



# Zoning Examiner

## Preliminary Report

November 2, 2023

Lexy Wellott

The Planning Center

2 E. Congress Street, Suite 600

Tucson, AZ 85701

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

**Public Hearing: October 26, 2023**

Dear Ms. Wellott:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case TP-ENT-0823-00034 – Dorado Office Park – North Wilmot Road O-3 to C-1 (Ward 6)..

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

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

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

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## **BACKGROUND**

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.

## **SUMMARY OF FINDINGS**

### **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

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

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*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.

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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.

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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.

## **October 26, 2023, Zoning Examiner Hearing**

The Applicant spoke in support of the requested rezoning at the October 26, 2023, Zoning Examiner hearing. No other person spoke.

As of the date of the Zoning Examiner hearing, there were no (0) written approvals and one (1) written protest.

**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 preliminary conditions proposed by PDSO, approval of the requested C-1 zoning is appropriate and recommended.

Sincerely,

John Iurino

Zoning Examiner

## **ATTACHMENTS:**

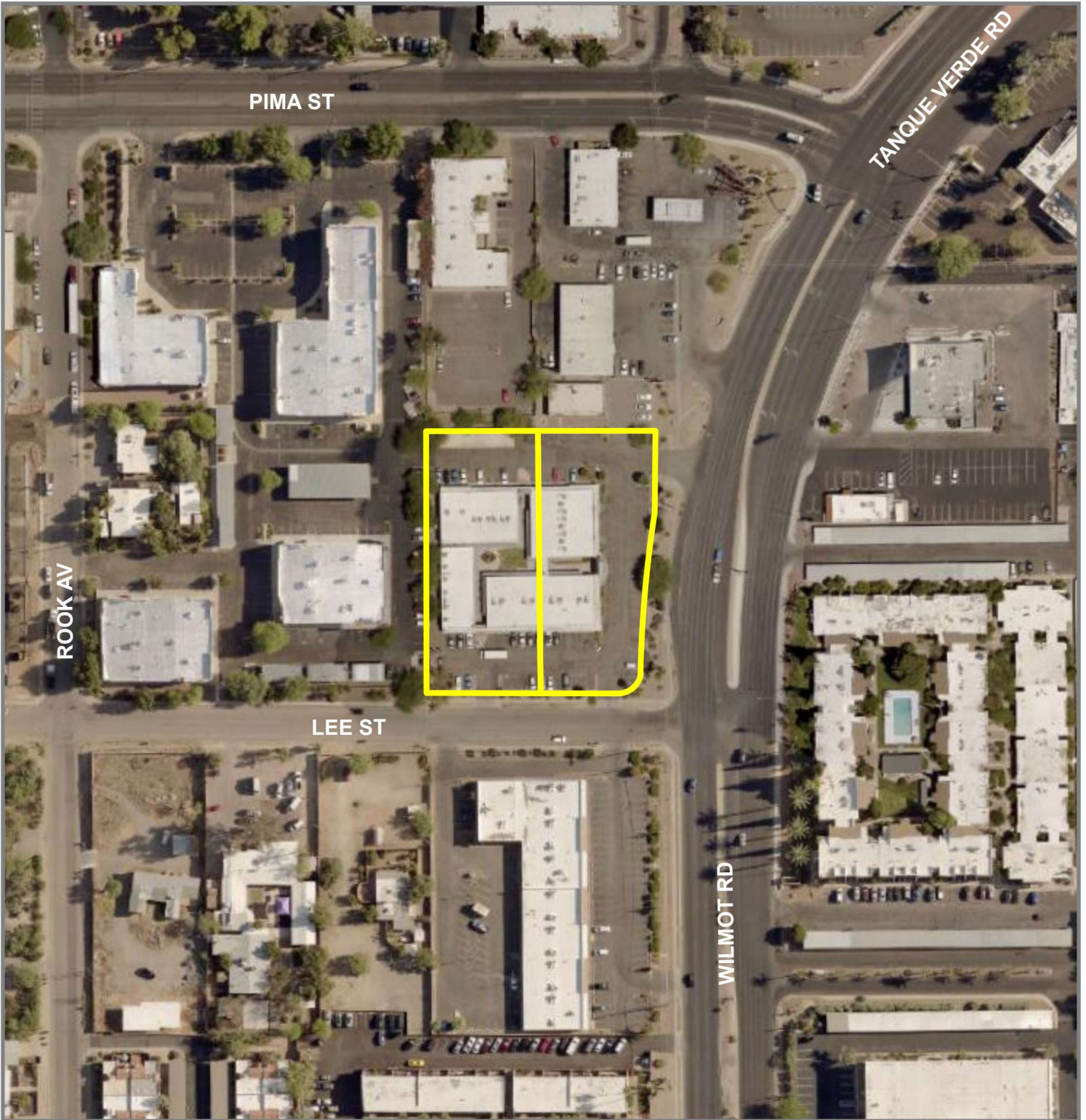
Case Location Map

Rezoning Case Map

Cc: Mayor and Council



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 Area of Rezoning

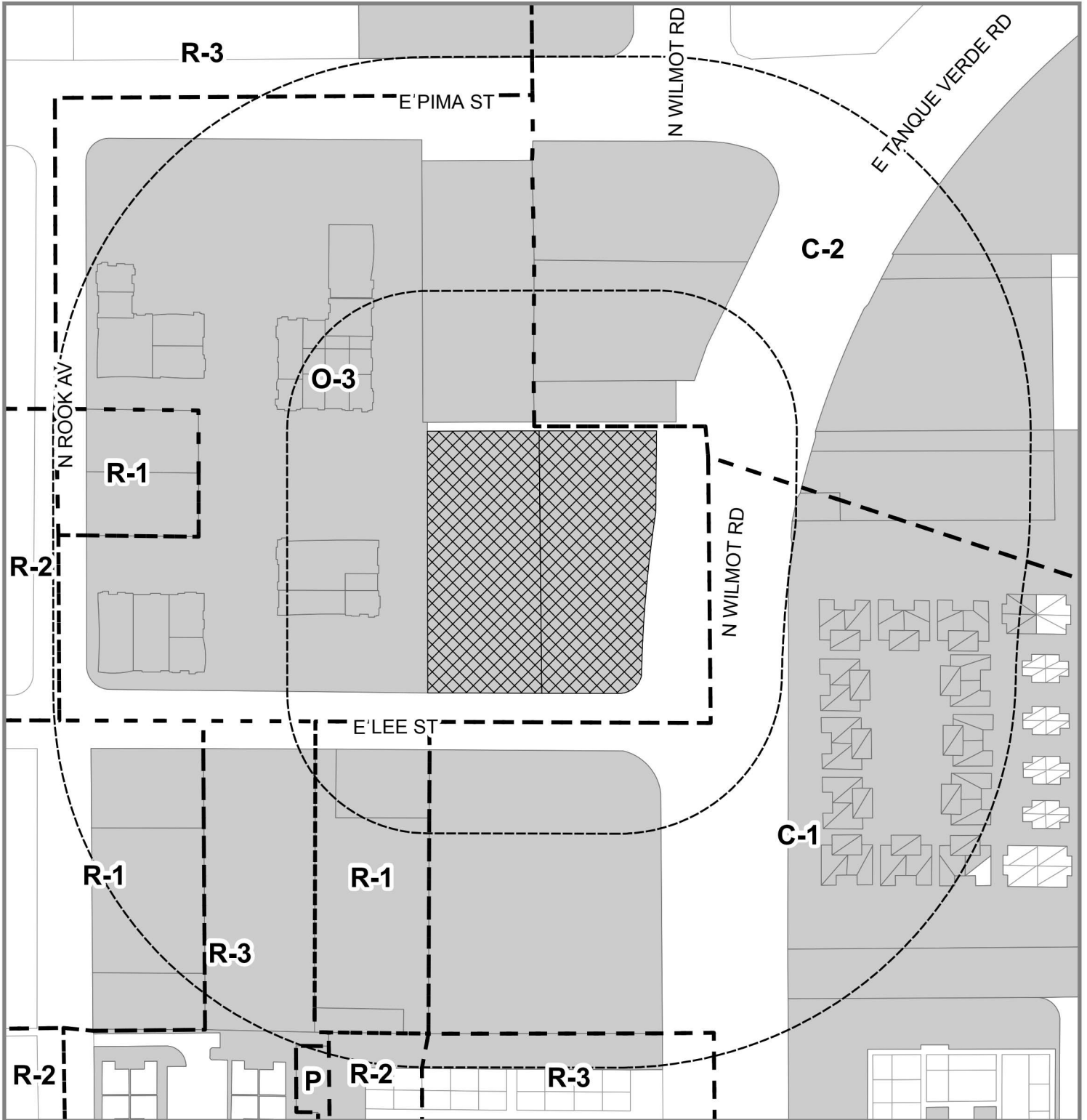
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Base Maps: Twp. 1403 Range 1402 Sec. 01  
Ward(s): 6




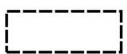
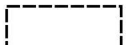
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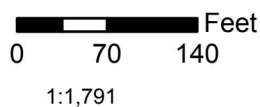


TP-ENT-0823-00034 from O-3 to C-1



-  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



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

