

SRPMIC Community Development Department Planning Services Division

presents to the

Land Management Board

Planned Development Overlay District
Case 26-ZN-03
Chaparral Small Bay Industrial



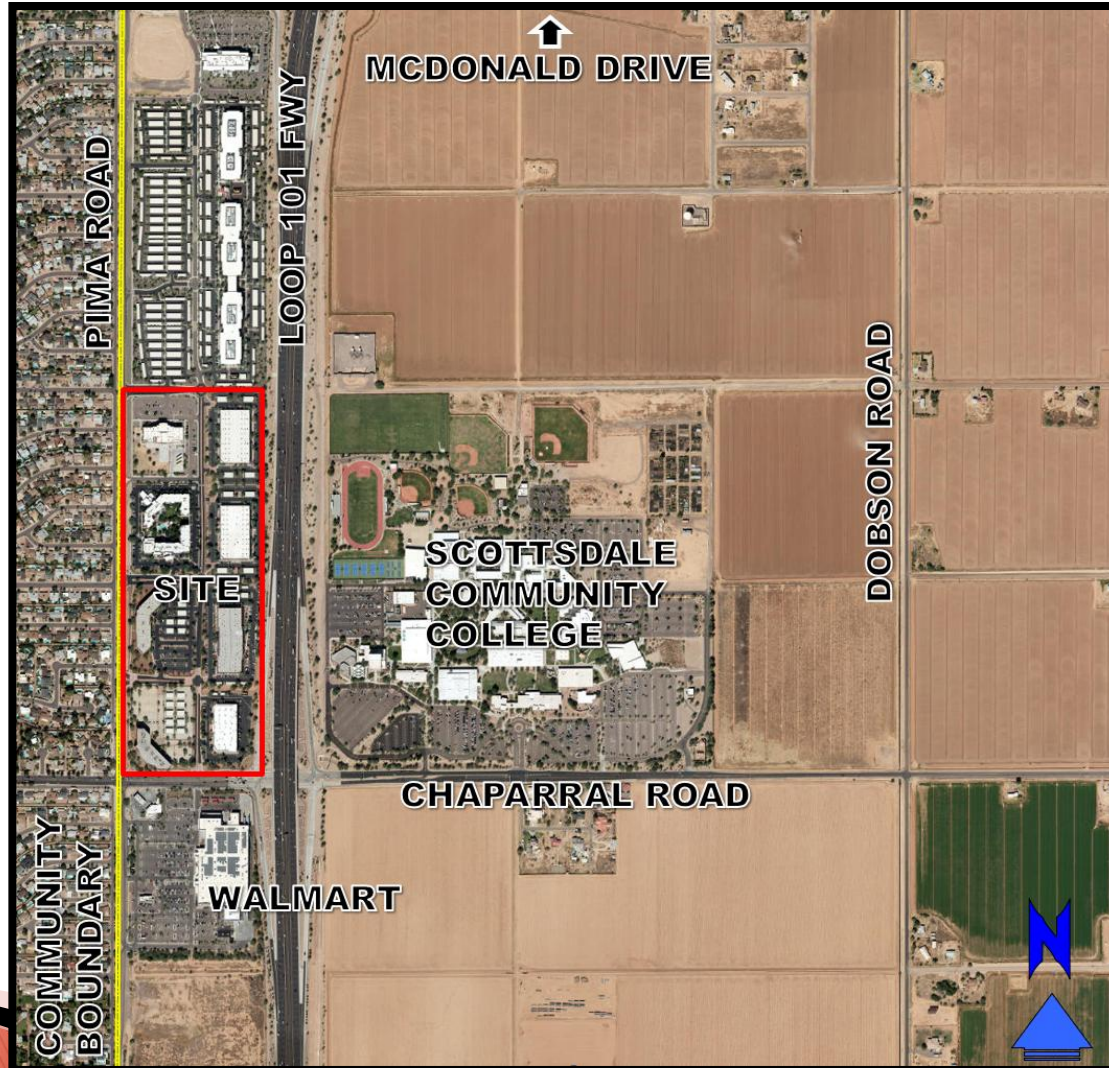
August 25, 2026

Agenda

1. Site Information and Existing Conditions
2. Applicant's Request
3. Overview of Proposed Overlay
4. Planned Overlay District Requirements
5. Next Steps

Site Information

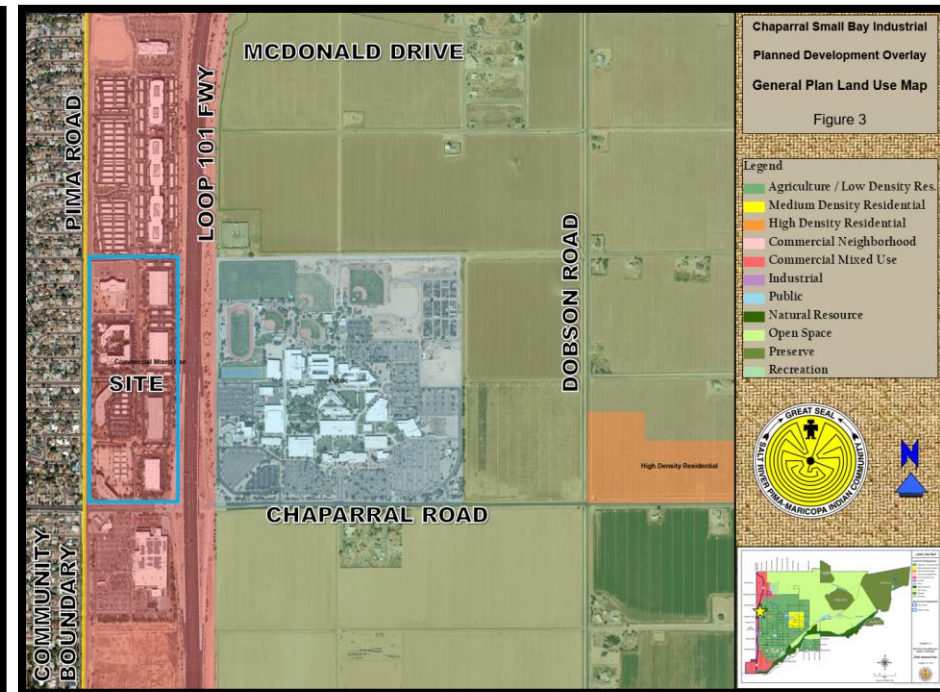
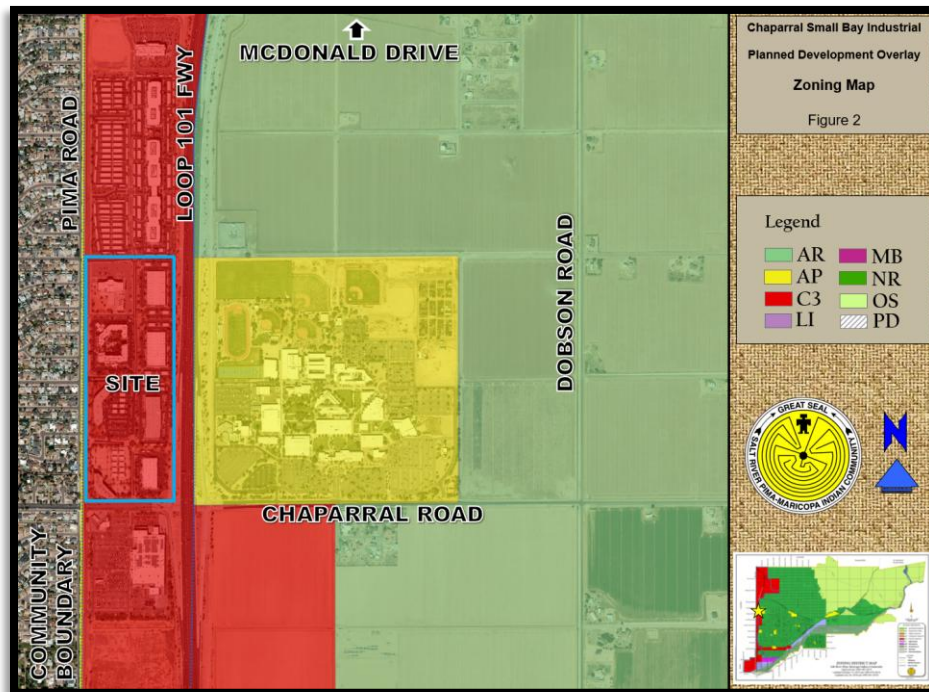
- ▶ Lot Size: 2,351,503 square feet (~54 acres)
- ▶ Location: Northeast corner of Pima Road and Chaparral Road



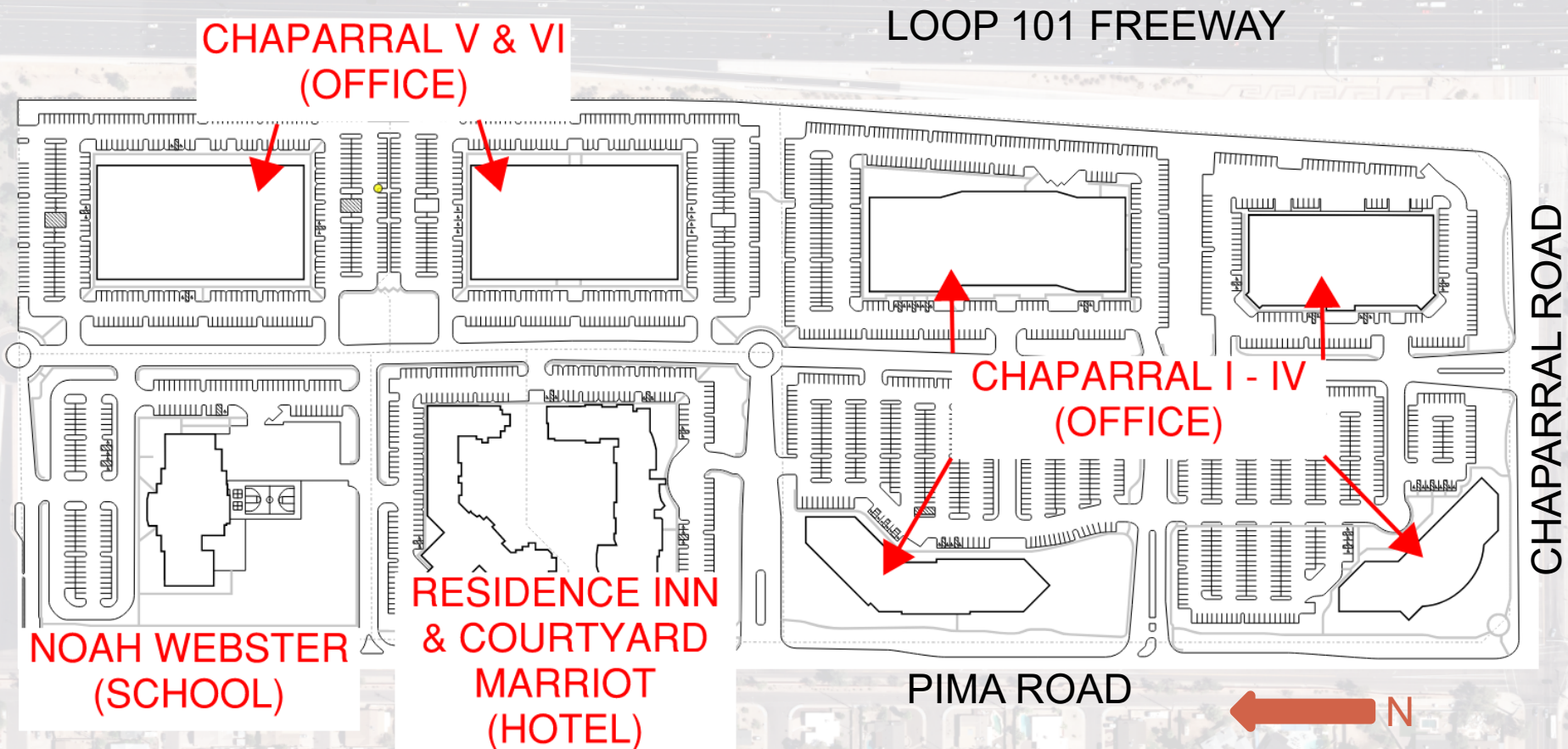
Zoning and Land Use

Zoning – C3 Zoning District within the Pima Corridor Overlay District

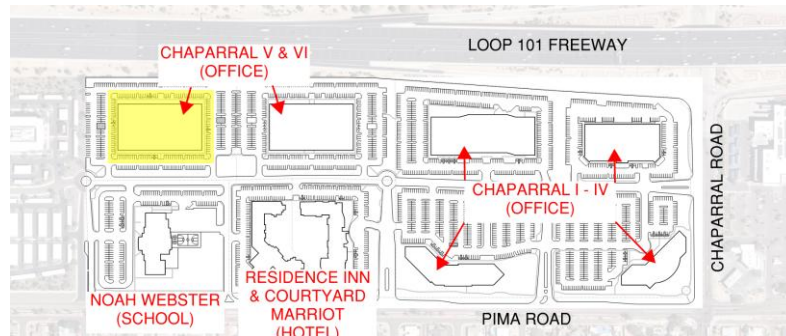
General Plan – Commercial Mixed Use



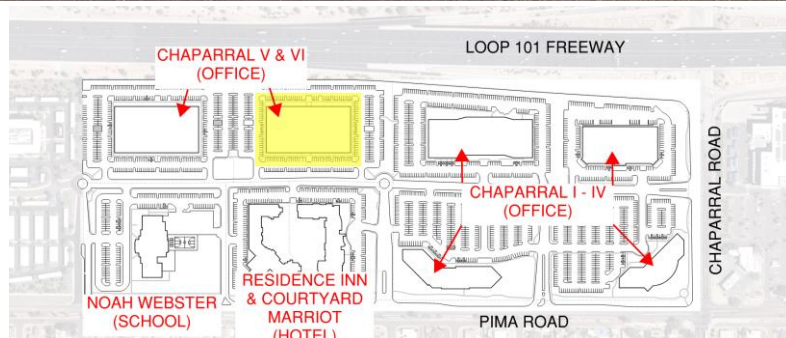
EXISTING MASTER SITE PLAN



Existing Site Photos



Existing Site Photos



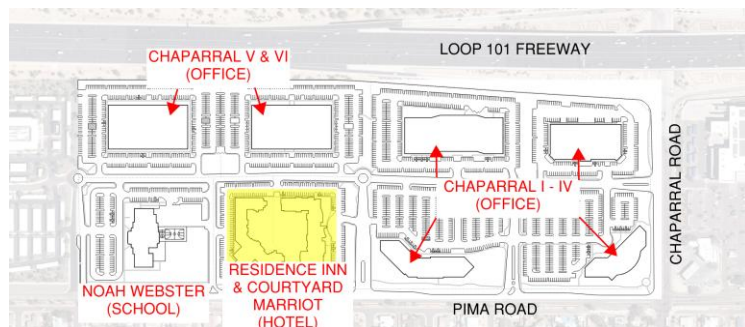
Existing Site Photos



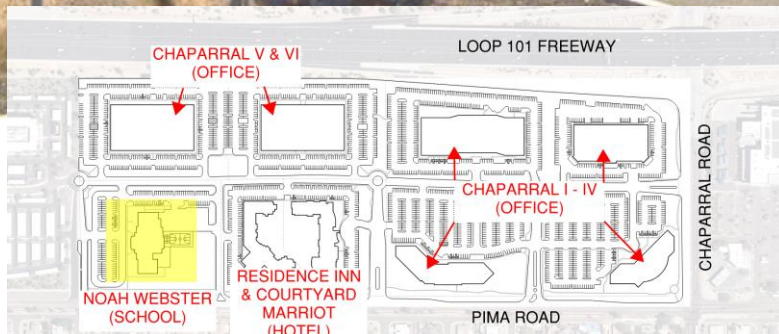
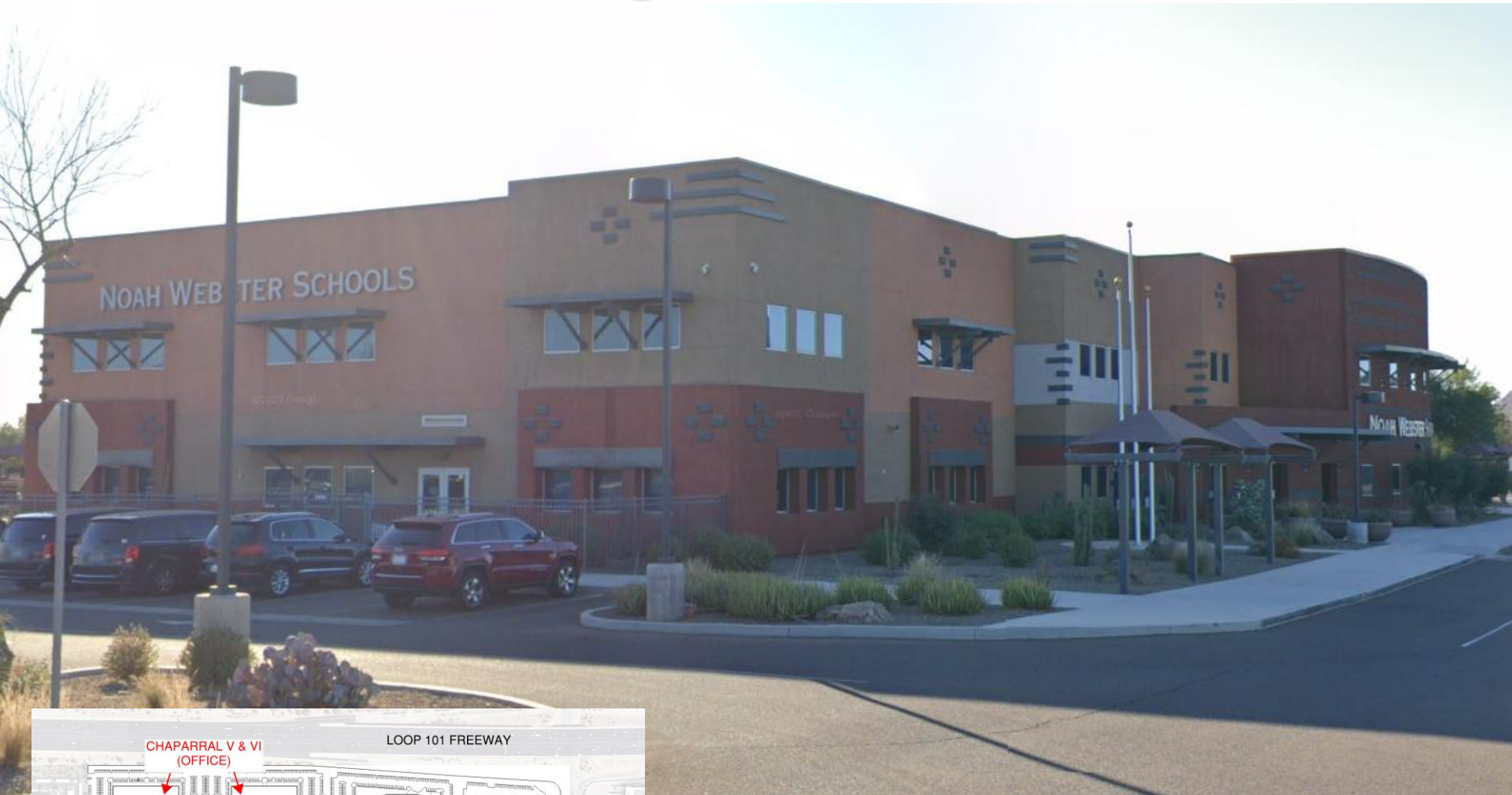
Existing Site Photos



Existing Site Photos



Existing Site Photos



Applicant's Request

- ▶ Salt River Devco is requesting to establish Planned Overlay District to permit the conversion of unused office buildings to small bay industrial suites within the Chaparral Business Park.



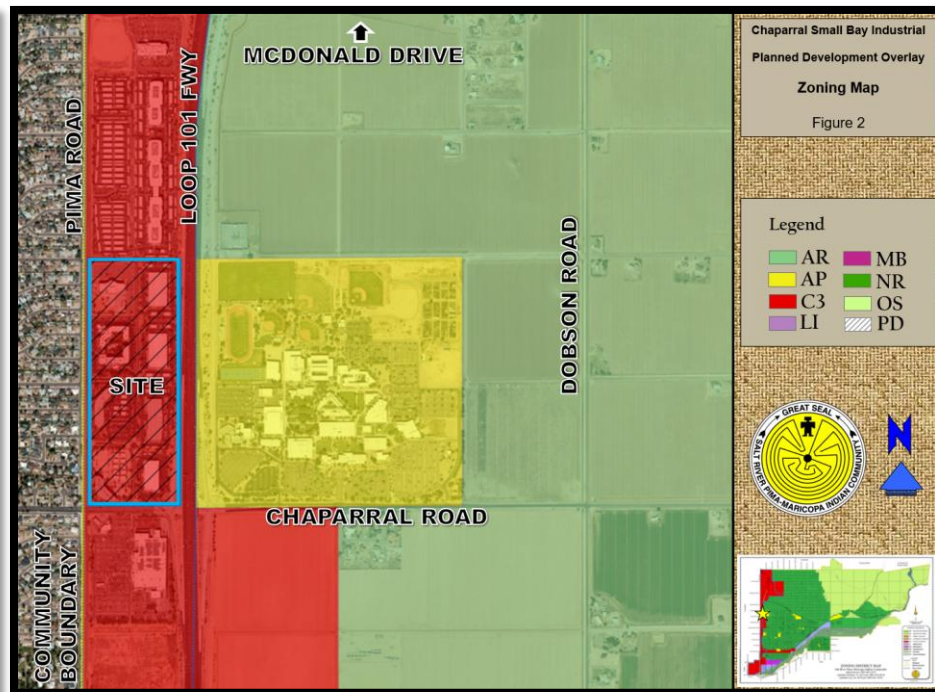
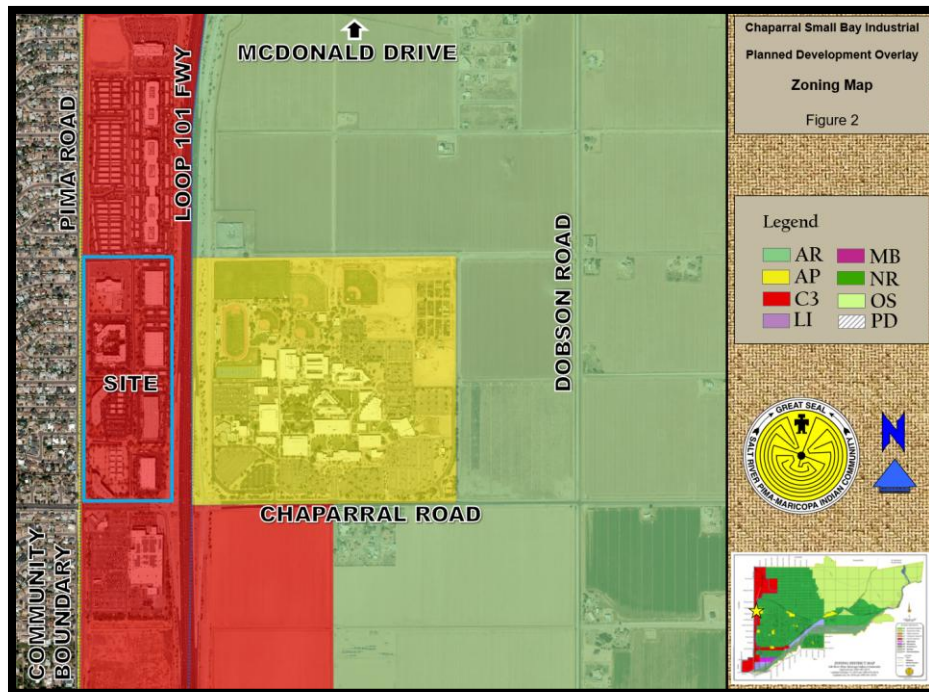
What is an Overlay District?

- ▶ Applied in addition with an underlying zoning district (C3-PC).
- ▶ Allows adjustments to standard development requirements.
- ▶ Can be used for a variety of purposes. One purpose is to provide flexibility needed to accommodate unique, high quality developments or mixed land uses.

Proposed Zoning

Existing – General Commercial
within the Pima Corridor
Overlay District (C3-PC)

Proposed – General
Commercial within the
Pima Corridor with PD
Overlay (C3-PC-PD)

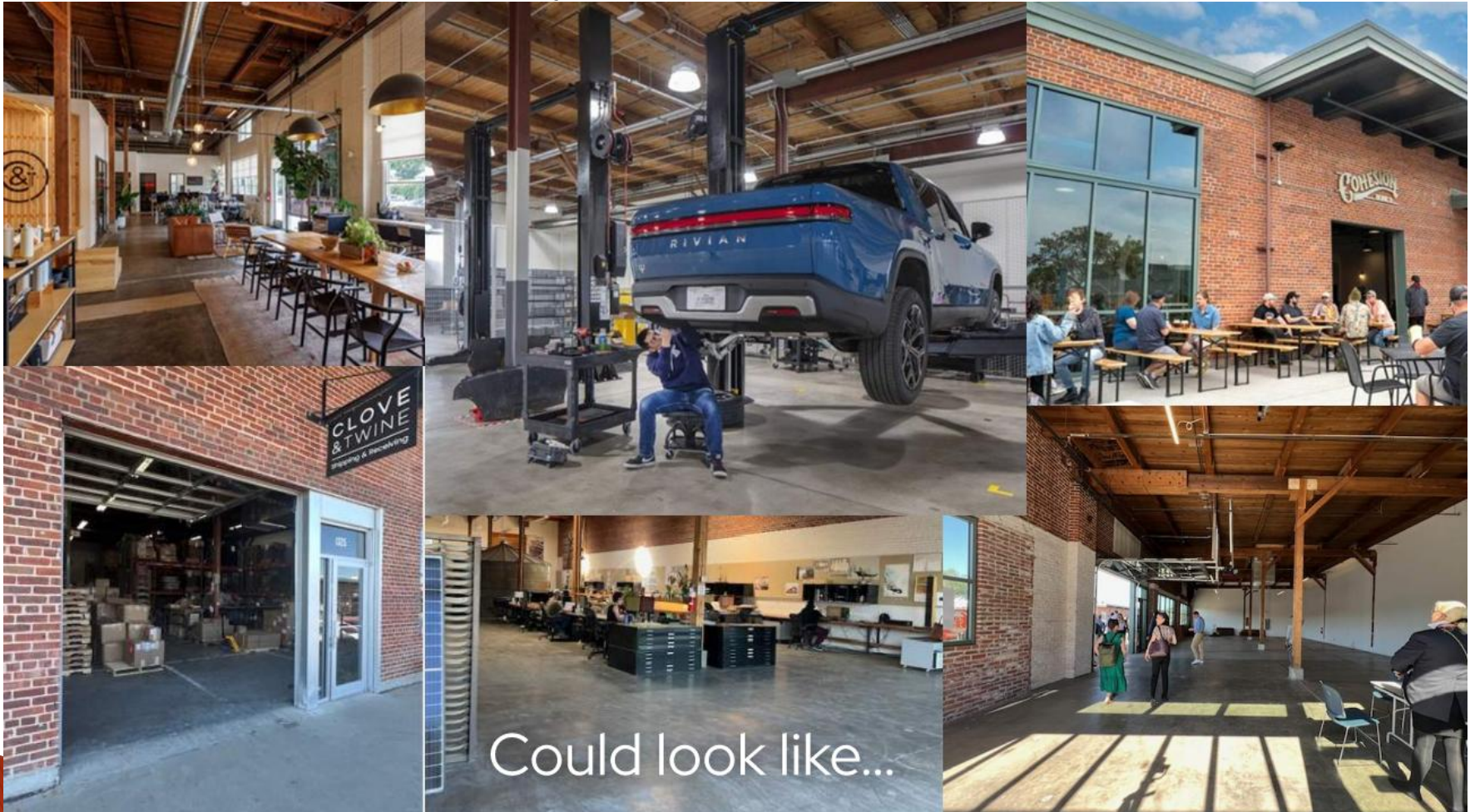


What is Small Bay Industrial?

- ▶ Single-story commercial building with roll-up doors or loading spaces.
- ▶ Accommodate a range of light industrial uses not typically allowed in commercial areas.
- ▶ Size of suites is proposed to be between 4,000s.f. and 9,000s.f., limiting the scale of any individual use.
- ▶ Allows for the co-existence of commercial and light industrial space.

What is Small Bay Industrial?

Inspiration pictures provided by applicant



Purpose of Chaparral Overlay

Summarized from applicant narrative

- ▶ Increase usage of existing buildings
 - COVID-19 disrupted the commercial office market, reducing the need for in-person offices
- ▶ Preserve existing buildings and overall aesthetic of Chaparral Business Center
- ▶ Create incubator space for small businesses, streamline approval process

Benefits to Community

Summarized from applicant narrative

- ▶ Economic benefits
 - More profitable Community enterprise (Devco)
 - More diverse job creation than typical office
- ▶ Adaptive reuse is environmentally sustainable
- ▶ Financial incentives for Community owned businesses
 - Shorter minimum lease length (3yrs. – 1yr.)
 - Reduced security deposits (2mo. – 1mo.)



SMALL BAY INDUSTRIAL



HOTEL

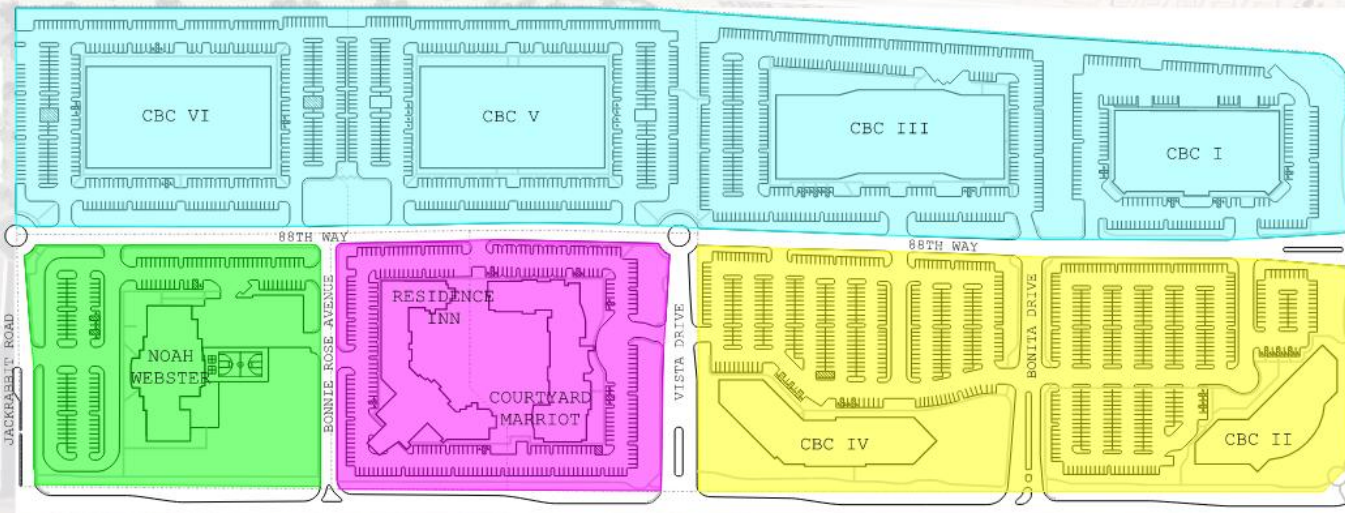


EDUCATION



OFFICE

LOOP 101 FREEWAY



NOT TO SCALE



LAND USE PLAN



PHASE 1: <1 YEAR



PHASE 3: AS MARKET
DEMANDS (5-10 YEARS+)

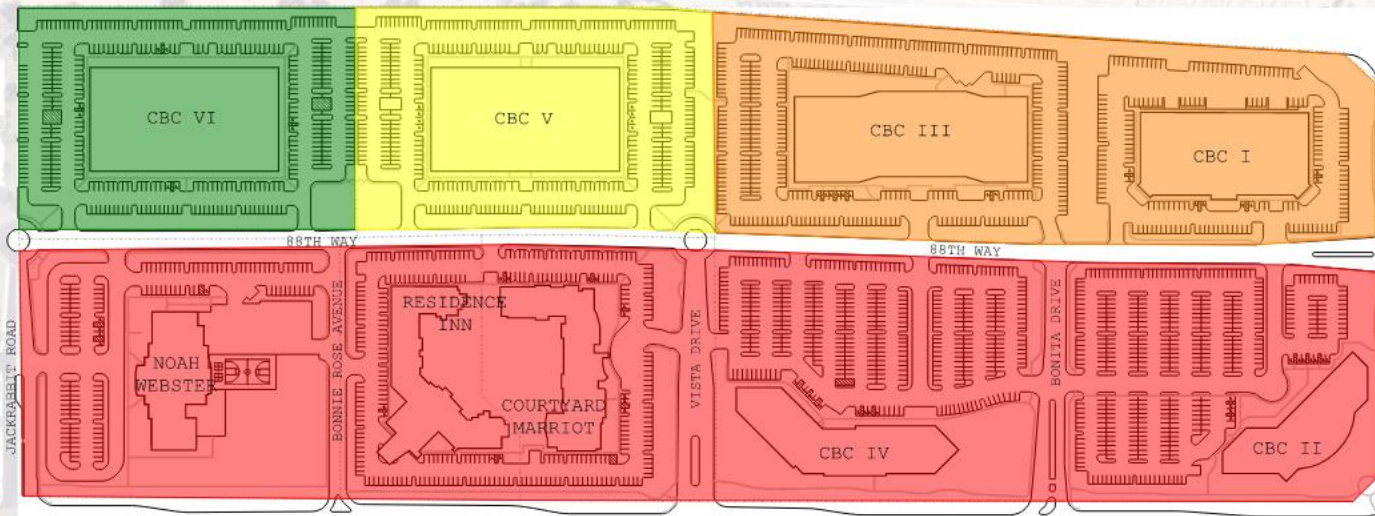


PHASE 2: AS MARKET
DEMANDS (1-5 YEARS)



TO REMAIN AS EXISTING USE

LOOP 101 FREEWAY



NOT TO SCALE



PHASING PLAN

Changes to Development Standards

CONCEPTUAL
RENDERINGS
EXTERIOR MODIFICATIONS



None. Only minor exterior modifications are required.



Proposed Land Use Table

Principal Use	Current Zoning	Proposed Zoning
OFFICE / PROFESSIONAL SERVICES		
Laboratory – medical diagnostic	N	AC
Laboratory – medical, biological, or pharmaceutical research	N	AC
COMMERCIAL / RETAIL SALES / SERVICE TRADES		
Secondhand Goods	C	AC
Equipment rental, sales, storage	NEW USE	AC
Farmers market (with permanent facilities)	C	AC
Auto/light vehicle sales and leasing (indoors)	C	AC
Mechanical repair shop, Body shop, Paint shop	N	AC
INDUSTRIAL		
Assembly of products, from pre-manufactured parts	N	AC
Building and related trades	N	AC
Data center	N	AC
Food processing, Bottling plants, Candy processing, Commercial baking	N	AC

Principal Use	Current Zoning	Proposed Zoning
INDUSTRIAL (cont.)		
Handcraft industries, hand production of arts and crafts	C	AC
Printing/publishing	N	AC
Product Development, research, or testing (other than medical, biological or pharmaceutical)	N	AC
Medical, Biological, or Pharmaceutical product development, research, or testing	N	AC
Food processing for wholesale or distribution for resale, baking, canning or packaging of food products, excluding meat products	N	AC
Laboratory – material testing	N	AC
Machine shop, Metalworking, Welding	N	AC
STORAGE, WAREHOUSING & WHOLESALING		
Bulk storage and/or distribution of non-volatile, non-hazardous materials	N	AC
Distribution center	N	AC
Product fulfillment center	N	AC
Warehousing	N	AC
Wholesaling nonvolatile nonhazardous supplies, equipment or materials for resale	N	AC

Use Standards

Summarized from Use Standard Table

- Tenant suites limited to 10,000s.f. Uses over this size revert to C3 zoning requirements.
- All tenants are required to attend pre-approval meeting with SRFD. Other departments may attend as necessary depending on scope.
- Circulation of semi-trucks prohibited during the day.
- All buildings must be equipped with National Fire Protection Association requirements. Additional protection requirements as necessary.
- Lithium battery storage or testing is not permitted.
- Use, generation, or disposal of hazardous materials is prohibited.
- All operations for light industrial activities must occur indoors.
- Tenants must maintain proper licensing, certification, etc. from applicable SRPMIC, federal, and state regulatory agencies.
- Experimental testing on humans, animals, cadavers, and animal carcasses is prohibited.

Landowner Consent

- ▶ Southernmost parcel is Tribally owned
- ▶ There are 16 landowners in SRAL 62120. SRPMIC has 50.5% ownership in this allotment.
- ▶ There are 2 land owners in SRAL 62620. SRPMIC has no ownership in this allotment.
- ▶ Percent ownership consent required to rezone allotted land by number of landowners:
 - 1 to 5: 90%
 - 11–19: 60%

SRAL	Owners	% Ownership Consent	Requirement	Requirement met?
62120	16	76	60	Yes
62620	2	100	90	Yes

Compliance with Zoning Requirements for Overlay Districts

- **Accommodate development that exceeds what is achievable under base zoning – Sec. 5.2.1(A)(1)**
 - ✓ Allows for the adaptive reuse of existing buildings into small-scale uses not currently allowed under the Zoning Ordinance.
- **Establish use permissions for an intensity of land use not anticipated by current zoning requirements– Sec. 5.2.1(A)(3)**
 - ✓ Current land use permissions anticipate light industrial at a large scale that is not appropriate for some areas of the Community.
- **Provide flexibility to accommodate mixed land uses – Sec. 5.2.1(A)(4)**
 - ✓ Allows for the mix of small industrial and commercial uses.

Compliance with Zoning Requirements

- **Facilitate development that is significantly more environmentally sustainable than typical– Sec. 5.2.1(A)(5)**
 - ✓ Adaptive reuse of buildings is significantly more sustainable than new development or vacant sites.
- **Provide long-term Community benefit and consistency with General Plan– Sec. 5.2.2(B)(1)**
 - ✓ Provides economic incentives to Community-owned businesses and continues investment in the Pima Corridor.
- **Minimize and mitigate potential impacts– Sec. 5.2.2(B)(1)**
 - ✓ Staff-provided stipulations ensure that safety, environmental, and health requirements are met, and that the developments remain compatible with surrounding land uses.

Community Hearing Approval Process

- ▶ Land Management Board Recommendation
- ▶ SRPMIC Council Community Hearing
- ▶ SRPMIC Council Determination



Thank you!

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