



Zoning Examiner

PRELIMINARY REPORT

July 16, 2026

To: Steven Vasquez
Rick Engineering Company
3945 E. Fort Lowell Rd, Suite 111
Tucson, AZ 85712

Lane Moore
Cooper Avenue Partners, LLC
3500 Lenox Rd NE, Suite 735
Atlanta, GA 30326-4228

SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT TP-ENT-0426-00009 Cooper Avenue Partners – Cooper Street R-2 to I-1 (Ward 3)

PUBLIC HEARING: July 9, 2026

Dear Mr. Vasquez,

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-0426-00009 Cooper Avenue Partners – Cooper Street R-2 to I-1 (Ward 3).

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-0426-00009 COOPER AVENUE PARTNERS – COOPER STREET R-2 TO I-1 (WARD 3)

SUMMARY OF FINDINGS

Issue – This is a request by Rick Engineering, on behalf of the property owner, Copper Avenue Partners, LLC, to rezone approximately 7.82 acres from R-2 Residential to I-1 Light Industrial zoning. The rezoning site is located 1160 feet north of Grant Road and 220 feet west of Jackrabbit Avenue. The preliminary development plan proposes the construction of a 105,000 square foot building and 19,000 square feet of outdoor storage for commercial, office, industrial, and warehouse uses. This site was previously rezoned from R-2 to I-1 on December 9, 2014. However, no building permits were issued and the rezoning expired.

Public Outreach – The applicant held the required neighborhood meeting on April 15, 2026, at the El Rio Neighborhood Center at 1390 W. Speedway Blvd. Mailers were sent out to all property owners with 400 feet of the site two weeks in advance of the meeting, and to all registered neighborhood associations within one mile of the property. Based on the sign-in sheet for the April 15, 2026 meeting, attendees included the applicant's project team and the property owners, as well as representatives from Ward 1 and Ward 3 Council Offices. One neighbor also attended.

At the meeting questions were asked about the operational impacts, safety protocols, and long-term development plans for the project. The project team confirmed that PODS Moving & Storage will occupy the site under a five-year lease, with operating hours from 6:00 AM to 4:00 PM and that resource consumption would be minimal with no impact on local wildlife. The project team also indicated that anticipated traffic generation would be low, consisting of four truck trips twice daily and fewer than 30 public visits per month.

There are three radio towers adjacent to the property and the project team confirmed that the proposed structure is outside the fall radius of the towers. The team also confirmed that visual impacts to neighboring properties would be minimized with a six-foot screening wall and a ten-foot landscape buffer. Additionally, existing vegetation that prompted safety concerns was removed in compliance with municipal directives. The project team also confirmed that any future transition to an alternative use (such as a data center) would require a formal revision to the Preliminary Development Plan (PDP).

Background Information

Previous Cases on the Property: C9-14-08: On December 9, 2014, the Mayor and Council authorized the rezoning from R-2 to I-1, with established conditions, as presented by the previous property owner, AZ Lotus Corporation, for the development of two 68,000 square-foot, two-story, 45-foot-tall buildings. On January 7, 2020, the Mayor and Council approved the requested reactivation and 5-year time extension to December 9, 2024. The Planning and Development Services Department (PDS) Director approved a Minor Modification (under Activity # TP-MOD-0523-000014) to the Preliminary Development (PDP) associated with the rezoning case on July 11, 2023. Because no building permits have been obtained prior to the extension deadline,

with the rezoning case expiring after 10 year limit, the new property owner has now filed this new rezoning request.

Existing Land Use: Vacant

Surrounding Zones and Land Uses: To the north is the Santa Cruz River and parcels that are zoned R-2. To the south and east there is I-1 zoning with industrial buildings and storage. To the west is R-2 zoning occupied by the previously mentioned communication towers.

Zoning Descriptions:

I-1 Light Industrial Zoning provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones. Select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted.

Planning Considerations – 2025 *Plan Tucson* and the 1984 *Santa Cruz Area Plan* provide policy direction for the rezoning site.

- **2025 Plan Tucson** – In 2025 *Plan Tucson*, the Future Growth Scenario Map designates the area of the amendment site as Business Centers Building Block. The typical land use mix in Business Centers are primarily office, major box retailers, supportive commercial and park industrial. *Plan Tucson* supports development projects designed to be compatible with the surrounding scale and character of existing development and protects and enhances the aesthetics attractiveness of Tucson streetscapes within neighborhoods. *Plan Tucson* also supports environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.
- **1984 Santa Cruz Area Plan** – The rezoning site is within *Santa Cruz Area Plan* Key Parcel 11. Commercial, office or industrial zoning east of Silvercroft Wash and north of Grant Road is supported. Industrial areas are to be located toward the eastern portion of the area, with access oriented towards Grant Road. New developments near existing neighborhoods to be designed and scaled to be compatible with existing neighborhood characteristics.

Site Description - The rezoning site is an irregular, though generally rectangular, shape, 450 feet by 800 feet, with the longer dimension-oriented north/south. Properties immediately adjacent to the east and south are zoned I-1 and developed with industrial uses. The Santa Cruz River and linear park are to the north, zoned R-2 with C-1 beyond. Three approximately 200-foot-tall communications towers are located to the west of the rezoning site on land zoned R-2. The nearest residentially developed property, zoned R-1, is located approximately 350 feet to the southwest beyond the adjacent R-2 and I-1 zoned land, and across Silvercroft Wash. Access to the rezoning site is from Jackrabbit Avenue connecting to Grant Road. Grant Road is identified as an arterial route on the Major Streets and Routes Plan map. Jackrabbit Avenue is a local street serving the

industrial area to the east and south of the rezoning site. Field inspection by staff indicates there are no billboards currently on the rezoning site.

Design Considerations

Land Use Compatibility – The site layout will reduce visual and noise impacts to residential properties to the west and southwest, as well as the river park area to the north. The 45-foot-high building and outdoor storage area located more than 450 feet from the nearest residential use, enclosed by a 6-foot-high perimeter screen wall and a 10-foot-wide landscape border along the north and west property lines adjacent to the R-2 zoning. The proposed POD outdoor storage area is located between the proposed building and the adjacent industrial storage yard to the east. The radio tower property and the Silvercroft Wash are located to the west. Automobile parking is located around the exterior of the building and truck maneuvering/loading area. To ensure that the impact of the trucking use is minimized, truck and trailer storage are not to be permitted in the automobile parking areas shown on the preliminary development plan.

Drainage/Grading/Vegetation – Soils in the area are very fine and prone to erosion. A drainage report should be prepared to determine the required erosion hazard setback from the Santa Cruz River and identify the impact of onsite and offsite drainage on the proposed development. The Pima County Maeveen Marie Behan Conservation Lands System identifies the approximate northern one-acre of the site as part of the Multiple Use Management Area that provides a buffer for the identified important Riparian Area along the Santa Cruz River corridor. Therefore, the landscape border along the full length of the north property line should be native Sonoran Desert vegetation that will include native shrubs, plants and trees of the Sonoran Desert. To mitigate the views of the industrial site from the residential property to the southwest and the Silvercroft Wash, an off-site landscape easement should be provided and improved adjacent to the full length of the southwestern property line.

Archeology – Significant cultural resources are known to exist on the site. A cultural resource study should be undertaken prior to the start of any ground disturbing activities and an appropriate treatment plan for the resources should be developed for review by the City of Tucson Historic Preservation Office. If, during construction, human remains and/or associated burial items are discovered, ground disturbing activities in the vicinity of the discovery should stop, the discovery site secured, and the Arizona State Museum immediately notified

Vehicular and Pedestrian Access/Circulation – Access is via an easement connecting to Jackrabbit Avenue to the east at the Copper Street alignment. Appropriate pedestrian access to Jackrabbit Avenue should be provided within easement. The proposed access easement is approximately thirty (30) feet wide. Proposed traffic increase to access easement may also impact industrial site at 2585 N. Jackrabbit Avenue which abuts the easement on the south and has a building orientation providing seven bay service doors facing easement. The preliminary development plan shows 66 parking spaces are required, and 67 parking spaces are provided. Further information at time of

development package submittal needs to be provided as to how the configuration of the off-site shared access easement will provide adequate ingress and egress for the rezoning site and land locked parcels to the west and south. Excessive paving contributes to the urban heat island effect which raises the temperature of urban areas. Increasing the reflectivity of paved surfaces and/or, providing shade reduces heat absorption and the heat island effect. If parking in excess of UDC requirements is provided, it should be mitigated with additional native canopy trees.

Traffic Impact - The Department of Transportation and Mobility, Traffic Engineering, estimates that the proposed development will generate less than 20 new peak hour vehicle trips per day in both AM and PM peak periods.

Public Hearing Summary - At the July 9, 2026 public hearing, Steven Vasquez presented the rezoning request, reviewed the application in full, and responded to questions from the Zoning Examiner. During his presentation, Mr. Vasquez specifically indicated that the proposed use would generate very low traffic volumes and would not create any on-street parking demand in the surrounding neighborhood. One neighboring property owner submitted a written protest expressing concerns regarding potential traffic generation associated with the request, and that correspondence was entered into the record. Other than the applicant and project representative, no additional members of the public appeared or testified regarding the case at the hearing.

CONCLUSION

The proposed land use is supported by and consistent with the direction provided by *Plan Tucson* and the *Santa Cruz Area Plan* regarding land use and compatibility with the scale, density, and character of the surrounding development. Subject to compliance with the attached preliminary conditions, approval of the requested I-1 zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends APPROVAL of rezoning TP-ENT-0426-00009, from R2 (Urban Residence) to I-1 (Light Industrial), subject to the attached preliminary conditions.

Sincerely,



Linus B. Kafka
Zoning Examiner

ATTACHMENTS:

Preliminary Conditions

Case Location Map

Rezoning Case Map

Aerial Map

cc: City of Tucson Mayor and Council

1. A development package in substantial compliance with the preliminary development package and required reports dated May 4, 2026, is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. “Safe by Design” concepts shall be incorporated in the development plan for review by the Tucson Police Department.
6. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County’s public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
7. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning with a site inspection.

LAND USE COMPATIBILITY

8. Outdoor activities, such as loading zones, storage/parking of trucks and trailers, diesel generator(s), speakers, and storage of heavy industrial material/equipment, shall be located within the area identified as the “POD Storage”.

9. On-site perimeter parking limited to automobile parking (excludes vehicles requiring a Class A, Commercial Driver's License - CDL).
10. All dumpsters and loading zones shall be located at least fifty feet from any residential property line. Dumpsters shall be screened with masonry walls minimum six (6') feet in height and include landscaping adjacent to the masonry walls. Dumpster enclosure walls shall complement color and texture of principal buildings.
11. An integrated outdoor lighting plan, in compliance with the Outdoor Lighting Code (OLC), shall be included in the development plan package. The plan shall show even lighting distribution over the entire proposed site and shall minimize spill-over light to the southwest.
12. The elevations shall display the use of varying complimentary colors and materials along all four sides of the proposed building. This can be in the form of a decorative architectural band along the lower third of the building, a minimum of 3 feet in height.
13. The development package shall include off-site, integrated pedestrian sidewalk(s) connecting to Copper Street, designed to City standards.
14. All required perimeter screen walls and dumpster enclosures visible from a public right-of-way and/or adjacent to existing development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, rustic metal, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
15. Six (6) inch wide masonry block or greater shall be used for perimeter walls.
16. Area identified as future parking area in the preliminary development plan dated May 4, 2026, shall have decomposed granite covering the full area to mitigate dust control until such time as permanent site improvements are approved and developed.

DRAINAGE/GRADING/VEGETATION SCREENING/HEAT ISLAND MITIGATION

17. The final development package submittal shall include the following:
 - 17.1. The submittal of a drainage report that addresses onsite drainage and offsite drainage and its impact on the proposed improvements. It shall determine the erosion hazard setback and recommend the locations of the new improvements

accordingly. The drainage report shall also address the provision of runoff detention/retention basins in accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual.

17.2. If bleed pipes are used to drain the retention basin(s), the basin(s) floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.

17.3. The soils in the area are very fine grain and prone to piping. A geotechnical analysis is required to address this issue.

17.4. If runoff from the parking lot and the building is drained to the north, the drainage report and the geotechnical report shall ensure that the runoff will not adversely impact Pima County property downstream. Due to potential piping problems, water harvesting/retention basins near the pit shall only be allowed based on the recommendations of the geotechnical and drainage reports. The pit area had been filled-in, and might impact runoff from the end of Jack Rabbit Lane and shall be addressed in the drainage report and it shall be reviewed by Pima County Flood Control District to ensure that it does not impact The County's existing levee structure at this location.

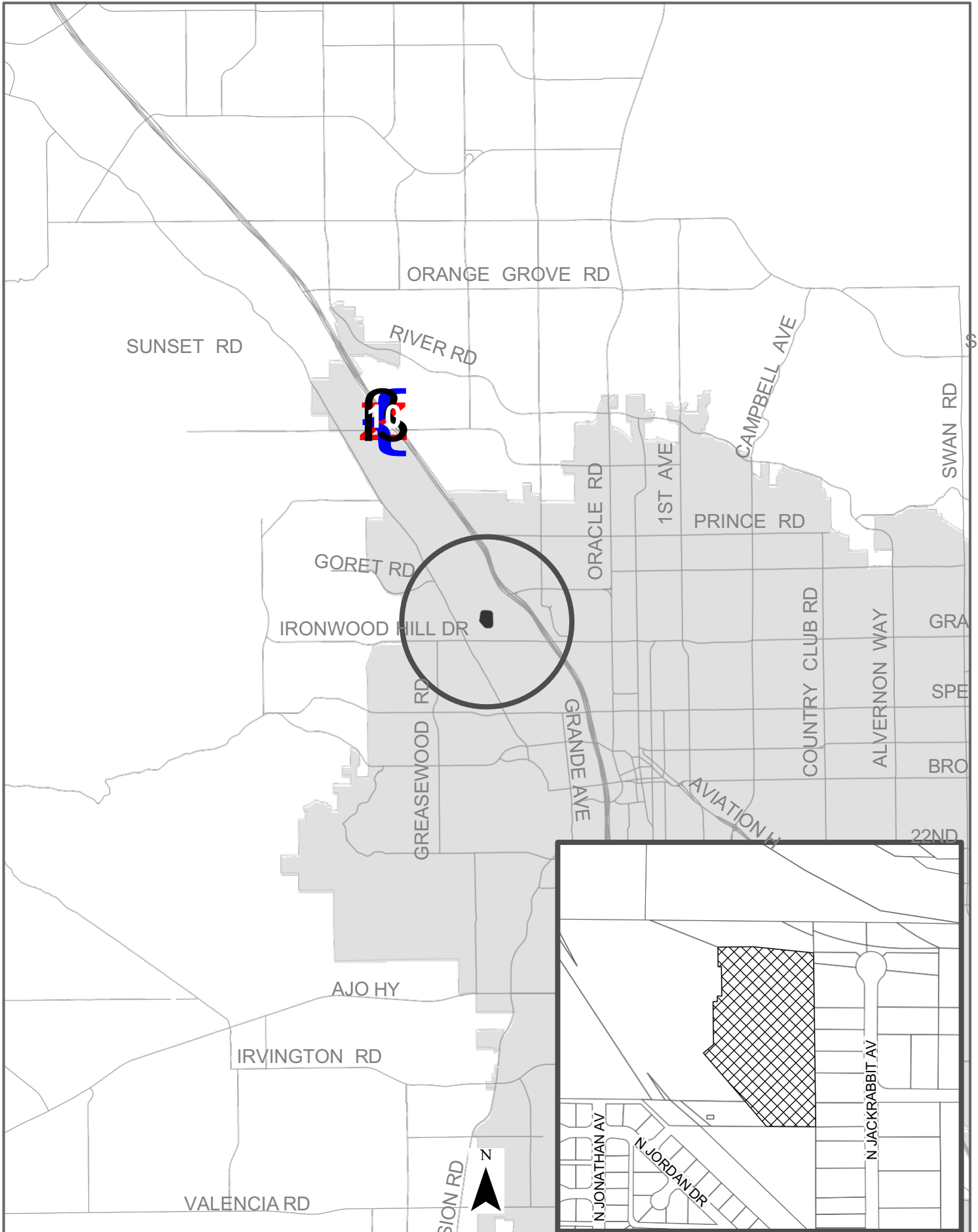
18. Pima County Regional Flood Control District:
The final development package submittal shall include a geotechnical analysis to be reviewed by Pima County Regional Flood Control District.
19. The landscape border along the full length of the north property line shall be solely of native Sonoran Desert vegetation that will include native shrubs, plants and trees of the Sonoran Desert. There shall be a native tree planted for every twenty linear feet along the northern perimeter. Where space permits, trees may be clustered to create a more natural growth pattern along the edge of the Santa Cruz River corridor. The native Sonoran Desert vegetation landscape border shall be on a drip-irrigation system for a minimum of two years or more until trees are stable with the annual rain precipitation. Any failed tree, plant, or shrub shall be replaced with native Sonoran Desert vegetation.
20. A recorded, ten (10) foot wide, off-site landscape easement adjacent to the full length of the southwestern property line with a length of 445 linear feet, will include a landscape border with native Sonoran Desert trees for every twenty-five linear feet, to provide a reasonable visual quality for the residential neighborhood west of Silvercroft Wash.
21. There shall be no greater than a 10 percent surplus over the number of vehicle parking spaces required by the *UDC* for the proposed use. Additional spaces may be mitigated on a one-to-one basis with the planting of additional native canopy trees.

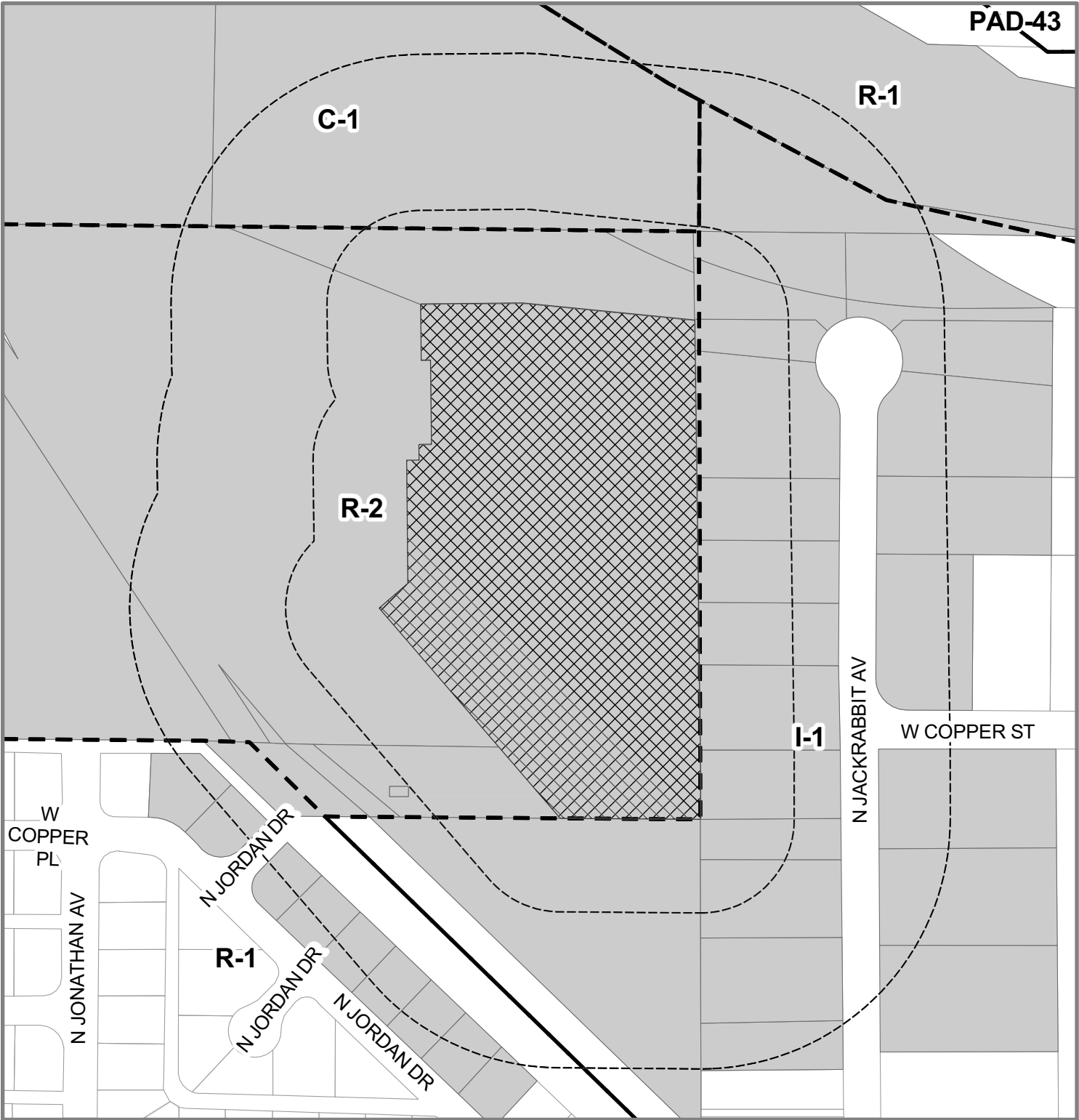
ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

22. Prior to development plan approval, PDSD staff will determine if additional width will be required to the off-site access easement recorded in DKT, 2694/57. Said off-site easement provides access to six parcels and will be improved by applicant at the time of the on-site improvements and to City standards.
23. A right-of-way permit or a Private Improvement Agreement (PIA) with the City of Tucson Department of Transportation will be required for any work completed in the right of way, including any possible utility updates.

TUCSON WATER

24. Tucson Water will require the relocation of the existing fire service line connected to 6-inch Cement Asbestos (A Zone) water main to accommodate the proposed project. This water main, which is located on the southeast side of the parcel right-of-way of W Copper St, is expected to serve the development.
25. Prior to any construction, the existing easements must be abandoned, and the water main relocated accordingly. No construction activities or permanent structures are permitted within the boundaries of these easements until these actions are completed and approved by Tucson Water.
26. If any new domestic water, irrigation water, or fire water services are needed to serve this proposed development, please contact Tucson Water's New Services Section by calling 520-791-5164 or by sending an email to TW_Common@tucsonaz.gov. Any questions, comments or concerns about these comments may be directed to Abdullah Salman (Project Manager) at Abdullah.Salman@tucsonaz.gov.





Area of Rezoning



Zone Boundaries



Properties Notified

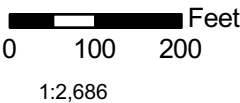


400' Notification Area



Protest Area (150 ft. Radius)

Address: 2020 W COPPER ST
Base Maps: Twp. 1303 Range 1302 Sec. 34
Ward(s): 3





Area of Rezoning

Address: 2020 W COPPER ST
Base Maps: Twp. 1303 Range 1302 Sec. 34
Ward(s): 3

