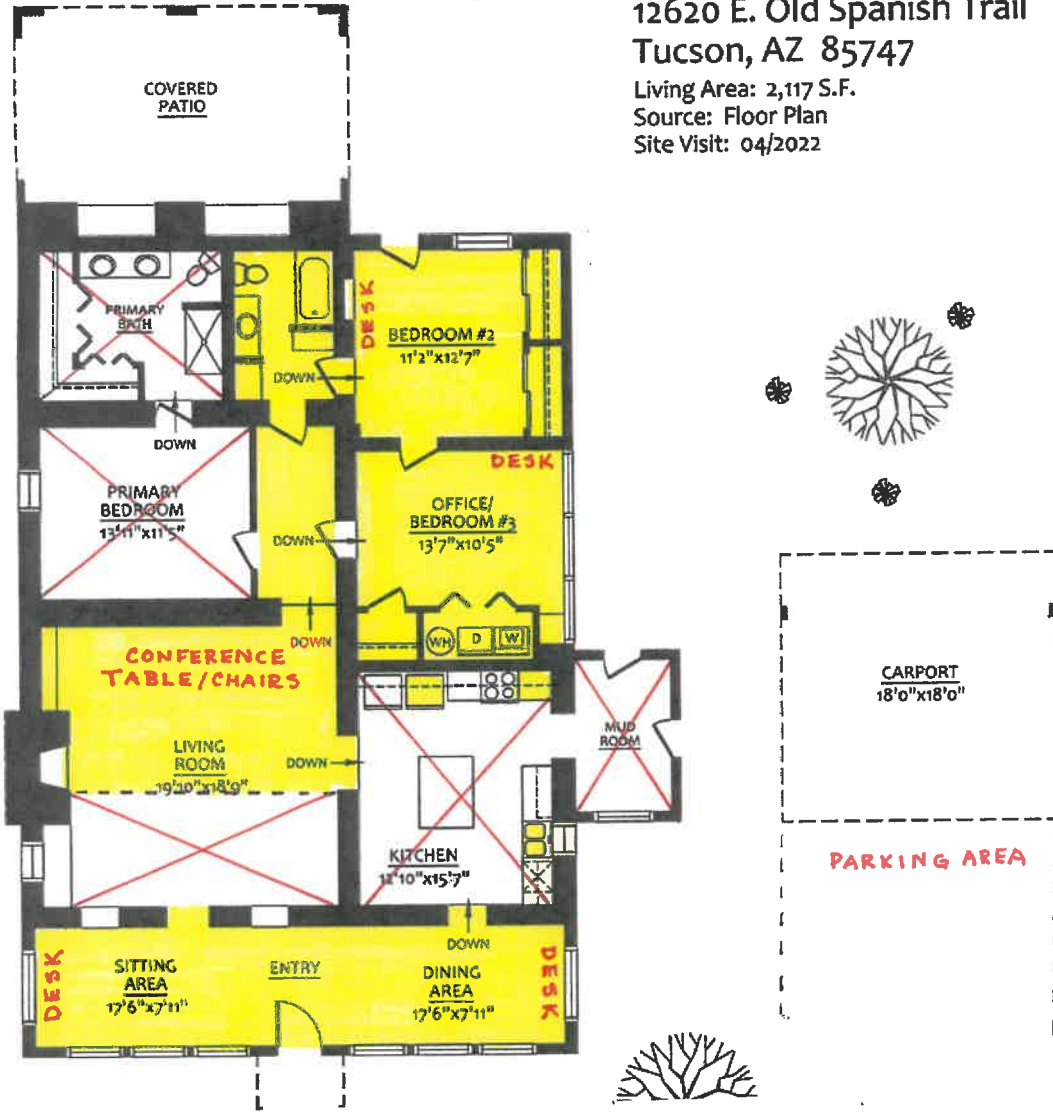


Floor Plan For:
12620 E. Old Spanish Trail
Tucson, AZ 85747

Living Area: 2,117 S.F.
 Source: Floor Plan
 Site Visit: 04/2022



12620 E. Old Spanish Trail Lot Aerial






PIMA COUNTY
DEVELOPMENT SERVICES
MEMORANDUM

PUBLIC HEARING – August 10, 2022

DATE: August 8, 2022

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Chief Zoning Inspector 

SUBJECT: **P22CU00007 ROCKING K DEVELOPMENT CO. – E. OLD SPANISH TRAIL**
Type I Conditional Use – Adaptive Reuse

LOCATION:

The subject property is addressed as 12620 E. Old Spanish Trail and located on the south side of E. Old Spanish Trail, near the intersection of Old Spanish Trail and Camino del Garanon. The subject property is approximately 2.67 acres.

SURROUNDING LAND USE OR CONTEXT:

The subject property is zoned SR (Rural Residential) zone. Properties to the north, south and west are also zoned SR. Property to the east is commercial and is zoned CB-1 (Local Business).

PUBLIC COMMENT:

As of the writing of this report staff has received one phone call regarding this project which could be classified as informational in nature. The caller asked questions about the development and staff provided participation information for the hearing, if they so choose.

Mailed notice of the proposal will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process.

PREVIOUS CASES ON PROPERTY:

There were two previous cases on the property, approved in 2009 for a conditional use permit and modification of a setback for an existing communication tower.

BACKGROUND INFORMATION

The request is for a Type I Conditional Use to allow a home owner's association office as an Adaptive Reuse of an existing single-family residence.

Adaptive Reuse is a provision of the Pima County Zoning Code that allows the reuse of a single-family residence along a designated major route for a use other than residential while maintaining the residential appearance. Old Spanish Trail is designated as a major street and route. Adaptive reuse is intended to provide transitional uses that acknowledge the difficulty of retaining residential uses along heavily trafficked routes, the desire to buffer abutting residences and to avoid strip commercial development. The intent of adaptive reuse is to

protect existing neighborhoods and preserve the residential aesthetic along major streets. All adaptive reuse submittals require approval of a Type I Conditional Use Permit.

The office is planned to start out with two employees. In the future, there will be a total of no more than four. The applicant is showing approximately 1,000 square feet of the building will be used for the adaptive reuse. In addition, there is a total of four employees shown. Based on parking calculations for use, the home owner's association office will be under the maximum allowed parking spaces of six. Based on what is shown on the application, only five parking spaces are needed.

The single-family residence has been located on the property for many years. A check of permits, show that the home was on the property in the early 1970's. Given the development pattern since the 1970's, a residence located on a major road is less than ideal for housing. The adaptive reuse section of the code encourages redevelopment of outdated residences to allow small scale commercial uses. These uses usually integrate well into the community. In addition, the immediate adjacent properties are non-residential and there are county streets to the north and south of the house.

DEPARTMENT OF TRANSPORTATION

The property has an existing access onto Old Spanish Trail that will remain. Old Spanish Trail is classified as an Urban Major Collector by its federal functional classification and the County maintains it. This conditional use permit is for an adaptive reuse of the residential property and will allow a non-residential use while retaining its residential character. Parking is limited to no more than six spaces per the zoning code title 18 section 18.09.020.R.3.c.i. That portion of the driveway within the right-of-way will be required to be paved to Pima County Standards.

The Department of Transportation recommends approval of the proposed conditional use permit given the following conditions be applied:

1. The portion of the driveway within Old Spanish Trail edge of pavement and the existing access shall be concrete or 2.5 inches of asphalt on a minimum of 4 inches of aggregate base or greater. Paved driveways on rural uncurbed roadways should consist of a minimum 25 foot radius fitted with a 6-inch by 12-inch concrete header. Driveway width shall be 14 feet or match existing access width. The driveway entrance should be constructed perpendicular to the roadway.
2. Gravel for dust control purposes shall be provided within the site on all parking areas and access lanes where needed.

STAFF RECOMMENDATION



Staff recommends **APPROVAL** of this Adaptive Reuse Conditional Use subject to standard conditions of Section 18.09.020.R. and the following special condition.

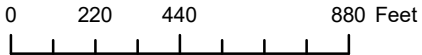
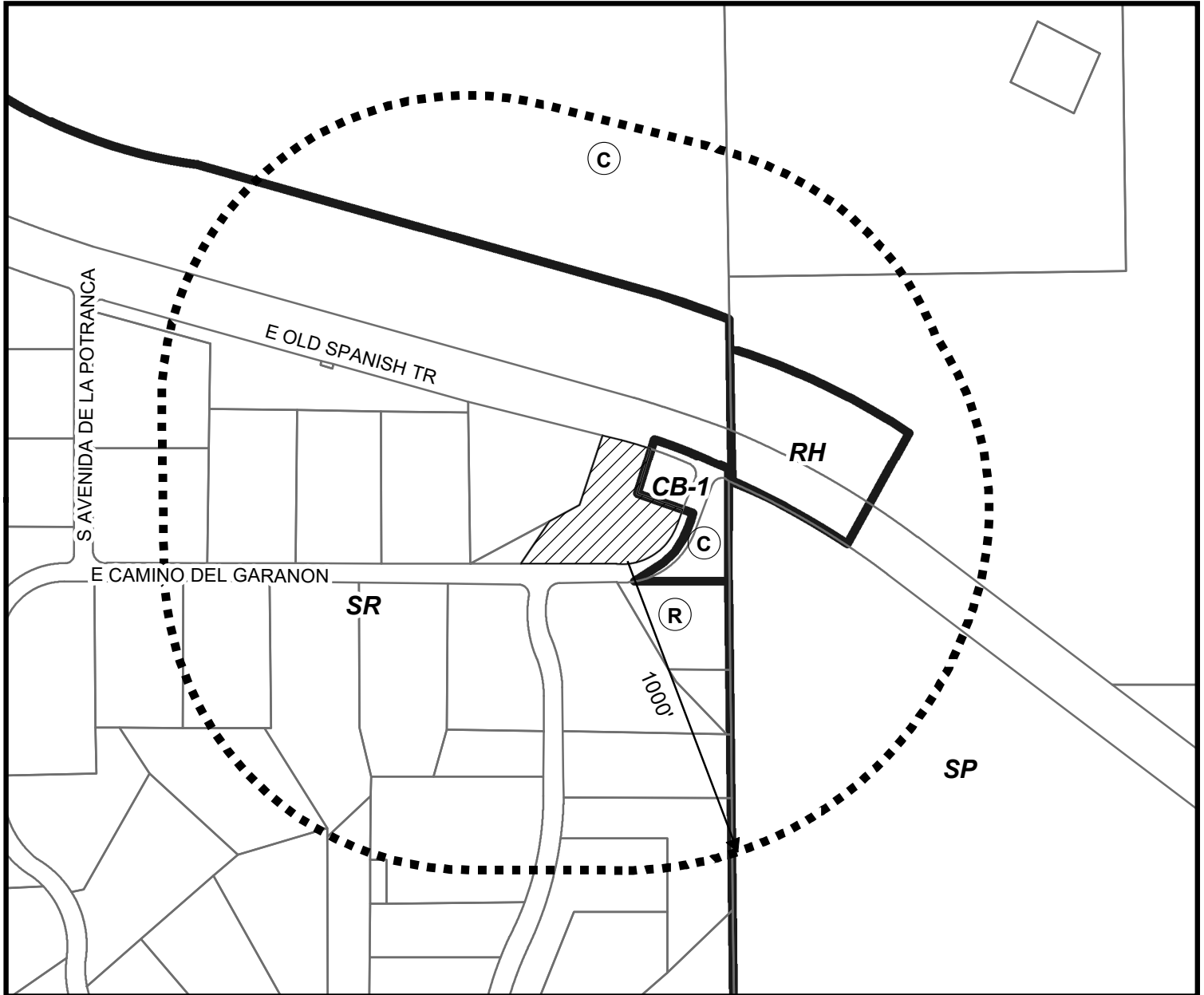
1. Any change to the number of employees or size of the building being used, may be permitted, but are limited to parking requirements found in Section 18.75
2. The portion of the driveway within Old Spanish Trail edge of pavement and the existing access shall be concrete or 2.5 inches of asphalt on a minimum of 4 inches of aggregate base or greater. Paved driveways on rural uncurbed roadways should consist of a minimum 25 foot radius fitted with a 6-inch by 12-inch concrete header. Driveway width shall be 14 feet or match existing access width. The driveway entrance should be constructed perpendicular to the roadway.
3. Gravel for dust control purposes shall be provided within the site on all parking areas and access lanes where needed.

Case #: P22CU00007

Case Name: ROCKING K DEVELOPMENT CO. - E. OLD SPANISH TRAIL

Tax Code(s): 205-81-032F

 Subject Property
 1000' Notification Area



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**



Notes: CONDITIONAL USE PERMIT - TYPE I	
Map Scale: 1:6,000	Map Date: 7/18/2022 - ds

