# BOARD OF SUPERVISORS AGENDA ITEM REPORT



Requested Board Meeting Date: August 16, 2021

# Title: P21CA00002 THALMA LLC - W. INA ROAD PLAN AMENDMENT

# Introduction/Background:

The applicants request to amend the Pima County Comprehensive Plan land use designation on approximately 0.81 acres from Low Intensity Urban 1.2 (LIU-1.2) and Medium Intensity Urban (MIU) to allow a rezoning to TR (Transitional), located 250 feet east of the intersection of W. Ina Road and N. Leonardo da Vinci Way.

# **Discussion:**

The applicants propose the plan amendment to allow a rezoning to expand the existing spa and rejuvenation center adaptive reuse on the residentially zoned parcel. The property is located in a region of low density suburban residential development and low intensity commercial uses (other day spas, offices, assisted living centers, churches) and is outside the Maeveen Marie Behan Conservation Lands System.

# **Conclusion:**

Staff recommends maintaining the LIU-1.2 land use designation on the parcel but allowing the rezoning to TR for office, semi-professional office and personal services uses.

# **Recommendation:**

Staff and the Planing and Zoning Commission recommend MODIFIED APPROVAL subject to a rezoning policy.

Fiscal Impa	ct:					
N/A						
Board of Su	ipervisor Distri	ct:				
<b>1</b>	<b>□ 2</b>	⊠ 3	□ 4	□ 5		
Department:	Development S	ervices, Planning I	Division To	elephone: 724-880	00	_
Contact: Mark Holden, AICP, Principal Planner Telephone: 724-6619						
Department	Director Signati	ıre/Date:	$\Delta d O$	7/10/21		
Deputy Cour	nty Administrato	r Signature/Date:_	Cer-	-0,0-	7/19/2021	
County Adm	inistrator Signat	ure/Date:	G.Pul	ulbang	7/19/21	
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 TO:
 Honorable Rex Scott, Supervisor, District T

 FROM:
 Chris Poirier, Deputy Director

 Ublic Works-Development Services Department-Planning Division

**DATE:** July 26, 2021

#### SUBJECT: P21CA00002 THALMA LLC - W. INA ROAD PLAN AMENDMENT

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **MONDAY, AUGUST 16, 2021** hearing.

- **REQUEST:** For a **Comprehensive Plan amendment** of approximately 0.81 acres from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU), located approximately 250 feet east of the intersection of W. Ina Road and N. Leonardo da Vinci Way, addressed as **1102 W. Ina Road**, in Section 35, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area.
- OWNER/ AGENT: THALMA LLC c/o Thomas Boyle & Aima Cervantes 6159 N. Campo Abierto Tucson, AZ 85718

DISTRICT: 1

STAFF CONTACT: Mark Holden, AICP, Principal Planner

PUBLIC COMMENT TO DATE: As of July 26, 2021, staff has not received any public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: MODIFIED APPROVAL SUBJECT TO REZONING POLICY (8-0, Commissioners Hook and Membrila were absent)

STAFF RECOMMENDATION: MODIFIED APPROVAL SUBJECT TO REZONING POLICY

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is outside of the Maeveen Marie Behan Conservation Lands System.

TD/MH/ds Attachments



# **BOARD OF SUPERVISORS MEMORANDUM**

### SUBJECT: P21CA00002

Page 1 of 2

#### FOR AUGUST 16, 2021 MEETING OF THE BOARD OF SUPERVISORS

- TO: HONORABLE BOARD OF SUPERVISORS
- FROM: Chris Poirier, Deputy Director Public Works-Development Services Department-Planning Division

DATE: July 26, 2021

### ADVERTISED ITEM FOR PUBLIC HEARING

### COMPREHENSIVE PLAN AMENDMENT

#### P21CA00002 THALMA LLC - W. INA ROAD PLAN AMENDMENT

Thalma LLC requests a **Comprehensive Plan amendment** of approximately 0.81 acres from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU), located approximately 250 feet east of the intersection of W. Ina Road and N. Leonardo da Vinci Way, addressed as **1102 W. Ina Road**, in Section 35, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted to recommend **MODIFIED APPROVAL SUBJECT TO REZONING POLICY** (8-0, Commissioners Hook and Membrila were absent). Staff recommends **MODIFIED APPROVAL SUBJECT TO REZONING POLICY**.

(District 1)

#### Planning and Zoning Commission Public Hearing Summary (June 30, 2021)

Due to the ongoing COVID-17 pandemic, the public hearing was held entirely remotely via Microsoft Teams; the applicants participated by phone.

Staff presented information on the plan amendment request and stated that the recommendation was to retain the existing land use designation with a rezoning policy to allow a rezoning. Staff stated that, although the existing Low Intensity Urban 1.2 land use designation is for residential development, Ina Road has seen many of its residential properties turned into church, office and assisted living uses.

A commissioner asked about Town of Oro Valley's concerns regarding traffic on Ina Road, and stated concerns about traffic, parking and additional parking. Staff responded that the proposed expansion would not require an additional access point onto Ina Road.

The applicant spoke to the commission. The intent is to make optimal use of the property without drastically changing the appearance of the business. They also found that customers favored individual suites for treatment, especially during the COVID-19 pandemic.

#### P21CA00002

#### Page 2 of 2

A commissioner asked for more detail on the proposed changes on the site. The applicant explained the existing layout of the site and the location of the addition to add more practitioners, with some additional parking. A commissioner asked the applicant about possible increased traffic from expanded business. The applicant explained that practitioners' schedules are flexible and that traffic could possibly be doubled but is currently not heavy.

The commissioner followed up with a question about the changing of uses on properties on Ina Road from residential to commercial, and asked if there are plans to address access. Staff responded that the potential future rezoning would require the applicant to address access through traffic analysis. The commissioner asked about change in the road regionally. Staff said that we could consult with the Department of Transportation about the changing of uses on Ina Road and future improvements that could be required prior to any additional rezonings.

The commission opened the public hearing. No one requested to speak and the commission closed the public hearing.

Commissioner Matter made a motion to recommend **MODIFIED APPROVAL SUBJECT TO REZONING POLICY**; Commissioner Truitt gave second.

The commissioner thanked staff for the alternative of using rezoning policies versus amendment of land use designations. A commissioner asked how the recommendation should be worded; staff provided the rezoning policy and the maker of the motion stated that they would recommend modified approval of the amendment request.

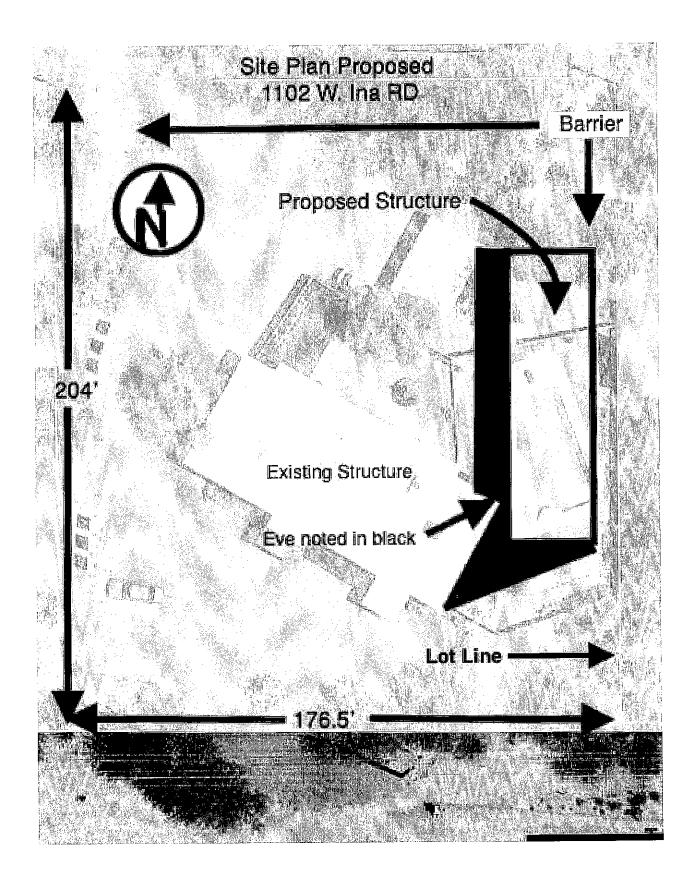
Upon a roll call vote, the motion to recommend **MODIFIED APPROVAL SUBJECT TO REZONING POLICY** passed (8-0, Commissioners Hook and Membrila were absent):

A. Notwithstanding the objectives and residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) comprehensive plan land use designation, a rezoning to the TR (Transitional) zone for professional or semi-professional office or personal services only, shall be deemed in conformance with the comprehensive plan.

TD/MH/ds Attachments

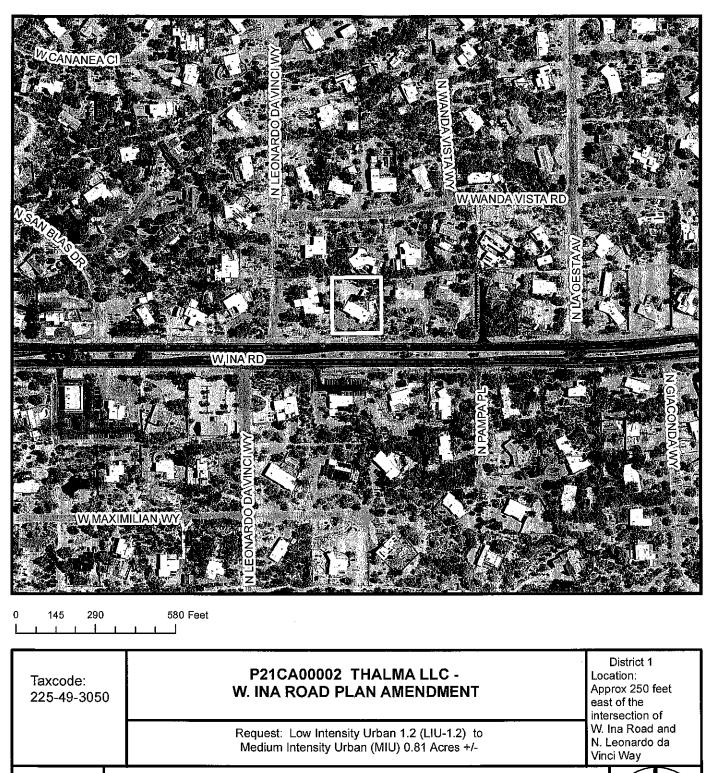
c: THALMA LLC, c/o Thomas Boyle & Alma Cervantes, 6159 N Campo Abierto, Tucson AZ

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# **COMPREHENSIVE PLAN AMENDMENT**

Planned Land Use



Catalina Foothills Planning Area under Pima Prospers Section 35, Township 12 South, Range 13 East

Map Scale: 1:4,000

Map Date: June 3, 2021 / dms

Planning and Zoning Commission Hearing: June 30, 2021

Board of Supervisors Hearing: September 21, 2021 (tentative)

North



# **2021 PLAN AMENDMENT PROGRAM**

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	June 30, 2021
CASE	P21CA00002 THALMA LLC - W. INA ROAD PLAN AMENDMENT
PLANNING AREA	Catalina Foothills
DISTRICT	1
LOCATION	Approx. 250 feet east of the intersection of W. Ina Road and N. Leonardo da Vinci Way, at 1102 W. Ina Road
REQUEST	Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) for approx. 0.81 acres
OWNER	Thalma LLC, c/o Thomas Boyle and Alma Cervantes
AGENT	n/a

# APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"Following approval of the 2017 Adaptive Reuse permit, THALMA LLC has operated a rejuvenation center, DBA *My Studio Wellness & Beauty*, dedicated to personal services for clientele desiring a holistic approach to 'looking and feeling special'. The aim of the concept was, and is, to provide a setting that reflects a genuine departure from the typical *commercial* spa-type environment. In fact, the private home feel and residential setting are essential components of the business model. Specifically, services such as Reiki, massage, facials, hair services, permanent makeup and concierge medicine have been offered...

The property is currently operating at its capacity under the Adaptive Reuse permit. It is the aim of the owners to maximize the real estates' optimal economic use by way of the [future] TR [Transitional rezoning]. Importantly, the economic objective will be congruent with prescribed aesthetic and environmental requirements of the AZ Growing Smarter/Plus initiatives. The owners are unaware of any environmental and, or conservation matters which would be in conflict with this plan request."

# STAFF REPORT:

Staff supports the proposed use on the site and but recommends retaining the Low Intensity Urban 1.2 (LIU-1.2) comprehensive plan land use designation on the site, and enacting the following rezoning policy to permit rezoning to TR (Transitional) under LIU-1.2:

Notwithstanding the objectives and residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) comprehensive plan land use designation, a rezoning to the TR (Transitional) zone for professional or semi-professional office or personal services only, shall be deemed in conformance with the comprehensive plan.

The LIU-1.2 land use designation objectives, while allowing *low density residential and other compatible uses*, is generally inappropriate for permitted TR zone uses such as those being proposed. However, given the existing adaptive reuse business and location on W. Ina Road, a

high volume arterial, the site may be appropriate for a mix of residential and lower intensity business uses permitted in the TR zone. As such, the rezoning policy would bring the TR rezoning and proposed use expansion into compliance with the comprehensive plan.

#### Background

An adaptive reuse conditional use permit was approved for a Rejuvenation Center on the site in May 2017. The application sought to establish an holistic wellness services center, providing Reiki massage, facials, hair and makeup services, and concierge medicine in a private residential spatype environment. Adaptive reuse (zoning code section 18.09.020.R) allows the conversion of a single family dwelling on any lot abutting a major street, for office or similar low-traffic commercial use, while maintaining the residential esthetic of the neighborhood.

The applicant proposes the comprehensive plan amendment as a first step toward rezoning to TR Transitional zoning, which permits personal services, for an expansion of the existing facility.

#### Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

#### 1a. Growing Smarter Acts

The business has been using a single family residence adapted for personal services for about four years, adding to the mixed use character of Ina Road. The expansion will make use of existing infrastructure available in the area. There is no sidewalk on this section of W. Ina Road, but there are bike lanes and SunTran bus routes.

<u>1b. Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies</u> The amendment site is not covered under rezoning or special area policies.

#### <u>1c. Maeveen Marie Behan Conservation Lands System</u>

The amendment site is located outside of the Maeveen Marie Behan Conservation Lands System.

# 2. Oversights, Inconsistencies, or Land Use Related Inequities/Changes n/a

Proposed expansion of the existing business would move the existing rejuvenation center out of an adaptive reuse by increasing the scale and intensity of a residential business – adaptive reuse only permits 6 parking spaces and prohibits substantial remodeling that is not keeping with the architecture and residential character of a single family dwelling. Medical office and personal services are permitted uses under the TR zone, but would require amending the land use designation to MIU to allow a rezoning to TR.

This stretch of W. Ina Road is a mix of single family dwellings, small businesses and offices, assisted living, churches, and commercial nodes at major streets (Oracle, La Canada); Tohono Chul Park is located about 2000 feet to the east. There are also similar adaptive reuse office/personal service uses located intermittently along this section of Ina Road.

Similar comprehensive plan amendment requests to the MIU land use designation in this onemile stretch of W. Ina Road between N. La Canada and N. Oracle have been denied over the years. However, three rezoning policies have permitted rezoning to TR under the existing LIU-1.2 land use designation for specific uses, to maintain the residential character of the area.

The proposed amendment meets and is supported by comprehensive plan policies and the proposed rezoning policy, and does not impact MMBCLS areas.

#### DEPARTMENT/AGENCY COMMENTS:

#### **Department of Transportation**

The Department of Transportation has no objection to this Comprehensive Plan amendment and recommends approval.

#### **Regional Flood Control District**

There are no regulatory floodplains or habitat on this property to avoid as per the Pima Prospers Flood Control Resource Area Policy, and no impact on shallow groundwater dependent ecosystems per staff analysis under the Pima Prospers Water Policy and therefore no objection.

#### **Regional Wastewater Reclamation Department**

The plan amendment request entitles modifying the land use designation for the subject property from Low Intensity Urban (LIU-1.2) to Medium Intensity Urban (MIU) that would allow for a subsequent expansion of existing rejuvenation center. The property is located approx. 250 feet east of the intersection of Ina Rd and Leonard de Vinci Way, within the Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) service area.

PCRWRD has no objection to the proposed comprehensive plan amendment. A 'no objection' shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

#### Environmental Planning Division

The comprehensive plan amendment site is outside of the Maeveen Marie Behan Conservation Lands System and identified Critical Landscape Connection areas. The site is within the Priority Conservation Area for the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), a listed endangered species under the Endangered Species Act.

#### **Cultural Resources & Historic Preservation Division**

The division reviewed the comprehensive plan amendment request and has no comments.

#### Natural Resources, Parks and Recreation

There are no county designated trails, recreation areas or open space in the vicinity of the amendment request.

#### **Department of Environmental Quality**

The department has no comments.

#### Town of Oro Valley, AZ

Town staff's main concern is lack of access control from Ina Road. This stretch of Ina has a high potential for additional conversions from residential to commercial uses, either through the Adaptive Reuse Program or rezonings and allowing direct access from each business to Ina will be problematic. Therefore, Town staff is only supportive of this amendment and future rezonings to commercial uses if a plan is in place to control access to Ina that limits the amount of driveways along this stretch of roadway.

#### Tucson Electric Power Co.

The utility has no comments.

#### Metropolitan Water District

The district has no comments.

P21CA00002

#### **Golder Ranch Fire District** The district has no comments.

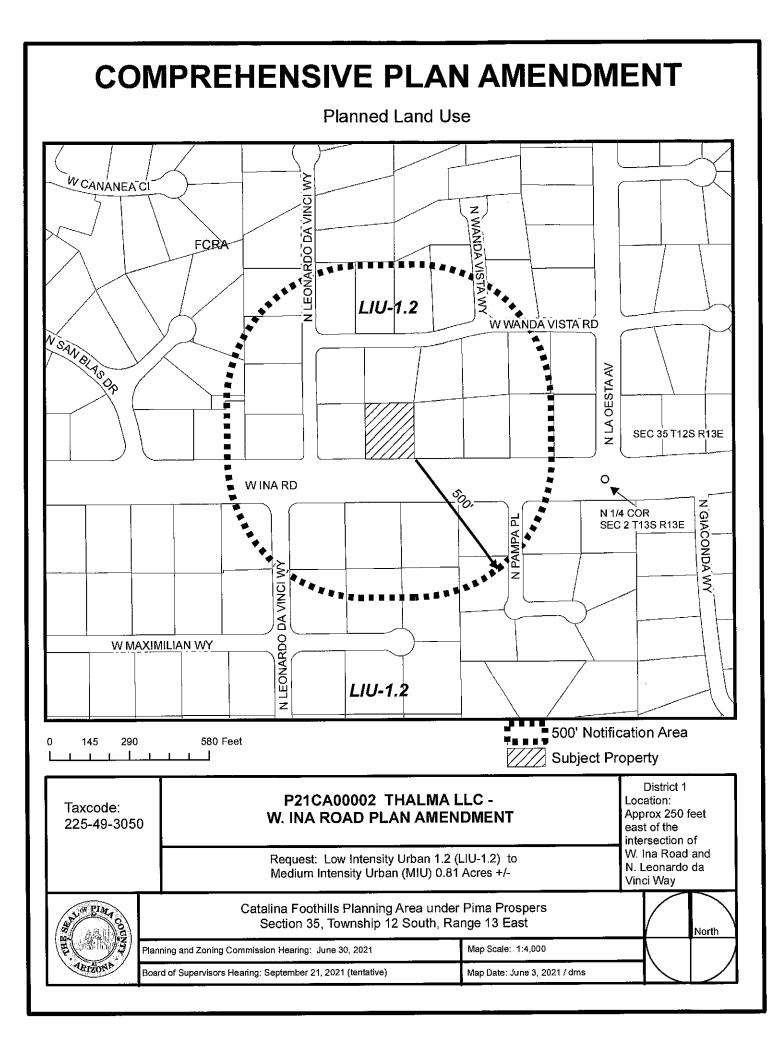
### PUBLIC COMMENTS:

As of June 14, 2021, staff has received no public comments regarding this amendment request.

Respectfully submitted,

Mark Holden, AICP Principal Planner

cc: Thalma LLC, Thomas Boyle and Alma Cervantes, 1102 W. Ina Road, Tucson AZ





Land Use Legend and Map

# Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

# Low Intensity Urban 1.2 (LIU-1.2)

• Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space

Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC;
 2 RAC with 50 percent open space

# Medium Intensity Urban (MIU)

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

# Mark Holden

From: Sent: To: Cc: Subject: Simms, Milini <msimms@orovalleyaz.gov> Friday, June 11, 2021 4:55 PM Mark Holden Vella, Bayer Proposed Comp Plan Change - Thelma Property on W. Ina Road

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Good afternoon,

Thank you for sending the Comprehensive Plan amendment proposed for the Thelma property, located on W. Ina Road for our review. Town staff's main concern is lack of access control from Ina Road. This stretch of Ina has a high potential for additional conversions from residential to commercial uses, either through the Adaptive Reuse Program or rezonings and allowing direct access from each business to Ina will be problematic. Therefore, Town staff is only supportive of this amendment and future rezonings to commercial uses if a plan is in place to control access to Ina that limits the amount of driveways along this stretch of roadway.

Again, thank you for providing us with an opportunity to review. If you have any questions about our comments, please do not hesitate to contact me.

Best regards,

Milini Simms, AICP Principal Planner Community & Economic Development Department Town of Oro Valley 520.229.4836



201 N. Stone Avenue, Tucson, AZ 85701 (520) 724-9000 www.pima.gov/developmentservices

# **BIOLOGICAL IMPACT REPORT**

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. If you fill out the form before you download it, the info you entered will not be saved.

# Project ID (case no., APN no., address, or other identifying info):

1102 W Ina

#### Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA

Important Riparian Area Biological Core Multi-Use Management Area

- 2. Is the project within a CLS Special Species Management Area? No
- 3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
- 4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
- 5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: Yes
  - b. Western burrowing owl: No
  - c. Pima pineapple cactus: No
  - d. Needle-spined pineapple cactus: No

# Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

- Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No If yes, provide a summary of those communications:
- 2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form? Contact the Office of Sustainability and Conservation at (520) 724-6940. From: Sent: To: Subject: DSD Planning Tuesday, March 23, 2021 11:10 AM Mark Holden FW: Comprehensive Plan Amendment Application form submission

From: Comprehensive Plan Amendment Application <no-reply@formbackend.com> Sent: Tuesday, March 23, 2021 9:11 AM To: DSD Planning <DSDPlanning@pima.gov> Subject: Comprehensive Plan Amendment Application form submission

**CAUTION:**This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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# New submission

You received a new submission.

Ownername Thalma LLC

Owner address 6159 N. Campo Abierto

Owner city Tucson

Owner state AZ

Owner zipcode 85718

**Owner phone** 5202481689

Email thoswboyle@gmail.com

Applicant name Thomas W. Boyle Applicant address Same as above

Applicant city Same

Applicant state AZ

Applicant zipcode 85718

Applicant phone 5202481689

Applicant\_email thoswboyle@gmail.com

Property address 1102 W. Ina Rd; Tucson AZ, 85704

Property parcel number 225-49-3050

Property acreage 36006

Current land use designation LIU 1.2

**Proposed land use designation** Medium Intensity Urban

Policies NA

Concurrent property acreage

Property present zone

Property proposed zone

**Ftp-link** 

#### Signature

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Application date 22-Feb-2021

# LETTER OF REQUEST

Request of THALMA LLC on property located at 1102 W. Ina Rd., presently operating under a Type I conditional use/<u>Adaptive Reuse</u> permit, for a TR Transitional Zone, in accordance with Section 18.31.010 of the Pima County Zoning Code (District 1).

# **Background**

Following approval of the 2017 Adaptive Reuse permit, THALMA LLC has operated a rejuvenation center, DBA *My Studio Wellness & Beauty*, dedicated to personal services for clientele desiring a holistic approach to 'looking and feeling special'. The aim of the concept was, and is, to provide a setting that reflects a genuine departure from the typical *commercial* spa-type environment. In fact, the private home feel and residential setting are essential components of the business model. Specifically, services such as Reiki, massage, facials, hair services, permanent makeup and concierge medicine have been offered. All service practitioners renting space at the property are independent businesspersons and, as such, are required to operate with the requisite professional license and insurance.

# **TR Transitional Rational**

The property is currently operating at its capacity under the Adaptive Ruse permit. It is the aim of the owners to maximize the real estates' optimal economic use by way of the TR permitting. Importantly, the economic objective will be congruent with prescribed aesthetic and environmental requirements of the AZ Growing Smarter/Plus initiatives. The owners are unaware of any environmental and, or conservation matters which would be in conflict with this plan request. Appended to this letter are both plan sketches and the *Biological Impact Report*.

COVID-19 has imposed both challenges and opportunities for the *business*. Clients of the personal services industry, like those of the hospitality space, are seeking to patronize businesses that are compliant in all CDC/AZ State protocols. Importantly, customers also demand a high level of service which elevates their experience. The owners experienced these market needs first-hand. Because the business model was constrained by the number of practitioners on-site (as ruled by the Adaptive Reuse permit), the original structure provided ample room for leasees to conduct their business. This 'constraint' proved to be an unforeseen advantage. In 2020 the *business* had numerous inquiries on rental space availability. In fact,

there was as much interest in that period as there was in the previous two and a half years prior.

The news cites numerous medical authorities which predict that even when the COVID-19 pandemic runs its current course, "life won't return to the normal we knew". Business commentators and their analysts recognize this too. There's a lot of talk about how companies, large and small, need to reimagine how they operate in order to remain viable and relevant in the persisting memory of the pandemic. Small business owners, perhaps most impacted by the COVID economy, need to help lead their towns and communities back to health.

# My Studio Wellness & Beauty – The Future

With that background in mind, the business seeks to expand its physical footprint in order to grow its business. The outcome: personal service practitioners back to work and their clients confidently returning to a bit of familiar normalcy. Please refer to the <u>Site Plan Proposed</u> image. Bear in mind that this is the general vision of what the owners have.

The existing structure would remain intact with no external/internal modifications. The "homey" feel is, the owners believe, part of the distinctive appeal.

The proposed structure would lie adjacent to the original building to its east, situated in a north-south facing within the required easement to the property line on that east boundary. The dimensions of the new structure are TBD as permitted by the granted rezone. However, the vision for the interior would need to accommodate a waiting room, bathroom, small storage area and individual work areas for three to four practitioners. Optimally the design and space would feature modular walls that could allow for an additional two or three persons as the demand and need arises. Typically, service suites are 12' X 12'in dimension.

To the structure's south and west sides would be a patio cover, or eve, which would run the length of the building on both sides (noted in black on the sketch). The function of the eve would be to visually tie-in the new building to the existing structure. The second purpose would be to provide cover to the structure's western side where it is planned to have a west facing hallway along which clients access their provider's suite. The hall would have windows providing a view to the courtyard.

The south, west and northern portions of the parcel would be dedicated to parking. Again, space number, markings, lighting, ADA compliance and requisite design codes are TBD. The plan would benefit if the rezone allows for a traditional 'hard' parking surface in contrast to the existing gravel. Supporting whichever increase in parking is permitted, the plan notes the continued use of artful barriers situated at the north end of the parcel's boundary; the purpose for which is to shield neighbors from automobile headlights during the early evening business hours.

In addition to the site plan, attached are two other relevant images: the first being a broad satellite view of the properties' location on Ina Rd.; the second noting other small business/enterprises operating in close proximity to *My Studio Wellness & Beauty*.

Submitted respectfully to the Pima County Planning and Zoning Commission for its Pre-Application Meeting on Wednesday, March 17, 2021.

Sincerely,

Alma Cervantes & Thomas Boyle THALMA LLC 520-248-1689 <u>thoswboyle@gmail.com</u> Mailing address: 6159 N. Campo Abierto Tucson, AZ 85718

ACC			eCorp search File FAC
		Search	h for an Entity Name
Entity Details			
Entity Name:	THALMA LLC	Entity ID:	L10747090
Entity Type:	Domestic LLC	Entity Status:	Active
Formation Date:	4/24/2003	Reason for Status:	In Good Standing
Approval Date:	4/24/2003	Status Date:	
Original Incorporation Date:	4/24/2003	Life Period:	Perpetual
Business Type:		Last Annual Report Filed:	
Domicile State:	Arizona	Annuai Report Due Date:	
		Years Due:	
Original Publish Date:	5/23/2003		
Statutory Agent Information			
Name:	MARK J VALENTINE ESQ	Appointed Status:	Active
Attention:			
Address:	6831 N ORACLE RD #145 , TUCSON, AZ 85704, USA		
Agent Last Updated:	5/4/2015	E-mail:	
Attention:		Mailing Address:	6831 N ORACLE RD #145 , TUCSON, AZ 85704, USA
County:			

#### Principal Information

Title	Name Attention	Address	Date of Taking Office	Last Updated	•
Member	THOMAS BOYLE	4041 E BUJIA PRIMERA, TUCSON, AZ, 85718, USA	1/11/2016	1/25/2016	
Member	ALMA CERVANTES	4041 E BUJIA PRIMERA, TUCSON, AZ, 85718, USA	7/25/2003	8/7/2007	

