



Memorandum

Date: February 22, 2016
To: Mayor and City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Director Development and Sustainability
John D. Wesley, AICP, Planning Director
Subject: Development Agreement associated with Zoning Case Z15-020

Zoning case Z15-020 amends the uses allowed on Lot F of Superstition Springs Auto Center. The property is zoned LI, Light Industrial, but the zoning stipulation associated with the zoning approved in 2001 allowed only LC, Limited Commercial uses. Zoning case Z15-020 removes this zoning stipulation from Lot F. The purpose of removing the stipulation was to allow the possibility of an automotive dealership on this lot. This Development Agreement (DA) has been created to specify which uses are allowed on this lot.

The previous zoning stipulation limited the uses on this property to those in the LC zoning district. By removing the stipulation, all LI uses would be possible on this property. Because there are LI uses that would not be appropriate in this location, the DA allows the uses that are in both the LC and LI zoning districts, plus adds the Automotive/Vehicle Sales and Services category. This keeps the overall potential development consistent with the 2001 approval while adding the option for the desired use.

This Development Agreement has been prepared and signed by the applicant to establish the uses that will be allowed.

The uses being allowed are:

Permitted Uses for Lot F, Superstition Springs Auto Center	
<u>Clubs and Lodges</u>	P
<u>Colleges and Universities Colleges and Trade Schools, Public or Private</u>	
<u>Colleges and Universities</u>	P
<u>Commercial Trade Schools</u>	P
<u>Cultural Institutions</u>	SUP
<u>Day Care Centers</u>	P
<u>Government Offices</u>	P
<u>Hospitals and Clinics</u>	
<u>Clinics</u>	SUP
<u>Hospitals</u>	P

Permitted Uses for Lot F, Superstition Springs Auto Center	
<u>Places of Worship</u>	P
<u>Public Safety Facilities</u>	P
<u>Schools, Private</u>	CUP
<u>Animal Sales and Services</u>	
<u>Kennels</u>	SUP
<u>Pet Stores</u>	P
<u>Veterinary Services</u>	P
<u>Artists' Studios</u>	P
<u>Automobile/Vehicle Sales and Services</u>	
<u>Automobile Rentals</u>	SUP
<u>Automobile/Vehicle Sales and Leasing</u>	P
<u>Automobile/Vehicle Service and Repair, Minor</u>	P
<u>Automobile/Vehicle Washing</u>	SUP
<u>Service Station</u>	SUP
<u>Banks and Financial Institutions</u>	P
<u>With Drive-Thru Facilities</u>	P
<u>Building Materials and Services</u>	P
<u>Business Services</u>	P
<u>Commercial Recreation</u>	
<u>Small-Scale</u>	P
<u>Large-Scale</u>	SUP
<u>Eating and Drinking Establishments</u>	
<u>Bars/Clubs/Lounges</u>	P
<u>Coffee Shops/Cafes</u>	P
<u>Restaurants, Bar and Grill</u>	P
<u>Restaurants, Full-Service</u>	P
<u>Restaurants, Limited Service</u>	P
<u>With Outdoor Seating Areas</u>	P
<u>Off-track Betting</u>	P
<u>With Live Entertainment</u>	P
<u>Food and Beverage Sales</u>	
<u>Convenience Market</u>	P
<u>Funeral Parlors and Mortuaries</u>	P
<u>Hotels and Motels</u>	P
<u>Live-Work Units</u>	SUP
<u>Maintenance and Repair Services</u>	P
<u>Offices</u>	
<u>Business and Professional</u>	P
<u>Medical and Dental</u>	P
<u>Personal Services</u>	P
<u>Plant Nurseries and Garden Centers</u>	SUP
<u>Retail Sales</u>	
<u>General</u>	P
<u>Large Format</u>	CUP
<u>Tattoo and Body Piercing Parlors</u>	P

Permitted Uses for Lot F, Superstition Springs Auto Center	
<u>Recycling Facilities</u>	
<u>Reverse Vending Machines</u>	P
<u>Small Indoor Collection Facilities</u>	SUP
<u>Warehousing and Storage</u>	
<u>Mini-Storage</u>	P
<u>Heliports</u>	CUP
<u>Communication Facilities</u>	
<u>Antenna and Transmission Towers</u>	See Chapter 35
<u>Facilities within Buildings</u>	
<u>Transportation Facilities</u>	
<u>Transportation Passenger Terminals</u>	P
<u>Utility Classifications</u>	
<u>Utilities, Minor</u>	P
<u>Caretakers' Residences</u>	SUP
<u>Outdoor entertainment or activities as an accessory use</u>	SUP