

Transportation Staff Report

The Department of Transportation has reviewed this variance request and provides the following comments and special conditions.

Two complaints were made to the Department of Environmental Quality during May of 2021 for grading without a permit on the parcel of land with address 11101 E. Tanque Verde Road. The grading disturbed approximately half of an acre of the parcel's natural ground vegetation including some mesquite trees. The site has been used as an overflow parking for the Barnyard Craffhouse & Eatery establishment directly west of the subject address. The overflow parking was created to allow the restaurant to provide a safe parking environment and avoid street parking or parking on the south side of Tanque Verde Road. Rail wood ties were installed to create parking spaces and parking aisles (access lanes).

The Barnyard Craffhouse & Eatery establishment and the unpermitted overflow parking is bisected by an unimproved access easement located approximately 150 feet west of the signalized intersection of Tanque Verde Road and Tanque Verde Loop Road. The overflow parking has generated concerns of adjacent neighboring properties in regards to ground disturbance and dust generation.

The Department of Transportation has been made aware that the applicant would seek to formally apply for permits to improve the subject site within a year to County standards. This variance is to allow temporary overflow parking in the interim of applying for a development permit.

The Department of Transportation has no objection to this variance request, recommends approval subject to the following special conditions, and shall be completed within 15 days of Board of Adjusted approval. The Chief Zoning Inspector shall determine completeness of the conditions:

- The temporary overflow parking shall be accessed from the existing unimproved access easement. The existing access driveway located along the southern property boundary and part of the signalized intersection configuration shall not be used for access to the overflow parking lot. Existing signage shall remain in place to prevent vehicles from using this driveway as access to the parking lot.
- All parking spaces and parking aisles (access lanes) shall be surfaced with a minimum of 2 inches of 5/8-inch gravel (or acceptable alternative) to minimize dust.
- A pedestrian accessible route shall be provided from the overflow parking lot to the existing handicap access ramp located at the northwestern corner of the signalized intersection
- A pedestrian crosswalk shall be installed per Pima County Pavement Marking & Signing Standards across the driveway to the access easement within the Pima County right-of-way similar to the existing crosswalk located 150 feet to the east at the signalized intersection. Considerations will be made due to the interim nature of this crosswalk in regards to alternatives to paving and painting as this crossing is primitive in nature.