



MEMORANDUM

PUBLIC HEARING – April 4, 2019

DATE: March 7, 2019

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P19CU00002 BACKSTROM – E. CATALINA HIGHWAY**
(Jill Backstrom – Owner/Applicant)
Type I Conditional Use – Adaptive reuse for personal fitness & hair salon.

LOCATION:

The subject site is located on the Northwest side of E Catalina Hwy adjacent to the roadway at the intersection of E Morrill Way. The closest major intersection is E Tanque Verde Rd and E Catalina Hwy to the Southwest. The property, approximately 3.5 acres, is zoned SR (Suburban Ranch).

SURROUNDING LAND USE OR CONTEXT:

There are several types of zoning in the general vicinity of the property. The zones include: SR (Suburban Ranch) and CR-1 (Single Residence). The city of Tucson also has zoning in the vicinity that includes RX-1 (Residence Zone), R-3 (Residence Zone), and C-2 (Commercial Zone). There is an equal amount of CR-1 and SR zoning across E Catalina Hwy and expanding to the Northeast. The Tres Lomas subdivision, zoned CR-1, is directly north of the subject property. To the east are single family SR zoned lots. To the south is City of Tucson zoning that includes a mix of commercial and residential. To the west are several more SR single family lots with City of Tucson residential on the west side of N Bear Canyon Rd. The subject property is located along E Catalina Hwy, a medium volume arterial at a width of 150ft.

PUBLIC COMMENT:

When the staff report was written no public comment had been received on this case.

PREVIOUS CASES ON PROPERTY:

This property is along E. Catalina Hwy, just south of the Tres Lomas subdivision. There have been no previous adaptive reuse or other conditional use permits on this parcel.

BACKGROUND INFORMATION

The adaptive reuse will be contained within the existing accessory building on the property. The applicant is applying for the adaptive reuse to include personal fitness training and a haircut/salon area. The applicant has provided a site plan that lists the existing accessory structure at 2,526 sq ft under roof. Floor plan indicates the proposed usable space of the personal training facility as 1650 sq ft with a portion that shows approximately 160 sq ft dedicated to the salon. In their narrative, the applicant outlines a 20 year tenure as a personal trainer and proposes to use the space for one-on-one personal training and not as an open gym. The applicant's mother has been a hair stylist for over 30 years and is planning to retire and use the one-chair salon on a part time by-appointment only basis.

DEVELOPMENT SERVICES COMMENTS:

The 3.5 acres consists of one parcel, 114-52-006A, at 9211 E. Catalina Highway.

This is a type I conditional use permit for an adaptive reuse of the existing accessory structure. Adaptive reuse applications must abide by parking requirements listed in the Pima County Zoning Code. Under Section 18.09.020.R.c.i, parking for an adaptive reuse is limited to no more than 6 spaces. Off street parking requirements under Section 18.75.030 list a requirement table 18.75-1. Staff recognizes these under the following categories – Beauty & barber shops and Medical and dental offices. Beauty/barber shops require 1 space for each 2 persons employed and 2 spaces per chair. Medical and dental offices require 1 for each employee or physician and 1 for each 200 sq ft of gross floor area. Given the aforementioned 1650 sq ft, approximately 8.25 spaces would be needed for the personal training facility and 2 would be needed for the hair salon. This exceeds the 6 allowable space requirement set by adaptive reuse regulations. Staff suggests that the applicant demonstrate compliance with this regulation. The applicant provided a parking plan showing 2 of the 6 spaces in front of the existing structure on the northeast side and the other 4 spaces at the south corner of the building. Spaces for the adaptive reuse are strictly for the adaptive reuse under this conditional use permit and may not be interchangeably used for the main residence or vice versa.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT

The Department of Transportation and the Flood Control District will review this project as needed.

CULTURAL RESOURCES

Please be aware that Pima County cultural resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A

first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

Staff recommends APPROVAL of this adaptive reuse conditional use permit subject to standard conditions regarding parking requirements under adaptive reuse Section 18.09.020R.

c: Tom Drzazgowski – Chief Zoning Inspector
Jill Backstrom, Applicant