



# MEMORANDUM

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

*Kristina Swallow*

**TO:** John Iurino  
Zoning Examiner

**FROM:** Kristina Swallow, Director  
Planning & Development Services

**SUBJECT:** REZONING - PLANNING & DEVELOPMENT SERVICES REPORT  
TP-ENT-0823-00034 – Dorado Office Park – North Wilmot Road  
O-3 to C-1 (Ward 6)

**Issue** – This is a request by Lexy Wellott of The Planning Center, on behalf of Wilmot Pima Workspace LLC to rezone a 1.58-acre area from O-3 Office to C-1 Commercial to accommodate an esthetician or other compatible C-1 uses within the existing Dorado Park Office Plaza. The property owner has received numerous inquiries from businesses compatible with the plaza's existing tenants, but many of these uses are prohibited under the current O-3 zone. The interest in vacant spaces within the plaza from a broader array of tenants has led the property owner to seek a change of zoning for the property. No physical or operational changes to the rezoning location are proposed.

The subject site is located at the northwest corner of North Wilmot Road and East Lee Street, at 1611 N Wilmot Road, in Ward 6.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of C-1 zoning, subject to the attached preliminary conditions.

## **Background Information**

**Existing Land Use:** Office, multiple existing tenants.

### **Zoning Descriptions:**

**Existing: O-3 (Office)** – This zone provides for mid-rise, office, medical, civic, and select other uses, such as urban agriculture and renewable energy generation, that provide reasonable compatibility with adjoining residential uses.

**Proposed: C-1 (Commercial)** – This zone provides for low-intensity, commercial 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.

Adjacent Zones and Land Uses:

North: Zoned O-3, C-2; Professional Services, Medical Office, Automotive, Merchandise Sales

South: Zoned C-1; Commercial strip, personal service land use

West: Zoned O-3; Office, professional service land use

East: Zoned C-1 across Wilmot Road; Multi-family residential

Previous Cases on the Property: None

Related Cases: None

**Project Background** – The property owner wishes to locate personal service tenants compatible with existing office uses in vacant suites of the existing buildings.

**Applicant’s Request** – Rezoning to C-1 Commercial to allow for additional tenants compatible with existing office uses in vacant suites of the existing buildings.

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

*Plan Tucson* – The site lies within the Existing Neighborhoods building block in the Future Growth Scenario Map in Plan Tucson. Existing Neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.

*Plan Tucson* also provides the following policies related to the proposed rezoning:

**LT9** - Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.

**LT.28.2.5** – Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.

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

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

*Arcadia-Alamo Area Plan (AAAP)* – The site is within the boundaries of the *Arcadia-Alamo Area Plan*. The goal of the *Plan* is to guide future development while protecting and enhancing existing uses. The general goals of the *Plan* are to:

- Preserve and protect the integrity of established low-density neighborhoods.
- Identify appropriate locations for new development.
- Protect and enhance vegetation and open space along the Alamo, Arcadia, and Rosehill Washes.
- Provide safe and efficient circulation systems for all modes of transportation including pedestrian.

The *AAAP*'s goals are supported by the following applicable nonresidential subgoals and policies:

Nonresidential Subgoals:

- Provide for nonresidential uses in the *Arcadia-Alamo Area* that are designed in harmony with adjacent development. Establish design and location criteria for nonresidential uses adjacent to existing neighborhoods.

Land Use Policies:

A. Residential Policy 3:

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

B. Nonresidential policy 5:

- a. Support the development of well-designed, concentrated centers of pedestrian-oriented commercial/office activity at appropriate locations as shown on the Conceptual Land Use Map.

### **Design Considerations**

Land Use Compatibility – The site is predominately surrounded by non-residential uses, both office and retail. There is a single-family residence to the southwest, diagonally across Lee Street, and a condominium-style residential development across Wilmot Road to the east. The proposed rezoning is aligned with policies laid out in *Plan Tucson* and the *Arcadia-Alamo Area Plan*.

The land uses available in a C-1 zone are compatible with the surrounding office and retail uses. Potential C-1 land uses are sufficiently low-intensity that they would be compatible with the nearby residential use.

The site is predominately surrounded by commercial and office uses, with a small multi-family development to the south-west and a condominium complex across Wilmot Road to the east. It is on the west side of Wilmot Road and is approximately 500 feet from the intersection of East Pima Street and North Wilmot Road. A transit stop is adjacent to the site at Wilmot Road.

Design Compatibility – The Design Compatibility Report and the proposed preliminary development do not indicate any changes to the site. No building improvements are proposed, and the existing parking is sufficient for typical C-1 land uses.

There are no changes proposed to solid waste collection on the site.

Road Improvements/Vehicular Access/Transit – The project faces Wilmot Road, a designated arterial road by the Major Streets and Routes (MS&R) Plan. One access point, on the north-east corner of the project site, faces Wilmot Road. Two access points allow access from East Lee Street. No changes to existing access points are proposed.

Pedestrian circulation is provided from the sidewalks along Wilmot Road and Lee Street. The pedestrian access does not connect with the parcels to the west or north, as existing walls isolate the apartment complexes from the project site. The parking area access lanes provide entry to and from the parcels adjacent to the west and north, but do not incorporate pedestrian walkways from either side of the lot boundary lines.

**Conclusion** –The proposed rezoning of the site from O-3 to C-1 is appropriate for this location, is compatible with existing surrounding land uses, and it is in compliance with *Plan Tucson* and the *Arcadia-Alamo Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested C-1 zoning is recommended.



### 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 (l) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Should historic or prehistoric features or artifacts be discovered during grading, boring, trenching, or other ground disturbing activities, work shall cease immediately, and the Tucson Historic Preservation Office shall be contacted to assess the resource. 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.

### LAND USE COMPATIBILITY

6. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.

### ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

7. All offsite improvements required with the development, such as street improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson’s Department of Transportation and Mobility.

### WASTEWATER

8. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County

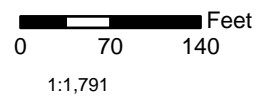
Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should 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.

TP-ENT-0823-00034 from O-3 to C-1

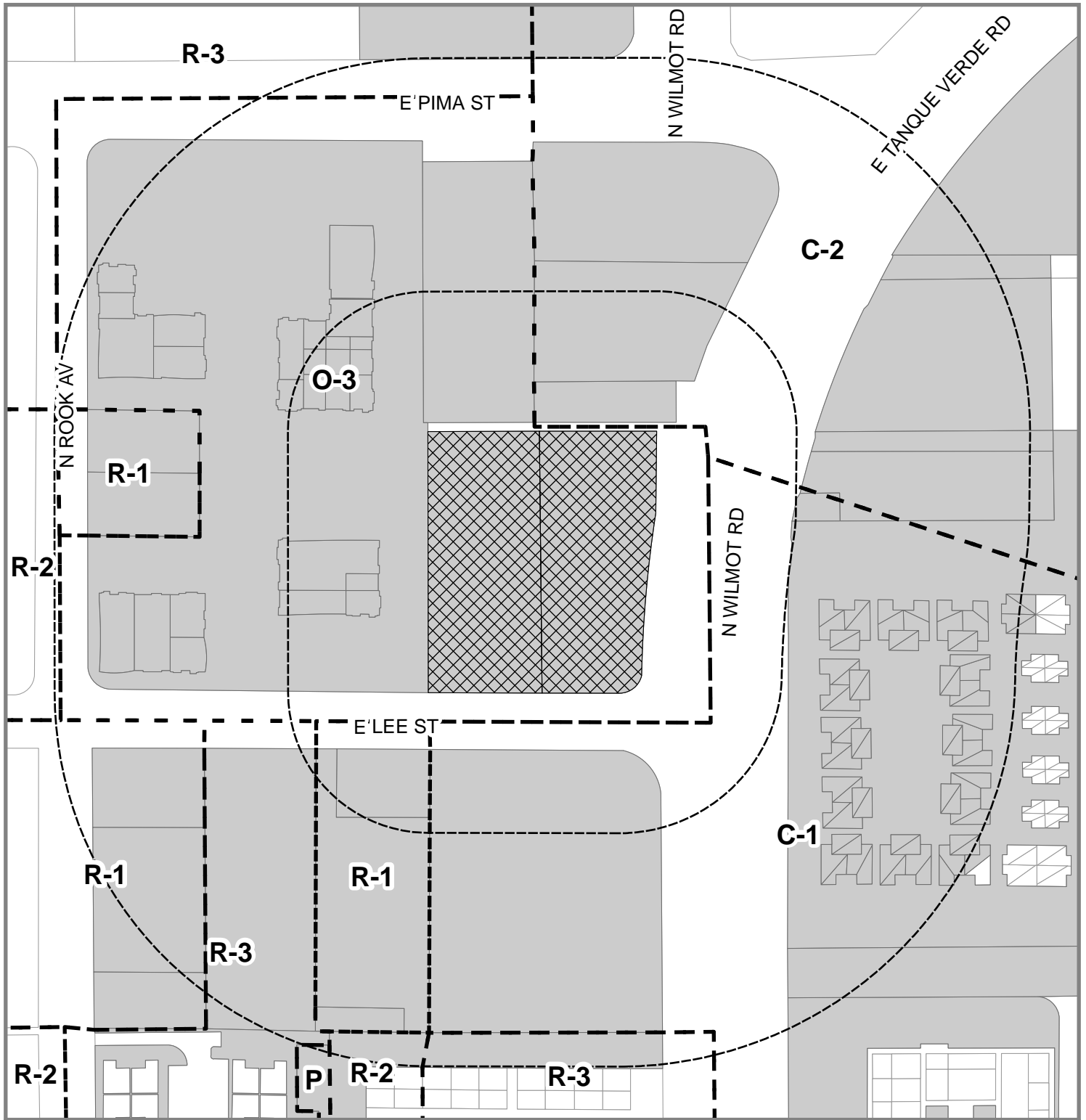


 Area of Rezoning

Address: 1609 N WILMOT RD  
Base Maps: Twp. 1403 Range 1402 Sec. 01  
Ward(s): 6



TP-ENT-0823-00034 from O-3 to C-1



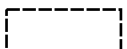
Area of Rezoning



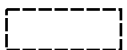
Zone Boundaries



Properties Notified



400' Notification Area



Protest Area (150 ft. Radius)

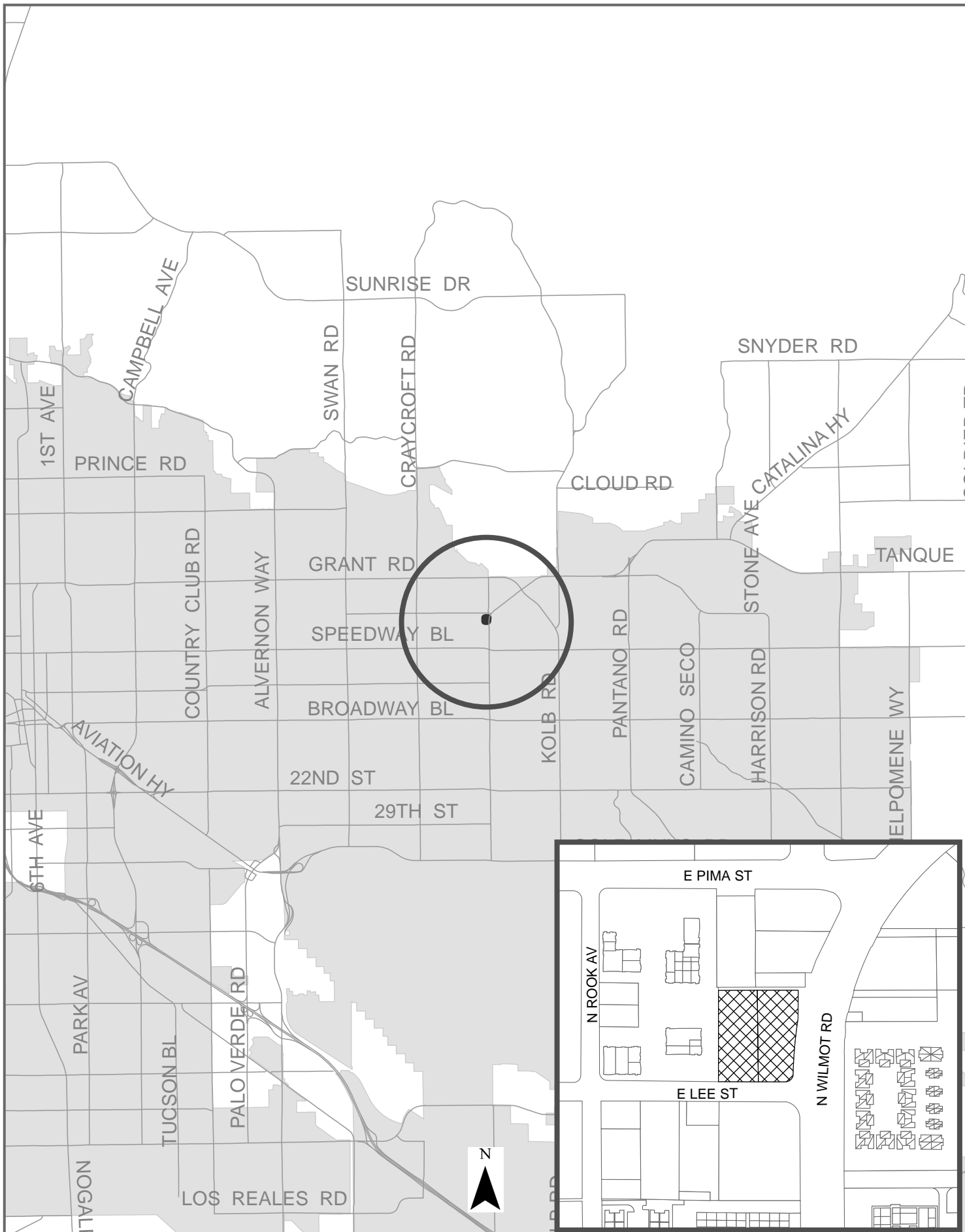
Address: 1609 N WILMOT RD  
 Base Maps: Twp. 1403 Range 1402 Sec. 01  
 Ward(s): 6

0 70 140 Feet

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# TP-ENT-0823-00034 from O-3 to C-1

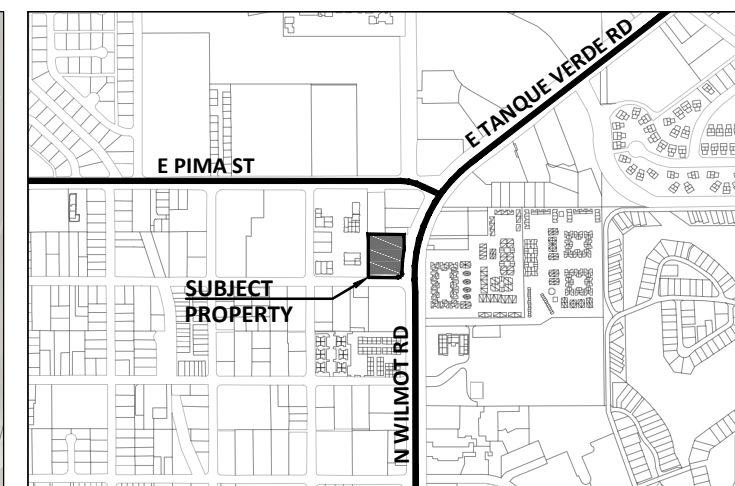
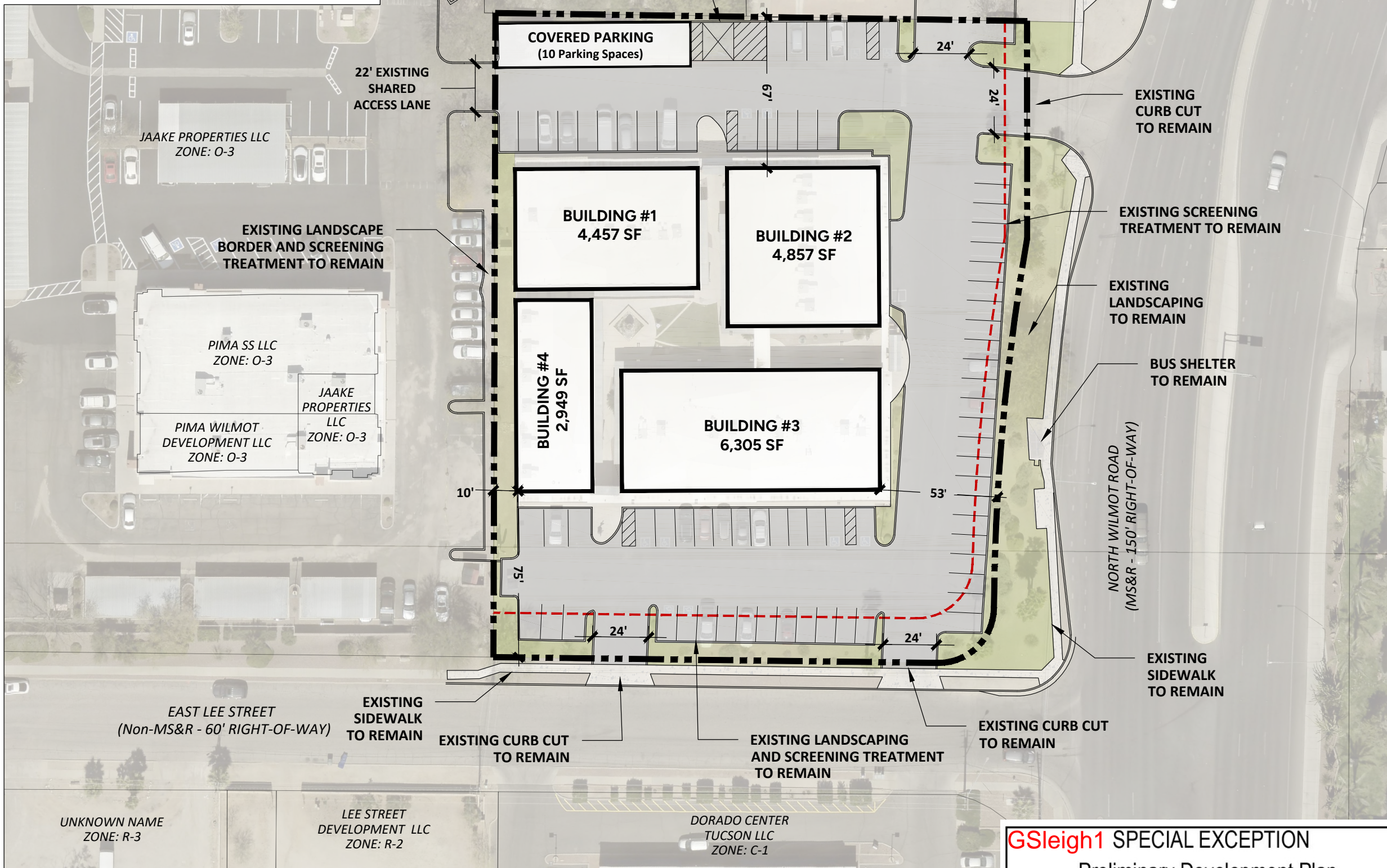




# PRELIMINARY DEVELOPMENT PLAN

## LEGEND

-  Property Boundary
-  Minimum Building Setbacks
-  Existing Landscape Borders + Common Areas
-  Access Lanes
-  Parcels



LOCATION MAP  
SCALE: 1" = 0.5 MILE

### NOTES:

Owner: Wilmot Pima Workspace LLC  
 Property Acreage: 1.55 Acres  
 Parcels: 121-08-085A + 121-08-086A  
 Address: 1605, 1607, 1609 + 1611 North Wilmot Road  
 Jurisdiction: City of Tucson (Ward 6)  
 Area Plan: Arcadia-Alamo Area Plan (Subarea 1)

Existing Zoning: O-3  
 Existing Use: Office  
 Existing Building Area: 18,568 SF  
 Existing Building Height: 25 Feet

Proposed Zoning: C-1 (Commercial)  
 Proposed Use: Personal Service  
 Maximum Building Height: 30 Feet

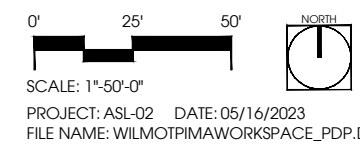
- Required Building Setbacks
- North: Non-Residential Zone = 0 Feet
  - South: Non-MS&R (Non-Residential Use) = 20 Feet
  - East: MS&R (Non-Residential Use) = 10 Feet
  - West: Non-Residential Zone = 0 Feet

- Required Landscape Borders:
- North: Commercial Zone = 0 Feet
  - South/East: Streets = 10 feet (Existing Border to Remain)
  - West: Office Zone = 10 Feet (Existing Border to Remain)

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

Required Parking Spaces: 62 Parking Spaces (1 Space /300 SF)  
 Provided Parking Spaces: 85 Parking Spaces

**GSleigh1 SPECIAL EXCEPTION**  
 Preliminary Development Plan  
 TP-ENT-0823-00034 Date: 08/22/2023  
 Planning & Development Services



# WILMOT + PIMA WORKSPACE REZONING





June 27, 2023

Greetings Neighbor,

On behalf of the property owner, Wilmot Pima Workspace LLC, The Planning Center invites you to attend a virtual neighborhood meeting to discuss a rezoning proposal for the Dorado Park Office Plaza located at the northwest corner of North Wilmot Road and East Lee Street (refer to the area highlighted on the map).

The property owner is seeking to rezone the 1.55-acre property from O-3 (Office Zone) to C-1 (Commercial Zone) to accommodate new tenants in the vacant spaces within the office plaza. Over the past several months, the property owner has received numerous inquiries from businesses compatible with the plaza's existing tenants, including various personal services and electronic software services.



Most recently, an esthetician has expressed serious interest in opening a practice at Dorado Park. An esthetician is a certified specialist that provides cosmetics services and skin care treatments for individuals with conditions such as sun exposure, dry skin, age spots, or wrinkles. Much like many other tenants in the office plaza, an esthetician functions more like an office than a commercial retail business with high parking demand and turnover.

Besides the zone change, no other improvements are being proposed, nor are any changes to the look of the property or its relation to adjacent properties, including all existing access, on-site circulation, and parking.

We are confident that this proposal will benefit the neighborhood and the city at large. If you would like to attend the neighborhood meeting, details on how to join virtually can be found below.

**Please join us:**

**Date: Monday, July 10, 2023**

**Time: 5:45 PM**

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

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

**Meeting ID: 984 476 1151**

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

**See Reverse Side**

June 27, 2023  
Wilmot Pima Workspace  
Rezoning Request  
Page 2

Comments on this proposal may be submitted to the City of Tucson Planning and Development Services Department, 201 N Stone Ave., Tucson, AZ 85701-1207, Phone (520) 791-5550. Additionally, comments may be made verbally and/or in writing at an upcoming public hearing to be announced.

If you have any questions or are unable to participate in the meeting, please call or email Lexy Wellott at [lwellott@azplanningcenter.com](mailto:lwellott@azplanningcenter.com) or (520) 209-2634. You may also email Ethan Stoneburner at [estoneburner@azplanningcenter.com](mailto:estoneburner@azplanningcenter.com) requesting a live link for the meeting if you do not want to manually type the link above into your web browser.

Thank you.

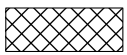
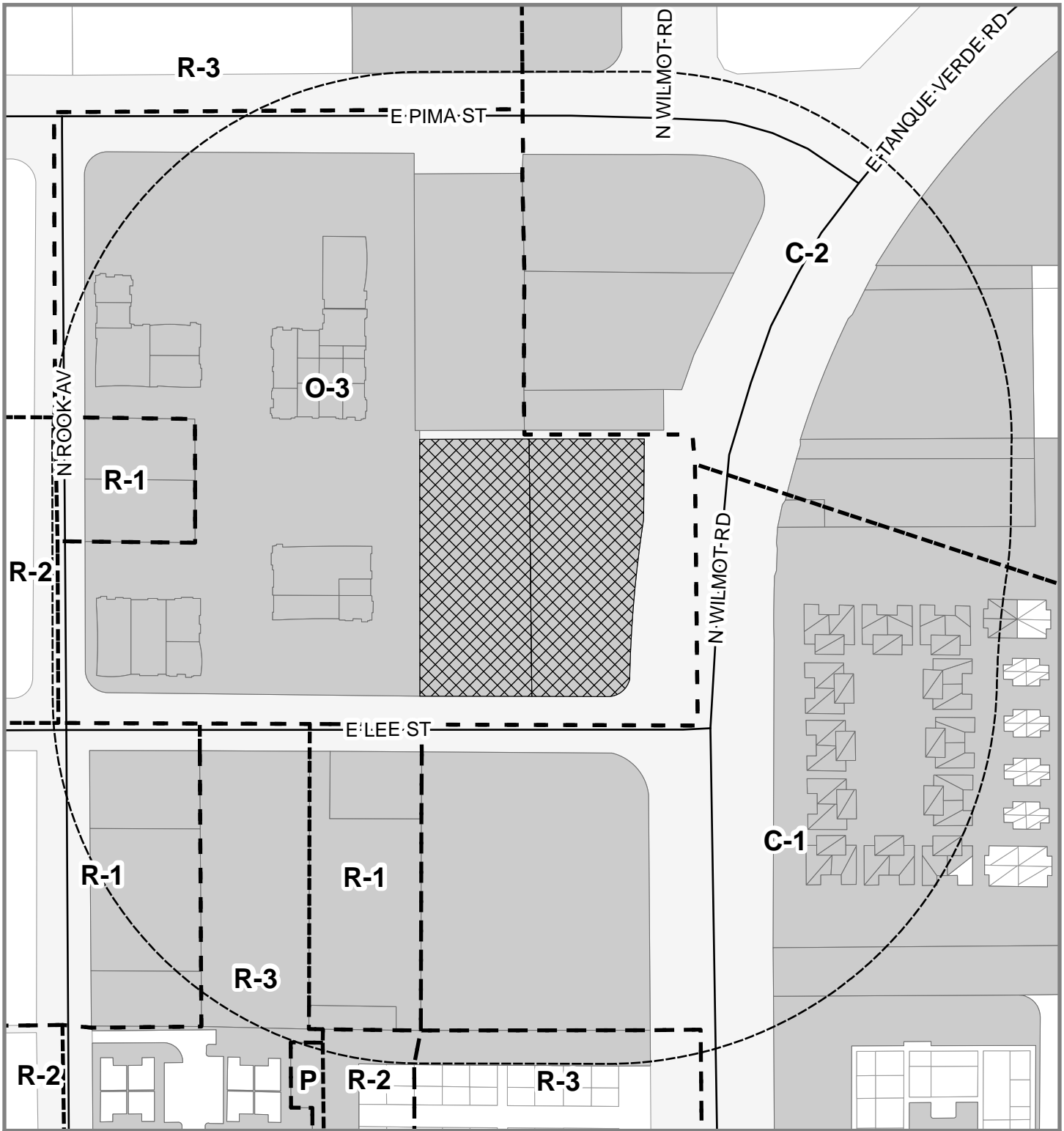
Sincerely,  
The Planning Center



Lexy Wellott, AICP  
Project Manager



# TP-PRE-0523-00213 - N Wilmot Rd



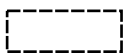
Subject Property



Zone Boundaries

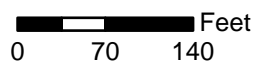


Properties Notified



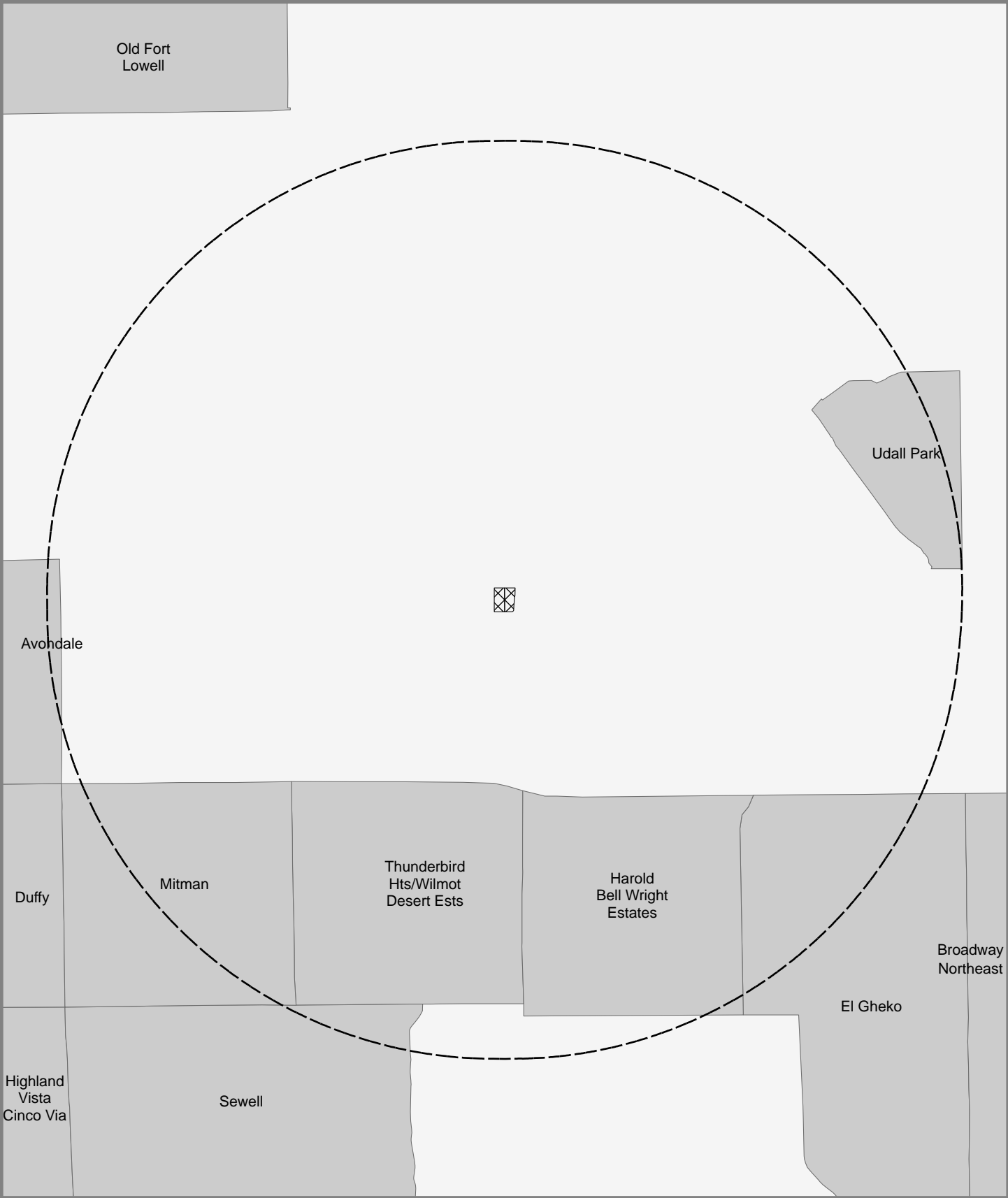
400' Notification Area



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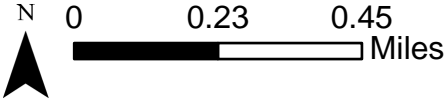


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TP-PRE-0523-00213 - N Wilmot Rd



 Subject Property  
 1 Mile Notification Area



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

Anne Stephenson - N.A. - Udall Park  
6901 E. Crestline Dr.  
Tucson, AZ 85715

Kristin Little - N.A. - Thunderbird  
Heights/Wilmot Desert Estates  
c/o Mac McCallum Arizona Court of  
Appeals Division Two,  
400 W Congress St Suite 200  
Tucson, AZ 85712

Mike Marks - N.A. - Harold Bell Wright  
Estates  
6401 E Shepherd Hills  
Tucson, AZ 85710

Moniqua K. Lane - N.A. - Sewell  
5811 E. 7th St.  
Tucson, AZ 85711

Sylvia Berman - N.A. - Mitman  
5759 E 5th St  
Tucson, AZ 85711

Rebecca Dominguez - N.A. - El Gheko  
7001 E Edgemont St  
Tucson, AZ 85710

Bob Kattnig - N.A. - Udall Park  
7058 E. Redbud Rd.  
Tucson, AZ 85715

Deborah Thompson - N.A. - Thunderbird  
Heights/Wilmot Desert Estates  
720 N Alamo  
Tucson, AZ 85711

Alisa Leed - N.A. - Sewell  
5702 E. 6th St.  
Tucson, AZ 85711

Lisa Lenius Co-Chair - N.A. - Avondale  
1445 N Beverly Ave  
Tucson, AZ 85712

Quentin Thomas - N.A. - Harold Bell Wright  
Estates  
902 N Barbara Worth  
Tucson, AZ 85710

Norma Wall - N.A. - El Gheko  
821 N Mann Ave  
Tucson, AZ 85710

Joan Lionetti - N.A. - Udall Park  
1848 N Camino Sabadell  
Tucson, AZ 85715

Samantha De La Fuente - N.A. -  
Thunderbird Heights/Wilmot Desert Estates  
6035 E Rosewood St  
Tucson, AZ 85711

Jesse Dickinson - N.A. - Sewell  
5726 E. Burns  
Tucson, AZ 85711

Alexandra Bickford (CIO) - N.A. - Mitman  
5655 E Rosewood St  
Tucson, AZ 85711

Ricki Mensching - N.A. - Harold Bell Wright  
Estates  
845 N Barbara Worth  
Tucson, AZ 85710

Carla Long Casler - N.A. - El Gheko  
110 N Langley Ave  
Tucson, AZ 85710

Steve C. Kozachik - Ward 6  
3202 E. 1st ST  
Tucson, AZ 85716

Paul Cunningham - Ward 2  
7575 E. Speedway BL  
Tucson, AZ 85710

NORTHRIDGE APARTMENTS PROPERTIES  
LLC  
ATTN: HSL PROPERTIES INC  
3901 E BROADWAY BLVD TUCSON AZ  
85711

LEE STREET DEVELOPMENT LLC  
2850 E SKYLINE DR STE 200  
TUCSON AZ 85718

1475 N WILMOT RD LLC  
2711 N SEPULVEDA BLVD # 355  
MANHATTAN BEACH CA 90266

WILMOT APARTMENTS LP  
2850 E SKYLINE DR STE 200  
TUCSON AZ 85718

DORADO CENTER TUCSON LLC  
ATTN: MPB REALTY SERVICES INC  
1450 E INDIAN SCHOOL RD STE 104  
PHOENIX AZ 85014

WILMOT PIMA WORKSPACE LLC  
PO BOX 40333  
TUCSON AZ 85717

KELTER KAREN C FAMILY LIVING TR  
1640 N ROOK AVE  
TUCSON AZ 85712

CHAPPELL ROBERT L & LYNNE D JT/RS  
1630 N ROOK AVE  
TUCSON AZ 85712

6280 E PIMA INVESTORS LLC  
14 E CALLE DE AMISTAD  
TUCSON AZ 85716

GOLDKEY ENTERPRISES INC  
2311 HARRIMAN LN UNIT B  
REDONDO BEACH CA 90278

CIRCLE K STORES INC  
ATTN: PROPERTY TAX DEPT DC 17  
PO BOX 52085 PHOENIX AZ 85072

RALEY FAMILY LIVING TR  
ATTN: KENNY & ROBYN RALEY TR  
PO BOX 895 SONOITA AZ 85637

ESCONDIDO PLACE ASSN INC  
ATTN: GRANT SCHROEDER  
326 S WILMOT RD STE B130 TUCSON AZ  
85711

DUBOIS PROPERTY OWNERSHIP LLC  
4358 N SUNSET CLIFF DR  
TUCSON AZ 85750

PIMA WILMOT DEVELOPMENT LLC 42.66%  
&  
MOSKOWITZ FAMILY TR BY PASS TR 57.34%  
ATTN: HELENE MOSKOWITZ TR 12745 W  
SUNSET BLVD LOS ANGELES CA 90049

PIMA WILMOT DEVELOPMENT LLC 42.66%  
&  
MMBL ENTERPISES LLC 57.34%  
12745 W SUNSET BLVD LOS ANGELES CA  
90049

TUCSON CENTRAL ALLERGY REAL ESTATE  
LLC  
1328 W ZIZIPHUS PL  
ORO VALLEY AZ 85755

GROSSMAN MICHAEL A & LAUREN B CP/RS  
7718 E OAKWOOD CIR  
TUCSON AZ 85750

HAUSLER WALTRAUT & HAUSLER DENISE  
JT/RS  
4502 N TWILIGHT TRL  
TUCSON AZ 85749

PIMA WILMOT DEVELOPMENT LLC  
PO BOX 31058  
TUCSON AZ 85751

SCHLOTTMAN TAX SERVICES LLC  
6206 E PIMA ST  
TUCSON AZ 85712

TMT PROPERTIES LLC  
PO BOX 243  
ALPINE AZ 85920

PIMA SS LLC  
7639 E FELICITY PL  
TUCSON AZ 85750

JAAKE PROPERTIES LLC  
6236 E PIMA ST STE 190  
TUCSON AZ 85712

IDAC FAMILY GROUP LLC  
6226 E PIMA ST  
TUCSON AZ 85712

6226 EAST PIMA LLC  
6226 E PIMA ST STE 150  
TUCSON AZ 85712

LOUIS RIVER LLC  
4601 E BROADWAY BLVD  
TUCSON AZ 85711

POPPENBERG MARK & HELEN 50% CP/RS &  
GIVEN RON & ROSE 50% CP/RS  
5451 MILTON RANCH RD SHINGLE SPRINGS  
CA 95682

PIMA WILMOT DEVELOPMENT LLC  
ATTN: PIMA-WILMOT OFFICE PLAZA  
CONDO  
PO BOX 31058 TUCSON AZ 85751

LI JINLIANG & MURILLO FAUSTINA CP/RS  
6208 E LEE ST  
TUCSON AZ 85712

RBG VENTURES LLC  
1715 S BRISTOL AVE  
TUCSON AZ 85713

6310 E TANQUE VERDE LLC  
ATTN: NICK SCHAFFER  
4737 E CAMP LOWELL DR TUCSON AZ  
85712

HADLER LYNN ARNOLD  
8119 E KNOLLWOOD TER  
TUCSON AZ 85750

TMC HOLDINGS INC  
ATTN: BEN BAUER ESQ  
1 S CHURCH AVE STE 1000 TUCSON AZ  
85701

HARIRI DARI TR  
ATTN: DARIUSH MARGHZAR-HARIRI TR  
PO BOX 43861 TUCSON AZ 85733

CARDOSO OSCAR DANIEL & SANTOS  
LIZABETH  
ADRIANA JT/RS  
1600 N WILMOT RD UNIT 103 TUCSON AZ  
85712

KARAMAN DEBORAH  
17405 HAMLIN ST  
VAN NUYS CA 91406

ALLMAND SYLVIA ELENA SUILO  
1600 N WILMOT RD UNIT 104  
TUCSON AZ 85712

WELDON SHILO MARIE  
1600 N WILMOT RD UNIT 204  
TUCSON AZ 85712

HARE ANNA & CALVIN CP/RS  
1600 N WILMOT RD UNIT 105  
TUCSON AZ 85712

ENMAN MICHAEL J & PENELOPE CP/RS  
1600 N WILMOT RD UNIT 205  
TUCSON AZ 85712

ZINYEMBA TENDAI R  
1600 N WILMOT RD UNIT 106  
TUCSON AZ 85712

MOLINA VICENTA ROSA  
1600 N WILMOT RD APT 206  
TUCSON AZ 85712

TORRES JUAN MANUEL ARVIZU  
1528 W JOY RANCH RD  
PHOENIX AZ 85086

LUSHBAUGH KEITH  
1600 N WILMOT RD UNIT 207  
TUCSON AZ 85712

LATHROP NICOLE M & LATHROP SUSAN P  
JT/RS  
31393 COUNTY ROAD 384  
BUENA VISTA CO 81211

SANCHEZ JENNETTE C  
PO BOX 30036  
TUCSON AZ 85751

FITE JOHANNAH MARGARET  
PO BOX 881  
TUCSON AZ 85702

CLARK JASON F & POSADA MARIA J  
MENESES CP/RS  
1600 N WILMOT RD UNIT 209  
TUCSON AZ 85712

SALZILLO DOREEN  
1600 N WILMOT RD UNIT 110  
TUCSON AZ 85712

CYBURT CRAIG A  
3252 S STEARN LAKE DR  
TUCSON AZ 85730

MARTINEZ CIPRIANO & AYDA LOPEZ DE  
PO BOX 1496  
CORTARO AZ 85652

LOVE ENRIQUE MENDIVIL & DELFINA LUZ  
VELIS DE &  
VELIS CARLOS TENA & GILDA HAYDEE  
CANPOY

CHISM MELVIN K & GAIL LYNN JT/RS  
8300 S PLACITA SAN ARDO  
TUCSON AZ 85747

MORENO ALBERTO & MARTHA I JT/RS  
1600 N WILMOT RD UNIT 212  
TUCSON AZ 85712

TLAXCALA 734 NTE CIUDAD OBREGON SON  
MEXICO 85110  
LOPEZ VONDA C  
1600 N WILMOT RD UNIT 113  
TUCSON AZ 85712

JANDEL REALTY LLC  
ATTN: JURGEN JANDELEIT  
4139 MOLLER DR PLEASANTON CA 94566

ORDAZ ELVIRA  
1600 N WILMOT RD UNIT 114  
TUCSON AZ 85712

ANTISTA ANDREW M  
1600 N WILMOT RD UNIT 214  
TUCSON AZ 85712

STEWART GAYLE  
1833 N HART LN  
TUCSON AZ 85712

GALLARDO MARCO  
1600 N WILMOT RD UNIT 215  
TUCSON AZ 85712

PHILLIPS JAMES E JR & LAURIE JEAN REVOC  
LIVING TR  
ATTN: LAURIE JEAN PHILLIPS TR  
1600 N WILMOT RD UNIT 116 TUCSON AZ  
85712

KHOUB ALI  
1600 N WILMOT RD UNIT 216  
TUCSON AZ 85712

FLORES JUDAS M  
1600 N WILMOT RD UNIT 117  
TUCSON AZ 85712

ARANDA DANIEL J  
1600 N WILMOT RD UNIT 217  
TUCSON AZ 85712

TORRES CAROL A  
1600 N WILMOT RD UNIT 118  
TUCSON AZ 85712

BRINTON TARA LISA  
1600 N WILMOT RD UNIT 218  
TUCSON AZ 85712

BAYZE SIGRID  
1600 N WILMOT RD UNIT 119  
TUCSON AZ 85712

CUELLAR SERGIO ALBERTO  
PO BOX 57579  
TUCSON AZ 85732

ALLEN ANDRA R  
1600 N WILMOT RD UNIT 120  
TUCSON AZ 85712

GIL CHARLES  
1600 N WILMOT RD UNIT 220  
TUCSON AZ 85712

WYSS JOANN D & STACY H CP/RS  
7925 E NICARAGUA DR  
TUCSON AZ 85730

BARBOSA HUMBERTO A  
1600 N WILMOT RD UNIT 221  
TUCSON AZ 85712

BALL CLIFTON M  
4718 S LANTANA CIR  
TUCSON AZ 85730

BONNIE JAMES L  
7691 S CAMINO MIRLO  
TUCSON AZ 85747

LELUAN SIDNEY III & LELUAN ANTHONY  
JT/RS  
1600 N WILMOT RD UNIT 123  
TUCSON AZ 85712

KARR JOY  
1600 N WILMOT RD UNIT 124  
TUCSON AZ 85712

OPENDOOR PROPERTY TR I  
410 N SCOTTSDALE RD STE 1600  
TEMPE AZ 85741

BOTTAI DONNA  
1600 N WILMOT RD UNIT 125  
TUCSON AZ 85712

WELGE LINDA S  
1600 N WILMOT RD UNIT 225  
TUCSON AZ 85712

RODRIGUEZ RAMON A & JOY ABING  
1600 N WILMOT RD UNIT 126  
TUCSON AZ 85712

PARKER KYLE  
8364 S HUNNIC DR  
TUCSON AZ 85747

GONZALEZ JESSICA  
1600 N WILMOT RD UNIT 127  
TUCSON AZ 85712

BRITO DANIEL & TERRIE CP/RS  
1600 N WILMOT RD UNIT 227  
TUCSON AZ 85712

REILLY ROBERT I & RUTH D CP/RS  
1600 N WILMOT RD UNIT 128  
TUCSON AZ 85712

JURMAN PETER B  
1089 W CALLE TRAFALGAR  
GREEN VALLEY AZ 85622

BELL FAMILY TR  
ATTN: CRAIG A & VICKI BELL TR  
8702 E CYPRESS ST SCOTTSDALE AZ 85257

DOROW THOMAS L & PEGGY J CP/RS  
7947 JENNINGS RD  
WHITMORE LAKE MI 48189

KARBAN MARIA TR  
5110 S LAVERGNE AVE  
CHICAGO IL 60638

RAMOS MARCOS & LETICIA & RAMOS  
ANTONIO &  
RAMOS MIGUEL & RAMOS ADRIANA ALL  
JT/RS  
1600 N WILMOT RD UNIT 230 TUCSON AZ  
85712

SPRINGER DONNA M  
1600 N WILMOT RD UNIT 131  
TUCSON AZ 85712

GUIBORD THOMAS R JR  
1600 N WILMOT RD UNIT 231  
TUCSON AZ 85712

GILLILAND SCOTT O & DENISE JT/RS  
633 N JASMINE PL  
TUCSON AZ 85710

VILAS MICHAEL T & COLLINS LINDA JT/RS  
1600 N WILMOT RD UNIT 232  
TUCSON AZ 85712

RUIZ VERONICA VALDEZ  
1600 N WILMOT RD UNIT 133  
TUCSON AZ 85712

MILMAN RUVIM & ANNA JT/RS  
6164 E ADOBE PL  
TUCSON AZ 85712

PARSONS JASON EDWARD  
2435 E BROADWAY BLVD  
TUCSON AZ 85719

LANDZINSKI BRIAN M & LANDZINSKI ZENON  
JT/RS  
1600 N WILMOT RD UNIT 234  
TUCSON AZ 85712

CHAPPELL JOHN R & CHAPPELL JONOTHAN  
P JT/RS  
13094 MILL GROVE DR  
GONZALES LA 70737

ERICK I LLC  
1311 N ARBOR CIR  
TUCSON AZ 85715

VAZQUEZ AGUSTIN & SANDRA JT/RS  
1600 N WILMOT RD UNIT 100  
TUCSON AZ 85712

PROCK MICHAEL J III LIV TR  
1600 N WILMOT RD #200  
TUCSON AZ 85712

HAYFORD MARVIN L  
1600 N WILMOT RD UNIT 101  
TUCSON AZ 85712

LODGE DEBORAH L  
1600 N WILMOT RD UNIT 21  
TUCSON AZ 85712

ALAMO LANI V  
1132 S DESERT SENNA LOOP  
TUCSON AZ 85748

HELLER ERICA  
1600 N WILMOT RD UNIT 202  
TUCSON AZ 85712

HOUGLAND ROSE M  
PO BOX 273  
DOUGLAS AZ 85608

ILDEFONSO JERRY TOMAS  
522 E CAMINO AGUA BONITA  
SAHUARITA AZ 85629

FRICKE DEBORAH LYNNE  
1600 N WILMOT RD UNIT 139  
TUCSON AZ 85712

BENSLEY MARK J & DAVIS LAURA E  
9340 E VALLARTA DR  
TUCSON AZ 85749

LAS COLINAS CONDOMINIUMS HOA  
1517 N WILMOT RD # 290  
TUCSON AZ 85712

MONACO CONDOMINIUMS  
16625 S DESERT FOOTHILLS PKWY  
PHOENIX AZ 85048

DATE: 8/2/2023

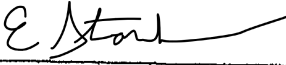
City of Tucson  
Planning & Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER:

PROJECT LOCATION:

This serves to place on record the fact that on 6/27/2023, Ethan Stoneburner,  
mailed notice of the 7/10/2023 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:  Date: 8/2/2023

Attachment: copy of mailing labels



## MEMORANDUM

**Date:** July 11, 2023                      **Job No:** WPW-01

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

**From:** Lexy Wellott, AICP

**Project:** Dorado Park Office Plaza Rezoning – Neighborhood Meeting Summary

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This memorandum summarizes the neighborhood meeting held on Monday, July 10, 2023, as a part of the rezoning request for the Dorado Park Office Plaza located at 1605, 1607, 1609, and 1611 North Wilmot Road. The meeting was held virtually via Zoom and was noticed correctly utilizing mailing labels provided by the City of Tucson Planning and Development Services Department. Notices were sent to all property owners within 400 feet of the subject site and all neighborhood associations within one mile. The Mayor and Councilmembers Cunningham and Kozachik were also notified.

The meeting began at 5:45 pm via Zoom. Lexy Wellott and Ethan Stoneburner of The Planning Center hosted the meeting. Additionally, a representative of the property owner, Juan Teran and two nearby property owners also attended the meeting, bringing the total to five people in attendance.

The meeting began by introducing the project team and presenting the project to those in attendance. The presentation discussed the site's characteristics, surrounding area, existing zoning, and the proposed rezoning request and Preliminary Development Plan, including site access and circulation, overall site design, existing uses onsite and surrounding the property. It was also mentioned that two properties on the southside of Lee Street southwest of the site are planned for more multifamily developments. The rezoning process was also described, and critical next steps were highlighted. The presentation concluded with an opportunity for questions from those in attendance.

Only one attendee raised questions for the project team. This attendee, who listed themselves as “Kevin,” asked for more details about the nearby properties that have been planned for multifamily uses. Lexy Wellott responded with more information about the project proposed on each property and where each project was at in the development process..

Kevin also asked about the rezoning process and how it compares to the variance process. Lexy also responded to this, highlighting the major differences between a rezoning and a variance in the City of Tucson. No other questions were raised during the meeting.

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

Thank you.

# DORADO PARK OFFICE PLAZA

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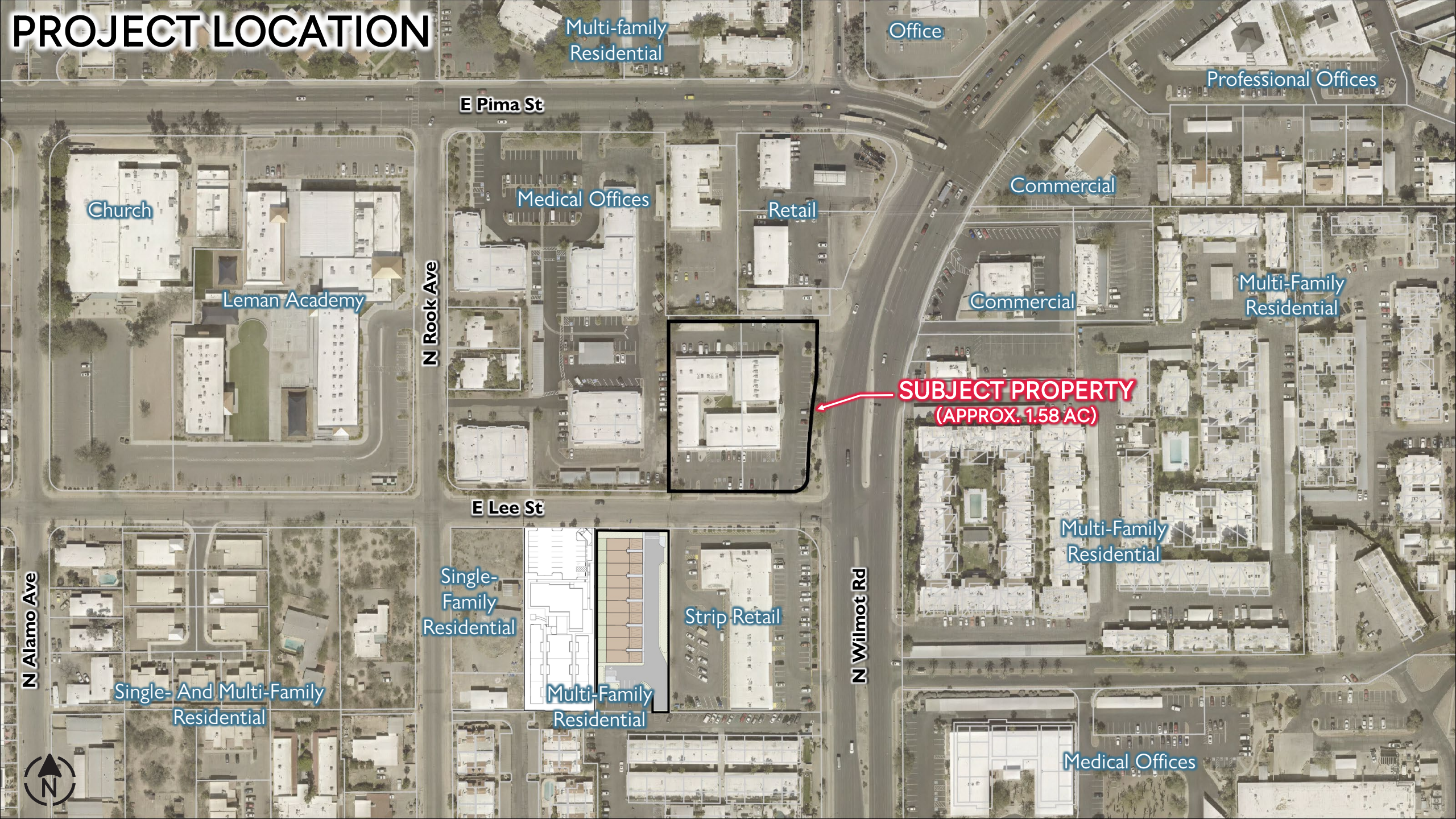
Change Of Zoning | Neighborhood Meeting

July 10, 2023





# PROJECT LOCATION



Multi-family Residential

Office

Professional Offices

E Pima St

Church

Medical Offices

Retail

Commercial

Lemman Academy

N Rook Ave

Commercial

Multi-Family Residential

**SUBJECT PROPERTY**  
**(APPROX. 1.58 AC)**

E Lee St

Multi-Family Residential

N Alamo Ave

Single-Family Residential

Strip Retail

N Wilmot Rd

Single- And Multi-Family Residential

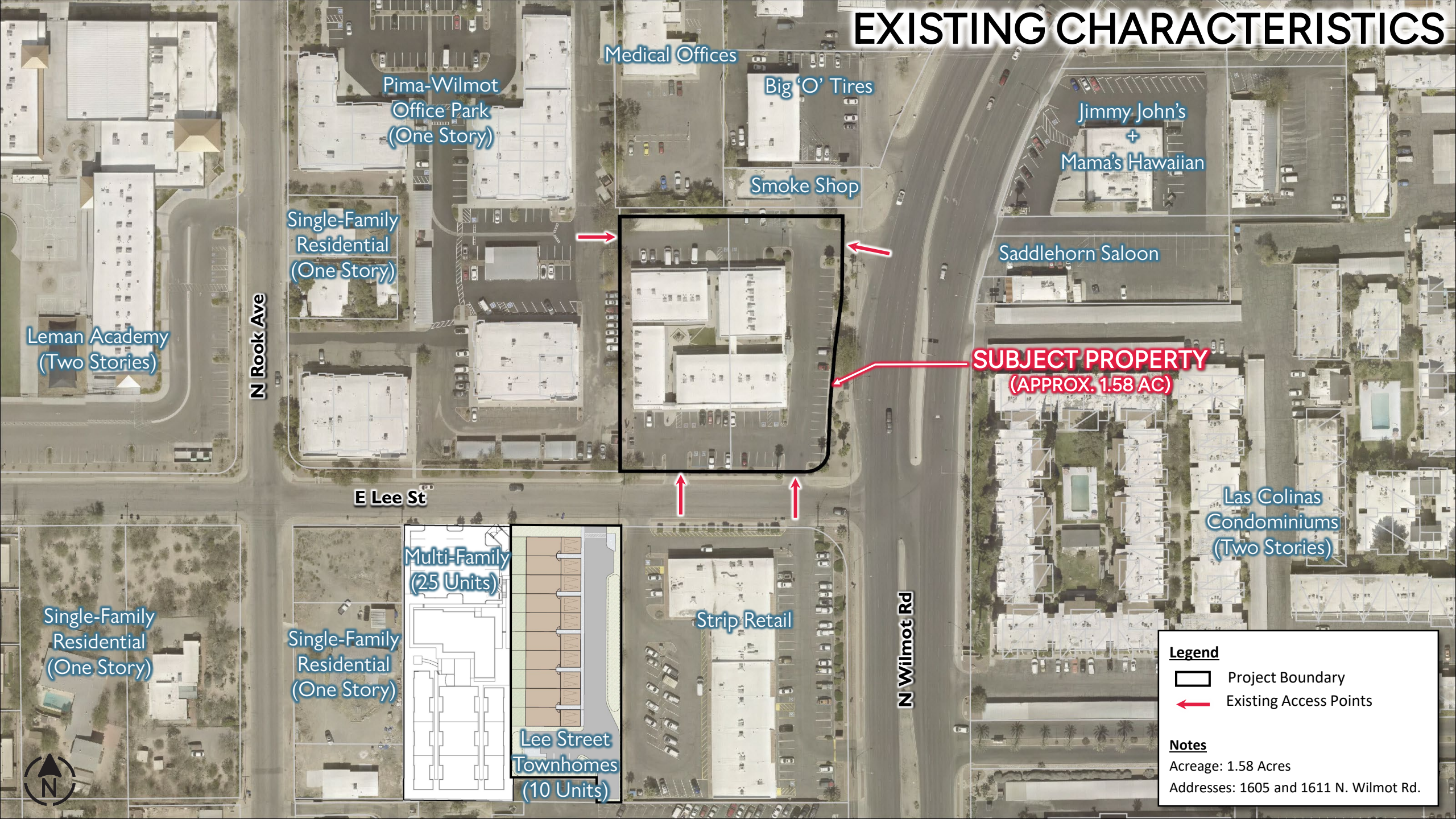
Multi-Family Residential

Medical Offices





# EXISTING CHARACTERISTICS



Leman Academy  
(Two Stories)

N Rook Ave

Pima-Wilmot  
Office Park  
(One Story)

Medical Offices

Big 'O' Tires

Jimmy John's  
+  
Mama's Hawaiian

Smoke Shop

Single-Family  
Residential  
(One Story)

Saddlehorn Saloon

**SUBJECT PROPERTY**  
(APPROX. 1.58 AC)

E Lee St

Multi-Family  
(25 Units)

Strip Retail

Las Colinas  
Condominiums  
(Two Stories)



Single-Family  
Residential  
(One Story)

Single-Family  
Residential  
(One Story)

Lee Street  
Townhomes  
(10 Units)

N Wilmot Rd

### Legend

-  Project Boundary
-  Existing Access Points

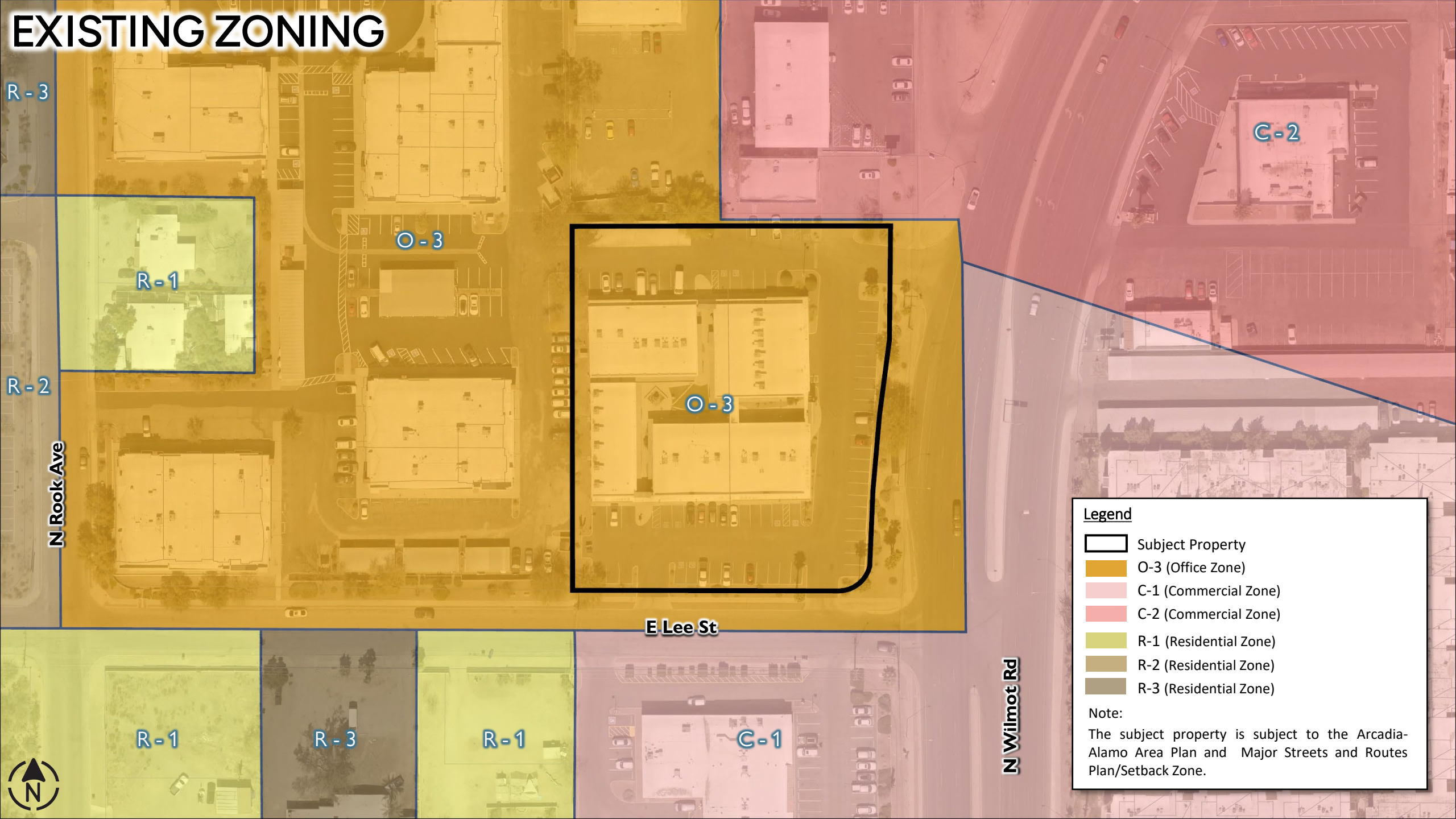
### Notes

Acreage: 1.58 Acres  
Addresses: 1605 and 1611 N. Wilmot Rd.





# EXISTING ZONING



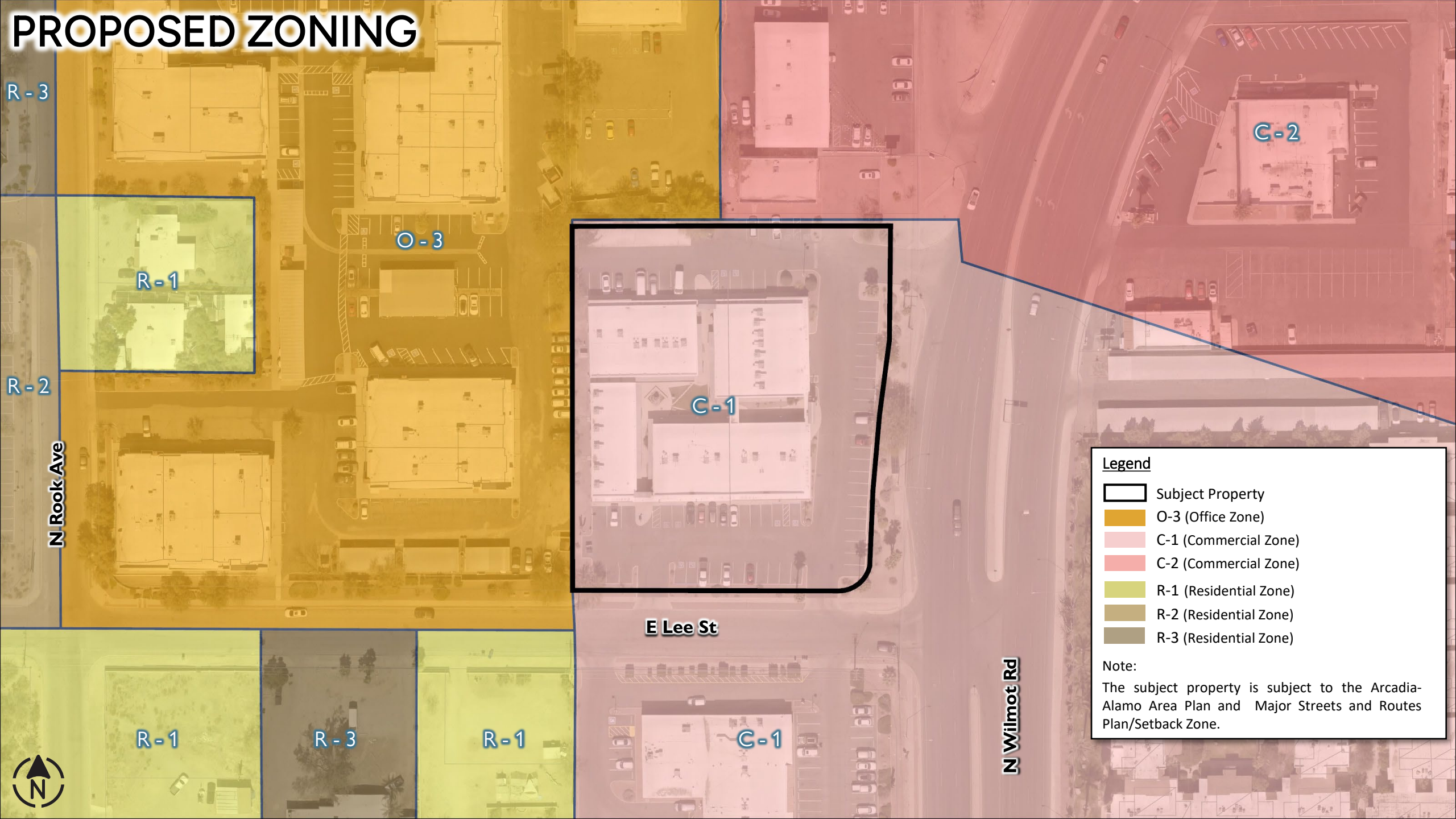
**Legend**

- Subject Property
- O-3 (Office Zone)
- C-1 (Commercial Zone)
- C-2 (Commercial Zone)
- R-1 (Residential Zone)
- R-2 (Residential Zone)
- R-3 (Residential Zone)








**Note:**  
The subject property is subject to the Arcadia-Alamo Area Plan and Major Streets and Routes Plan/Setback Zone.



# PROPOSED ZONING



**Legend**



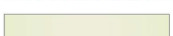
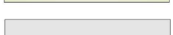

-  Subject Property
-  O-3 (Office Zone)
-  C-1 (Commercial Zone)
-  C-2 (Commercial Zone)
-  R-1 (Residential Zone)
-  R-2 (Residential Zone)
-  R-3 (Residential Zone)

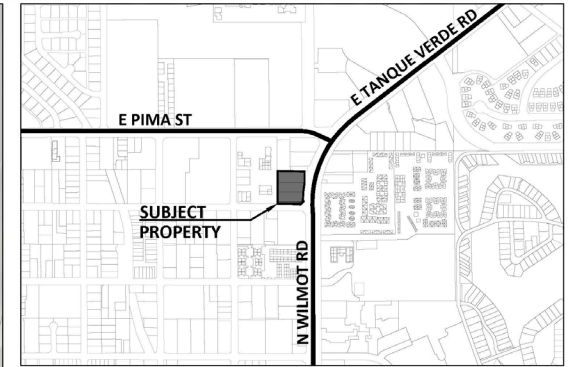
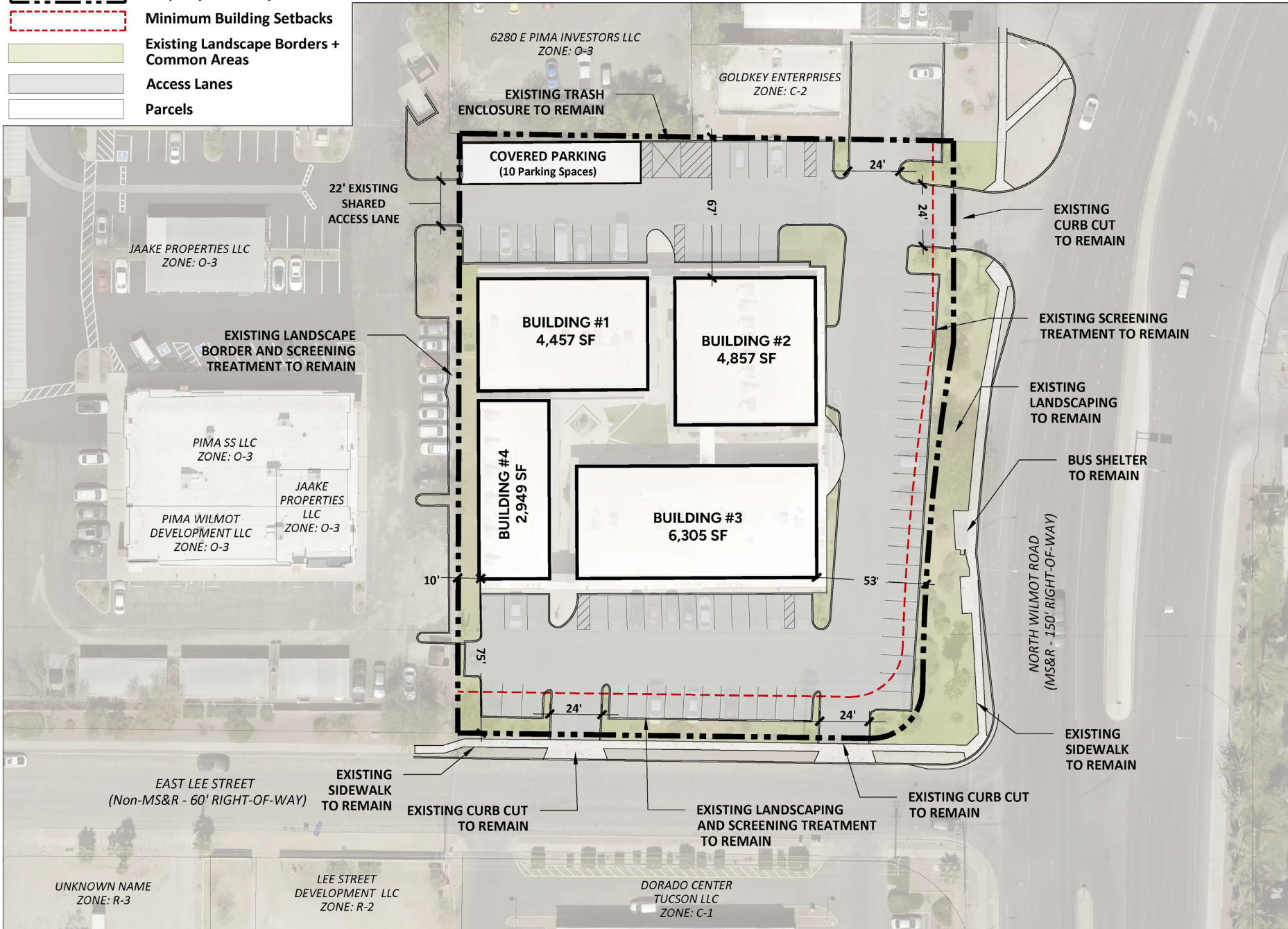
**Note:**  
The subject property is subject to the Arcadia-Alamo Area Plan and Major Streets and Routes Plan/Setback Zone.



# PRELIMINARY DEVELOPMENT PLAN

## LEGEND

-  Property Boundary
-  Minimum Building Setbacks
-  Existing Landscape Borders + Common Areas
-  Access Lanes
-  Parcels



LOCATION MAP  
SCALE: 1" = 0.5 MILE

## NOTES:

Owner: Wilmot Pima Workspace LLC  
 Property Acreage: 1.55 Acres  
 Parcels: 121-08-085A + 121-08-086A  
 Address: 1605, 1607, 1609 + 1611 North Wilmot Road  
 Jurisdiction: City of Tucson (Ward 6)  
 Area Plan: Arcadia-Alamo Area Plan (Subarea 1)

Existing Zoning: O-3  
 Existing Use: Office  
 Existing Building Area: 18,568 SF  
 Existing Building Height: 25 Feet

Proposed Zoning: C-1 (Commercial)  
 Proposed Use: Personal Service  
 Maximum Building Height: 30 Feet

### Required Building Setbacks

- North: Non-Residential Zone = 0 Feet
- South: Non-MS&R (Non-Residential Use) = 20 Feet
- East: MS&R (Non-Residential Use) = 10 Feet
- West: Non-Residential Zone = 0 Feet

### Required Landscape Borders:

- North: Commercial Zone = 0 Feet
- South/East: Streets = 10 feet (Existing Border to Remain)
- West: Office Zone = 10 Feet (Existing Border to Remain)

### Required Screening:

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

Required Parking Spaces: 62 Parking Spaces (1 Space /300 SF)  
 Provided Parking Spaces: 85 Parking Spaces



**Pre-Application Meeting Conference**

**WE ARE HERE.**



**Neighborhood Meeting**

- Mailing list for notification supplied by city

**SUBMITTAL** -  
not less than 15 days or more than 60 days after neighborhood meeting

**Zoning Application Submittal**

**Staff & Agency Review**

**PUBLIC NOTICE** -  
not less than 15 days or more than 30 days prior to hearing

**Planning Director's Recommendation**

- Not less than 15 day prior to public hearing

**Zoning Examiner's Public Hearing**

- Within 70 days of acceptance of application

Within 1 week of hearing -

**Zoning Examiner's Recommendation**

- 14 days to reconsider  
Party of Record may appeal

**Mayor and Council Decision to Approve**

**Compliance with Rezoning Conditions**

- Public meeting of hearing

After compliance with rezoning - conditions complete

**Mayor and Council Adoption**

Amended after effective - date of the rezoning

**City Zoning Map Change**

# REZONING PROCESS



# DORADO PARK OFFICE PLAZA

---

Change Of Zoning | Neighborhood Meeting

Questions???



# DORADO PARK OFFICE PLAZA

CHANGE OF ZONING

AUGUST 2023

**GSleigh1** SPECIAL EXCEPTION

Preliminary Development Plan

**TP-ENT-0823-00034** Date **08/22/2023**

Planning & Development Services

THE

**PLANNING CENTER**

PLANNING | LANDSCAPE ARCHITECTURE



# DORADO PARK OFFICE PLAZA

## CHANGE OF ZONING

1605, 1607, 1609 and 1611 North Wilmot Road  
Tucson, AZ 85712

*Submitted to:*



### **CITY OF TUCSON**

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

*Prepared for:*

### **WILMOT PIMA WORKSPACE, LLC**

P.O. Box 40333  
Tucson, AZ 85717-0333

*Prepared By:*



### **THE PLANNING CENTER**

2 East Congress Street, Suite 600  
Tucson, Arizona 85701

**AUGUST 2023**

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# DORADO PARK OFFICE PLAZA

CHANGE OF ZONING

PART I: INTRODUCTION + POLICY

THE  
**PLANNING CENTER**

PLANNING | LANDSCAPE ARCHITECTURE





# I. INTRODUCTION + POLICY

## A. PROJECT OVERVIEW

On behalf of Wilmot Pima Workspace LLC, The Planning Center is pleased to present this rezoning request to accommodate an esthetician or other compatible C-1 uses within the existing Dorado Park Office Plaza located at the northwest corner of East Lee Street and North Wilmot Road in the City of Tucson.

Recently, the property owner has received numerous inquiries from businesses compatible with the plaza's existing tenants, including various personal services and electronic software services. These uses are currently prohibited from operating in the plaza

under the current O-3 (Office) zoning designation. The interest in the vacant spaces within the plaza from a broader array of tenants has led the property owner to seek a change of zoning for the property.

Wilmot Pima Workspace LLC is seeking a rezoning from O-3 (Office) to C-1 (Commercial) to allow the aforementioned services to operate on the property highlighted in **EXHIBIT I.A: SITE CONTEXT** above. Aside from requesting to change the property's current zoning, no other alternations (visually or operationally) to the office plaza are proposed. Rezoning this property to C-1 competitively positions this office and allows it to operate to its fullest potential while remaining compatible with surrounding land uses.

## B. APPLICABLE PLANS + ORDINANCES

The plans and ordinances adopted by the City of Tucson provide policy recommendations that apply to the subject property. Specifically, *Plan Tucson* and the *Arcadia-Alamo Area Plan* provide policy guidance that addresses compatibility between uses to ensure the protection of existing neighborhoods, appropriate locations for development, and design treatments. Adopted in 2020, *Tucson Resilient Together* functions as a climate action and adaptation plan that outlines steps the community can take to build resilience to the impacts of climate change, many of which apply to the property featured in this document. Lastly, because the property abuts Wilmot Road, an Arterial Street per the *City of Tucson's Major Streets and Routes Plan*, the *Major Streets and Routes Setback Zone* applies to the site.

**EXHIBIT I.A: SITE CONTEXT**



## 1. PLAN TUCSON

The City of Tucson General and Sustainability Plan, *Plan Tucson*, provides land use and policy direction for future growth within the city limits based on specific characteristics or 'building blocks.' On the Future Growth Scenario map, the subject property is located within an 'Existing Neighborhoods' building block. The goal for properties situated in this designation is:

*"Existing neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability" (Plan Tucson, 3.145).*

The subject property's position within the Existing Neighborhood building block is supported by the fact that no major changes to the look or function of the existing office plaza are planned as a part of this rezoning proposal.

The following goals/policies within *Plan Tucson* support this rezoning request:

- LT3: *Support development opportunities where:*
  - a) *residential, commercial, employment, and recreational uses are located or could be located and integrated*
  - b) *there is close proximity to transit*
  - c) *multi-modal transportation choices exist or can be accommodated*
  - d) *there is potential to develop moderate to higher density development*
  - e) *existing or upgraded public facilities and infrastructure provide required levels of service*
  - f) *parking management and pricing can encourage the use of transit, bicycling, and walking*
- LT9: *Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.*
- LT.28.2.5: *Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.*
- LT28.2.12: *Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.*

The subject property is conveniently located near multiple residential areas – both in the primarily single-family Harlan Heights neighborhood to the west, as well as the multiple apartment complexes to the south and east of the property. Allowing additional neighborhood commercial uses within proximity to these residences encourages potential customer and clients in the surrounding areas to walk to the Dorado Park Office Plaza, encouraging less dependency on automobile travel and reducing individual contributions to air pollution. Additionally, the subject property is served by two bus routes and is easily accessible via multiple bike routes in the vicinity of the project. A rezoning to C-1 also helps

ensure the long-term viability of the plaza as it positions the property to better withstand market dynamics and fluctuations by allowing more uses to locate on the property which in turn, ensure the visual aesthetics of the site are preserved and maintained.

## 2. ARCADIA-ALAMO AREA PLAN

The proposed rezoning site is located within the *Arcadia-Alamo Area Plan*. The *Arcadia-Alamo Area Plan* provides local land use guidance for a 3.38-square-mile area generally bounded by Speedway Boulevard to the south, Wilmot Road to the east, Glenn Street and the Pantano Wash to the north, and Swan Road to the west, as well as a smaller adjacent area bounded by Grant Road to the south, Columbus Boulevard to the west, Fort Lowell Road to the north and Swan Road to the east (refer to **EXHIBIT I.B.2: ARCADIA-ALAMO AREA PLAN**).

According to the *Arcadia-Alamo Area Plan*, the subject property is located within Subarea 1, which despite being established as “Low/Medium Density Residential” throughout much of the subarea, the subject parcel is specifically designated for high density/office/commercial development under the area plan’s Policy 3:

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

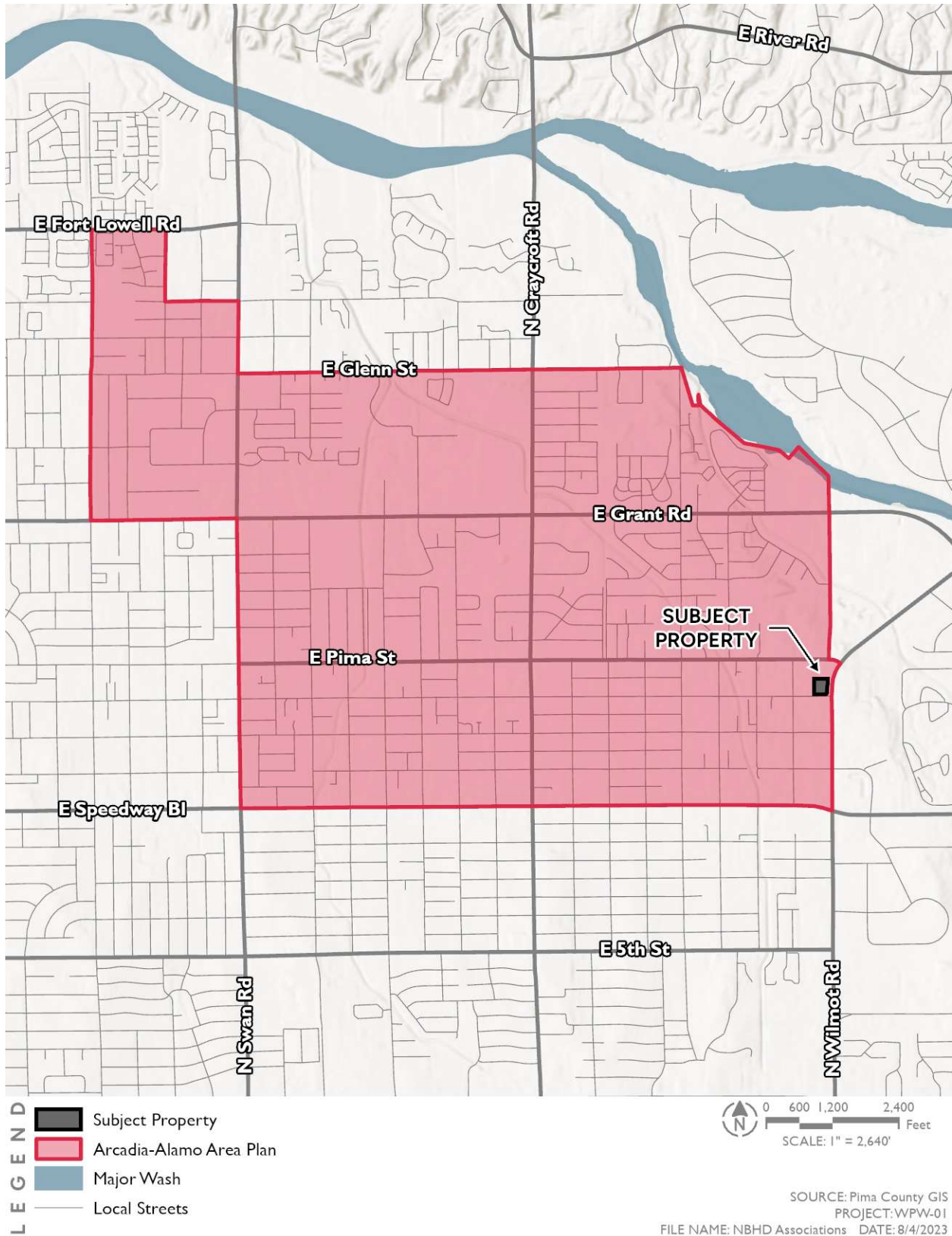
The Dorado Park Office Plaza is adjacent to Wilmot Road, an arterial street on the City of Tucson’s *Major Streets and Routes Plan*. This office plaza abuts several commercial or office users on its north, south, and west sides before transitioning to a mix of residential uses southwest of the office plaza.

Additional non-residential policies within the *Arcadia-Alamo Area Plan* align with the proposed rezoning:

- *Ensure efficiently designed, new non-residential developments:*
  - a) *Minimize the number of vehicular access points.*
  - b) *Integrate the development with adjacent non-residential development by providing common access points and parking, integrated vehicular and pedestrian circulation systems, and other common amenities such as landscaping and walls.*

The existing Dorado Park Office Plaza has one shared access point on Wilmot Road that provides access for the commercial business to the north and the Pima Wilmot Office Plaza to the west. This shared access helps reduce the number of access points that would be located closer to the interior of the neighborhood for neighboring property owners.

EXHIBIT I.B.2: ARCADIA-ALAMO AREA PLAN



### 3. TUCSON RESILIENT TOGETHER

Tucson Resilient Together is a climate action and adaptation plan adopted by the City in 2020, in the face of the unfolding global climate emergency. Several actions outlined by this plan are either met or show potential to work cohesively with this property, including:

- *T-1.2: Promote walking, biking, and rolling by creating attractive and universally accessible street environments through ADA ramps, traffic signal safety enhancements, accessible seating, shaded sidewalks, protected bike paths and lanes, bike- and scooter-share programs, and other improvements.*
- *T-3.1: Orient community planning efforts toward a '15-minute' city, enabling community access to basic amenities within a 15-minute walk or bike ride from home.*

The Dorado Park Office Plaza can be accessed via sidewalks and bike lanes along Wilmot Road. Lee Street is a residential street suitable for biking, with a sidewalk extending from Wilmot Road to Alamo Avenue in the interior of the adjacent neighborhood. The C-1 zone will allow additional neighborhood services within the existing office plaza, and the existing infrastructure promotes multi-modal travel to the plaza.

### 4. MAJOR STREETS & ROUTES PLAN / SETBACK ZONE OVERLAY

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

- Maintaining the existing right-of-way line for Wilmot Road which provides a right-of-way width larger (150 feet) than what was originally planned (135 feet); and
- Providing a 10-foot building setback as required for non-residential uses adjacent to MS&Rs.

## C. CONFLICTS WITH ADOPTED CITY ORDINANCES OR POLICIES

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



# DORADO PARK OFFICE PLAZA

CHANGE OF ZONING

PART II: SITE ANALYSIS

THE  
**PLANNING CENTER**

PLANNING | LANDSCAPE ARCHITECTURE



## II. SITE ANALYSIS

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

### A. GENERAL INFORMATION

#### 1. PROJECT LOCATION

The subject property consists of two parcels located at the northwest corner of North Wilmot Road and East Lee Street that totals 1.58 acres. The property is in the City of Tucson, in Township 14 South, Range 14 East, Section 1.

**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 characteristics of the parcel.

PARCEL NO.	ASSESSOR PARCEL NUMBER	ADDRESS	ACREAGE
1	121-08-085A	1611 North Wilmot Road	0.82 ac
2	121-08-086A	1605, 1607 & 1609 North Wilmot Road	0.76 ac
TOTAL			1.58 ac

#### 2. EXISTING LAND USES + STRUCTURES

Land uses within a half mile of the property are diverse, with a combination of office, commercial, and residential (single- and multifamily) developments (refer to **EXHIBIT I.A: SITE CONTEXT**).

Parcel No. 1 is located west of Parcel No. 2 and abuts Lee Street. It consists of two one-story buildings (Building 1 and Building 4), and portions of the two buildings also located on Parcel No. 2 (Building 2 and Building 3). The two buildings (Building 1 and Building 4) entirely within Parcel No. 1 total 7,406 square feet. This parcel also features an extension of the parking area and shared access drive on Parcel No. 2.

Parcel No. 2 abuts Wilmot Road and consists of portions of two one-story buildings (Building 2 and Building 3) totaling 11,162 square feet (SF). In addition to these buildings, a sizable parking area with access points on both Wilmot Road and Lee Street are located on the parcel, and landscaping features native desert vegetation. A shared access drive connects from Wilmot Road to the business to the north and the office complexes to the west.

These two parcels (Parcel No. 1 and Parcel No. 2) form the Dorado Park Office Plaza, which consists of 4 single-story buildings totaling 18,372 square feet.

Within 100 feet of the subject property to the north are the 24/7 Smoke Shop, Big O Tires, a parking lot serving an office complex with professional offices, and an office building and parking located within the Pima Wilmot Office Plaza. All buildings to the north are a single-story.

Immediately west of the property (within 100 feet) is a one-story building with medical and professional offices and parking areas within the Pima Wilmot Office Plaza.

Lee Street is a local street 100 feet south of the property. Just beyond Lee Street is a single-story strip retail center, Dorado Center, which has numerous businesses, including Rubs, Your CBD Store, Eastside Karate, The UPS Store, etc., and a newly entitled multifamily residential development that is planned to feature two-story townhomes.

Wilmot Road, an arterial street, is within 100 feet of the subject property. Outside of the 100 feet, across Wilmot Road, is the Las Colinas Condominium development, a bar, and a few restaurants.

Refer to **EXHIBIT II.A.1: PROJECT LOCATION** and **EXHIBIT II.A.2: EXISTING LAND USES** for onsite uses and uses within 100 feet of the subject property.

### 3. EXISTING ZONING

The subject property is zoned O-3 (Office Zone), which does not allow for personal services such as an esthetician or other compatible uses.

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 primarily zoned for office or commercial use.

DIRECTION	ZONING
North	O-3 (Office), C-2 (Commercial)
East	C-1 (Commercial)
South	C-1 (Commercial)
West	O-3 (Office)




### 4. EXISTING BILLBOARDS

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



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

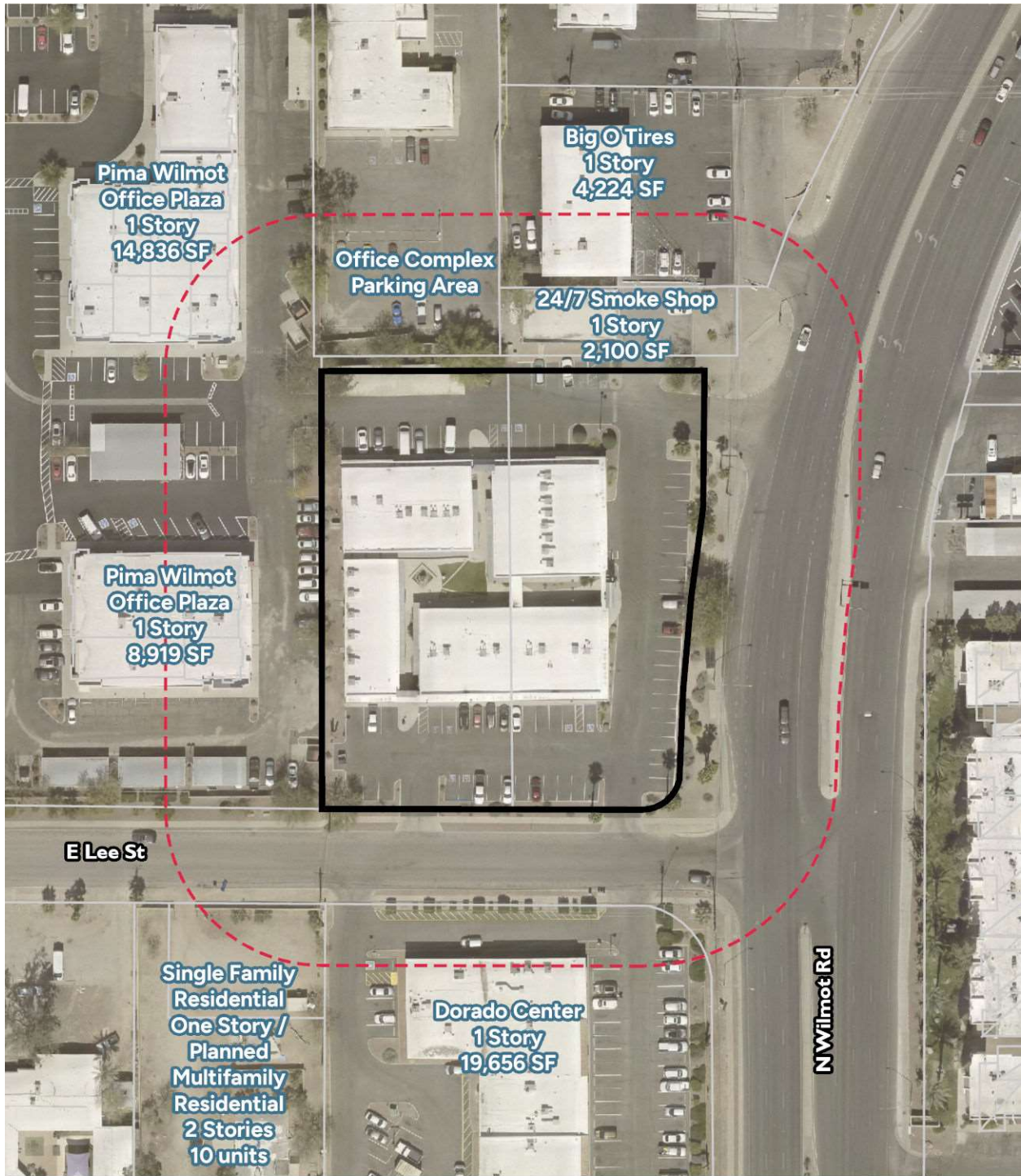


- LEGEND**
-  Subject Property
  -  Parcels
  -  Parcel ID



SOURCE: Pima County GIS  
 PROJECT: WPW-01  
 FILE NAME: Location Map DATE: 8/8/2023

**EXHIBIT II.A.2: EXISTING LAND USES**



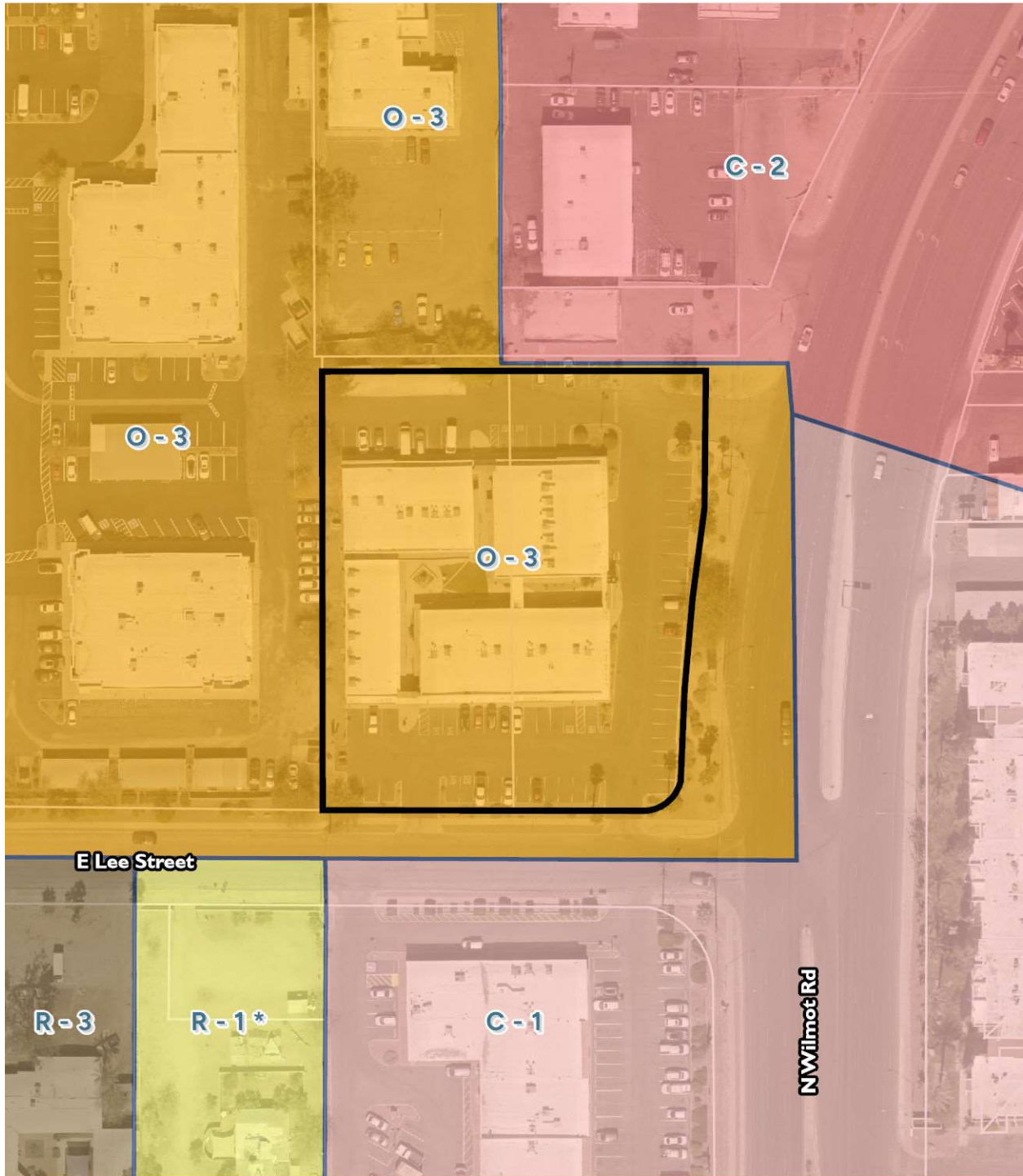
- LEGEND**
- Subject Property
  - Parcels
  - 100-foot Radius



SOURCE: Pima County GIS  
 PROJECT: WPW-01  
 FILE NAME: Context Map DATE: 8/8/2023



**EXHIBIT II.A.3: EXISTING ZONING**



**LEGEND**

Subject Property	C-1
Parcels	C-2
R-1	O-3
R-1*	
R-3	

\* Note:  
This property has been authorized for R-2 Zoning.



SOURCE: Pima County GIS  
PROJECT: WPW-01  
FILE NAME: Zoning Map DATE: 8/7/2023

## B. CIRCULATION + TRIPS

### 1. EXISTING STREETS ABUTTING THE SITE

The subject property is at the northwest corner of the intersection of North Wilmot Road and East Lee Street. Wilmot Road is an arterial street on the *City of Tucson's Major Streets and Routes Plan*, and Lee Street is a local street (refer to **EXHIBIT II.B.1: EXISTING ACCESS**).

#### North Wilmot Road

Wilmot Road is a six-lane road with a raised center median, a posted speed limit of 40 miles per hour (mph), and an existing right-of-way (ROW) of 150 feet in the area adjacent to the subject property. This ROW is currently larger than the planned ROW listed on the *City of Tucson's Major Streets and Routes Plan*. The ROW contains bike lanes, a bus stop pullout, curbs, and sidewalks. The road is also serviced by Sun Tran Bus Route 8, with a bus stop directly adjacent to the property.

#### East Lee Street

Lee Street is a local street with no median and a current and planned right-of-way (ROW) of 60 feet. The ROW contains curbs and sidewalks.

### 2. EXISTING + PROPOSED CURB CUTS

Three curb cuts currently serve the subject property. There are two curb cuts at the southern property line of the site along East Lee Street. These two access driveways are 24 feet wide. The third curb cut, about 28 feet wide, is located at the northeast corner of the site adjacent to Wilmot Road. A 22-foot-wide shared access lane parallel to the northern property line serves parking and the adjacent Pima Wilmot Office Plaza. A 24-foot-wide driveway is also provided along the northern boundary which connects the 24/7 Smoke Shop to Wilmot Road. Existing access points are shown in **EXHIBIT II.B.1: EXISTING ACCESS**. All curb cuts and access points are to remain in place, as shown in **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**.

### 3. DECELERATION LANES + TURN LANES

No deceleration or turn lanes along Wilmot Road or Lee Street serve the property.

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

The subject property is an existing complex served by all necessary utilities and is not proposing new connections or alterations to their current positions within the ROW. There are no anticipated improvements to the ROW on either Wilmot Road or Lee Street.

### 5. TRANSPORTATION CHARACTERISTICS WITHIN ONE MILE

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

The nearest public transit stops to the subject property are along Wilmot Road. A stop serviced by Sun Tran Route 8 is immediately adjacent to the property on the west side of Wilmot Road. The next closest bus stop is serviced by Sun Tran Route 5 on the north side of East Pima Street, approximately 525 feet north of the subject property.

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

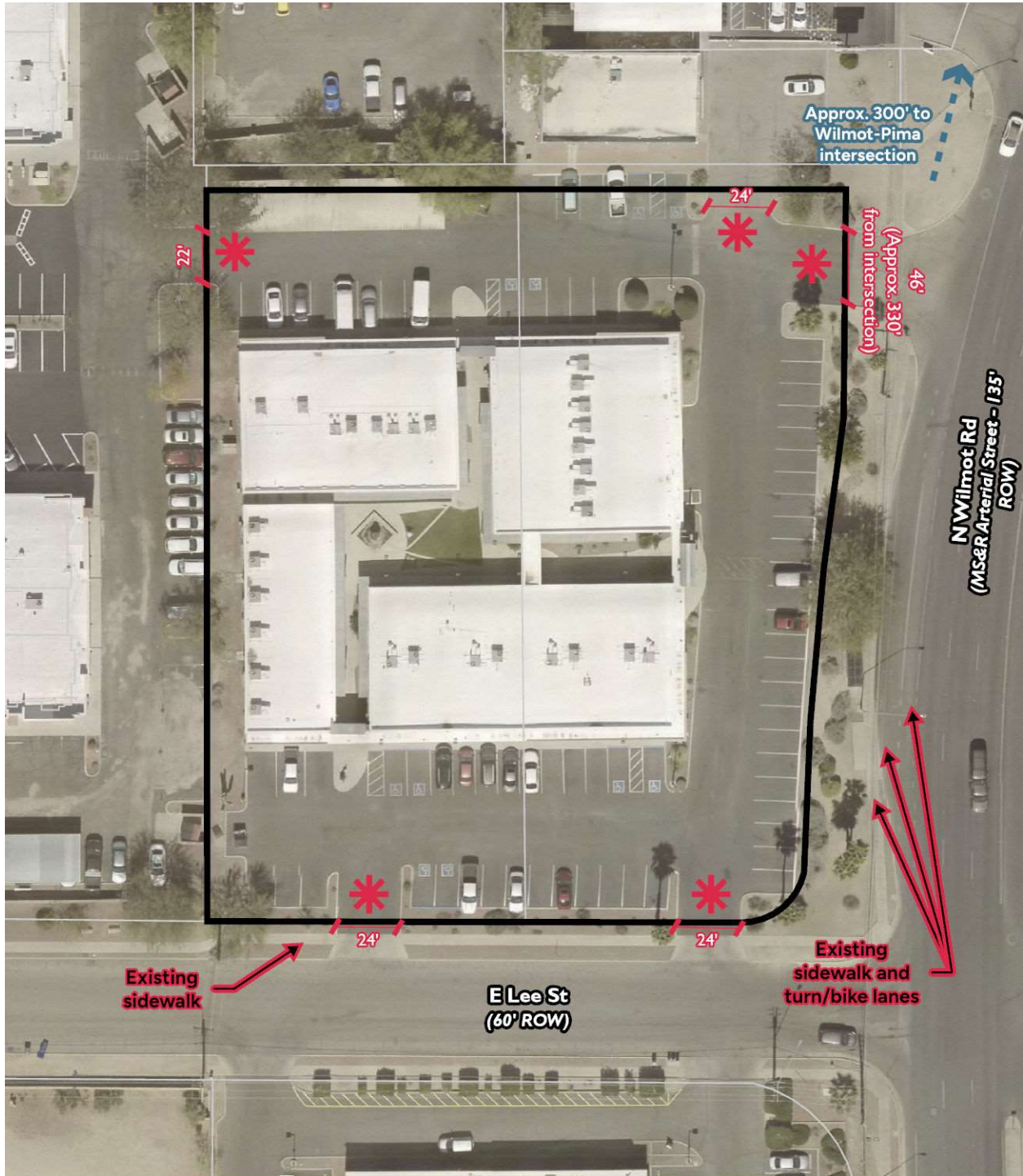
STREET	TRAFFIC COUNT	LOCATION ID
Wilmot Road	37,361	B-196
Pima Street	19,484	B-133
Tanque Verde Road	33,002	C-84
Speedway Boulevard	36,606	A-134
Grant Road	44,594	B-87
Craycroft Road	27,713	A-138
5 <sup>th</sup> Street	12,235	A-114



Source: Pima Association of Governments

## 6. AVERAGE DAILY TRIPS

The expected trip generation for potential users is estimated to be similar to the site's current use.

**EXHIBIT II.B.1: EXISTING ACCESS**



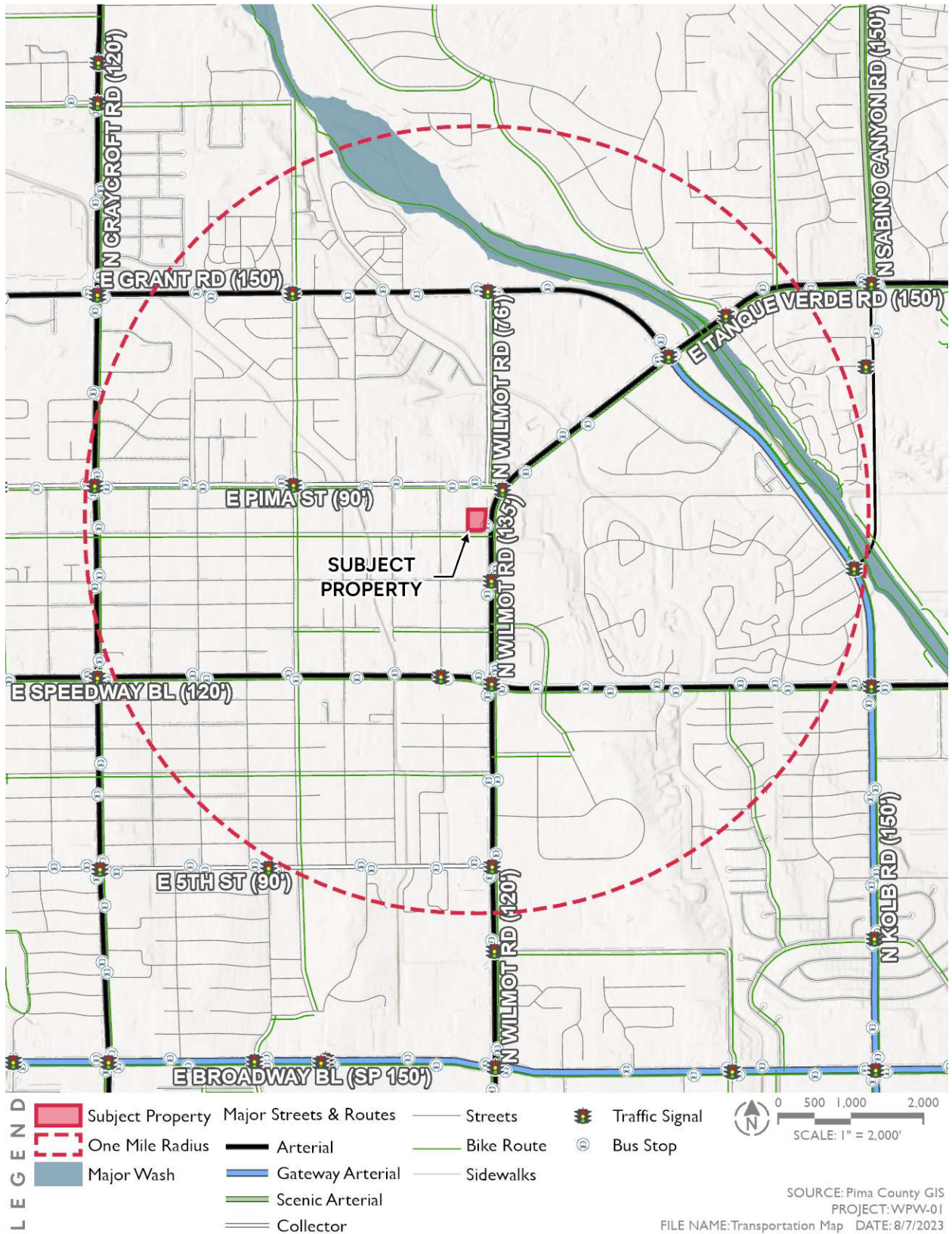
- LEGEND**
-  Subject Property
  -  Parcels
  -  Access Points



SOURCE: Pima County GIS  
 PROJECT: WPW-01  
 FILE NAME: Access DATE: 8/7/2023



EXHIBIT II.B.2: CIRCULATION



## C. CULTURAL RESOURCES

The subject property is a developed site with an existing building and hardscape. It has been developed for several decades. Due to its past development history, it is not likely that cultural resources are present onsite. Should cultural artifacts be discovered during grading or trenching activities associated with any future redevelopment of the site, the Tucson Historic Preservation Office shall be contacted immediately to assess the resource.

## D. PRE-DEVELOPMENT HYDROLOGY

The subject property is a developed site that is largely flat and almost entirely covered by impervious surfaces. Adjacent parcels to the north, northwest, and west are also mostly covered by impervious surfaces, namely asphalt. Current grading patterns on the property suggest that the site is designed to drain towards the northwest and towards the existing landscape areas on the site. As no major physical changes to the site are being proposed, no negative drainage impacts to upstream or downstream properties are anticipated.

## E. SCHOOLS, RECREATION + CULTURAL FACILITIES

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

### 1. RECREATIONAL FACILITIES

#### City of Tucson Facilities

Two City of Tucson parks are also within a mile of the subject property. Villa Serena Park is approximately one-third of a mile northwest of the property, and Harold Bell Wright Park is about eight-tenths of a mile southeast. Both parks provide benches, tables, open fields, trees, and a children's playground. Refer to **EXHIBIT II.E: RECREATIONAL FACILITIES**.

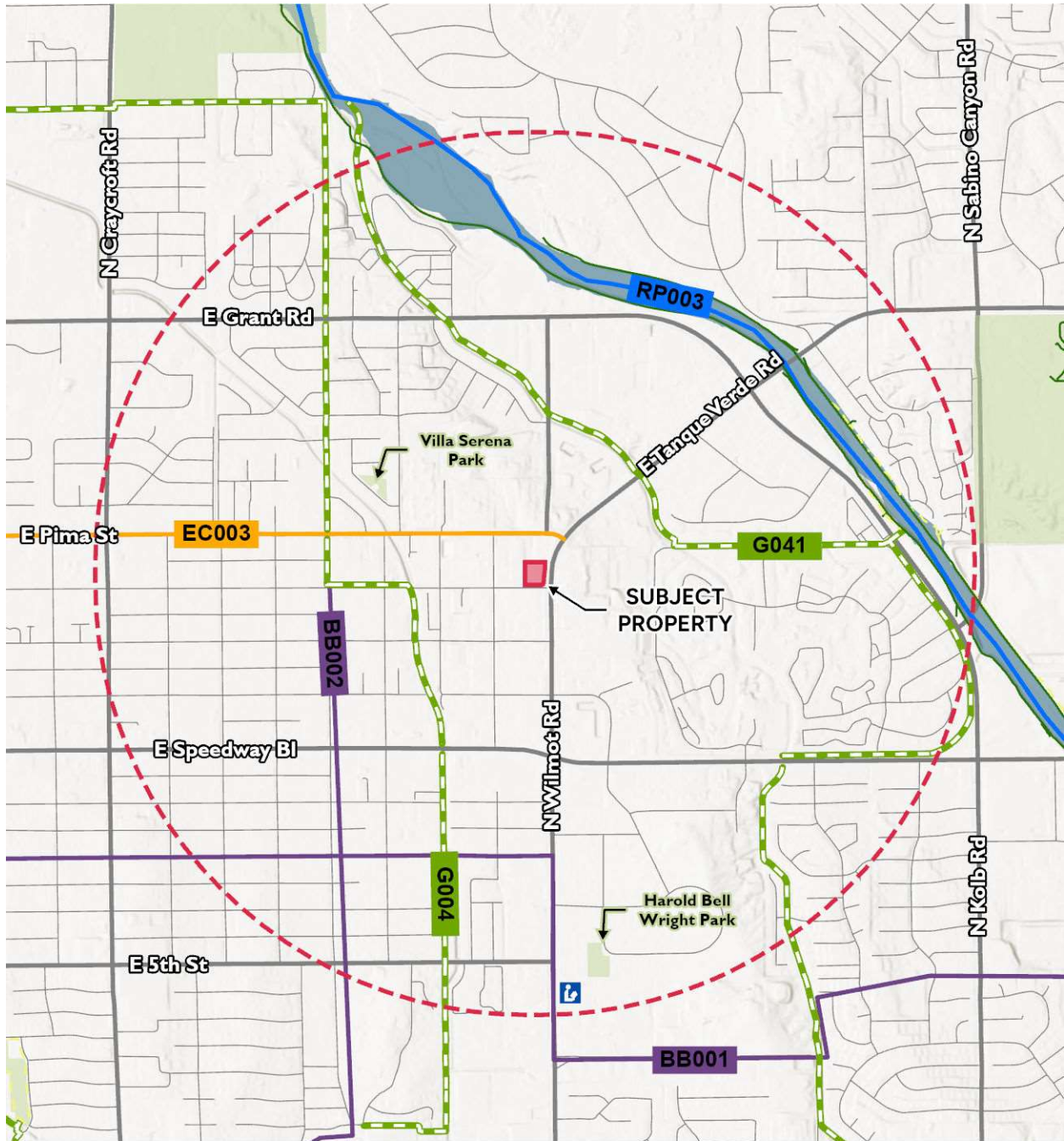
#### Pima County Trails Master Plan

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

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



EXHIBIT II.E: RECREATION



<p><b>D</b></p> <p><b>N</b></p> <p><b>E</b></p> <p><b>G</b></p> <p><b>L</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Subject Property</li> <li><span style="display: inline-block; width: 15px; border-top: 1px dashed red; margin-right: 5px;"></span> One Mile Radius</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Parks</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Major Wash</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Major Streets</li> </ul>	<p>Streets</p> <p>Trails</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid green; margin-right: 5px;"></span> Hard</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px dashed green; margin-right: 5px;"></span> Soft</li> </ul>	<p>Pima County Trails Master Plan</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid purple; margin-right: 5px;"></span> Bike Boulevard</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid orange; margin-right: 5px;"></span> Enhanced Corridor</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed green; margin-right: 5px;"></span> Greenway</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid blue; margin-right: 5px;"></span> River Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px; vertical-align: middle;"></span> Library</li> </ul>	<p>0 500 1,000 2,000</p> <p>SCALE: 1" = 2,000'</p> <p>SOURCE: Pima County GIS PROJECT: WPW-01 DATE: 8/8/2023 FILE NAME: Schools, Recreation &amp; Cultural Facilities</p>
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## F. EXISTING DISTURBANCE + SOILS

The existing soils on the subject property are Palos Verdes-Jaynes complex, 2 to 8 percent slopes. This soil is typically suitable for homesites and urban development, with the main limitation being depth to compacted unconsolidated sediments. As depicted in **EXHIBIT II.A.1: PROJECT LOCATION**, the subject property has been disturbed by prior development. The existing buildings and numerous other developments in the area indicate the soil is suitable for commercial development/redevelopment.

## G. TOPOGRAPHY

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

### 1. TOPOGRAPHIC CHARACTERISTICS

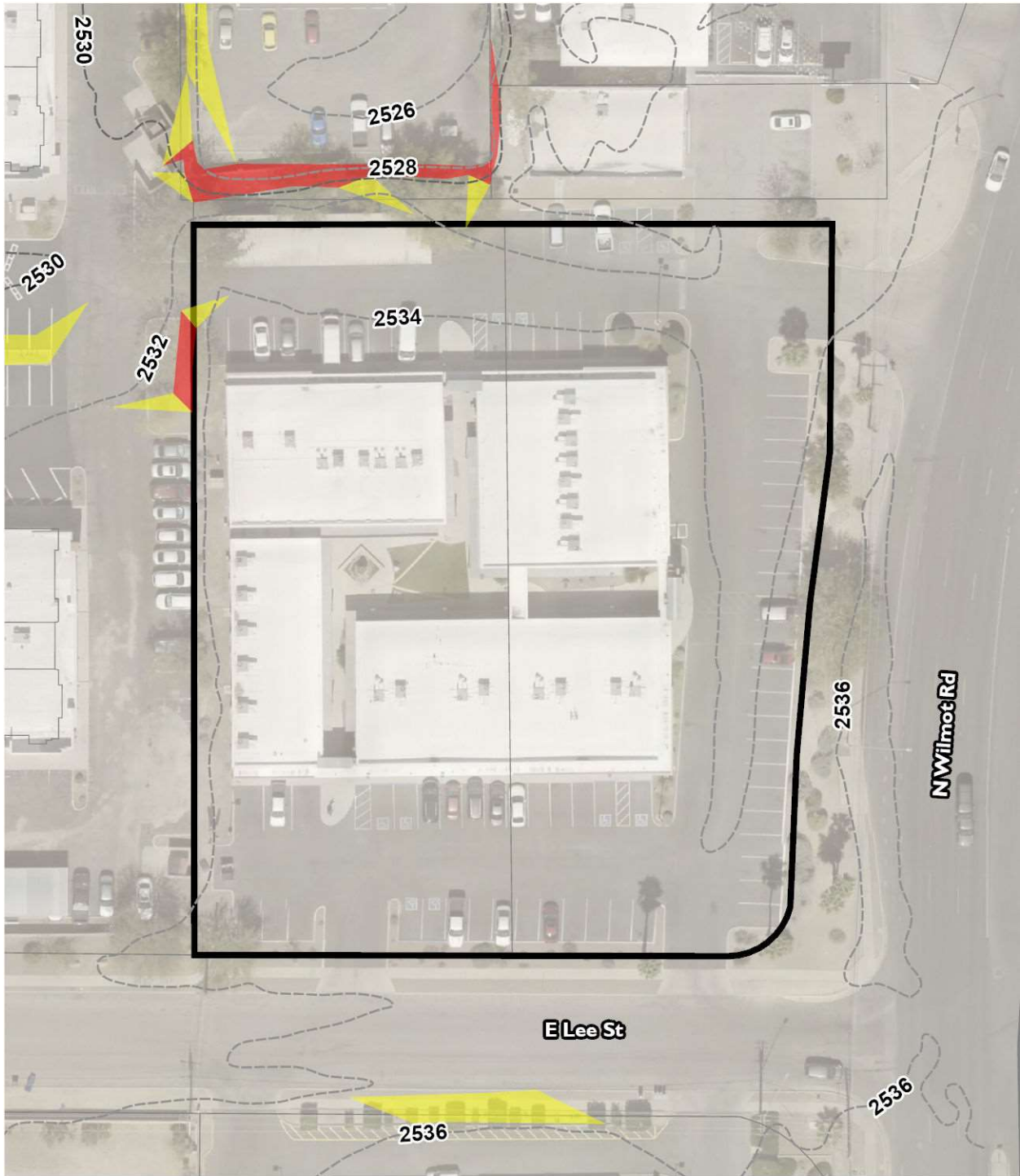
The site is generally flat, with a slight downward slope from south to northwest across the property. The onsite elevation ranges from 2,532 feet along the northern property line to nearly 2,536 feet at the southeast corner of the property. A small area with a slope of over 15% is present at the northwest corner of the property and is likely associated with a detention/retention swale in the parking area.

### 2. AVERAGE CROSS SLOPE

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

- $Average\ Cross\ Slope = \frac{I \times L \times 0.0023}{Site\ Acreage}$
- $Average\ Cross\ Slope = \frac{2 \times 995.4 \times 0.0023}{1.58\ Acres}$
- $Average\ Cross\ Slope = 2.898\%$

**EXHIBIT II.G: TOPOGRAPHY**



**LEGEND**

- Subject Property
- Parcels
- Surface Slope**
- 15 - 25%
- 25% or Greater
- Contours**
- 2-foot Contour
- 10-foot Contour



SOURCE: Pima County GIS  
 PROJECT: WPW-01  
 FILE NAME: Topography Map DATE: 8/8/2023

## **H. UTILITIES**

All necessary utilities currently serve the complex, and no additional connections will be required since no physical changes to the subject property are planned. Locations of existing utilities can be seen in **EXHIBIT II.H: UTILITIES**.

### **1. SEWER**

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

### **2. WATER**

The site is within Tucson Water's obligated service area and is currently served by Tucson Water.

### **3. ELECTRICITY**

The site is served by Tucson Electric Power (TEP).

## **I. VEGETATION + SCREENING**

### **1. EXISTING VEGETATION ONSITE**

As the subject property is already developed, the site lacks significant vegetation except where decorative plant species, including palm trees, mesquite, and desert wildflowers, have been planted throughout the existing parking area and along the property's perimeter. No changes are proposed to these plantings.

### **2. EXISTING LANDSCAPING+ SCREENING**

The property is currently screened by a masonry wall to the parking area of the medical office to the north. Desert landscaping screens the subject property from the property to the west, Lee Street and Wilmot Road. There is no screening present to the tobacco shop to the north.





- LEGEND**
- Subject Property
  - Parcels
  - Existing Sewer Network
  - Existing Manhole

- X-### As-Built Number
- @#@ Manhole Number



SOURCE: Pima County GIS  
 PROJECT: WPW-01  
 FILE NAME: Utility Map DATE: 8/8/2023

## J. VIEWS




Because the proposed project will maintain the existing complex, the views enjoyed by surrounding property owners will not be impacted. Photo #1 shows the building's eastern façade, which is seen from North Wilmot Road and the bus shelter in front of the subject property. The existing building screens views of offices and the Lemay Academy of Excellence to the west. Photos #2 and #3 show the subject property from its northeastern corner, looking southwest and west, respectively. As seen in Photo #3, no screening exists between the subject property and the property to the north. Photo #4 shows the vegetative screening and the existing shared access lane between the subject property and the Pima-Wilmot Office Plaza to the west. Photos #5 and #6 depict vegetative screening along the southern property line. Photo #6 was taken in front of the residential property to the southwest of the proposed rezoning site, which shows that the existing vegetation adequately screens the residential property from business operations on-site.

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



EXHIBIT II.J.1: SITE PHOTO LOCATIONS



- LEGEND**
-  Subject Property
  -  Parcels
  -  Photo Location

 0 15 30 60  
SCALE: 1" = 60'

SOURCE: Pima County GIS  
PROJECT: WPW-01  
FILE NAME: Views Map DATE: 8/7/2023

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



**PHOTO #1:** View of the property from Wilmot Road looking west



**PHOTO #2:** View looking southwest at subject property. Neighboring retail center to the south visible in background.



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



**PHOTO #3:** View looking west across the rear parking area of the property from Wilmot Road. Note lack of screening from tobacco shop on right.



**PHOTO #4:** View of the site from the northwest corner looking south. Egress and screening from western neighbor visible.

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



**PHOTO 5:** Westward view of the south side of the property including screening from Lee Street.



**PHOTO #6:** View of the site from the adjacent residential parcel to the southwest



# WILMOT PIMA WORKSPACE

CHANGE OF ZONING

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.




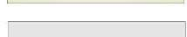
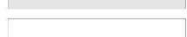
#### A. BUILDING LAYOUT

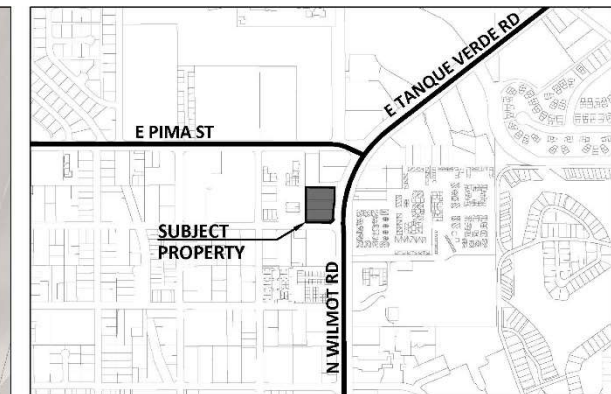
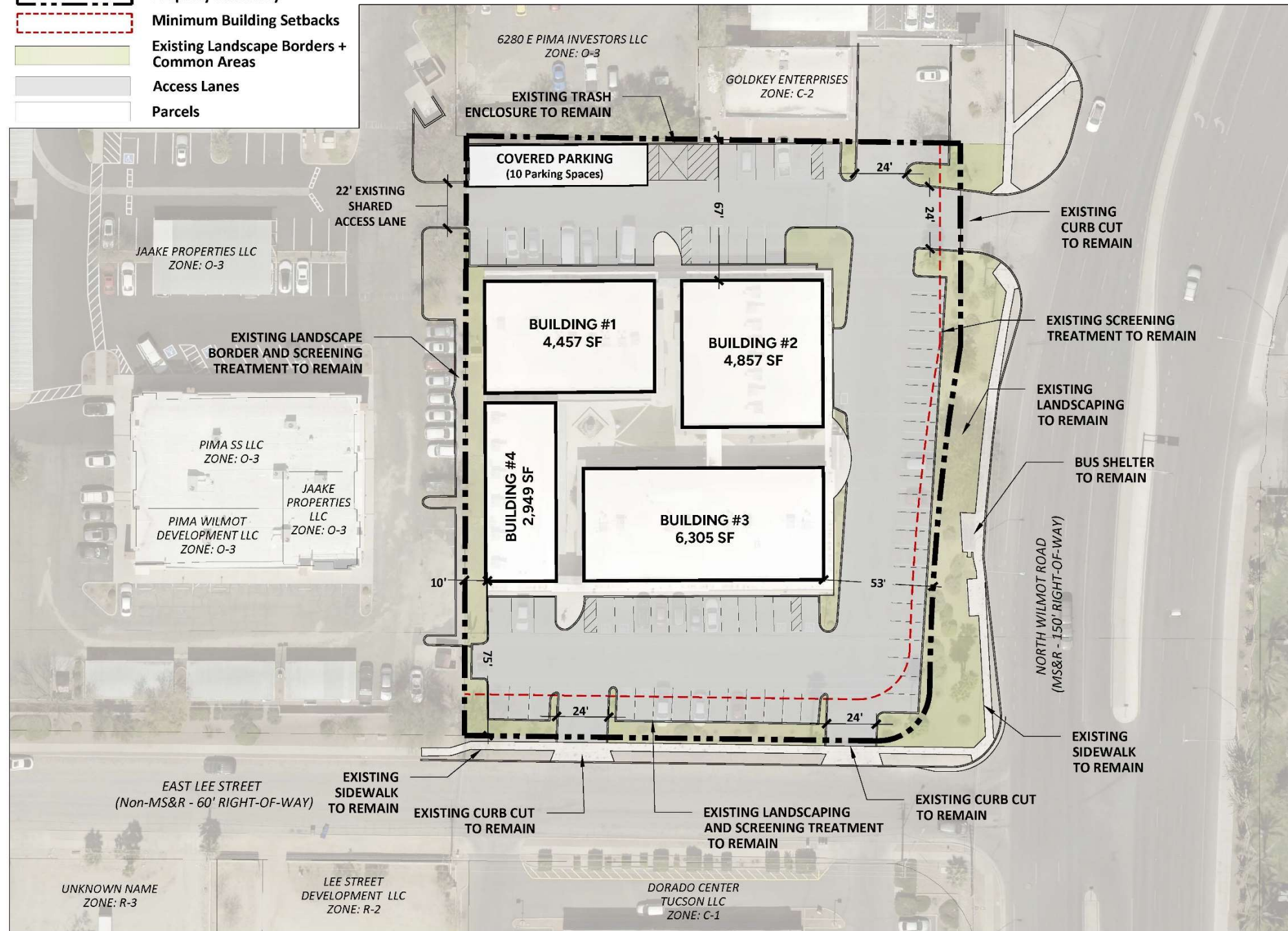
As previously described, the purpose of this rezoning is to allow for additional users to occupy vacant spaces within the Dorado Park Office Plaza. The four buildings on the property are positioned in the center and oriented toward one another to form a central plaza. Parking areas wrap the buildings on the north, south, and east sides, providing an effective transition from the structures toward the neighboring properties and the adjacent roadways. Existing entrances to office suites and the interior courtyard are on the building's southern, eastern, and northern facades and will remain. An existing sidewalk that surrounds the building provides a connection between the parking area and the building. Since the intent is for new users to occupy existing spaces within the office plaza, no exterior alterations to the four buildings onsite nor improvements to the parking or landscape areas are proposed. Interior enhancements to vacants space may occur through the tenant improvement plan process. Refer to **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**.



EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN

LEGEND

-  Property Boundary
-  Minimum Building Setbacks
-  Existing Landscape Borders + Common Areas
-  Access Lanes
-  Parcels



LOCATION MAP  
SCALE: 1" = 0.5 MILE

NOTES:

Owner: Wilmot Pima Workspace LLC  
 Property Acreage: 1.55 Acres  
 Parcels: 121-08-085A + 121-08-086A  
 Address: 1605, 1607, 1609 + 1611 North Wilmot Road  
 Jurisdiction: City of Tucson (Ward 6)  
 Area Plan: Arcadia-Alamo Area Plan (Subarea 1)

Existing Zoning: O-3  
 Existing Use: Office  
 Existing Building Area: 18,568 SF  
 Existing Building Height: 25 Feet

Proposed Zoning: C-1 (Commercial)  
 Proposed Use: Personal Service  
 Maximum Building Height: 30 Feet

Required Building Setbacks

- North: Non-Residential Zone = 0 Feet
- South: Non-MS&R (Non-Residential Use) = 20 Feet
- East: MS&R (Non-Residential Use) = 10 Feet
- West: Non-Residential Zone = 0 Feet

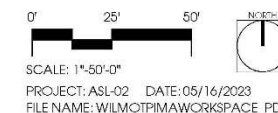
Required Landscape Borders:

- North: Commercial Zone = 0 Feet
- South/East: Streets = 10 feet (Existing Border to Remain)
- West: Office Zone = 10 Feet (Existing Border to Remain)

Required Screening:

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

Required Parking Spaces: 62 Parking Spaces (1 Space /300 SF)  
 Provided Parking Spaces: 85 Parking Spaces



## B. DESIGN COMPATIBILITY

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

No residential uses border the property; however, a single-family home facing Lee Street is southwest of the subject property, approximately 193 feet from the property line. This single-family property was recently rezoned to allow for a ten-unit multifamily development. The residential property is screened by an existing six-foot-tall masonry wall, which will remain in-place until the property is redeveloped. Additionally, vegetation in the landscape border of the subject property currently screens views from outside of the property. This vegetation will remain and continue to be maintained.

### 2. DESIGN CRITERIA

The existing buildings on the property will remain in their current location, and no external modifications will be made. All sidewalks, parking areas, and landscape areas will remain as they currently exist.

The existing complex was built in 1981 in a modernist adobe style of architecture that complements and conforms to the architectural styles of surrounding buildings. The property's current design is expected to stay the same after the rezoning.

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

No improvements to the site will be made, but existing design principles on the property assist in the ongoing effort to reduce the urban heat island effect and conserve resources important to the desert landscape. Pervious parking islands allow for proper stormwater runoff and lower the property's contribution to the urban heat island. The current landscape borders shade portions of impervious areas and further reduce the amount of heat absorbed. Plantings along the building shade the walls, keeping them cooler and in turn reducing energy use.

### 4. SITE + BUILDING CONFIGURATION

The existing building on-site currently exceeds all minimum setback requirements. The setbacks of the building are shown in the table below.

DIRECTION	ADJACENT ZONING OR STREET	REQUIRED SETBACK	PROVIDED SETBACK
North	O-3, C-2	None	67 Feet
East	MS&R	10 Feet	53 Feet
South	Non-MS&R	20 Feet	75 Feet
West	O-3	None	10 Feet

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

The existing buildings are similar in height to the immediately surrounding properties and have been constructed similarly with a flat roof. Residential and commercial buildings across Wilmot Road from the property range between one and three stories.

## **6. TRANSITION OF DENSITIES**

Allowing commercial uses to locate within the Dorado Park Office Plaza contributes to the existing transition from Wilmot Road as it provides a logical decrease in the land use intensity from Wilmot Road, a major commercial corridor, to the offices within the Pima Wilmot Office Place and to the single- and multi-family residential uses located toward the interior of the neighborhood.

## **7. LANDSCAPE + SCREENING**

Since no improvements to the existing office plaza are planned, landscape and screening will be limited to what is currently provided on site. Landscape borders featuring native vegetation border the site on the east and south adjacent to the roadways, and vegetated common areas separate the existing buildings on-site and the neighboring parking areas to the west.

## **8. STREET IMPROVEMENTS**

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

## **9. DEFENSIBLE SPACE TECHNIQUES**

The layout of the existing building limits spaces on-site that would conceal figures. The building is positioned as close to its western property line as possible, with the parking area wrapping around the building's southern, eastern, and northern façades. This layout allows for the exterior of the building and the entire parking area to be easily viewed from the adjacent streets, one of which is a major arterial. Pedestrian access routes on the property are also visible from Lee Street and Wilmot Road, and the interior courtyard of the building is secured by metal doors to prevent trespassers during non-operation hours. On-site outdoor lighting illuminates sidewalks surrounding the building, maintaining a clear and well-lit path. Vegetation on-site is also maintained to ensure no one can conceal themselves from view.

## **10. VIEW CORRIDORS**

As no physical changes to on-site buildings will occur as part of development plans, there will be no change to existing view corridors.

## **11. CHANGES IN ELEVATION DUE TO GRADING**

The site is an existing development, and no further grading is proposed.

## C. POST-DEVELOPMENT HYDROLOGY

No additional development is proposed on the subject property, and drainage will remain unchanged upon a new user occupying the existing space.

## D. LANDSCAPED AREAS + SCREENING

### 1. LANDSCAPING (MATERIALS + LOCATIONS)

The existing landscaping materials are expected to remain in place, as no improvements to the property are being proposed. The site provides a landscape border along Wilmot Road, Lee Street, and some landscaping is provided between the subject property and the adjacent property to the west. These borders and landscaped areas contain trees, shrubs, and groundcovers. Additional landscaping islands are connected to the sidewalks surrounding the front façade of the building.

### 2. SCREENING (MATERIALS + LOCATIONS)

There are no screen walls or vegetative screens on the subject property, and no screens are proposed.

### 3. RAINWATER HARVESTING

The landscape borders and islands on the property allow for groundwater recharge as well as supplemental irrigation for the existing vegetation. No additional rainwater harvesting infrastructure is proposed on the subject property.

## E. LIGHTING

The subject property contains four lighting masts at each corner of the building, designed for lighting the parking area. Additionally, the building has multiple wall sconces installed along the façade. All lighting complies with the City of Tucson's Outdoor Lighting Code. No further improvements to the building or parking lot are proposed, and the existing lighting will remain.

## F. PEDESTRIAN ACCESS

Pedestrians can enter or pass by the site using existing sidewalks in the ROW along Wilmot Road and Lee Street. An additional sidewalk wraps around the building, providing easy access to all exterior suites. This sidewalk also connects to access points on the building's northern, eastern, and southern façades that lead to an outdoor courtyard at the center of the existing building. Pedestrians can go north, east, or south from this courtyard to reach the parking area. No other improvements are proposed for the subject property.

## G. SIGNS

No new signs are proposed as part of the redevelopment of the site. The existing ten-foot-tall Dorado Park Office Plaza sign along Wilmot Road will remain in its current location and new tenant logotypes



will be added to the site for new users within the plaza. Signage may also be present on the building façade and/or windows of the respective tenant-occupied spaces.

## **H. TOPOGRAPHY**

The site is an existing property that has been previously graded to construct the building and parking areas. It is not anticipated that these areas will require additional grading for the purposes of this rezoning.

## **I. TRAFFIC**

The proposed rezoning is not expected to generate a significant amount of additional traffic. The existing office plaza's O-3 Office zoning allows for medical offices and several medical offices are currently located within the plaza. Medical offices are typically limited by how many patients or clients they can serve at one time, and as such do not generate a significant amount of traffic. The proposed personal service uses will also be limited by the number of clients they can serve at one time, and these uses also require less parking than the existing office use, as per the Unified Development Code. These factors indicate that traffic on and around the property would not be expected to be impacted by the rezoning to C-1 Commercial zoning for the proposed uses.

## **J. UNDISTURBED AREAS**

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

## **K. UTILITIES**

### **1. SEWER**

This is an existing office complex with an existing sewer connection, and the proposed use will not exceed its current sewer connection.

### **2. WATER**

This is an existing office complex with an existing water connection from Tucson Water.

### **3. ELECTRICITY**

The property will make use of existing electrical connections and maintain any on-site electrical easements.

## **L. VEHICULAR USE AREAS**

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

The subject property provides 85 parking spaces north, west, and south of the existing buildings on site. Per the Tucson Unified Development Code, the property is required to provide one parking space per 300 square feet, or 62 spaces total. This means the property currently exceeds parking requirements by 37%. There are currently no bike parking facilities on-site. A parking area access lane (PAAL) accesses the parking area through existing curb cuts on Wilmot Road and Lee Street. A shared access lane from Wilmot Road runs east-west across the northern portion of the property and provides access to Pima-Wilmot Office Plaza and the commercial business to the north.

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

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

### **3. LOADING AREAS**

There are no proposed loading areas for the proposed project.

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

A solid waste enclosure exists along the northern property line, near the covered parking area. This enclosure will remain in place.

## 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.





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

TP-ENT-0823-00034 GS

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**IMPORTANT REZONING NOTICE ENCLOSED**