PIMA COUNTY
DEVELOPMENT SERVICES

DATE: June 27, 2014

TO: Planning and Zoning Commission

FROM: Tom Coyle, Principal Planner

SUBJECT: Co9-14-04

This item was continued from the June 25, 2014 Planning and Zoning Commission due to lack of quorum. The staff report and recommended conditions remain the same. This report will be presented to the Planning and Zoning Commission on July 30, 2014.

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

HEARING June 25, 2014

DISTRICT 3

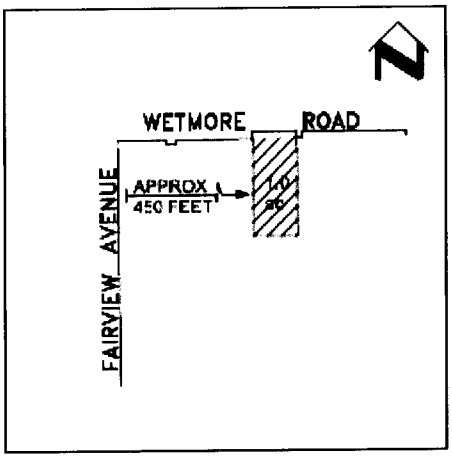
CASE Co9-14-04 Wilson Family Trust, Wetmore Road Rezoning

REQUEST SH (Suburban Homestead) to CB-2 (General Business)

SIZE 1 Acre

OWNER Wilson Family Trust
P.O. Box 65552
Tucson, AZ 85728

AGENT The Planning Center
Michael Grassinger
110 S. Church Avenue Suite 6320
Tucson, AZ 85701



APPLICANT'S PROPOSED USE
This is a request to rezone a 1 acre property into use for automobile sales display and inventory.

APPLICANT'S STATED REASON
To accommodate additional vehicle display space for the sale of new cars from the existing Volvo Dealership at 831 West Wetmore Road, adjacent to the west boundary of this site.

STAFF REPORT SUMMARY
The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. There are no significant constraints on the site, the request is consistent with the Comprehensive Plan designation, and the development standards of CB-2 should provide adequate mitigation of the use of the property.

COMPREHENSIVE PLAN
The subject property is designated as MFC (Multi-Functional Corridor) by the Pima County Comprehensive Plan. A rezoning request to the CB-2 zone complies with the MFC designation. The property is not within an area designated for Special Rezoning Policies.

MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (MMBCLS)
The subject property is located outside the MMBCLS.

SURROUNDING LAND USES/GENERAL CHARACTER

North	C-2, C-3	Auto Sales (City of Tucson)
South	SH	Existing Residential

East	CB-2	Auto Sales
West	CB-2	Auto Sales

The properties to the north east and west all have Wetmore Road frontage and are zoned for auto sale use. The property to the south is a "flag lot" and underutilized per its MFC designation. Approval of this rezoning request will result in development consistent with adjoining land uses. Essentially, this project represents an "in-fill" opportunity. Accommodating the needs of this use will encourage economic development within an area appropriate for auto sales and service.

The representative for the applicant indicates that the back portion of the expansion area will be storage for wholesale vehicles sold at auction and a few spaces for employee parking. The front portion will be paved and possibly striped for display purposes.

PUBLIC COMMENT
Staff has received no comments in response to this request.

PREVIOUS REZONING CASES ON PROPERTY
NA

PREVIOUS REZONING CASES IN GENERAL AREA
There are no recent rezoning cases in the area.

CONCURRENCY CONSIDERATIONS		
Department	*Concurrency Considerations Met: Yes / No / NA*	*Other Comments*
TRANSPORTATION	Yes	None
FLOOD CONTROL	Yes	None
WASTEWATER/ ENVIRONMENTAL QUALITY	Yes	None
PARKS AND RECREATION	NA	None

PLANNING REPORT
The request is to rezone 1 acre from the SH (Suburban Homestead) zone to the CB-2 (General Business) zone to provide for an expansion of their existing auto sales inventory. The preliminary development plan reflects landscaping along the north and south property lines of 10 feet in depth. Public access would be limited to one drive from Wetmore Road and from the existing auto dealership to the west.

TRANSPORTATION REPORT
The full transportation report is attached, which identifies that the segment of River Road closest to this project is operating over capacity. However, it is also noted that trip generation is likely to be marginal. Three conditions are suggested, which are included as Condition 7 (A, B, and C).

REGIONAL FLOOD CONTROL DISTRICT (RFCD)
No adverse impacts will be experienced in response to this proposed development. A condition relative to "first-flush" retention has been included in the conditions. Correspondence relative to this request is attached for reference.

Correspondence from RFCD is attached.

WASTEWATER MANAGEMENT REPORT
The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed a request for the above referenced rezoning and offers the following comments for your use. Approval of the rezoning would allow an expansion of the existing automobile dealership. No building construction requiring connection to the public sewer is proposed with this rezoning.

Correspondence from PCRWRD is attached.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within **five** years from the date the rezoning request is approved by the Board of Supervisors:

1 The property owner shall:

A. Submit a development plan if determined necessary by the appropriate County agencies.

B. Recording of the necessary development related covenants as determined appropriate by the various County agencies.

C. Provision of development related assurances as required by the appropriate agencies.

D. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.

2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.

3. Transportation Conditions:

A. Written certification from the City of Tucson stating satisfactory compliance with all its requirements shall be submitted to Pima County prior to the approval of the final development plan.

B. The property owner/developer shall dedicate 15± feet of right-of-way for Wetmore Road as shown on the preliminary development plan.
C. The property shall be limited to one access point onto Wetmore Road as indicated on the Preliminary Development Plan.

4. Regional Flood Control District Conditions:
A. First flush retention shall be required.

5. Cultural Resources Condition: In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS §41-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS §41-865 & §41-844).

6. Adherence to the preliminary development plan as approved at public hearing.

7. Upon the effective date of the rezoning ordinance associated with this rezoning, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and, Pima County may enforce this rezoning condition against the current any future property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

9. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

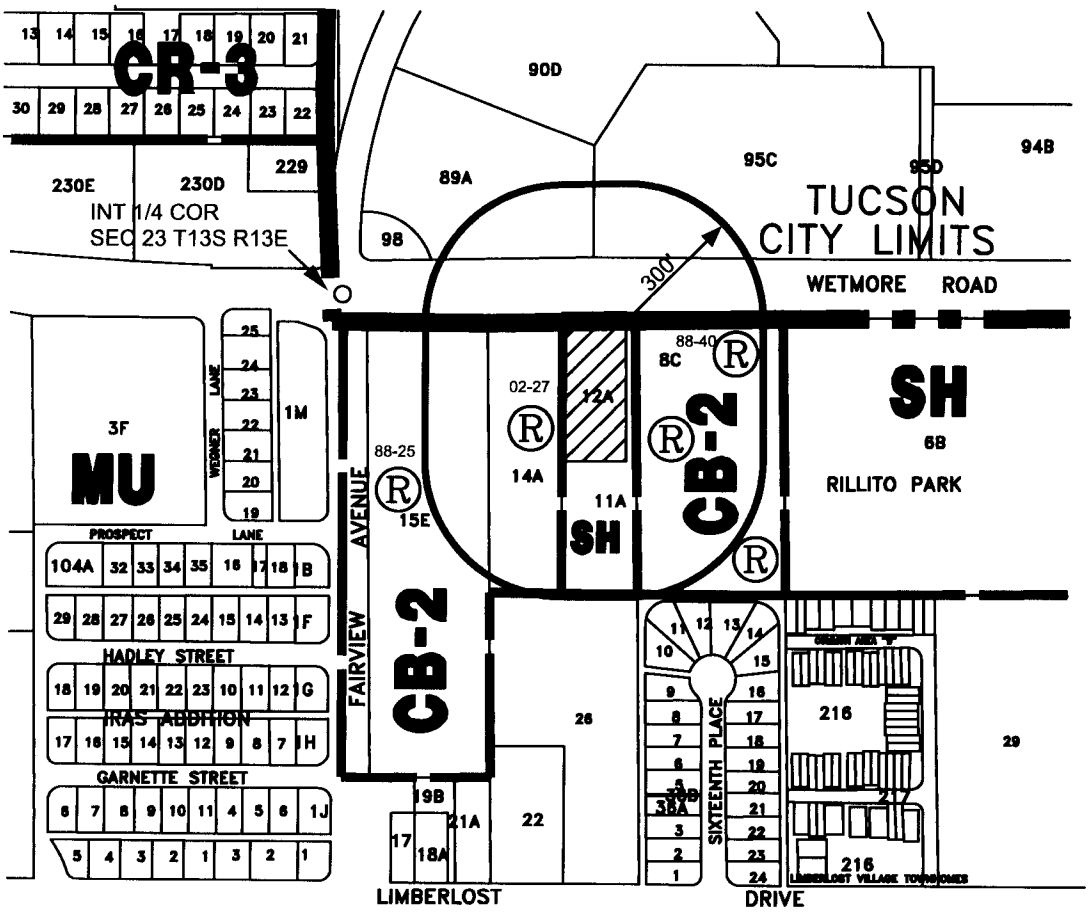
Respectively submitted,

Tom Coyle, AICP
Principal Planner

Co9-14-04 WILSON FAMILY TRUST — WEST WETMORE ROAD REZONING **2012**

PIMA COUNTY COMPREHENSIVE PLAN
(C07-00-20)

0 400'



Area of proposed rezoning from **SH to CB-2**

Notification area ——

BASE MAP 23

Notes

Tax codes 104-09-012A

Date 06/26/14

Drafter DS

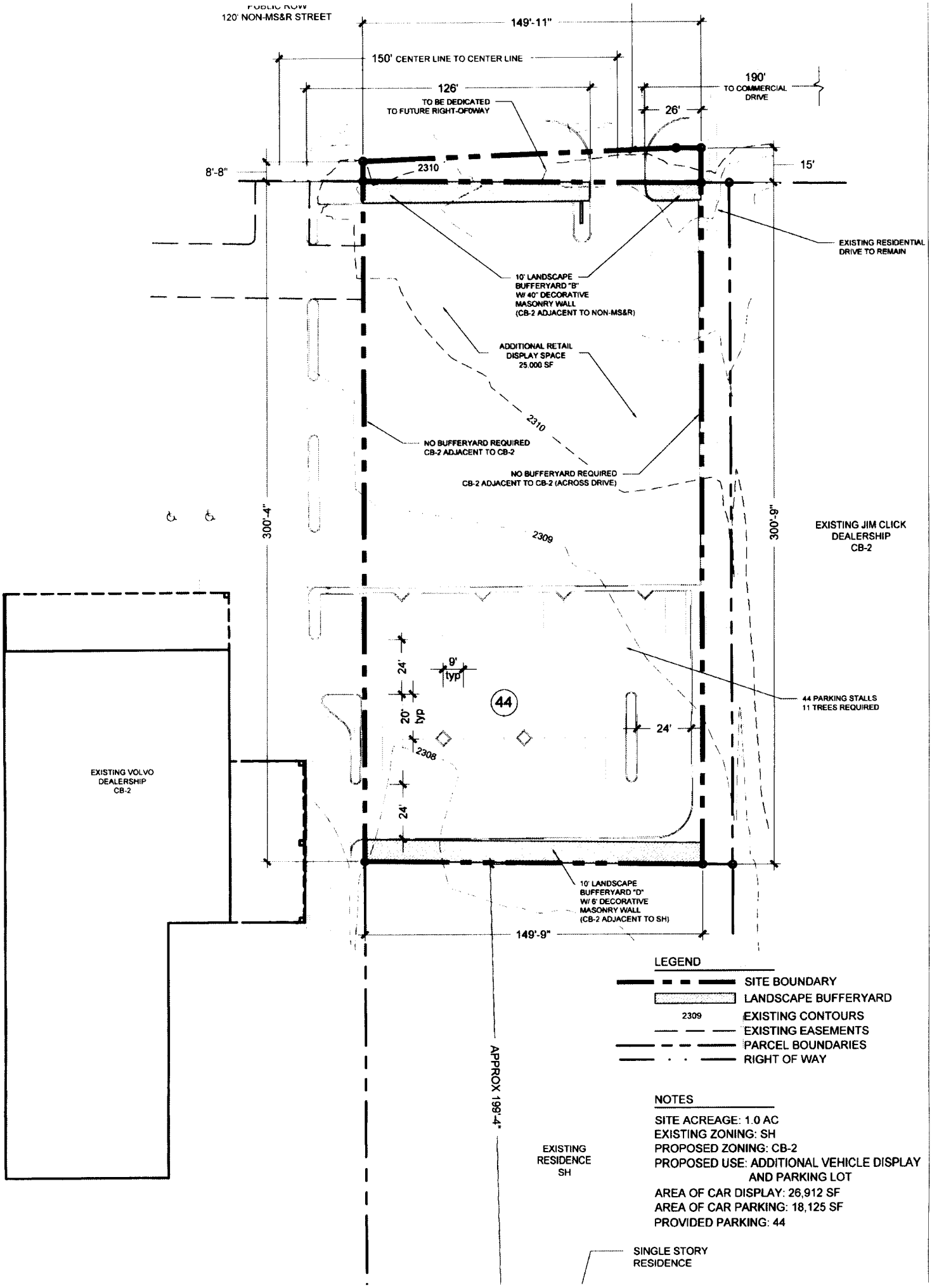
File no. C09-14-004

WILSON FAMILY TRUST

WEST WETMORE ROAD REZONING

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION


PUBLIC ROW
120' NON-MS&R STREET
149'-11"
150' CENTER LINE TO CENTER LINE
126'
190'
TO COMMERCIAL DRIVE
26'
TO BE DEDICATED TO FUTURE RIGHT-OFOWAY
8'-8"
2310
15'
EXISTING RESIDENTIAL DRIVE TO REMAIN
10' LANDSCAPE BUFFERYARD "B" W/ 40" DECORATIVE MASONRY WALL (CB-2 ADJACENT TO NON-MS&R)
ADDITIONAL RETAIL DISPLAY SPACE 25,000 SF
2310
NO BUFFERYARD REQUIRED CB-2 ADJACENT TO CB-2
NO BUFFERYARD REQUIRED CB-2 ADJACENT TO CB-2 (ACROSS DRIVE)
300'-4"
300'-9"
EXISTING JIM CLICK DEALERSHIP CB-2
2309
24'
9' typ
44
20' typ
24'
2308
44 PARKING STALLS 11 TREES REQUIRED
EXISTING VOLVO DEALERSHIP CB-2
24'
10' LANDSCAPE BUFFERYARD "D" W/ 6' DECORATIVE MASONRY WALL (CB-2 ADJACENT TO SH)
149'-9"
LEGEND
SITE BOUNDARY
LANDSCAPE BUFFERYARD
2309 EXISTING CONTOURS
EXISTING EASEMENTS
PARCEL BOUNDARIES
RIGHT OF WAY
APPROX 199'-4"
EXISTING RESIDENCE SH
NOTES
SITE ACREAGE: 1.0 AC
EXISTING ZONING: SH
PROPOSED ZONING: CB-2
PROPOSED USE: ADDITIONAL VEHICLE DISPLAY AND PARKING LOT
AREA OF CAR DISPLAY: 26,912 SF
AREA OF CAR PARKING: 18,125 SF
PROVIDED PARKING: 44
SINGLE STORY RESIDENCE

PIMA COUNTY

DEPARTMENT OF TRANSPORTATION
201 NORTH STONE AVENUE, FOURTH FLOOR
TUCSON, ARIZONA 85701-1207

PRISCILLA S. CORNELIO, P. E.
DIRECTOR

(520) 724-6410
FAX (520) 724-6439

Memorandum

Date: June 9, 2014
To: Thomas Coyle, Principal Planner, Pima County Development Services
From: Jeanette DeRenne, Principal Planner, Pima County Department of Transportation
Subject: Co9-14-04 Wilson Family Trust, West Wetmore Road Rezoning

There is a minor transportation concurrency concern for the proposed rezoning because River Road within one mile of the subject site is operating over capacity; however, the project is not projected to significantly contribute directly to an over-capacity road. The applicant is proposing to rezone the site and convert it into a parking/outdoor display area for the Volvo Dealership to the west.

Effectively, this rezoning will double the outdoor display area. The existing parking lot on the southern portion of the property is also included in the rezoning, and will remain parking for wholesale vehicles and overflow employee parking. The following table shows the current traffic counts and capacities of roadways within one mile of the rezoning site.

	Count	Capacity
Wetmore	21,757 ADT	30,618 ADT
Stone	15,903 ADT	30,618 ADT
River	37,842 ADT	37,600 ADT
Oracle	40,300 ADT	59,900 ADT
Prince	22,839 ADT	37,600 ADT
Flowing Wells	23,217 ADT	29,160 ADT

Wetmore Road is maintained by the City of Tucson directly adjacent to this site. Wetmore is shown on the City of Tucson Major Streets and Route Plan as an arterial street with 120 feet of planned width. Access to this site will thus need to be approved by the City of Tucson. Currently, the site is a single family residential home with a u-shaped driveway. Through the rezoning, one access point will be closed, and one is being shown approximately 150 east of the driveway to the Volvo dealership. The rezoning site will also have cross access to the existing Volvo dealership site.

Trip generation from the rezoning will be marginal and difficult to calculate. Trip generation for automotive sales is based on the square footage of the building or the number of employees, thus there is no standard methodology to determine if and to what extent this request will impact trip generation.

It can be stated that increasing the outdoor display area means an increase in inventory. Offering more selection will probably increase sales; however, to what extent remains to be determined.

The Department of Transportation has no objection to the rezoning request subject to the following conditions. The request is an infill project to expand an existing use. The area is known as a region wide destination for automobile dealerships.

Transportation Conditions:

- Written certification from the City of Tucson stating satisfactory compliance with all its requirements shall be submitted to Pima County prior to the approval of the final development plan.
- The property owner/developer shall dedicate 15± feet of right-of-way for Wetmore Road as shown on the preliminary development plan.
- The property shall be limited to one access point onto Wetmore Road as indicated on the Preliminary Development Plan.

PIMA COUNTY

REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

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

June 2, 2014

TO: Thomas Coyle, AICP, Principal Planner
Planning Division
Pima County Development Services Department

FROM: _____
Mirela Hromatka, Program Manager
Planning and Engineering Section
Pima County Regional Wastewater Reclamation Department

SUBJECT: **Co9-14-04 Wilson Family Trust – 801 W Wetmore Road Rezoning**
From SH to CB-2
Tax Parcel #104-09-012A; 1.0 acre

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed a request for the above referenced rezoning and offers the following comments for your use. Approval of the rezoning would allow an expansion of the existing automobile dealership. No building construction requiring connection to the public sewer is proposed with this rezoning.

The PCRWRD has no objection to the proposed rezoning.

If you wish to discuss the above comment, please contact me at 724-6488.

MH
Copy: Project

PIMA COUNTY
FLOOD CONTROL

MEMORANDUM

DATE: May 23, 2014

TO: Thomas Coyle, DSD
Principle Planner

FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: Co9-14-04 Wilson Family Trust - 801 West Wetmore Rd Rezoning

I have reviewed the subject request and have the following comments:

1. No FEMA or locally mapped floodplains impact the parcel.

2. Numerous drainage complaints are associated with the drainage located south of but not adjacent to the site.

3. Per the submittal no off-site flows impact the site. On-site flows shall be conveyed to depressed planter basins within the buffer yards and to the basin on the dealership's main site located southwest and down gradient of the subject site. The submittal indicates that the site is within a critical basin indicating that peak reduction is required. The site is located within a balanced basin. No Development Plan or Drainage report exists for the dealership and the submittal indicates that as needed based upon detailed hydrology the basin located thereupon cold be upsized.

4. No Preliminary Integrated Water Management Plan or Water Resources Impacts Assessment is required as no Site Analyses has been.

In conclusion, the District has **no objection subject to the following recommended conditions.**

a. First flush retention shall be required.

Please feel free to contact me at 520-724-4600 with any questions or concerns on these comments.

GS/sm

cc: File