



# Zoning Examiner

## Preliminary Report

November 2, 2023

Lexy Wellott

The Planning Center

2 E. Congress Street, Suite 600

Tucson, AZ 85701

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

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

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

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

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

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



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## **BACKGROUND**

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

## **SUMMARY OF FINDINGS**

### **Background Information**

Existing Land Use: Vacant

### Zoning Descriptions:

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

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

### Adjacent Zones and Land Uses:

North: R-1; Subdivision

South: R-1; Subdivision

West: C-1; Vacant

Southeast: C-2; Shopping Center Northeast: R-2; Apartments



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

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

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

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

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

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

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

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

## Design Considerations

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



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the proposed use is integrated with adjacent regulated wash areas, designed in harmony with adjacent residential use and with a limited number of access points.

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

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

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

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

## **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 was one (1) written approval and no (0) written protests.

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



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Subject to compliance with the preliminary conditions proposed by PDSD, approval of the requested C-2 zoning is appropriate and recommended.

Sincerely,

A handwritten signature in black ink, appearing to read "John Iurino".

John Iurino

Zoning Examiner

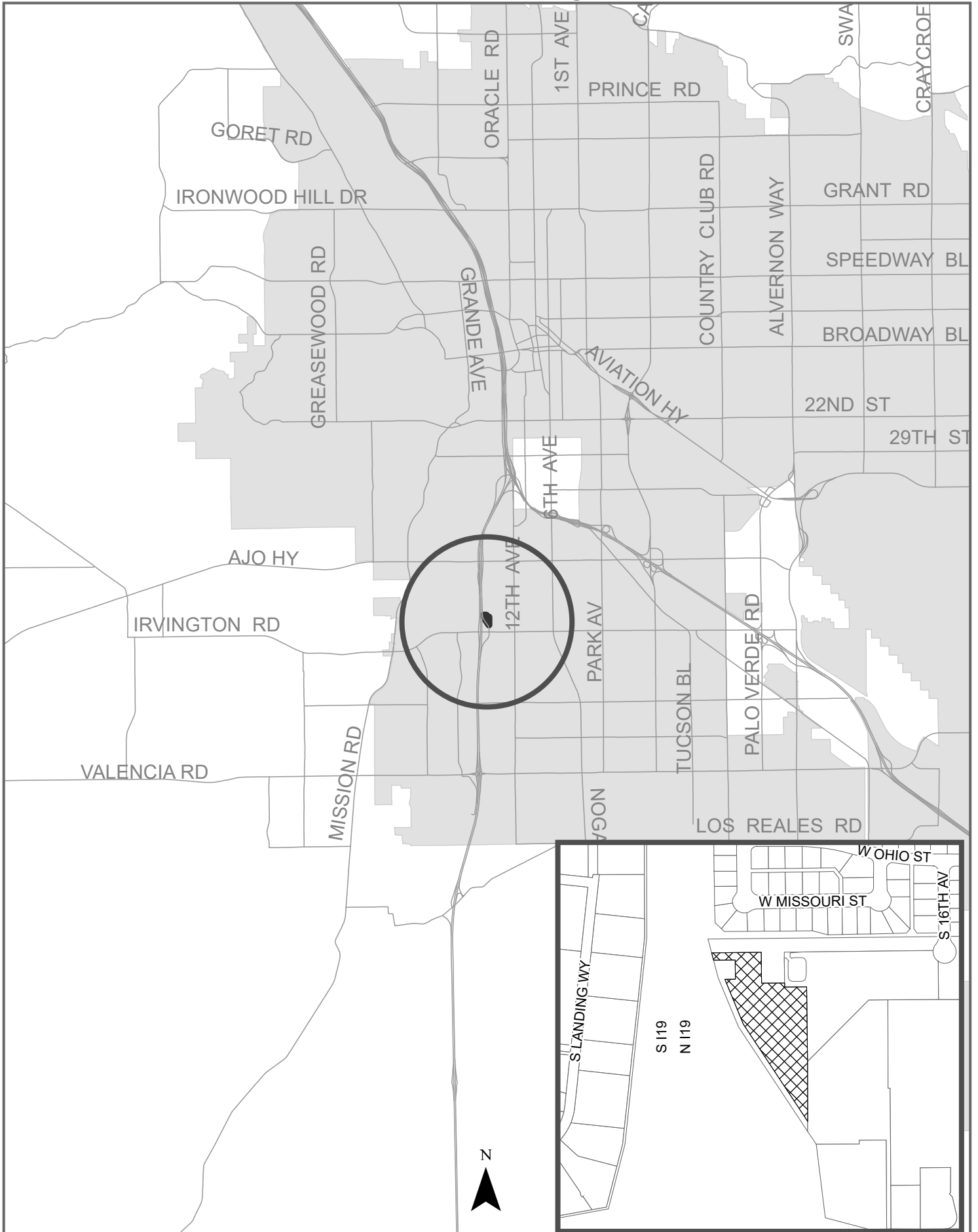
**ATTACHMENTS:**

Case Location Map

Rezoning Case Map

Cc: Mayor and Council


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



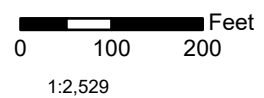


TP-ENT-0623-00027 980 W Irvington from C-1 to C-2

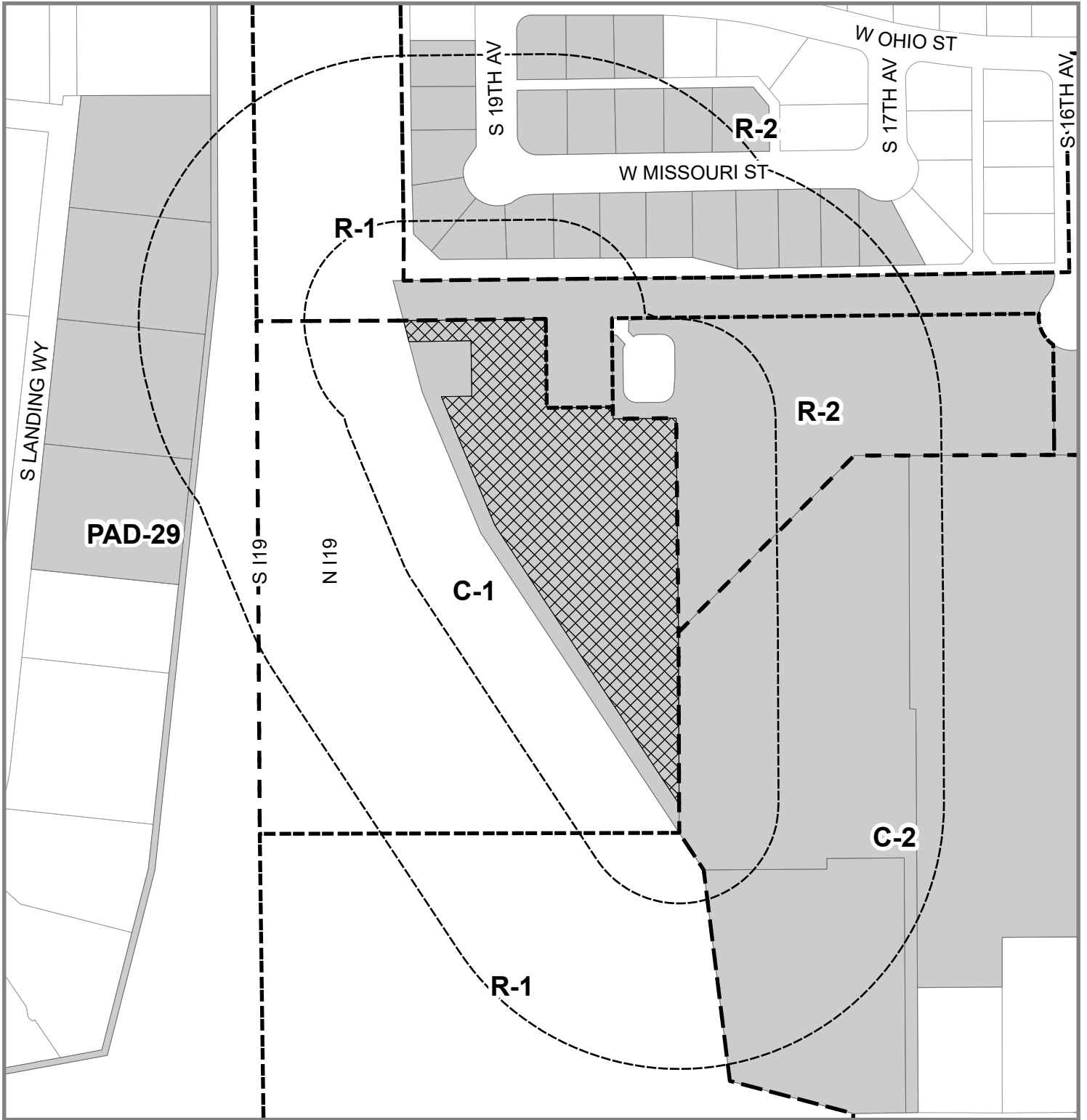


 Area of Rezoning

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



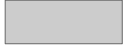
# TP-ENT-0623-00027 980 W Irvington from C-1 to C-2



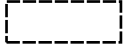
Area of Rezoning



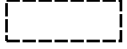
Zone Boundaries



Properties Notified

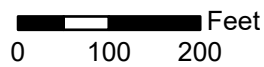


400' Notification Area



Protest Area (150 ft. Radius)

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



1:2,529

