres, located along the east side of Interstate 19 (I-19) just north of Irvington Road. The property sits west of the Placita Del Rio shopping center and a senior residential community known as Mountain Trace Terrace. It is south of a city-owned property containing a Tucson Water well site and the Michigan Manor subdivision. Refer to the area highlighted in the map to the right.



YourSpace America is requesting to rezone this property from C-1 (Commercial Zone) to C-2 (Commercial Zone) to develop a self-storage facility that consists of a mix of climate-controlled storage units and traditional "roll-up" storage units. The location of the self-storage facility will provide quick and convenient access for the numerous single-family residences in the I-19/Irvington area and the commercial businesses nearby. It should be noted that self-storage facilities are currently allowed on the property. However, the existing C-1 Zone presents some development limitations that are not conducive to YourSpace America's vision for this property.

YourSpace America proposes to develop three structures on the property to house storage units. Climate-controlled units will be housed within two structures that are three stories tall with a maximum height of 40 feet. These structures will be more internal to the site, while the structure housing the traditional units will generally be configured along the property's northern and western perimeter. The traditional storage units will be a single-story with a maximum height of 12 feet. Buildings will be appropriately set back to ensure a transition from the neighboring properties.

The self-storage facility will be accessed from Irvington Road through the shopping center to the east. Access to the site will not be provided from I-19 or through the city-owned parcel to the north or the senior living facility to the east.

All structures on site will use materials common to the southwest, such as brick, stone, clay tile, and wood. Architecturally, the building will be complementary to the commercial development to the east and will use many of the same design elements and color palettes that represent the area. Landscaping, at least

September 13th, 2022
YourSpace America Storage
Irvington Road & I-19
Page 2

10 feet in width, will also be provided along the western property line adjacent to I-19 and the northern and portions of the eastern property lines adjacent to residentially-zoned properties.

Please join us:

Date: September 27, 2022

Time: 6:00 PM

Location: Zoom (see link below)

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

Meeting ID: 984 476 1151

Call-In Number: +1 (669) 444-9171

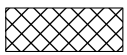
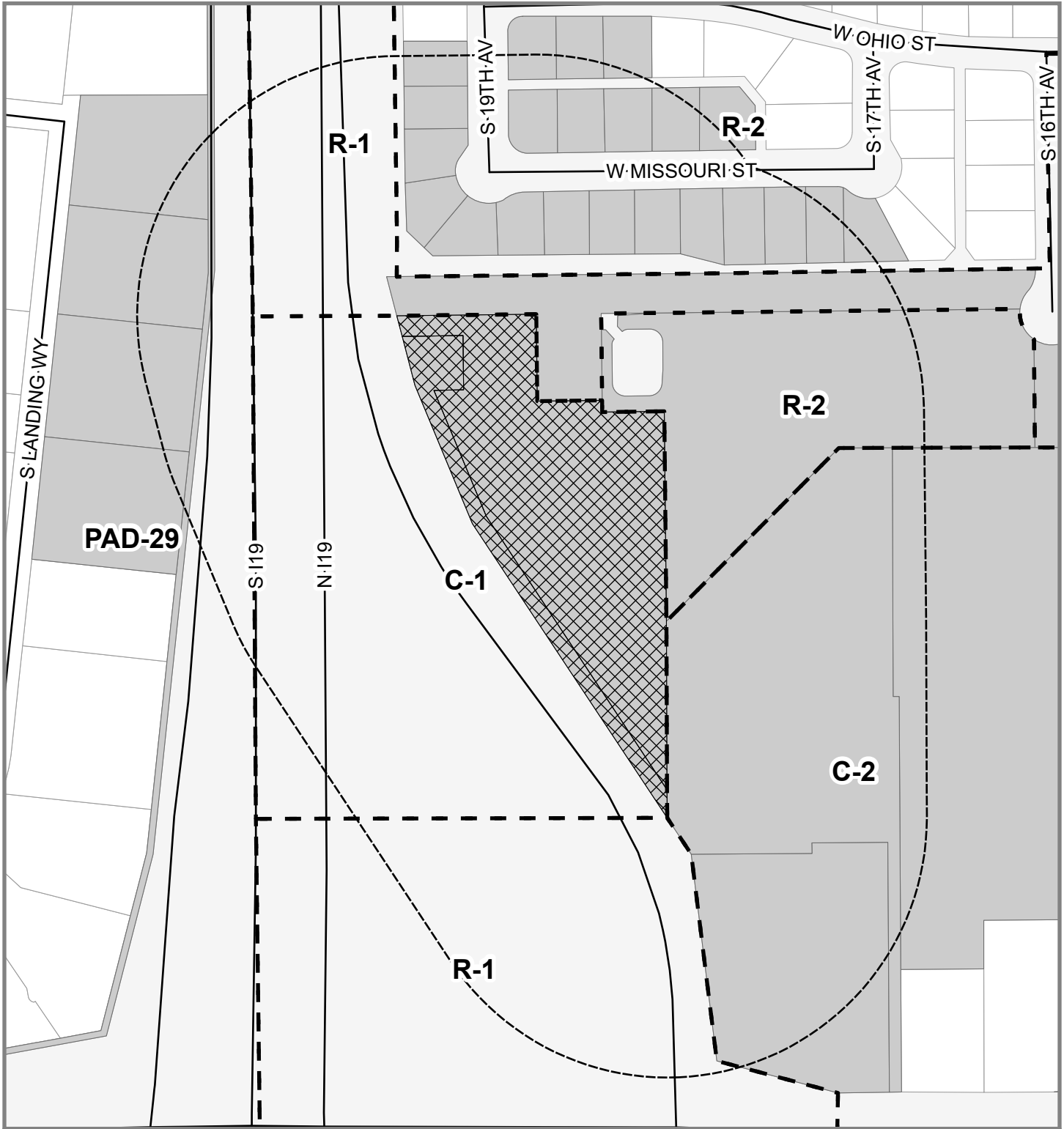
Comments on this proposal may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone 520.791.5550, or Email rezoning@tucsonaz.gov. Additionally, comments may be made verbally and/or in writing at an upcoming Zoning Examiner public hearing to be announced.

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Thank you.



T22PRE0184 Pre Submittal Rezoning



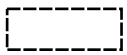
Subject Property



Zone Boundaries

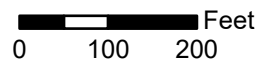


Properties Notified



400' Notification Area

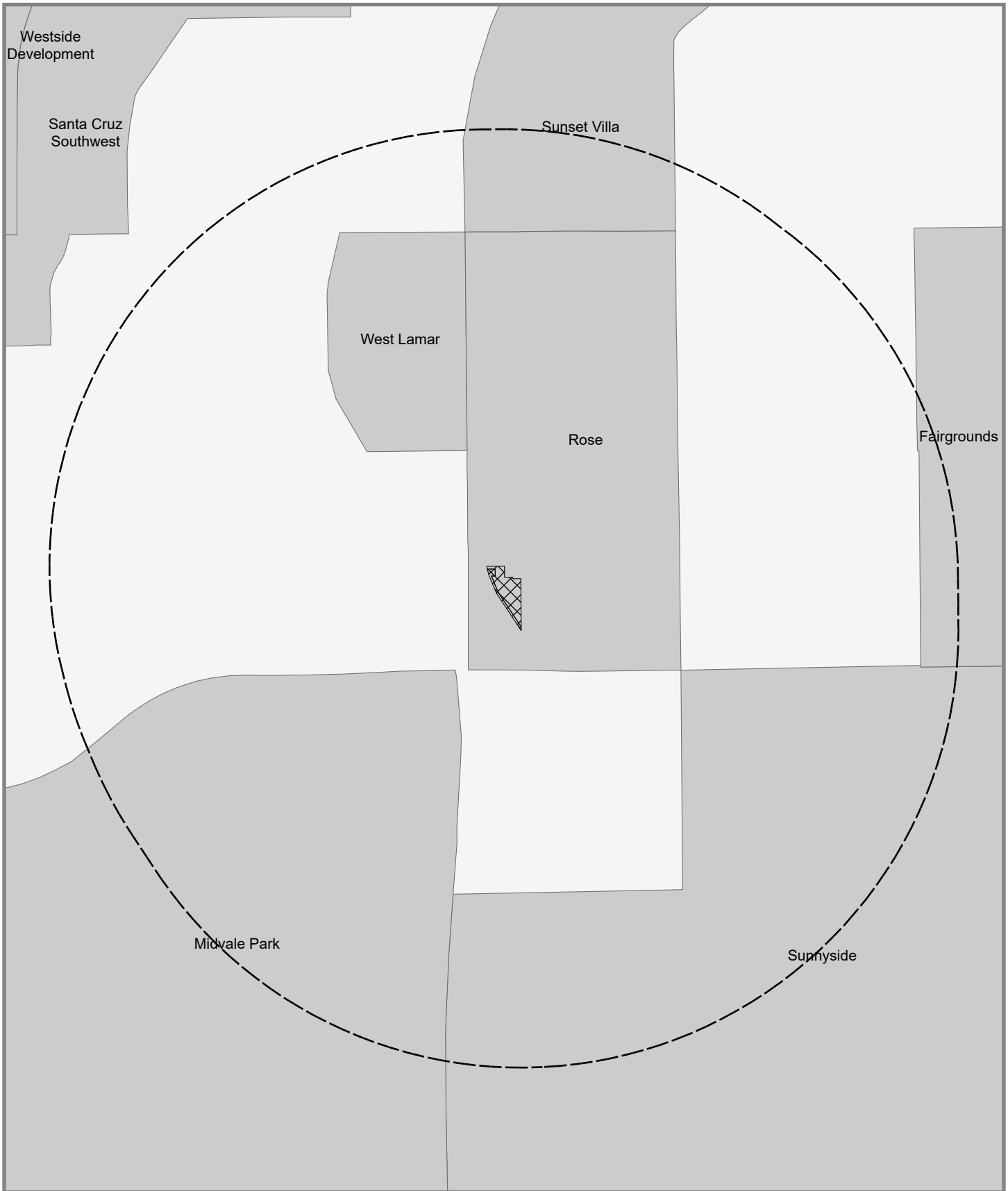
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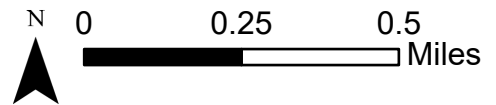
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T22PRE0184 Pre Submittal Rezoning



-  Subject Property
-  1 Mile Notification Area



ALDACO BERNARDINO
841 W MISSOURI ST
TUCSON AZ 85714

ALVAREZ-ROMO MARTIN
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ARELLANO ANABEL
917 W MISSOURI ST
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CASTRO LUIS P
857 W MISSOURI ST
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CHAVEZ MARY JEANNE
868 W MISSOURI ST
TUCSON AZ 85714

CITY OF TUCSON
. .
. 0

DUNN-EDWARDS
4885 E 52ND PL
VERNON CA 90058

GALLEGOS FAMILY LIVING TR
ATTN: GILBERTO M & JOSEPHINE T
GALLEGOS
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GARCIA RUBEN R
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GRAYSON RIVER RANCH LLC
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MODESTO CA 95356

HERRERA JESSICA
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CENTER ASSOC
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TUCSON AZ 85701

IRVINGTON INTERSTATE PARTNERS
NORTH II LLC
20 E CONGRESS ST STE 300
TUCSON AZ 85701

IRVZONA LLC
ATTN: TEXAS ROADHOUSE
6040 DUTCHMANS LN
LOUISVILLE KY 40205

LOPEZ VICTORIA & ALTAMIRANO
JORGE JT/RS
4642 S 19TH AVE
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MOLINA PETRA A
900 W MISSOURI ST
TUCSON AZ 85714

MONTANO OSCAR H & CLAUDIA CP/RS
917 W OHIO ST
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NATIONAL CHURCH RESIDENCES OF
TUCSON AZ
2335 N BANK DR
COLUMBUS OH 43220

NEC IRVINGTON I-19 LLC
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PDR INVESTORS LLC
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PESQUEIRA ROXANNA
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TUCSON AZ 85714

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TUCSON AZ 85714

TRIANA KARLA PATRICIA
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VALADEZ OSCAR & ALMANZA-VALADEZ
LUPE &
MARTINEZ-ZAPATA VANESSA ANN JT/RS
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TUCSON AZ 85714

VALENZUELA SIMON
909 W OHIO ST
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VIDA FINA LLC
6147 E 3RD ST
TUCSON AZ 85711

ZIMMERMAN RAMONA
321 LEGACY LN
PEACHTREE CITY GA 30269

Regina Romero - Mayor
255 W. Alameda ST
Tucson, AZ 85701

Yolanda Herrera - N.A. - Sunnyside
P.O. Box 11411
Tucson, AZ 85734-1411

Joe Miller - N.A. - Midvale Park
P.O. Box 23115
Tucson, AZ 85734

Patricia Maz - N.A. - Sunset Villa
4433 S. Valley Rd.
Tucson, AZ 85714

Henry Vega - N.A. - Rose
4314 S 15th Ave
Tucson, AZ 85714

Margaret Chumbler (Contact) - N.A. -
West Lamar City Acres
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Mark Albrecht - N.A. - Sunnyside
518 W Calle Margarita
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Rebecca "Beki" Quintero - N.A. -
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Mariaelena Hinojos - N.A. - Midvale
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PO Box 23115
Tucson, AZ 85734

Dolores Robles - N.A. - Sunset Villa
506 W. 43rd. St
Tucson, AZ 85713

Richard G. Fimbres - Ward 5
4300 S. Park AV
Tucson, AZ 85714

Lane Santa Cruz - Ward 1
940 W. Alameda ST
Tucson, AZ 85745

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 09/13/22, Garrett Aldrete,
(date) (name)
mailed notice of the 09/27/22 neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature: Garrett Aldrete Date: 10/04/22

Attachment: copy of mailing labels



MEMORANDUM

Date: April 20, 2023 **Job No:** YSS-02

To: John Beall, Entitlements Section Manager, PDSD

From: Lexy Wellott, AICP, The Planning Center

Project: Proposed Self-Storage Facility at 980 W Irvington Road – Neighborhood Meeting Summary

This memorandum summarizes two neighborhood meetings held on Tuesday, September 27, 2022 and Wednesday, April 19, 2023, as part of a rezoning request for a proposed self-storage facility located at 980 W Irvington Road (APN: 120-05-2770), near the northeast corner of the Interstate 19 and Irvington Road interchange. The second meeting was held to discuss changes to the site plan that had occurred after the September 27 meeting. Both meetings were held virtually via Zoom and were 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 Santa Cruz were also notified.

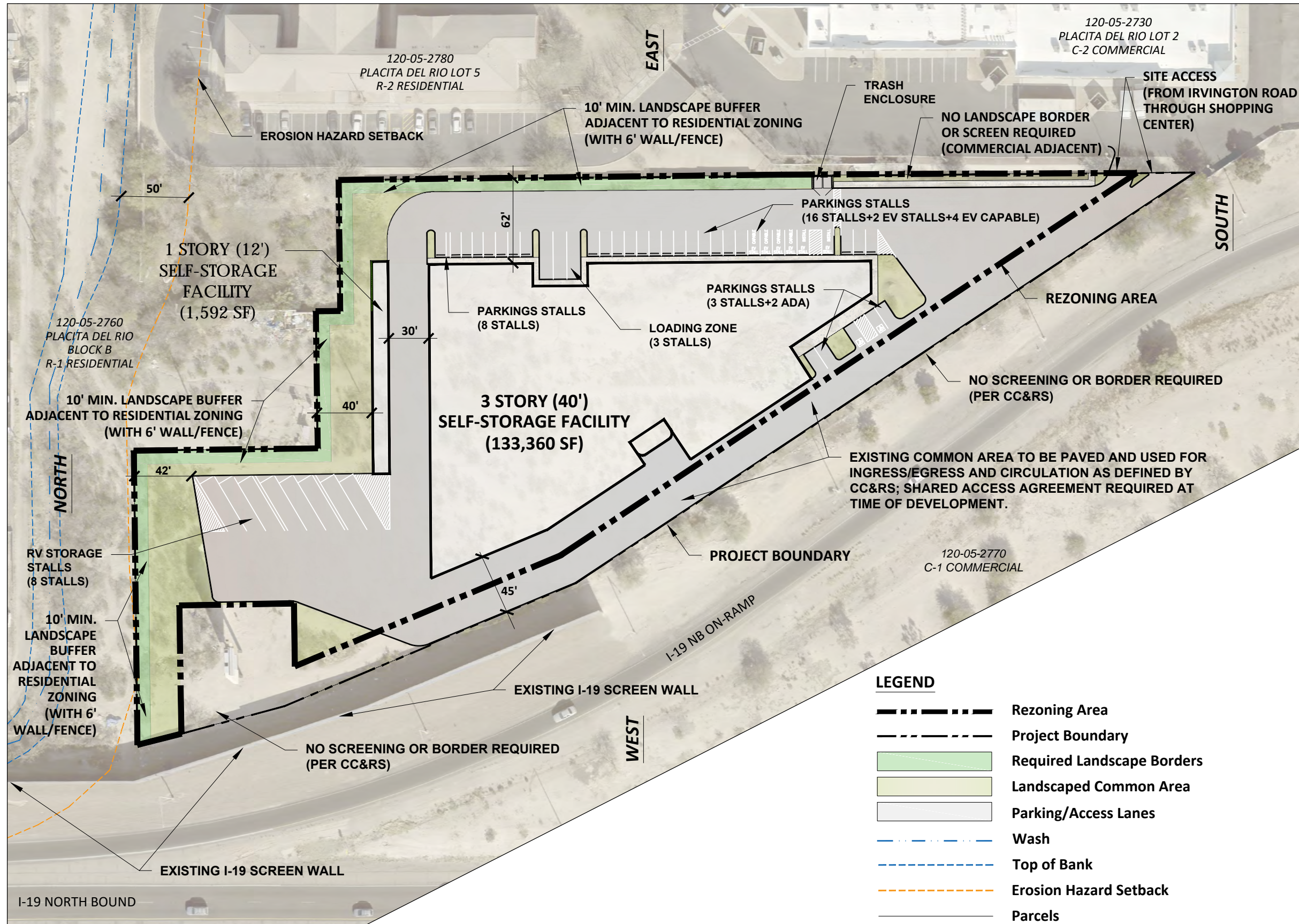
The September 27, 2022 meeting began at 6 pm via Zoom. Lexy Wellott of The Planning Center hosted the meeting, and Garrett Aldrete, also from The Planning Center, attended. No members of the neighborhood or representatives of the Ward office attended the meeting. The meeting ended at 6:15 pm.

The April 19, 2023 meeting began at 5:45 pm via Zoom. Lexy Wellott of The Planning Center hosted the meeting. Garrett Aldrete, also from The Planning Center, attended. No members of the neighborhood or representatives of the Ward office attended the meeting. The meeting ended at 6 PM.

Should you have questions or would like additional information, please do not hesitate to contact me.

Thank you.

PRELIMINARY DEVELOPMENT PLAN



REZONING
 Preliminary Development Plan
 TP-ENT- 0623-00027 Date 10/05/2023
 Planning & Development Services

- NOTES:**
- Rezoning Area: 2.74 Acres
 - Project Area: 3.7 Acres
 - Parcels: 120-05-2770, 120-05-275B
 - Address: 980 West Irvington Road, Tucson AZ 8/5714
 - Jurisdiction: City of Tucson
 - Existing Zoning: C-1 (Commercial)
 - Existing Use: Vacant
 - Proposed Use: Self-Service Storage (Interior & Exterior)
 - Proposed Zoning: C-2 Commercial
 - Required Use-Specific Standards: 4.9.10
 - Maximum Height = 40 Feet
 - Required Building Setbacks:
 - North: 1.5 x Building Height = 18 Feet
 - South/West: MS&R (Non-Residential Use) = 10 Feet
 - East: 0 Feet; Next to R-2: 1.5 x Building Height = 60 Feet
 - Required Landscape Borders:
 - North: Residential = 10 Feet
 - South/West: none per CC&Rs
 - East: Residential = 10 Feet, Commercial = n/a
 - Required Screening:
 - North: Residential = 6 Foot Wall/Fence
 - South/West: none per CC&Rs
 - East: Residential = 6 Foot Wall/Fence, Commercial = n/a

Required Parking Stalls: 36 Parking Stalls (1/4,000 SF + 2 per office space)
 Provided Parking Stalls: 46 Parking Stalls (including loading zone spaces, 2 ADA+2 EV+4 EV Capable)

Required Bicycle Spaces: 2 Spaces
 Provided Bicycle Spaces: 2 Spaces

LEGEND

	Rezoning Area
	Project Boundary
	Required Landscape Borders
	Landscaped Common Area
	Parking/Access Lanes
	Wash
	Top of Bank
	Erosion Hazard Setback
	Parcels

YOURSPACE AMERICA SELF-STORAGE

CHANGE OF ZONING APPLICATION

OCTOBER 2023

REZONING

Preliminary Development Plan

TP-ENT-0623-00027 Date 10/05/2023

Planning & Development Services

THE
PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE



YOURSPACE AMERICA SELF-STORAGE

CHANGE OF ZONING APPLICATION

980 West Irvington Road
Tucson, AZ 85715

Submitted to:



CITY OF TUCSON

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

Prepared for:



YOURSPACE AMERICA, INC.
999 Corporate Drive, Suite 100
Ladera Ranch, CA 92694

Prepared By:

THE PLANNING CENTER
2 East Congress Street, Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6146

With Assistance From:

MAGELLAN ARCHITECTS
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Tucson, Arizona 85715
Telephone: (520) 885-4455

KIMLEY HORN & ASSOCIATES
3945 East Fort Lowell Road #111
Tucson, Arizona 85712
Telephone: (520) 795-1000

OCTOBER 2023

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YOURSPACE AMERICA SELF-STORAGE

CHANGE OF ZONING APPLICATION

PART I: INTRODUCTION + POLICY

THE
PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE



I. INTRODUCTION + POLICY

A. PROJECT OVERVIEW

On behalf of the property owner, VIDA FINA LLC, and YourSpace America, Inc., this change of zoning request proposes to rezone a vacant 2.74-acre parcel from C-1 (Commercial Zone) to C-2 (Commercial Zone) to develop a multi-story self-storage facility consisting of climate-controlled units, traditional “roll-up” units, and outdoor recreation vehicle storage spaces that ultimately occupies a 3.7-acre site. It should be noted that while the overall project boundary for the proposed self-storage facility includes the 0.96-acre site (identified by APN 120-05-275B) located between the subject property and Interstate 19, the following document will only analyze the development implications as they relate to the 2.74-acre parcel subject to this rezoning request (refer to the area highlighted in orange on the map to the right) for simplicity purposes. The 0.96-acre site is appropriately zoned for the proposed self-storage facility. However, recognizing that there are development implications for the overall project, the traffic impact and hydrology analyses (submitted under a separate covers) were completed based on the project boundary in its entirety. The entire project boundary is provided on **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**.



EXHIBIT I.A: SITE CONTEXT

A self-storage facility in this commercial area will provide residents and business owners quick and easy access to a new and often-needed service. Other storage facilities are located over a mile away and have limited availability to climate-controlled units or RV storage spaces.

In addition to providing space for the nearby RV resorts, mobile home communities, and apartment complexes, users will have peace of mind when storing their possessions during the extreme summer months because this development will consist primarily of climate-controlled storage units.

The C-1 (Commercial Zone) zone allows for self-storage, but height limitations affect the viability of a smaller self-storage facility. The parcel's odd shape, numerous easements, and limited access have also created challenges in developing it with its current zoning.

The development will emulate the current character of the Placita Del Rio shopping center by incorporating similar materials such as concrete, wood, and stucco and a color palette typical of the desert southwest. Emulating existing commercial developments will ensure that the new facility is compatible and consistent with the existing neighborhood.

B. APPLICABLE PLANS + ORDINANCES

While the subject property is not within the boundaries of an overlay zone, neighborhood plan, or area plan, YourSpace America Self-Storage conforms with the policy recommendations outlined in *Plan Tucson*.

1. PLAN TUCSON

Plan Tucson, the City of Tucson's Sustainability and General Plan, provides land use direction for future growth within the city limits based on specific characteristics of 'building blocks.' The Future Growth Scenario Map places the subject property within an Existing Neighborhood building block which supports the development of commercial land uses that directly benefit the surrounding neighborhoods.

While not an exhaustive list, YourSpace America Self-Storage is supported by the following policies:

- *LT28.2.4: Support community commercial and office uses located at the intersections of arterial streets, taking into consideration traffic safety and congestion issues.*

YourSpace America Self-Storage will serve the surrounding community in a convenient location. Because the project takes access from Irvington Road and borders I-19, the development has easy access to a major transportation corridor and established roadway infrastructure, including pedestrian and cycling facilities.

- *LT28.2.12: Support environmentally sensitive design that protects the integrity of existing neighborhoods, complement adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.*

The subject property has been impacted by illegal dumping and encampments. Developing this site would remedy these issues and create a more appealing site that enhances the visual quality of surrounding properties. Improving this vacant parcel will also place an attractive and well-maintained building adjacent to a major interstate and help enhance the image of the City of Tucson for travelers along I-19. Additionally, improvements to the property will create a more attractive site for the residents of Mountain Trace Terrace, who currently overlook the property.

- *LT28.2.13: Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.*

The development is an infill project that is not proposing access to either the neighborhood to the north or the senior living facility to the east. The nature of the business, self-storage, also means it will be a low activity, quiet, and secure use, making it an ideal transitional use. The development will adopt a similar architectural style to the Placita Del Rio shopping center to ensure that the existing architectural style of the area is maintained. The Tucson Water parcel also provides a buffer from the R-2 zone and single-family homes to the north of the property. The nearest main building of the R-2 zone is 105 feet from the property line of the subject property. The nearest building on the subject property will be a single-story building

setback 18 feet from the property line. This will provide 123 feet between the nearest home and buildings onsite.

C. CONFLICTS WITH ADOPTED CITY ORDINANCES OF POLICIES

YourSpace America Self-Storage does not conflict with any adopted city ordinances or policies.

YOURSPACE AMERICA SELF-STORAGE

CHANGE OF ZONING APPLICATION

PART II: SITE ANALYSIS

THE
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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 YourSpace America Self-Storage site consists of one parcel within the Placita Del Rio Shopping Center on the east side of Interstate 19 (I-19) just north of West Irvington Road in Tucson.

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

ASSESSOR PARCEL NUMBER	ADDRESS	ACREAGE
120-05-2770	980 West Irvington Road	2.74

2. EXISTING LAND USES + STRUCTURES

Land uses within one-half mile of the YourSpace America Self-Storage site generally consist of varying commercial uses, assisted living facilities, multifamily residential, and single-family residences (refer to **EXHIBIT I.A: SITE CONTEXT**).

The YourSpace America Self-Storage site is currently vacant, with disturbances associated with maintaining public utilities, trespassing, and illegal dumping. Numerous easements cross the property, and a Tucson Water monitoring well is located near the midpoint of the western property boundary.

Immediately north of the YourSpace America Self-Storage (within 100 feet) is a property owned by the City of Tucson that contains Tucson Water water pumping and storage facilities and a large detention/retention basin shared by the neighboring properties within the Placita del Rio Shopping Center. Just beyond the city-owned parcel is a single-family residential subdivision known as Michigan Manor, which consists of single-story homes.

Within 100 feet to the west is a commercially-zoned property that contains a freeway sign, herein referred to as the Freeway Sign Parcel which provides access to the YourSpace America Self-Storage site. I-19 is located just beyond the abutting parcel.

Within 100 feet to the south is the northbound on-ramp for I-19. An approximate four-foot chainlink fence separates the YourSpace America Self-Storage site from the on-ramp.

Immediately east of the YourSpace America Self-Storage site (within 100 feet) is the Placita del Rio Shopping Center which contains numerous commercial businesses including AutoZone, Texas Roadhouse, Aaron’s Furniture Store, Humphrey’s Barbershop, Popeye’s, and more. The YourSpace America Self-Storage site is accessed through this shopping center. Just north of the shopping center, is the two-story Mountain Trace Terrace assisted living facilities.

Refer to **EXHIBIT II.A.1: PROJECT LOCATION** for onsite uses and uses within 100 feet of the YourSpace America Self-Storage site.

3. EXISTING ZONING

The YourSpace America Self-Storage site is currently zoned C-1. It should be noted that the C-1 zone allows for self-storage facilities by-right. However, due to the property’s constraints and the height limitations imposed by the C-1 zone, the existing entitlements prevent this property from developing economically.

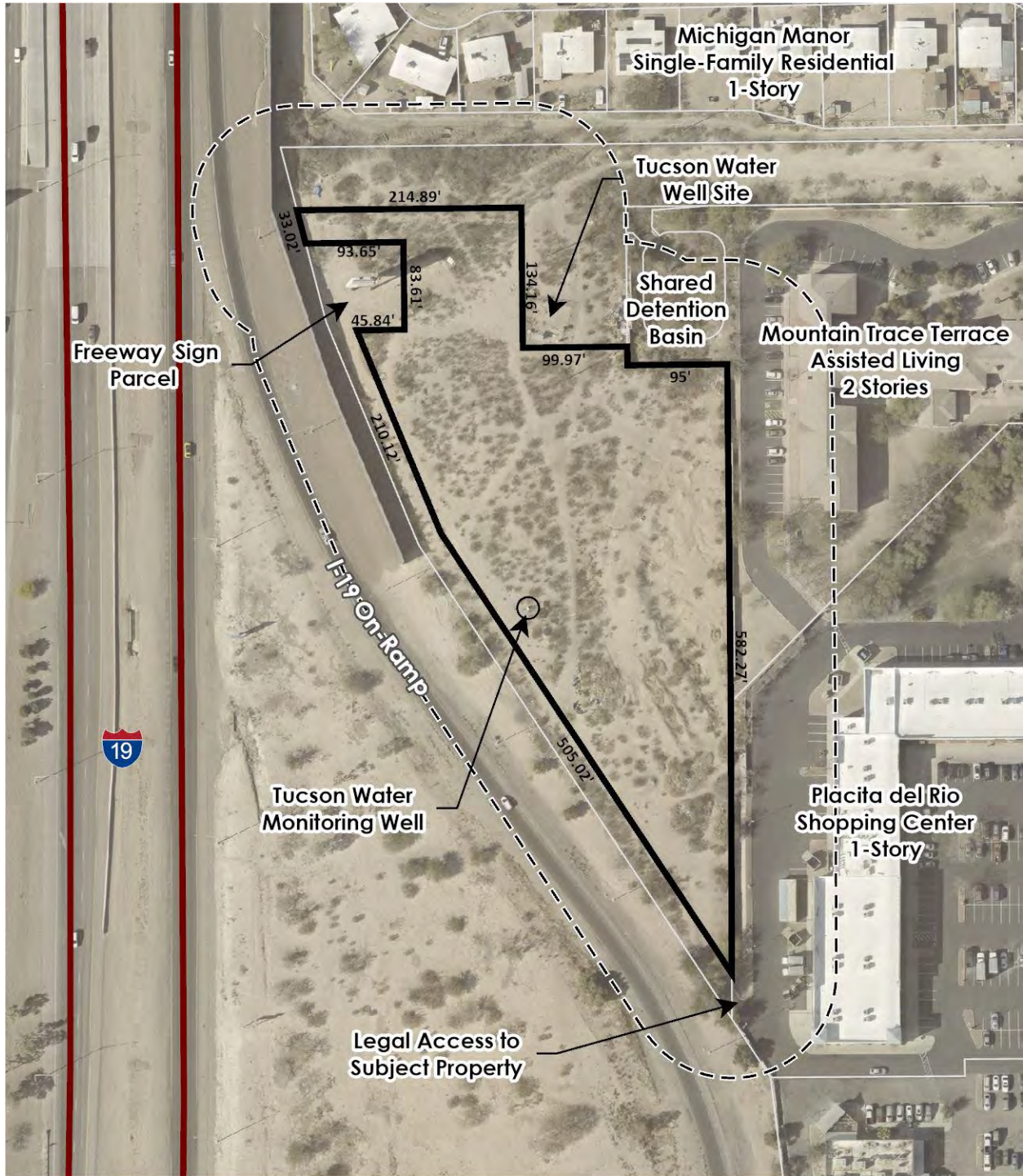
As shown in **EXHIBIT II.A.3: EXISTING ZONING** and outlined in the table below, properties immediately adjacent to the site (i.e., within 100 feet) are zoned commercial or residential.

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

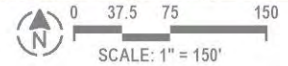
4. EXISTING BILLBOARDS

There are no billboards on the YourSpace America Self-Storage site.

EXHIBIT II.A.1: PROJECT LOCATION

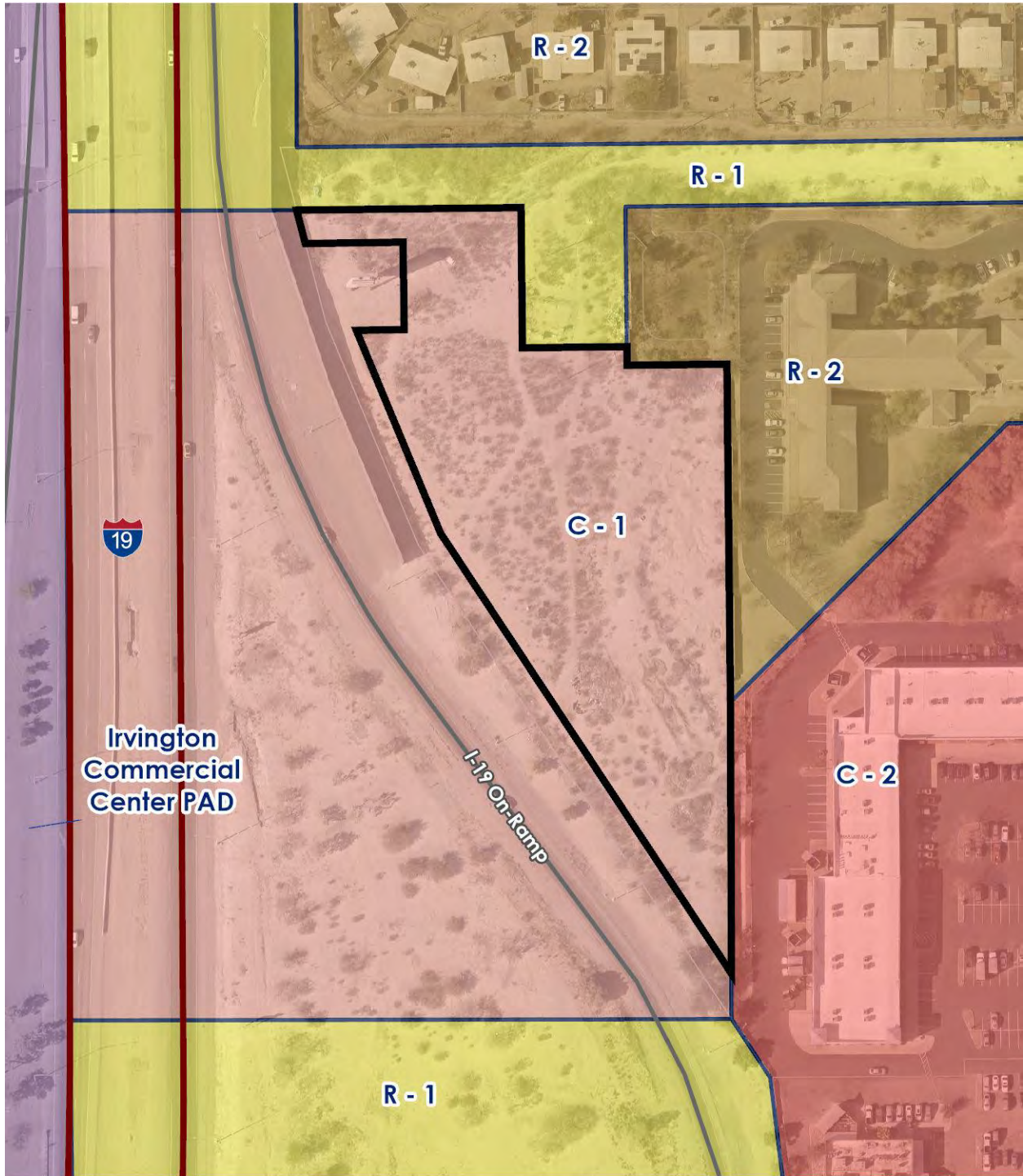


- LEGEND**
- Project Boundary
 - 100-Foot Radius
 - Parcels
 - Interstates













SOURCE: Pima County GIS
 PROJECT: YSS-02 Updated Maps
 FILE NAME: Subject Property Map DATE: 6/20/2023
 PATH: I:\Projects\YSS-02\GIS_Mapping\YSS-02 Updated Maps\YSS-02 Updated Maps.aprx

EXHIBIT II.A.3: EXISTING ZONING



LEGEND

-  Project Boundary
-  Major Streets
-  Interstates
-  Streets
-  Parcels
-  R-1
-  R-2
-  C-1
-  C-2
-  PADs



SOURCE: Pima County GIS
 PROJECT: YSS-02 Updated Maps
 FILE NAME: Zoning Map DATE: 6/20/2023
 PATH: I:\Projects\YSS-02\GIS_Mapping\YSS-02 Updated Maps\YSS-02 Updated Maps.aprx

B. CIRCULATION + TRIPS

1. EXISTING STREETS ABUTTING THE SITE

The YourSpace America Self-Storage site does not abut a major street, however, it is accessed from West Irvington Road through the Placita Del Rio Shopping Center and the neighboring property to the west (refer to **EXHIBIT II.B: CIRCULATION**).

West Irvington Road

West Irvington Road is classified as a major arterial on the City of Tucson Major Streets and Routes (MS&R) Plan and has a planned right-of-way width of 120 feet. Irvington Road is a five-lane roadway with sidewalks, and bike lanes on both sides of the roadway. The posted speed limit is 35 miles per hour.

2. EXISTING + PROPOSED CURB CUTS

Because access to the property is through the Placita Del Rio shopping center, there are no existing curb cuts on the property. Access will be provided by way of a new PAAL into the shopping center and by way of the neighboring property to the west. The proposed access route is depicted on **EXHIBIT II.B: CIRCULATION**.

3. DECELERATION LANES

There is an existing deceleration/ right-turn lane into the Placita del Rio Shopping Center.

4. PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAY

No improvements are required within public rights-of-way.

5. TRANSPORTATION CHARACTERISTICS WITHIN ONE MILE

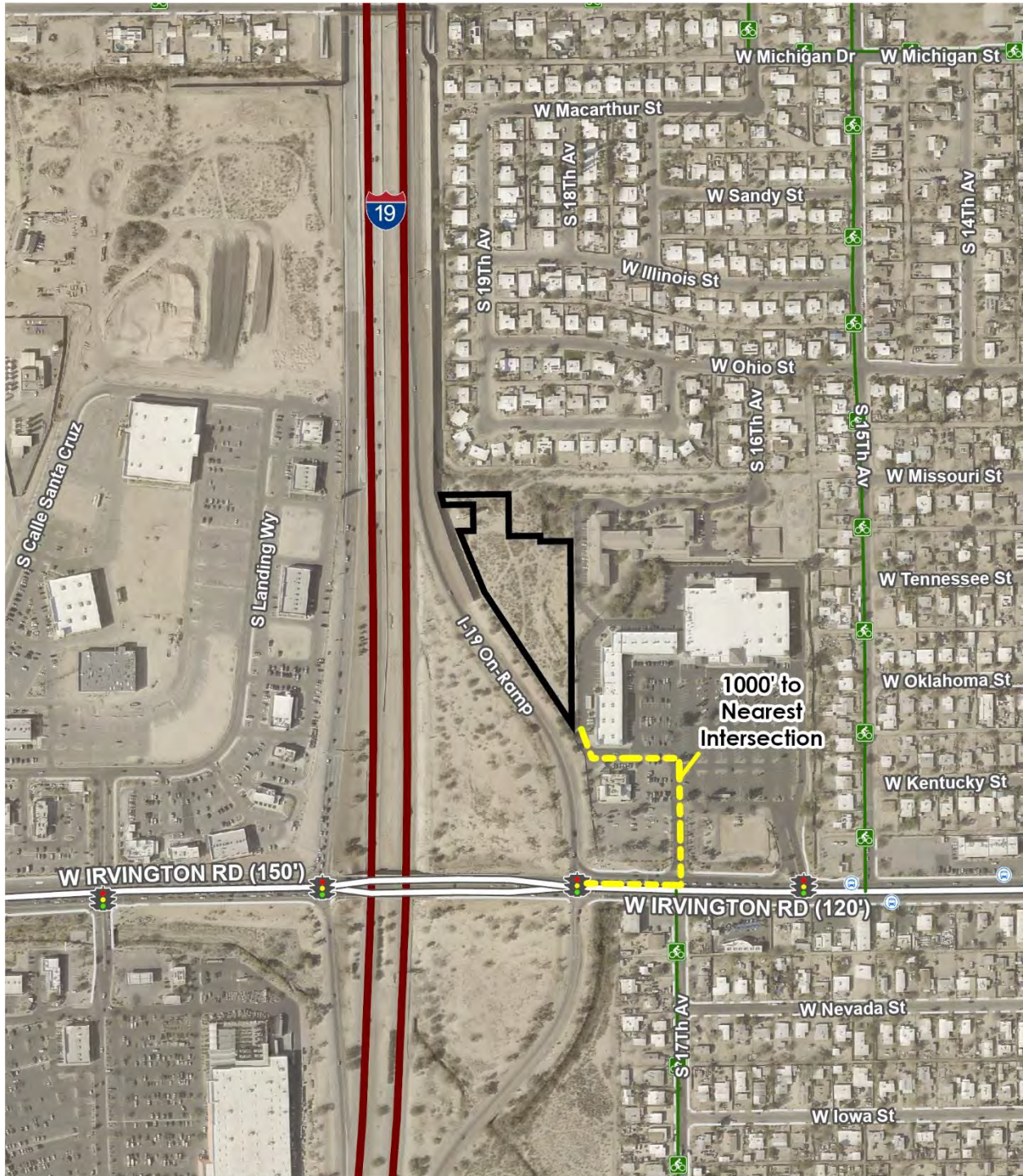
EXHIBIT II.B: CIRCULATION depicts all major streets, traffic signals, public transit stops, bike lanes, and park-and-ride facilities within a one-mile radius of the site. Interstate 19 runs parallel to the site's western boundary and is elevated slightly above the property.

6. AVERAGE DAILY TRIPS

The table below provides the existing traffic counts per Pima Association of Governments (PAG) for all major streets within one mile of the property.

STREET NAME	FROM - TO	LOCATION ID	AADT
W Irvington Rd	I-19 On-Ramp – 12 th Ave	A-64	22,813

EXHIBIT II.B: CIRCULATION



LEGEND

- Project Boundary
- Bike Route
- Sidewalks
- Interstate
- Arterial
- Traffic Signal
- Bus Stop



SOURCE: Pima County GIS
 PROJECT: YSS-02 Updated Maps
 FILE NAME: Transportation Map DATE: 3/17/2023
 PATH: I:\Projects\YSS-02\GIS_Mapping\YSS-02 Updated Maps\YSS-02 Updated Maps.aprx

C. CULTURAL RESOURCES

The YourSpace America Self-Storage site has been covered in two previous archaeological surveys, one in 1991 and a second in 2003. One archaeological site exists onsite and was recommended as ineligible for listing as a historic place. The prior surveys are adequate under SHPO Guidance Point No. 5, and no further work is necessary. Please see the full Arizona State Museum equivalent letter in **EXHIBIT II.C: ARIZONA STATE MUSEUM EQUIVALENT LETTER**.

EXHIBIT II.C: ARIZONA STATE MUSEUM EQUIVALENT LETTER



September 9, 2022

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

Re: Archaeological Records Review of Parcels 120-05-275B and 120-05-2770 in Tucson, Pima County, Arizona

Dear Mr. Aldrete:

SWCA Environmental Consultants (SWCA) has reviewed the archaeological project and site records for Pima County Assessor's Parcels 120-05-275B and 120-05-2770 in support of the environmental review requirements for rezoning privately owned land. The parcels are located near the northeast corner of West Irvington Road and east of the Interstate 19 northbound on-ramp, in Section 35, Township 14 South, Range 13 East (Gila and Salt River Baseline and Meridian), on the U.S. Geological Survey Tucson, Arizona, 7.5-minute quadrangle. Below are the results of the records search.

SEARCH RESULTS

According to a search of the archaeological site files and records contained with AZSITE, 72 archaeological survey projects have been conducted in or within 1.0 mile of the project parcels. These projects were conducted between 1979 and 2020 for residential and commercial development, road improvements and bike paths, parks and recreation, potable water and wastewater pipelines, natural gas pipelines, transmission lines, and cellular towers. Two surveys, conducted in 1991 and 2003, have completely covered the project parcels. The survey conducted in 1991 was conducted for a proposed water line and did not identify any cultural resources. In 2003, the entirety of the project parcels was surveyed prior to proposed development. This survey identified one cultural resource within the project parcels.

Twenty-seven archaeological sites have been identified with 1.0 mile of the subject parcels, one of which (AZ BB:13:724[ASM]) is within the project parcels. AZ BB:13:724(ASM) is historic-era trash scatter that has thousands of artifacts and represents sporadic dumping episodes over a period of 10 to 15 years. The site was recommended as ineligible for listing in the Arizona or National Registers of Historic Places. The remaining 26 sites include 20 Native American sites, consisting of 15 artifact scatters, two habitation sites, one lithic (flaked stone) scatters, and two canals. The historic-era sites consist of a well with associated artifacts, one trash scatter, and a historic canal. The remaining site is newly recorded, and no information is currently available in AZSITE. Additionally, the historic-era State Route 80 and the and the historic-era El Paso Natural Gas Line 1007 are within the search radius.

The National Park Service's National Register of Historic Places (NRHP) online database was also searched to identify properties listed in the NRHP that are located within or near the subject parcels. No NRHP-listed properties were identified in or within 1.0 mile. The NRHP-listed property nearest the subject parcels is Tucson Veterans Administration Hospital Historic District, which is approximately 1.5 miles northeast of the project parcel.

EXHIBIT II.C: ARIZONA STATE MUSEUM EQUIVALENT LETTER (CONT.)

Archaeological Records Review of Parcels 120-05-275B and 120-05-2770 in Tucson, Pima County, Arizona

RECOMMENDATIONS

1. The subject parcels were previously surveyed in 2003 and the survey would be considered satisfactory (adequate or accurate) when evaluated under SHPO Guidance Point No. 5: SHPO Position on Relying on Old Archaeological Survey Data (Available at <https://azstateparks.com/shpo-guidance-points>), because the survey was conducted using the current survey methodology and site definitions. One site has been documented within the project parcels but it was recommended as ineligible and the field documentation of the site has exhausted the research potential of AZ BB:13:724(ASM); therefore no further work is necessary. In addition, current Arizona State Museum guidance states that historic-era waste piles (trash scatters) should not be documented as an archaeological site. However, if additional work is requested by an agency, a list of archaeological contractors is available on the Arizona State Museum (ASM) website at: <https://statemuseum.arizona.edu/crm>.
2. Pursuant to Arizona Revised Statue §41-865, if any human remains of funerary objects are discovered during project work, all work must stop within the area of the remains and Cristin Lucas, ASM repatriation coordinator, will be contacted at 520-626-0320 or Stacy Ryan, ASM assistant repatriation coordinator, at 520-626-2950.
3. City, county, or municipal governments may have requirements; therefore, SWCA recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at dbarr@swca.com or 520-325-9194.

Sincerely,



David M. R. Barr, M.A., RPA

Principal Investigator (Arizona Antiquities Act Permit No. 2022-033bl)

D. PRE-DEVELOPMENT HYDROLOGY

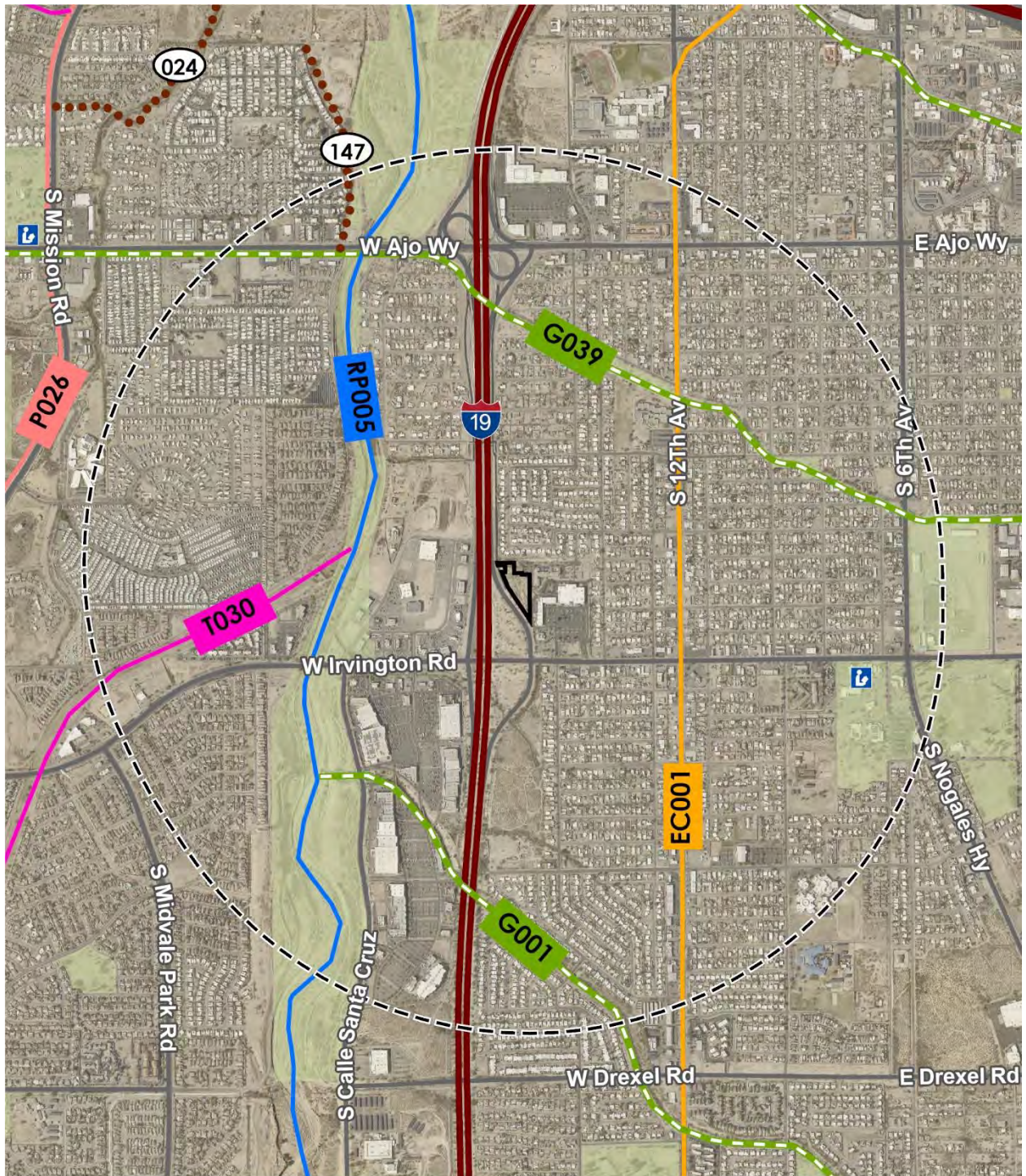
Refer to *Preliminary Drainage Report* prepared by Kimley Horn and submitted under separate cover.

E. SCHOOLS, RECREATION + CULTURAL FACILITIES

No schools or parks are abutting the YourSpace America Self-Storage site.

According to the City of Tucson GIS and Pima Regional Trail System Master Plan, the following table outlines recreational facilities anticipated to serve the YourSpace America Self-Storage site. Bike routes are located on all major streets within one mile of the site (refer to **EXHIBIT II.E: RECREATION**).

RECREATION FACILITY	ID	TYPE	TOTAL LENGTH (MILES)
Santa Cruz River Park	RP005	River Park	60 Miles
10 th /12 th Avenue	EC001	Enhanced Corridor	5.8 Miles
Airport Wash Greenway	G0001	Greenway	2.4 Miles
Rodeo Wash Greenway	G039	Greenway	10.5 Miles
Wentworth Rd Trail	T030	Trail	3 Miles
Mission Rd Path	P026	Path	5.4 Miles
Enchanted Hills	024	Single Track	2 Miles
Cottonwood Ln	147	Single Track	0.5 Miles



LEGEND	Project Boundary	Pima County Trails Master Plan	Singletrack Trail
	One Mile Buffer	Enhanced Corridor	Trail
	Parks	Greenway	Library
	Interstates	Path	
	Major Streets	River Park	

SCALE: 1" = 2,000'

SOURCE: Pima County GIS
 PROJECT: YSS-02 Updated Maps
 FILE NAME: Schools, Recreation & Cultural Facilities DATE: 3/17/2023
 PATH: I:\Projects\YSS-02\GIS_Mapping\YSS-02 Updated Maps\YSS-02 Updated Maps.aprx

F. EXISTING DISTURBANCE + SOILS

As depicted in **EXHIBIT II.A: SUBJECT PROPERTY**, the YourSpace America Self-Storage site has been disturbed by utility maintenance, unsanctioned paths, and illegal dumping. Hazardous materials are not present on the subject property.

Soil found onsite is classified as Mohave-Sahuarita-Cave. Mohave soil is very deep and well-drained with moderately slow permeability and has a high water capacity, slow to medium runoff, and a slight to moderate water erosion hazard. This soil type is suitable for the proposed development.

G. TOPOGRAPHY

Refer to **EXHIBIT II.G: TOPOGRAPHY** for a depiction of the topographic characteristics of the YourSpace America Self-Storage site.

1. TOPOGRAPHIC CHARACTERISTICS

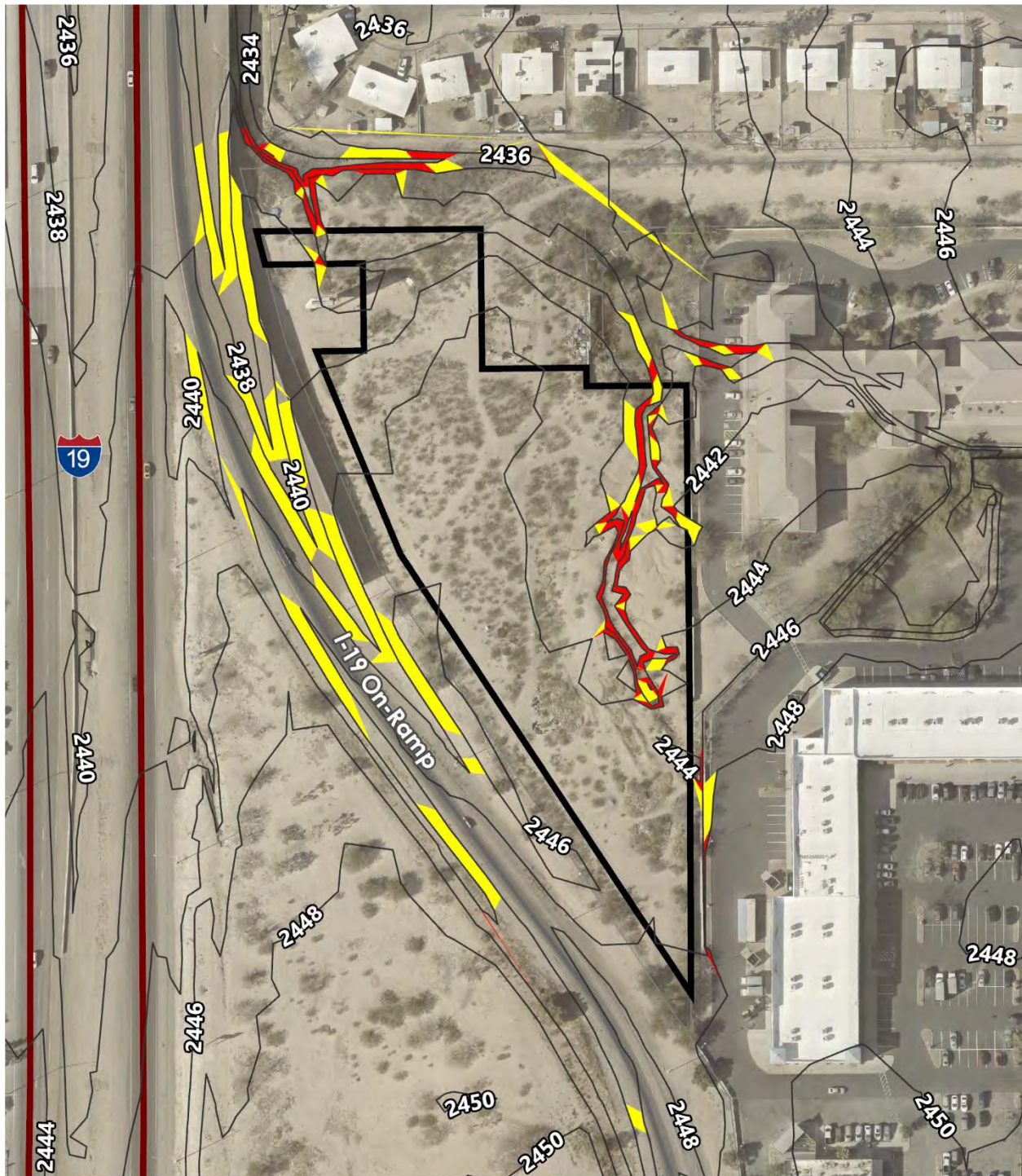
The project site is generally flat, with a low elevation of 2,440 feet and a high elevation of 2,446 feet. Some slopes on site exceed 15%. These areas are along the eastern property line with Placita Del Rio. The slopes are created by runoff from the Placita Del Rio shopping center as flows are directed to the basin north of the subject property and a second retention basin east of the property between Mountain Trace Terrace and Placita Del Rio.

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.

- Average Cross Slope = $\frac{I \times L \times 0.0023}{AC}$
- Average Cross Slope = $\frac{2 \times 3895.7 \times 0.0023}{2.74}$
- Average Cross Slope = 6.54%

EXHIBIT II.G: TOPOGRAPHY

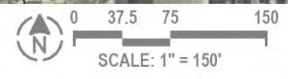


LEGEND

- Project Boundary
- Parcels
- Interstates
- 2 Foot Contour Lines

Surface Slope

- 15.00% - 25.00%
- >25



SOURCE: Pima County GIS
 PROJECT: YSS-02 Updated Maps
 FILE NAME: Topography Map DATE: 3/17/2023
 PATH: I:\Projects\YSS-02\GIS_Mapping\YSS-02 Updated Maps\YSS-02 Updated Maps.aprx

H. UTILITIES

1. SEWER

Public sewer facilities with multiple manhole connections run along the western property line of the Placita Del Rio sign parcel just west of the subject property.

2. WATER

The project site is within the obligated service area of Tucson Water.

3. ELECTRICITY

The project is within Tucson Electric Power's service area. Overhead powerlines are to the north of the parcel and travel across the city of Tucson parcel to serve the adjacent Tucson Water equipment. One existing electrical pole is on the property.

I. VEGETATION + SCREENING

4. EXISTING VEGETATION ONSITE

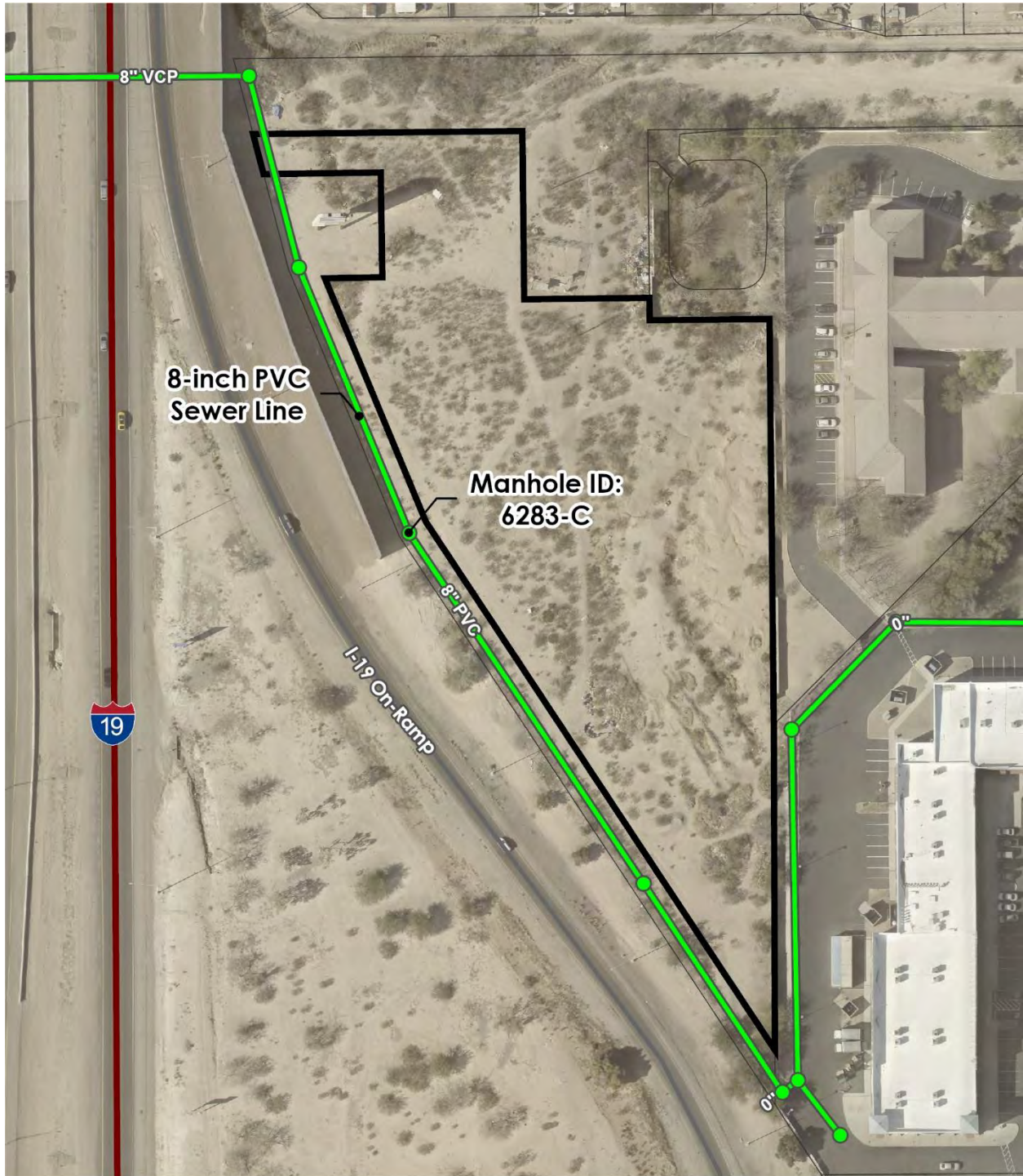
Vegetation onsite is mostly creosote with mesquite trees along the eastern property line with the shopping center to the east.

5. EXISTING LANDSCAPING+ SCREENING

A 6-foot chain link fence with razorwire separates the Tucson Water parcel from the project site. Additionally, a 5-foot masonry wall separates the project site from the commercial center and assisted living facility along the eastern property line.

A screen does not currently exist between the Freeway Sign Parcel to the west and the subject property. A noise mitigation wall and a four-foot chainlink fence lie between the Freeway Sign Parcel to the west.

Aside from the native vegetation onsite, no formal landscaping is present on the site.



LEGEND

- Project Boundary
- Parcels
- Interstates
- Major Streets

- Existing Sewer Network
- Existing Manhole



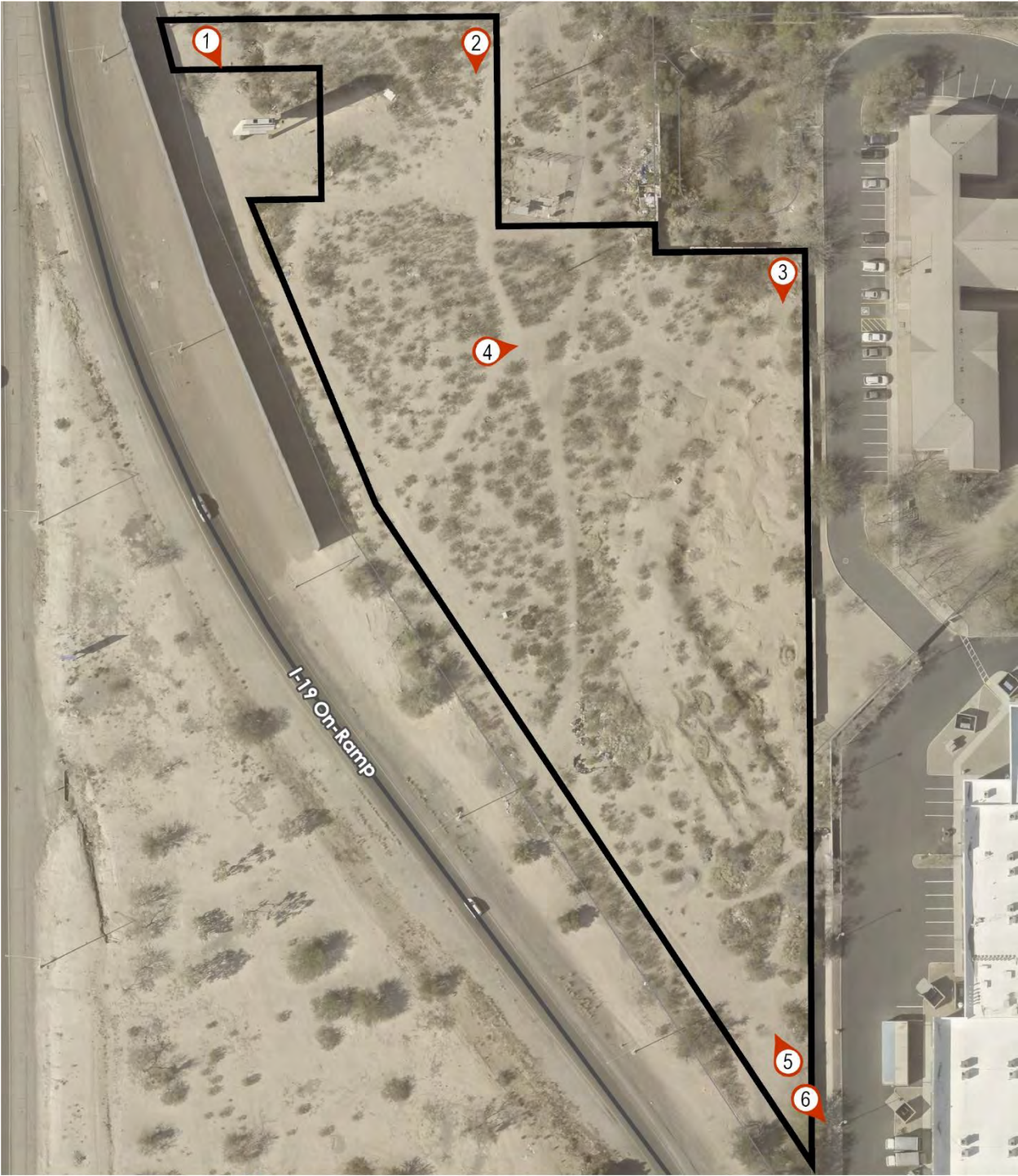
SOURCE: Pima County GIS
PROJECT: YSS-02 Updated Maps
FILE NAME: Utility Map DATE: 3/17/2023
PATH: I:\Projects\YSS-02\GIS_Mapping\YSS-02 Updated Maps\YSS-02 Updated Maps.aprx

J. VIEWS

The proposed development will have a minimal impact on views enjoyed by surrounding properties. Residences along Missouri Street to the north of the site have backyards facing the project site. The backyards of these properties are screened from the property by existing vegetation on the Tucson Water well parcel and a retention basin. Without the vegetation, residents would be subject to the sights of a retention basin, City of Tucson equipment, illegal dumping, and vagrancy. A new building will remove unsightly views related to unsanctioned dumps and vagrancy while also providing landscaping around the border of the parcel.

Residents of Mountain Trace Terrace share many of the same views as the homes along Missouri Street, but their building faces the Interstate 19 noise mitigation wall. This wall blocks views of Interstate 19 and most features west of the subject property. The new development will create a landscaped and well-maintained property that buffers Mountain Trace Terrace from the Interstate 19 on-ramp. Please see **EXHIBIT II.J.1: SITE PHOTO LOCATIONS** and **EXHIBIT II.J.2: SITE PHOTOS**.

EXHIBIT II.J.1: SITE PHOTO LOCATIONS



LEGEND

-  Project Boundary
-  Photo Location
-  Parcels
-  Major Streets




 SCALE: 1" = 100'

SOURCE: Pima County GIS
 PROJECT: YSS-02 Updated Maps
 FILE NAME: Views Map DATE: 3/20/2023
 PATH: I:\Projects\YSS-02\GIS_Mapping\YSS-02 Updated Maps\YSS-02 Updated Maps.aprx



Figure 1: View of the sight from the northwest corner facing southeast



Figure 2: View of the site facing south from the uppermost northeast corner adjacent to the Tucson Water parcel



Figure 3: View of the property from the northeast corner facing south



Figure 4: Mountain Trace Terrace assisted living facility viewed from the center of the property facing east



Figure 5: View of the property facing northwest from the southern corner of the property



Figure 6: View of the southern corner of the property and proposed access location

YOURSPACE AMERICA SELF-STORAGE

CHANGE OF ZONING APPLICATION

PART III: PLAN PROPOSAL

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 by explaining project features and design, including building layout, height, the transition of intensity, landscaping and screening, traffic, and lighting.

A. BUILDING LAYOUT

The project proposes rezoning a 2.74-acre site north of Irvington Road and generally bounded by the Interstate 19 on-ramp to the west and south, the Placita Del Rio shopping center and assisted living facility to the east, and a Tucson Water well parcel to the north. As shown on **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**, this proposal requests a rezoning from C-1 (Commercial Zone) to C-2 (Commercial Zone) to develop a 135,252 square feet (SF) facility known as YourSpace Amercia Self-Storage which consists of a multi-story climate-controlled facility and a single-story traditional “roll-up” storage structure. Traditional roll-up units may be provided along the ground floor of the climate-controlled facility so as long as PAALs are unobstructed. Outdoor boat and RV storage spaces will also be provided onsite. The climate-controlled facility will be three stories with a maximum height of 40 feet, and the traditional “roll-up” storage facility will be one story with a maximum height of 12 feet.

The three-story building will generally be located at the center of the property with a square footage of 133,660 SF. This building will be setback 62 feet from the eastern property line and 82-216 feet from the northern property line. No setback is required from the western property line adjacent to the Freeway Sign Parcel. The traditional self-storage facility north of the three-story building is approximately 1,592 SF and setback 18 feet from the northern property line. The RV parking spaces are setback 10 feet from the eastern property line and 42 feet from the north property line.

Landscape buffers will feature a mix of native, drought-tolerant trees and shrubs. The landscaping will provide a visually interesting buffer for neighboring properties and create a desert aesthetic onsite. Lighting will be provided on the building's façade, shielded, and directed down and away from neighboring properties. Parking lighting will use low-profile light poles to reduce impacts on surrounding properties. All lighting onsite will comply with the City of Tucson's 2012 Outdoor Lighting Code.

Access to the property will come from the southern end of the eastern property line that is shared with the neighboring Placita Del Rio shopping center. Lot 2 of the Placita Del Rio shopping center is designated to provide access to lot 4 (subject property) in the Final Plat Placita Del Rio, Lots 4&5, case number S06-072. The access was originally determined in the document First Amendment to Amended and Restate Declaration and Establishment of protective Covenants, Conditions, and Restrictions and Grant of Easements recorded at Docket 12407, Page 6223 in the office of the Pima County Recorder.

Customers will use the access lanes within the Placita Del Rio shopping center to enter the site west of Aaron's Furniture Store. A rolling gate allows access to the parcel through the adjacent parcel west

of the property, but there is no dedicated access for the subject property. Access to the subject property will be created at the southern end of the eastern property line should an agreement not be made between the developer and the property owner for the use of the existing gate. Customers of the self-storage facility will use an access lane to travel north along the eastern property line to available parking. They will continue around the proposed three-story building heading west until they turn left and head southeast toward the ingress/egress point, creating a loop. This loop can be performed in clockwise and counterclockwise direction.

B. DESIGN COMPATIBILITY

1. MITIGATION ENSURING THE PRIVACY OF ADJACENT RESIDENCES

The project will use a 6-foot decorative masonry wall along the northern and eastern property lines to screen the facility from single-family homes north of the property. In addition to the masonry wall, the development will provide a minimum 10-foot landscaped buffer yard along the northern and eastern property lines. A Tucson Water well parcel adjacent to the northern property line provides an additional buffer between the project and single-family homes to the north. The closest residential home will be approximately 125 feet from the nearest building on the project site.

Access to the site comes from a shopping center fronting Irvington Road. The access location does not use neighborhood streets and will not connect to neighborhood streets. These measures ensure people do not use the surrounding neighborhood to access the development. Onsite surveillance will be used to secure the property, and cameras necessary for surveillance will be placed so that they do not record residential properties to the north.

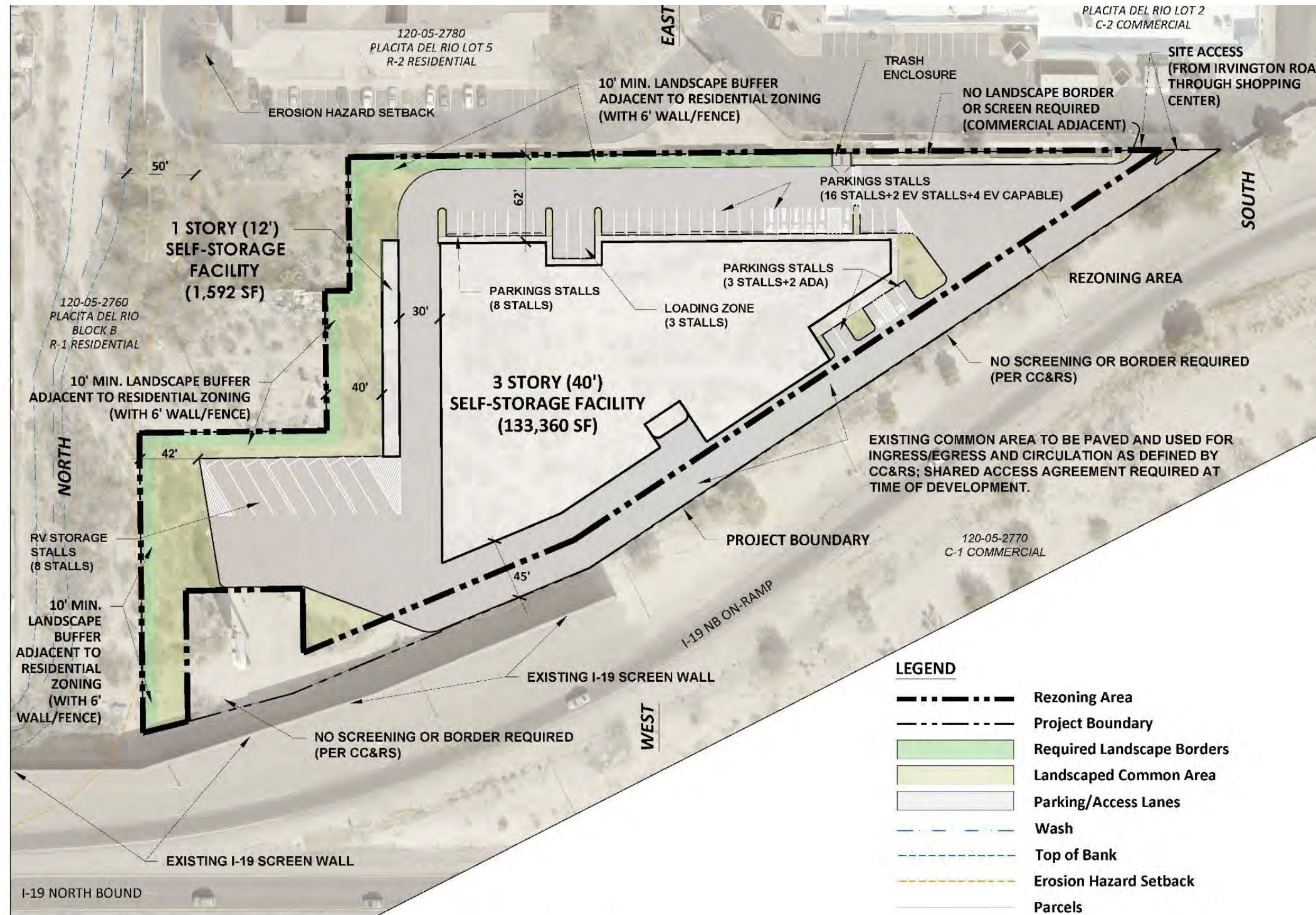
Because this is a self-storage use, windows will be installed to comply with the fire code but will not function like windows found in residential developments. The developer will use clerestory windows along the northern and eastern faces of the building to limit views of backyards and residents of neighboring residential properties. Faux windows can also be used to give the exterior of the building a visually appealing surface.

2. DESIGN CRITERIA

The development is not within any area or neighborhood plans that would require conformance with specified design guidelines. The building will incorporate colors associated with the desert southwest, such as browns, grays, and tans, to conform with the surrounding commercial center and create a visually similar development. It will be developed in a similar architectural style to the Placita Del Rio shopping center and use materials like wood, concrete, and stucco. The building will be a maximum of 40 feet high and three stories, helping to create a development pattern in which building heights step down the further they are located from the interstate and Irvington Road.

3. CONSERVATION + URBAN HEAT ISLAND EFFECT REDUCTION

The development will use rainwater harvesting techniques such as bioswales, micro basins, and directing runoff to landscaped areas to limit water use for landscaping. Landscaping will use native, drought-tolerant plants to reduce energy consumption and water use related to their upkeep. The provided landscaping should be placed in locations that provide maximum shade coverage of impervious surfaces to mitigate the development's contribution to the urban heat island effect.



NOTES:

Rezoning Area: 2.74 Acres
 Project Area: 3.7 Acres
 Parcels: 120-05-2770, 120-05-275B
 Address: 980 West Irvington Road, Tucson AZ 8/5714
 Jurisdiction: City of Tucson

Existing Zoning: C-1 (Commercial)
 Existing Use: Vacant

Proposed Use: Self-Service Storage (Interior & Exterior)
 Proposed Zoning: C-2 Commercial
 Required Use-Specific Standards: 4.9.10
 Maximum Height = 40 Feet

Required Building Setbacks:

- North: 1.5 x Building Height = 18 Feet
- South/West: MS&R (Non-Residential Use) = 10 Feet
- East: 0 Feet; Next to R-2: 1.5 x Building Height = 60 Feet

Required Landscape Borders:

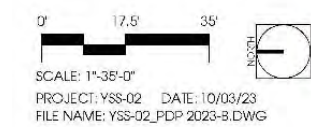
- North: Residential = 10 Feet
- South/West: none per CC&Rs
- East: Residential = 10 Feet, Commercial = n/a

Required Screening:

- North: Residential = 6 Foot Wall/Fence
- South/West: none per CC&Rs
- East: Residential = 6 Foot Wall/Fence, Commercial = n/a

Required Parking Stalls: 36 Parking Stalls (1/4,000 SF + 2 per office space)
 Provided Parking Stalls: 46 Parking Stalls (including loading zone spaces, 2 ADA+2 EV+4 EV Capable)

Required Bicycle Spaces: 2 Spaces
 Provided Bicycle Spaces: 2 Spaces



YOURSPACE AMERICA STORAGE

4. SITE + BUILDING CONFIGURATION

The three-story building will be setback 64 feet from the eastern property line and 58 feet and 6 inches from the northern property line. The one-story building will be setback 18 feet from the northern property line, and the larger building will be setback 18 feet from the eastern property line. The development is not required to provide a setback from the C-2 (Commercial Zone) zone adjacent to the eastern property line and along the western and southern boundary with the adjacent C-1 (Commercial Zone) zoned property. The required and provided setbacks are listed in the following table.

DIRECTION	ADJACENT ZONING	REQUIRED SETBACK	PROVIDED SETBACK
North	R-1	1 ½ x Building Height	18 Feet
East	R-2, C-2	1 ½ x Building Height None	18 – 62 Feet
South	C-1	None	0 Feet
West	C-1	None	0 Feet

5. TRANSITION OF BUILDING HEIGHTS + NUMBER OF STORIES

The proposal includes buildings of varying heights to help transition to existing development surrounding the property. The three-story building, with a maximum height of 40 feet, will be placed centrally on the property. The 12-foot one-story building is located north of the three-story building between the largest proposed building and single-family development north of the subject property. The location of these buildings on the project site provides a transition of building heights from the three-story project near Irvington Road and the Interstate 19 on-ramp to single-story residences north of the project site.

6. TRANSITION OF DENSITIES

Residences and commercial shopping centers surround the project site. To the east, the Placita Del Rio shopping center is a much more intense commercial use than the planned self-storage facility. Mountain Trace Terrace acts as a transition from an intensive commercial use to a more intensive residential use before the single-family homes north of the property. The proposed self-storage facility will provide much of the same transition from a more intensive commercial use to a less intensive commercial use.

7. LANDSCAPE + SCREENING

A 6-foot masonry wall will be provided along the site's property line. Additionally, the development will provide a landscape buffer with a minimum width of 10 feet along the property's northern and eastern property lines. The landscape buffer will incorporate native, drought-tolerant trees and shrubs to provide additional privacy to nearby residential properties and create an attractive buffer between the project and surrounding development.

8. STREET IMPROVEMENTS

Access to the site comes from the commercial center to the southeast. This access was established in First Amendment to Amended and Restate Declaration and Establishment of protective Covenants, Conditions, and Restrictions and Grant of Easements recorded at docket 12407, page 6223 in the office of the Pima County Recorder. No street improvements are needed to improve access to and from the shopping center.

9. DEFENSIBLE SPACE TECHNIQUES

A 6-foot wall will surround the entirety of the subject property to limit movement through the development for non-business-related reasons. The development will not provide access to the residential neighborhood or the senior living facility. Parking areas will be lighted to ensure the safety of visitors and employees. Exterior units will provide security lighting for visitors and to ensure the property provides appropriate lighting at night to deter trespassing.

10. VIEW CORRIDORS

The development will have a minimal impact on views for surrounding property owners. The commercial shopping center to the east provides buildings of varying heights, with the tallest building having an architectural feature extending to 30 feet. Mountain Trace Terrace is developed similarly with a gable extending to 30 feet in height. These existing buildings impact views for those looking eastward, and the proposed height of the development would create the transition of height the further from the interstate a development is located. Mountain Trace Terrace's resident's views are also impacted by the existing freeway noise mitigation wall and vegetation in the retention/detention basin just north of the subject property. Existing vegetation on the Tucson Water parcel affects views to the south from the residential properties north of the development.

11. CHANGES IN ELEVATION DUE TO GRADING

Since the YourSpace Self-Storage facility site is relatively flat, minor changes in the property's elevation are anticipated as a result of grading.

C. POST-DEVELOPMENT HYDROLOGY

Refer to *Preliminary Drainage Report* prepared by Kimley Horn and submitted under separate cover.

D. LANDSCAPED AREAS + SCREENING

As shown in **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**, a 10-foot landscape (minimum) border will be provided along the perimeter of the northern and eastern boundaries. Additional landscaping will be provided through the parking areas. All existing native vegetation will be inventory be NPPO requirement and all landscaping will be provided per City code. Rainwater harvesting opportunities will also be provided within the parking areas and within the landscape borders. The existing screening will remain in place.

E. LIGHTING

All onsite lighting will be installed to limit adverse impacts on surrounding properties. Wall lights will be directed down and away from neighboring properties. The development will use low-profile light poles to prevent light trespass in parking areas. Lighting will be per the 2012 City of Tucson/ Pima County Outdoor Lighting Code Ordinance 2012-14.

F. PEDESTRIAN ACCESS

Sidewalks and bike routes currently provide the Placita Del Rio shopping center access. Sidewalks within Placita Del Rio connect users to different buildings with striped or bricked crosswalks. The development proposes a sidewalk between the building and parking areas to improve onsite pedestrian circulation. While the self-storage facility does not typically receive customers on foot because of the nature of the use, appropriate pedestrian connections will be created to facilitate movement across the site.

G. SIGNS

Signage will be provided per the City of Tucson sign standards and will be determined at the time of development.

H. TOPOGRAPHY

Due to the existing condition of the site, minimal alteration to the site's existing topography will occur.

I. TRAFFIC + TRIP GENERATION

Refer to the Traffic Statement prepared by Kimley-Horn and Associates submitted under separate cover.

J. UNDISTURBED AREAS

The entirety of the site will be disturbed during development. Areas with minimal disturbance are bufferyards and landscaped areas.

K. UTILITIES

1. SEWER

The site will connect to the existing Pima County Regional Wastewater Reclamation Department facilities at manhole 6283-C near the western property line. PCRWRD has stated in a letter that there is capacity available in pipe number G-90-064 for the proposed development. Pima County has indicated that capacity is available to serve the proposed development refer to **EXHIBIT III.K.1 PIMA COUNTY WASTEWATER WILL-SERVE LETTER**

2. WATER

Tucson Water will provide water service and the Tucson Fire Department will provide fire protection. Tucson Water has issued a water availability letter for this parcel stating that they will provide water service to this project.

3. ELECTRICITY

The project is within Tucson Electric Power's service area. Overhead powerlines are to the north of the parcel and travel across the city of Tucson parcel to serve the adjacent Tucson Water equipment. One existing electrical pole is on the property.

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

JACKSON JENKINS
DIRECTOR



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

September 6, 2022

Brian Underwood
The Planning Center
2 E Congress St., Suite 600
Tucson, AZ 85701

Sewerage Capacity Investigation No. P22WC00268 Type I

**RE: I-19 & Irvington Self Storage, Parcels 12005275B, 120052770
Estimated Flow 100 gpd (ADWF)**

Greetings:

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

Capacity is currently available for a project this size in the public sewer G-90-064, downstream from manhole 6283-C.

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



September 6, 2022

The Planning Center
2 E. Congress St., Ste. 600
Tucson AZ 85701

Attn: Garrett Aldrete

**SUBJECT: Water Availability for Project: 980 W. Irvington Rd., APN: 120-05-2770, 120-05-275B
Case #: WA4132, T-14, R-13 S-35, Lots: 9999, Location Code: TUC, Total Area: 3.6ac, Zoning: C-1**

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. 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) Easements/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 791-4718.

Sincerely,

Michael Mourreale
Engineering Manager
Tucson Water New Development

MM:mf

cc: WA4132 120052770,12005275B.docx/New Area/Committed Demand/WAL parcels

P.O. Box 27210 • Tucson, AZ 85726-7210
520.791.4718 • tucsonaz.gov/water   

L. VEHICULAR USE AREAS

1. MOTOR VEHICULAR + BICYCLE PARKING

Table 7.4.4-1: Minimum Number of Motor Vehicle Spaces Required of the City of Tucson code lists the parking requirements for the personal storage use group as the following:

"0 required for storage units, if storage units have direct vehicular access, and a minimum of 2 spaces for any associated office. 1 space per 4,000 sq. ft. GFA, if storage units do not have direct vehicular access, and a minimum of 2 spaces for any associated office."

The City of Tucson UDC requires the development to provide between 34-38 parking spaces and two bike parking spaces based on the configuration of buildings. The developer will provide 46 parking spaces and two bike parking spaces.

2. PUBLIC OR PRIVATE STREETS

The property owner will privately own and maintain access lanes within the development. No new streets are proposed to serve the property.

3. LOADING AREAS

The developer will provide three loading spaces along the eastern face of the larger three-story building.

4. SOLID WASTE + RECYCLING COLLECTION AREA

Solid waste and recycling collection will be located at the southern end of the parcel adjacent to the access point connected to the Placita Del Rio shopping center.

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.

TRAFFIC STATEMENT

Date: May 11, 2023

Subject: Traffic Statement for Irvington Road Self-Storage, Tucson, AZ

This Traffic Statement is prepared for a proposed self-storage facility to be located between the I-19 Irvington Road northbound on-ramp and Placita Del Rio shopping center at the address 980 W. Irvington Road.

This Traffic Statement is prepared in accordance with the *Transportation Access Management Guidelines for the City of Tucson* traffic impact analysis requirements for sites generating less than 100 vehicle trips during the peak hour. The Statement will summarize trip generation and trip assignment for the proposed development, as well site plan review.

SITE PLAN

The site is located at 980 W. Irvington Road which is between the I-19 Irvington Road northbound on-ramp and Placita Del Rio shopping center, as shown in **Figure 1**. The site can only be accessed via Placita Del Rio shopping center where the entrance utilizes the existing curb cut located west of existing Aaron's furniture store.

The proposed site plan is included as **Attachment 1**. The site will consist of one 1-story building (1,592 square feet), and one 3-story building (133,660 square feet). It is anticipated that a maximum of 1,150 self-storage units be on site.



Figure 1: Project Location

ITE TRIP GENERATION

The Institute of Transportation Engineers’ (ITE) *Trip Generation Manual, 11th Edition*, was used to obtain daily and peak hour trip generation average rates and inbound-outbound percentages for the proposed land use. These rates were used to estimate the number of daily and peak hour trips that can be attributed to the proposed development. The typical peak hour of adjacent street traffic between 7:00 am - 9:00 am and 4:00 pm - 6:00 pm was used. For purposes of this study, ITE Land Use Code 151 - Mini-Warehouse, was used for the estimated 1,150 self-storage units within the storage facility.

Per ITE *Trip Generation Manual, 11th Edition* data, the proposed development is estimated to generate **207** daily trips with **14** trips occurring during the AM peak hour and **19** trips occurring during the PM peak hour. Trip generation totals are provided in **Table 1**. The trip generation worksheet is included in **Attachment 2**.

Table 1 – Trip Generation Summary

ITE Land Use Code	Size	Size		Daily Trips	AM Peak			PM Peak		
					Rate	In%	Out%	Rate	In%	Out%
151	Mini-Warehouse	Storage Units (100s)		17.96	1.21	51%	49%	1.68	50%	50%
ITE Land Use Code	Land Use	Size	Units	Daily Trips	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
151	Mini-Warehouse	11.50	Storage Units (100s)	207	14	7	7	19	10	9

Source: ITE Trip Generation, 11th Edition

SITE PLAN REVIEW

Site plan review evaluated site access and circulation for the site, as well parking requirements.

Site Access and Circulation

As previously discussed, the site will be accessed through the Placita Del Rio shopping center. The entrance to the property is located at the existing curb cut that is west of the existing Aaron’s furniture store. There is an existing easement along the west frontage that will remain accessible.

Site circulation was evaluated by conducting truck turning template for a 40’ Bus and fire truck for the site. Templates are included as **Attachment 3** and **Attachment 4**, respectively. A 40’ Bus was used to mimic movements of a RV that could potentially access the site. Both figures shows that a RV or fire truck can maneuver throughout the site.

Parking

The majority of parking, 36 spaces, is located on the east and south side of the 3-story building. There will be three (3) loading spaces on the east side of the 3-story building and eight (8) RV spacings located towards the northern end of the site.

Table 2 summarizes parking requirements for the Project site. The minimum motorized vehicle parking requirements are stated in Table 7.4.4-1 of the City of Tucson Unified Development Code. A personal storage, with storage units that do not have direct vehicular access, needs to provide a minimum of one (1) space per 4,000 square foot gross floor area and two (2) spaces for any associated office. In addition Table 7.5.5-A requires two (2) Type B loading spaces. The Project provides 46 spaces, which satisfies City’s requirement of 38 spaces.

Table 2 – Motorized Vehicle Parking Requirements

Land Use	Amount	Requirement	Required Parking Spaces	Proposed Parking Spaces
Personal Storage	135,252 SF	1 space per 4,000 SF	34	34
Office Space	1	2 spaces per office space	2	2
Type B Loading	-	2 loading spaces for site with over 50,000 SF	2	3
RV Parking	-	-	-	8
Total Spaces			38	46
Surplus (+) / Deficient (-)			+8	

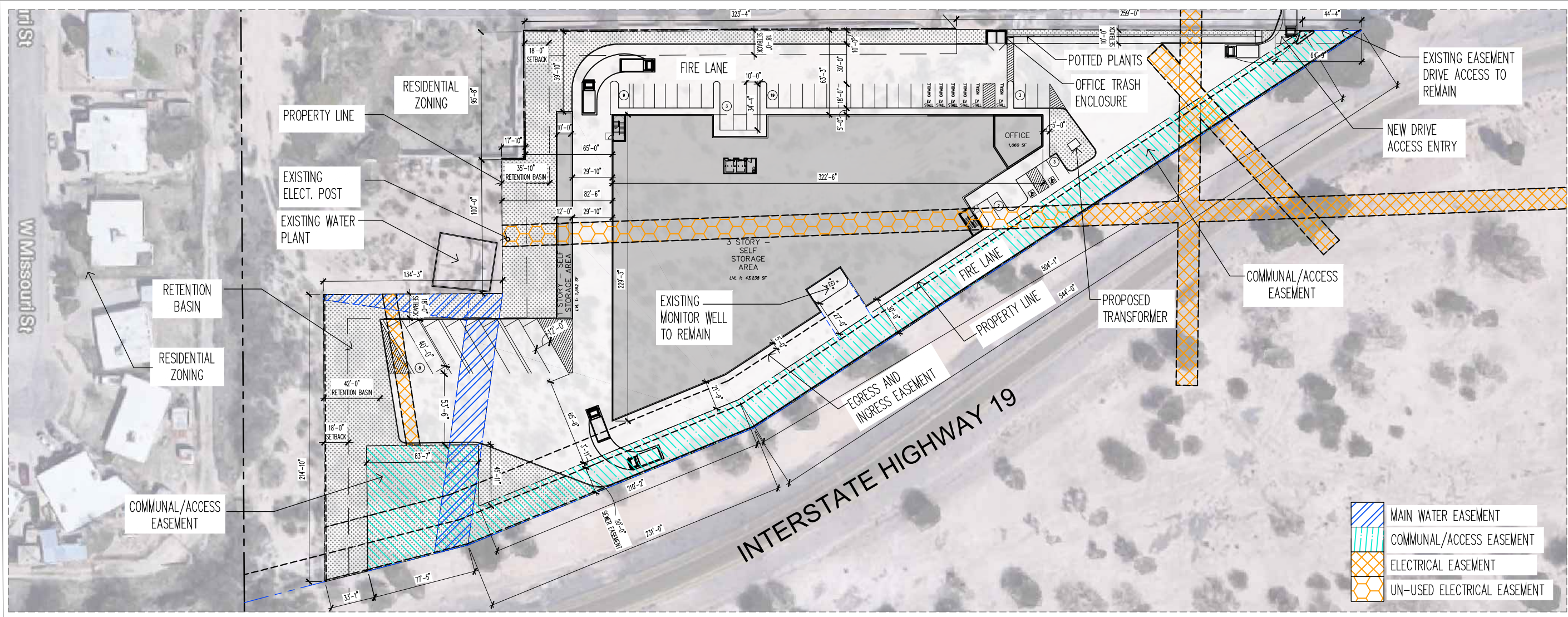
The minimum bicycle parking requirements are stated in Table 7.4.8-1 of the City of Tucson Unified Development Code. Personal Storage land uses, need to provide at least two (2) short-term bicycle spaces. Personal storage land uses are not required to provide any long-term bicycle parking. The site is providing two (2) spaces which satisfies City’s requirement.

SUMMARY

The proposed project is a 1,150 self-storage unit development at 980 W. Irvington Road. The site will be accessed via the Placita Del Rio shopping center, just west of the existing Arron’s furniture store. It is estimated that the Project will generate 207 daily trips, with 14 trips occurring during the AM peak hour and 19 trips in the PM peak hour. Site plan review found that RV and fire trucks will be able to maneuver throughout the site and parking meets City’s requirements.

Attachments:

- Attachment 1 – Site and Floor Plan
- Attachment 2 – ITE Trip Generation
- Attachment 3 – Truck Turning Movement
- Attachment 4 – Fire Truck Turning Movement



CONCEPTUAL SITE PLAN

SCALE: 1"=70'-0"



VICINITY/LOCUS MAP

SCALE: NTS

PROJECT SUMMARY: TUCSON SELF STORAGE
 PROPERTY ID #: 120052770
 ZONING: C-2

LAND AREA:
 TOTAL: APPROX 119,212 SF (2.74 ACRES)

3 STORY SELF STORAGE BUILDING:
 OFFICE: 1,060 SF
 1ST FLOOR STORAGE: 43,238 SF
 2ND FLOOR STORAGE: 44,340 SF
 3RD FLOOR STORAGE: 45,022 SF
 TOTAL 3 STORY BUILDING AREA 133,660 SF

TOTAL 1 STORY BUILDING AREA: 1,592 SF

TOTAL OVERALL GROSS BUILDING AREA: 135,252 SF

CODE SUMMARY (SELF SERVICE STORAGE - ACCEPTABLE USE IN C-2):

ITEM	CODE (REQUIRED)	PROPOSED
SETBACKS:	RESIDENTIAL = 1.5 X BLDG HT. (12')=	18'-0"
	RESIDENTIAL = 1.5 X BLDG HT. (40')=	60'-0"
	S&W = 10'-0" TYP. =	10'-0"
MAX HEIGHT:	INTERIOR STORAGE =	40'-0"
	EXTERIOR STORAGE =	12'-0"

PARKING:	CODE (REQUIRED)	PROPOSED
1 PER 4,000 SF PERSONAL STORAGE=	34 SPACES	34 SPACES
2 PER OFFICE SPACE=	2 SPACES	2 SPACES
2 COVERED LOADING OVER 50,000 SF=	2 SPACES	3 SPACES
RV PARKING =	N/A	8 SPACES
TOTAL PARKING:	38 SPACES	46 SPACES


2 BICYCLE PARKING SPACES REQUIRED:	2 SPACES	2 BIKE SPACES
ADA STALLS: 1/25 SPACES =	2 SPACES	2 SPACES
EV CAPABLE STALL=	10%	4 SPACES
EV INSTALL STALL=	5%	2 SPACES

MAX BLDG COVERAGE:	N/A	38%
MAX FAR:	NO LIMIT	N/A
MIN LANDSCAPE AREA:	ADJ. STREET - 10'-0"	PER CODE
	ADJ. RESIDENTIAL - 10'-0"	PER CODE

TUCSON SELF-STORAGE
 TUCSON, AZ

PROPERTY ID #: 120052770
 980 W. IRVINGTON ROAD
 TUCSON, AZ 85714

JOB NUMBER: CA 22-043
 SCALE: AS NOTED

SCHEME:

 04/25/23

Attachment 2

**Mini-Warehouse
(151)**

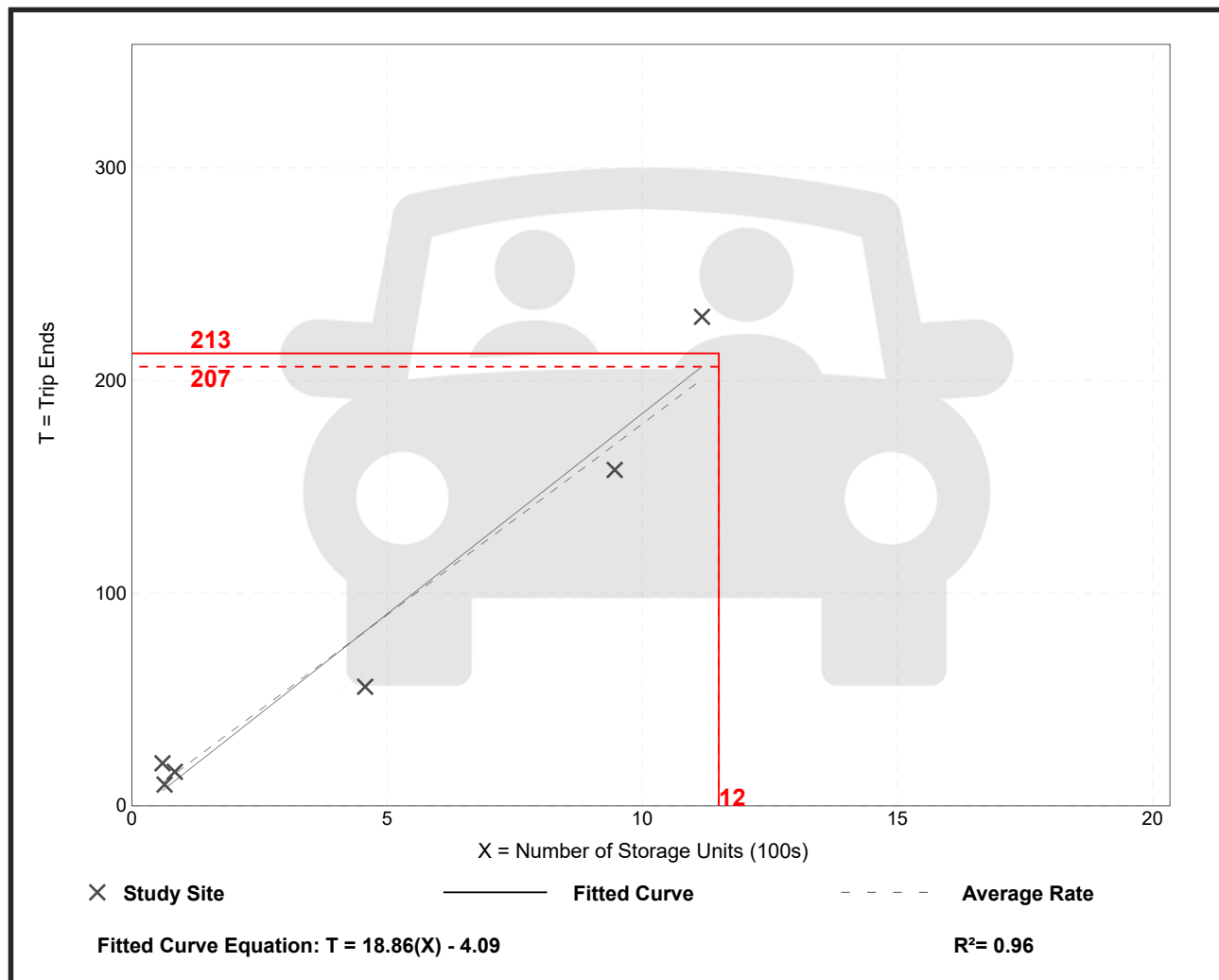
**Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday**

Setting/Location: General Urban/Suburban
 Number of Studies: 6
 Avg. Num. of Storage Units (100s): 5
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
17.96	12.25 - 33.33	4.13

Data Plot and Equation



Mini-Warehouse (151)

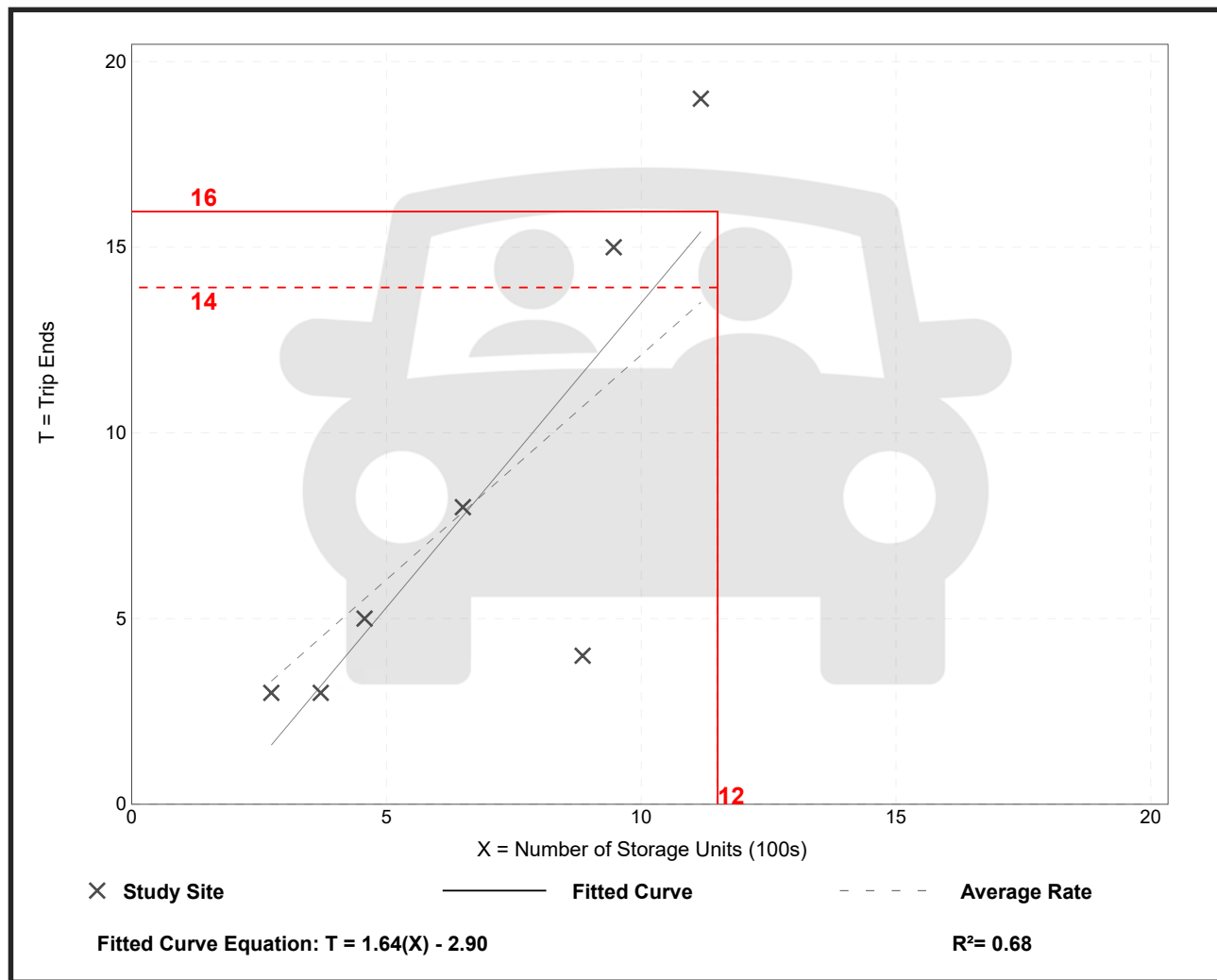
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 7
 Avg. Num. of Storage Units (100s): 7
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.21	0.45 - 1.70	0.49

Data Plot and Equation



Mini-Warehouse (151)

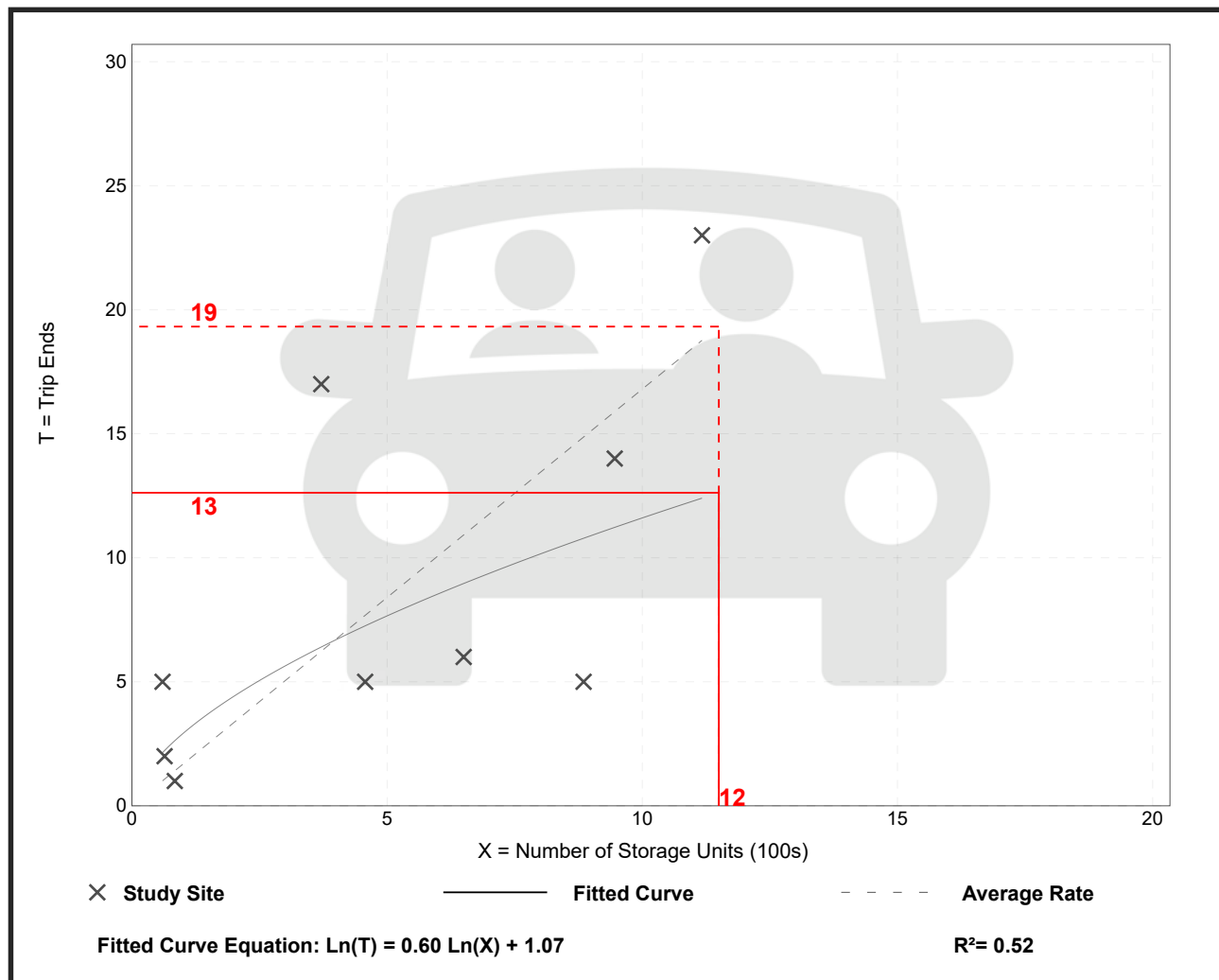
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 9
 Avg. Num. of Storage Units (100s): 5
 Directional Distribution: 50% entering, 50% exiting

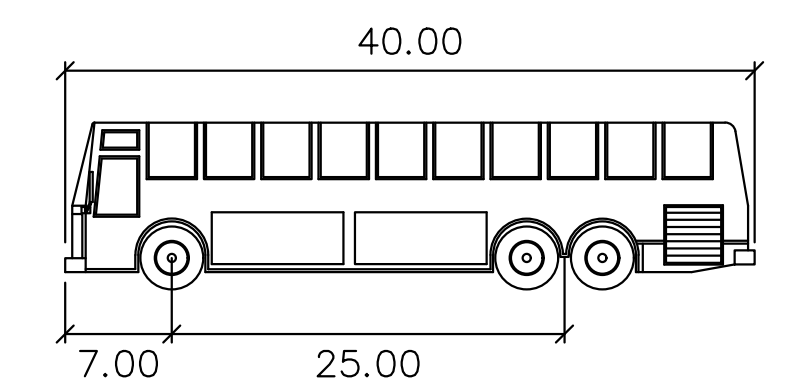
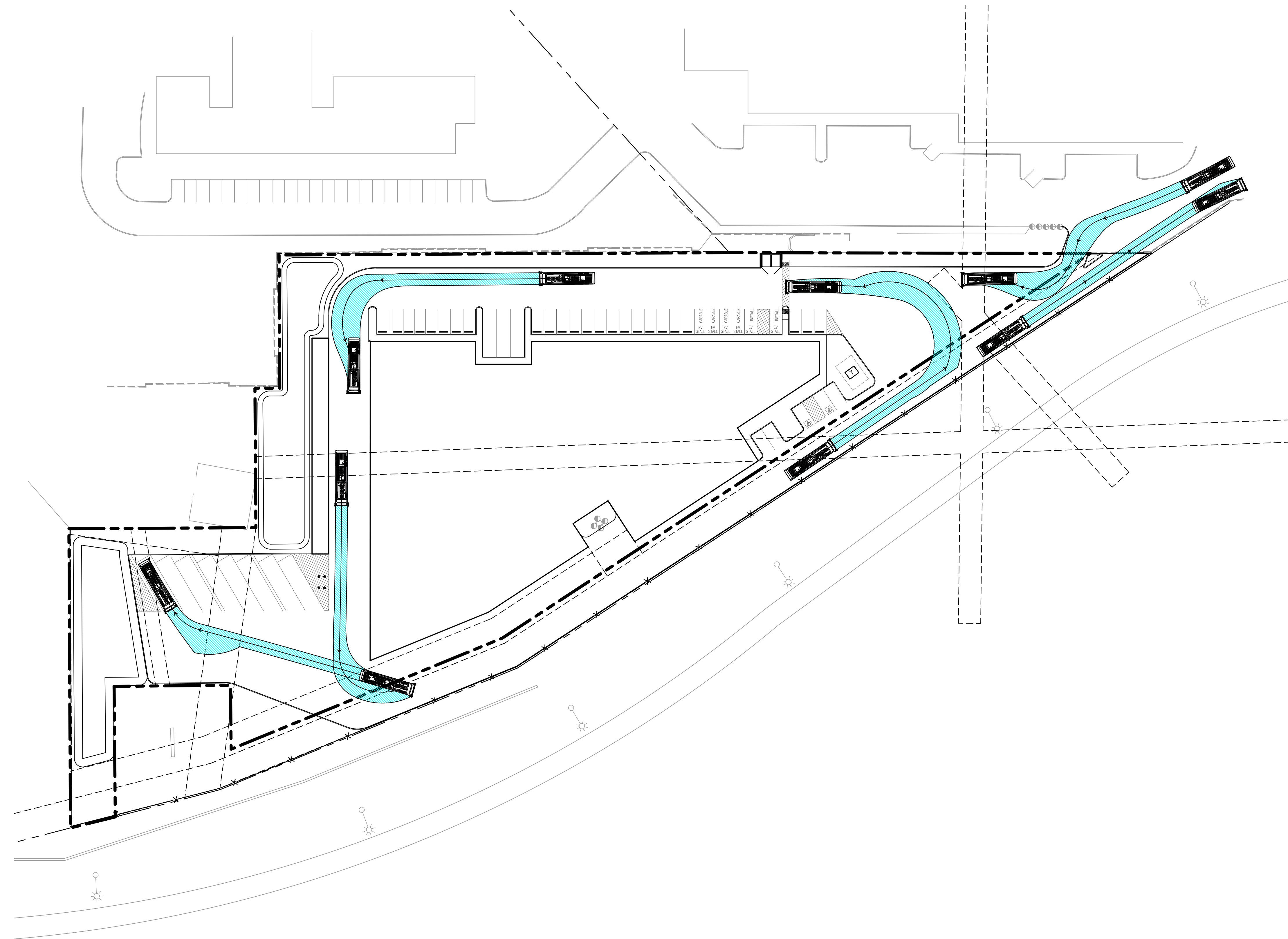
Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.68	0.56 - 8.33	1.37

Data Plot and Equation



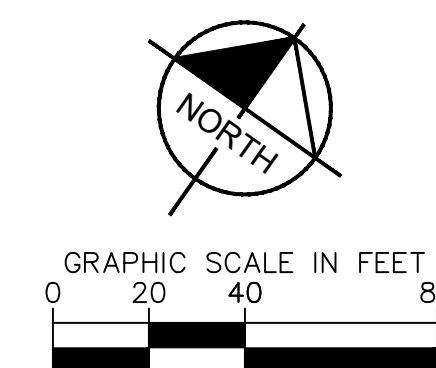
Attachment 3



40' BUS

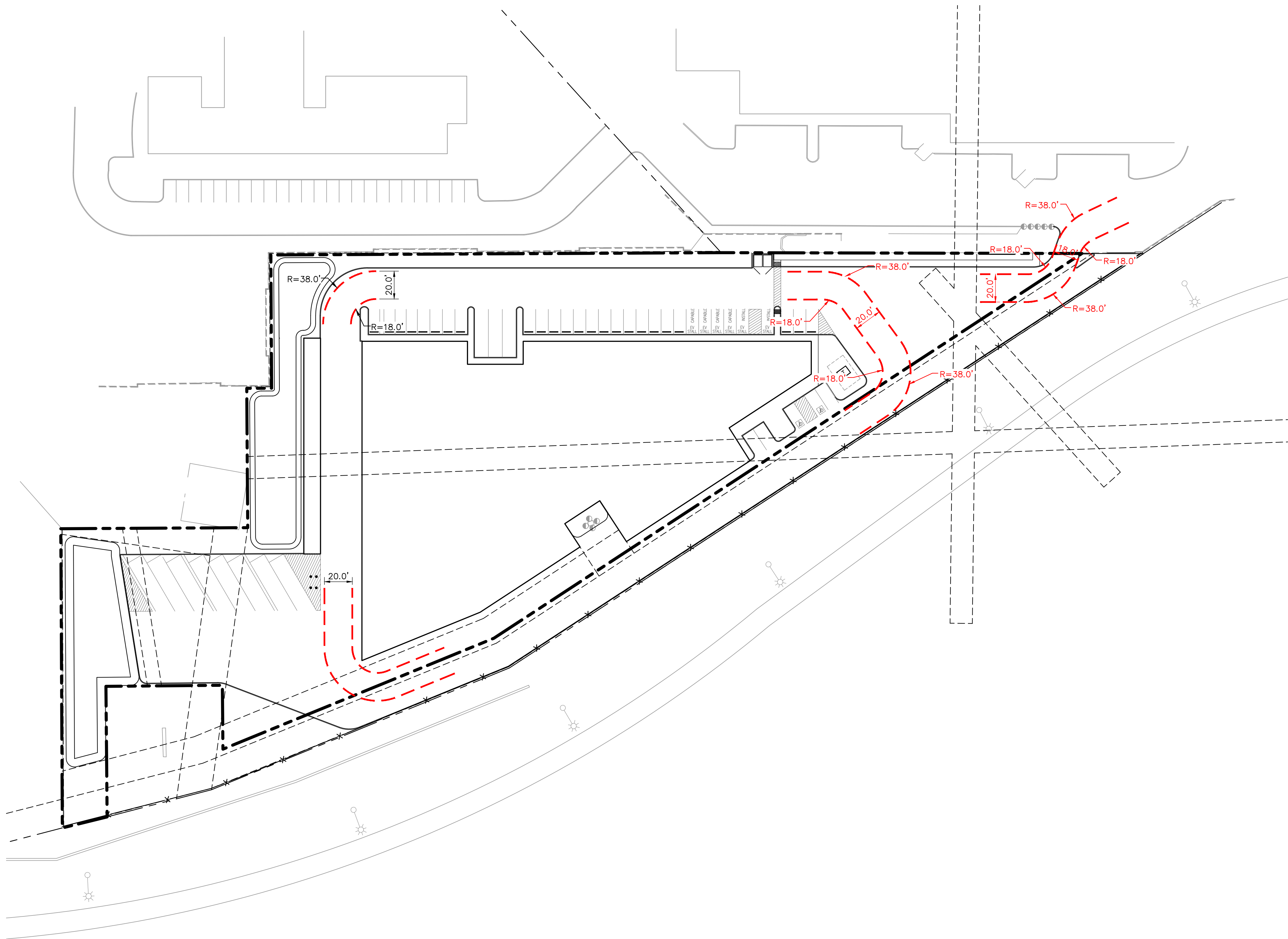
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 39.8

TRUCK PROFILE

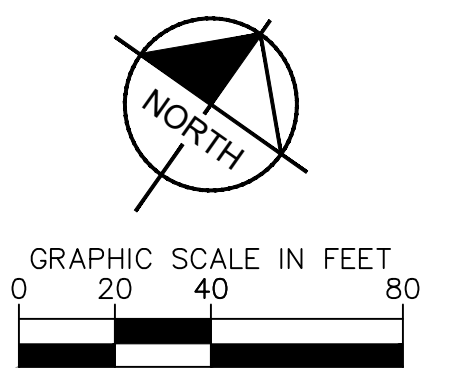


TRUCK TURN EXHIBIT
MAY 2023

Attachment 4



k:\BAY_DEVA\197619602 - Mogilion - Tucson - BZH\03 CAD\Exhibits\EX - Truck Turns.dwg Layout1 (2) May 08, 2023



FIRE TRUCK TURN EXHIBIT
MAY 2023

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 $\frac{3}{4}$ 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-0623-00027–Your Space Self Storage, 980 W. Irvington, C-1 to C-2 (Ward 1)

Property Owner(s) (PLEASE PRINT)

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

Reason(s):

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-0623-00027 SP

Expose this flap - Affix stamp and return



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