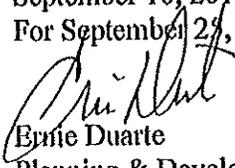




# MEMORANDUM

DATE: September 10, 2014  
For September 23, 2014 Hearing

TO: Linus Kafka  
Zoning Examiner

FROM:   
Ernie Duarte  
Planning & Development Services  
Director

SUBJECT: REZONING  
PLANNING & DEVELOPMENT SERVICES REPORT  
C9-14-07 Sentinel Peak RV Park PAD – Grande Avenue  
R-2 to PAD (Ward 1)

Issue – This is a request by Thomas Guido, P.E. of T and T Engineering, LLC, on behalf of the property owners, Todd Spencer of Ventana Capital Investments, LLC, to rezone approximately 1.38 acres from R-2 to PAD zoning to establish the Sentinel Peak RV Park Planned Area Development (PAD). The term “PAD” is used to refer to both the subject property and the document that provides land use regulations for the subject property. The rezoning site is located on the east side of Grande Avenue approximately 400 feet south of St. Mary’s Road (see Case Location Map). The proposal is for a 23 unit recreational vehicle (RV) park.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the PAD zone.

### Background Information

Existing Land Use: predominantly vacant, with vacant structures

### Surrounding Zones and Land Uses:

North: Zoned R-3; multi-family residential

South: Zoned PAD-4; K-12 charter school

East: Zoned R-3; multi-family residential

West: Zoned O-3 and C-1; multi-family residential and shopping center

### Previous Cases on the Property:

Rio Nuevo Redevelopment Plan On March 15, 1982, Mayor and Council adopted Resolution No. 11775 to establish the *Rio Nuevo Redevelopment Plan* to revitalize areas which had experienced stress resulting from deterioration and subsequent blight.

Rio Nuevo Redevelopment Plan Amendment PA-13-03, 450 North Grande Avenue – Recreational Vehicle Park On April 23, 2014, Mayor and Council approved an amendment to the Rio Nuevo Redevelopment Plan - Parcel "C" to allow recreational vehicle park use for this site.

On June 3, 2014, Mayor and Council approved a request to waive the 40-acre minimum PAD area requirement for this PAD.

Related Cases:

Rio Nuevo Redevelopment Plan/Planned Area Development On January 12, 1987 Mayor and Council adopted Resolution No. 13903 establishing the *Rio Nuevo Redevelopment Plan/Planned Area Development*, (now PAD-4) for approximately 240 acres adjacent to the rezoning site and generally bounded by St. Mary's Road on the north, Mission Lane on the south, I-10 on the east and Grande Avenue on the west.

Applicant's Request – “The proposed use will be a 23 unit recreational vehicle (RV) park that will provide services for travelers that wish to visit the Tucson area. With the sites proximity to Interstate 10, RV users will have easy access to the multitude of events that occur in and around Tucson throughout the year. It is anticipated that revenues this project will generate shall exceed \$2,000,000 annually for the Menlo Park, 4<sup>th</sup> Avenue and Downtown area businesses. This in-fill type project will make use of existing infrastructure and utilities while providing a family friendly environment for out of town visitors in an urban location and setting. One of the onsite existing structures, consisting of 2400 square feet, will remain to provide the registration/security office and small retail area.”

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson*, the *Santa Cruz Area Plan*, and the *Rio Nuevo Redevelopment Plan*. The rezoning site is identified as a mixed-use center on the Future Growth Scenario Map of *Plan Tucson*. Mixed-use centers combine a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the surrounding neighborhoods with local access to goods and services. Public transit, bicycles, and walking will get priority in these areas, although cars will still play an important role. *Plan Tucson* calls for the reduction of the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies such as increasing trees/landscape areas, and Energy Star rated ‘cool roofs’. New development should use drought tolerant plants and water-harvesting techniques.

The *Santa Cruz Area Plan* states that development within this area should be consistent with the *Rio Nuevo Redevelopment Plan*, and refers to that plan for detailed land use development. The *Rio Nuevo Redevelopment Plan* supports a mix of recreational activities, offices, and commercial services to be located along arterial streets. The *Plan* provides direction that new development should utilize presently vacant and/or underutilized land and existing infrastructure.

The rezoning site is identified as Parcel “C” within the *Rio Nuevo Redevelopment Plan*. The *Plan* provides specific policy direction for Parcel “C” to allow the existing public use (U.S. Government, General Services Administration) or a shopping center related commercial use/recreational vehicle park. The *Plan* provides the following development standards for recreational vehicle parks:

- 1) Maximum length of stay for Recreational Vehicle Park Guests – 10 months
- 2) Maximum number of Recreational Vehicle Park Sites: 23
- 3) Existing structures and features may be allowed to remain and repurposed for Recreational Vehicle Park usage
- 4) Noise regulations shall be adhered to and quiet hours established from 10:00 p.m. until 7:00 a.m. – All Days of the Week.

The rezoning site is located on the east side of Grande Avenue approximately 400 feet south of St. Mary’s Road. The rezoning site is located within a generally urbanized area with two-story multifamily residential development adjacent to the north and east, zoned R-3. Adjacent to the south is a one-story K-12 charter school on approximately 1.4 acres, zoned PAD-4, with two-story multi-family residential zoned R-3 beyond. Across Grande Avenue to the west is single-story multifamily residential, zoned O-3, and to the west-northwest is a shopping center zoned C-1. To the southwest is Menlo Park and the currently vacant Menlo Park Elementary School, both zoned R-2.

All vehicular access to the rezoning site is via Grande Avenue, at this location developed with two lanes for through traffic, a two-way left turn lane, striped bike lanes, curbing and sidewalks. Grande Avenue is identified as an arterial route on the *Major Streets and Routes Plan* map. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 115 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

### Design Considerations

Land Use Compatibility – The rezoning site, formerly a paved vehicle storage yard, is simple rectangle that is flat and level with little existing vegetation. Two vacant one-story buildings, totaling approximately 3,000 square feet remain. The larger building is 14 foot tall with approximately 2,400 square feet of floor area and will be used for the office, laundry, showers, and play area for the RV park. The other building will be demolished. The PAD document allows buildings of up to 24 feet in height. Because they are licensed over-the-road vehicles, the RV’s that will use the rezoning site are a maximum of 13 feet 6 inches tall. Quiet hours are from 10:00 p.m. to 7:00 a.m.

The site is within 100 feet of the St. Mary’s landfill. Therefore, compliance with the requirements of Ordinance No. 10037, which addresses methane gas mitigation, is required.

Vegetation/Urban Heat Island – A ten foot wide on-site landscape strip with a 30 inch tall vegetative screen will be provided along Grande Avenue except adjacent to the RV space #15 where on-site landscaping tapers to eight feet wide, and adjacent to the existing building where on-site landscaping is reduced to four feet wide and the building wall will provide screening. A six foot tall screen wall is provided along the north and east interior property lines. The screen wall on the west, adjacent to Grande Avenue varies from two feet six inches to seven feet tall. Adjoining properties along all three interior property lines are developed with motor vehicle parking. The landscape buffer proposed between the RV park and the surrounding properties consists of one tree for every 33 linear feet along the north and east property lines. Most of the area within the RV park will be paved for parking or maneuvering of RV's, or covered with gravel. Potted plants and artificial grass will also be provided. New and/or replacement roofing material to be either Energy Star rated or rated as a cool roof material.

Road Improvements/Vehicular Access/Circulation – A single 25 foot wide driveway adjacent to the existing building connects with a one-way loop driveway providing access to the 23 RV spaces. Eighteen of the RV spaces will accommodate up to 40 foot long motor homes, the remaining five will accommodate up to 30 foot long motor homes. An additional ten feet of right-of-way for Grande Avenue will be dedicated with this development.

Conclusion – The proposed RV park will provide an expanded market base in support of retail and service establishments and cultural facilities in the downtown area. The location on an underutilized parcel with arterial street frontage located near downtown and I-10 is supported by applicable policy direction provided by the *Rio Nuevo Redevelopment Plan*, the *Santa Cruz Area Plan*, and *Plan Tucson*. Subject to compliance with the requirements set forth in the Sentinel Peak RV Park PAD, approval of the requested PAD zoning is appropriate. No additional conditions of rezoning are required.





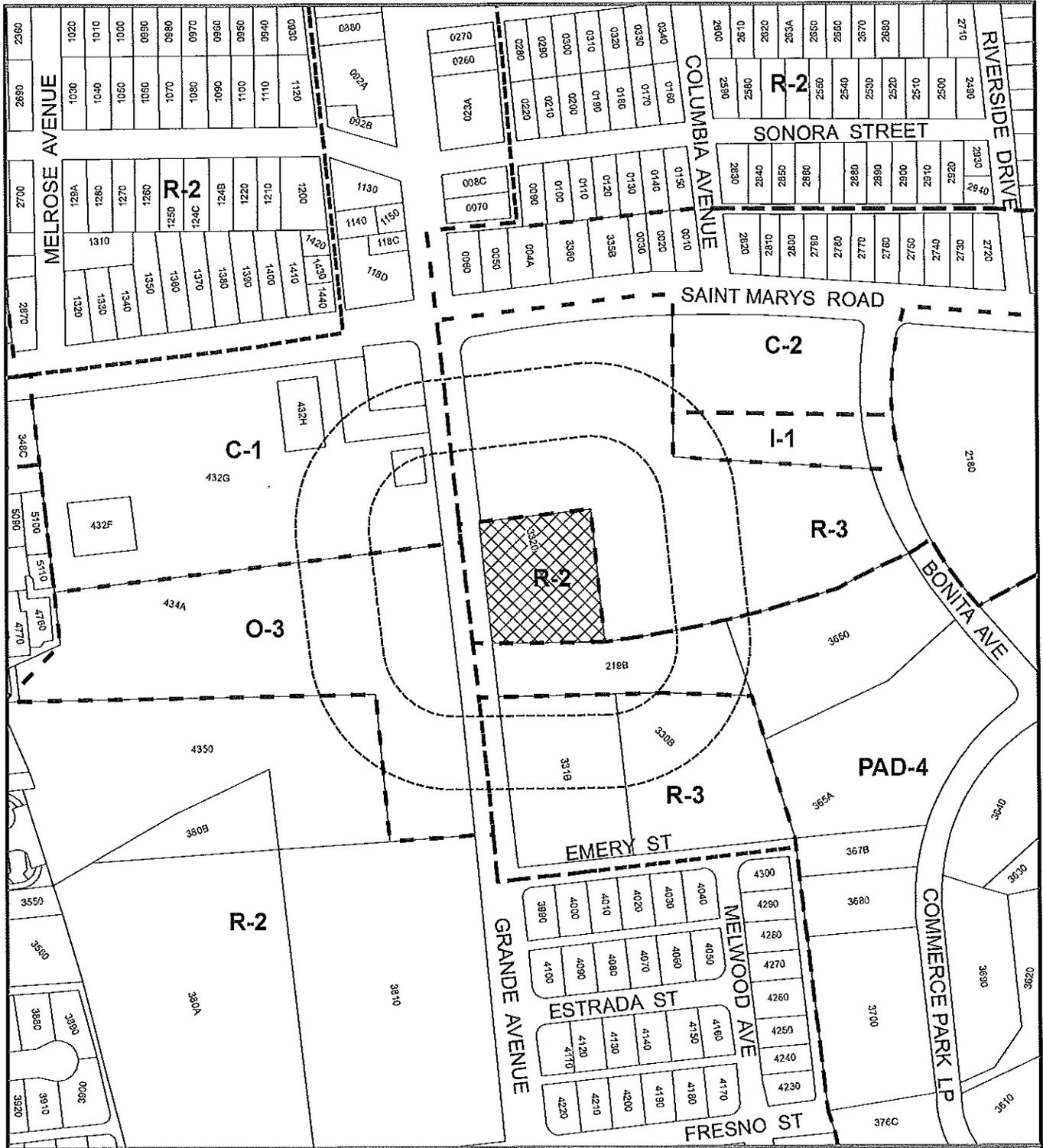
C9-14-07 Sentinel Peak RV Park - Grande Avenue  
2014 Aerial

0 50 100 200 Feet  
1 inch = 200 feet



# C9-14-07 Sentinel Peak RV Park - Grande Avenue

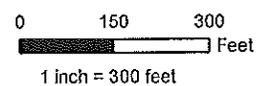
## Rezoning Request: R-2 to PAD



- Area of Rezoning Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries



Address: 450 N. Grande Avenue  
 Base Maps: Sec.11 T.14 R.13  
 Ward: 1



**PUBLIC FACILITIES AND SERVICES REPORT FOR September 25, 2014**  
(as of September 3, 2014)

**C9-14-07 Sentinel Peak RV Park PAD – Grande Avenue, R-2 to PAD**

**CITY AGENCIES**

**Planning & Development Services – Engineering:** See attached comments dated 8/27/14.  
**Planning & Development Services – Community Design:** See attached comments dated 8/27/14.  
**Planning & Development Services – Zoning Review:** See attached comments dated 8/25/14.  
**Transportation – Engineering:** See Traffic Engineering comments dated 8/12/14.  
**Transportation – Traffic Engineering:** See attached comments dated 8/12/14.  
**Office of Integrated Planning:** See attached comments dated 8/14/14.  
**Tucson Parks and Recreation:** See attached comments dated 8/18/14.  
**Planning & Development Services – Landscape:** See attached comments dated 8/27/14.

**No Objections Noted**

**Transportation Streets**  
**Transportation - RTA**  
**Planning & Development Services – Sign Code**  
**Planning & Development Services – Zoning Enforcement**  
**Community Services – Historic Preservation Officer**  
**Environmental Services**  
**Tucson Police Department**  
**Tucson Fire Department**  
**Tucson Water Department**

**NON-CITY AGENCIES**

**PAG – RTA:** No object, expected daily trips 115 with PM peak trips totaling 14.

**No Objections Noted**

**Pima County Wastewater**  
**Arizona Department of Transportation**  
**Pima County Transportation and Flood Control**  
**Pima County Parks and Recreation**  
**Pima County Development Services**  
**Tucson Electric Power**  
**Tucson Unified School District**

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, September 10, 2014 at [http://cms3.tucsonaz.gov/planning/prog\\_proj/projects/rezoning/index.html](http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html)

## Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

**Approvals and protests must have an owner's signature to be recorded.**

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: C9-14-07, R-2 to Planned Area Development (PAD)  
Ward 1**

\_\_\_\_\_  
I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.  
 PROTEST the proposed rezoning.

**Reason:**

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Rezoning Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

C9-14-07

Expose this flap - Affix stamp and return

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City of Tucson JB  
Planning and Development Services  
Department -Rezoning Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

C9-14-07

**IMPORTANT REZONING NOTICE ENCLOSED**

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