



MEMORANDUM

DATE: November 14, 2018
For November 29, 2018 Hearing

TO: John Iurino
Zoning Examiner

FROM: Scott Clark
Planning & Development Services
Director

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-18-18 Prince of Tucson RV Park – N. Freeway
O-3 and C-2 to MH-2 (Ward 1)

Issue – This is a request by Michael J. Marks, AICP, of MJM Consulting, Inc., on behalf of the property owners, Prince of Tucson RV LLC, to rezone approximately 1.416 acres from O-3/C-2 to MH-2 zoning. The rezoning site is located on the west side of I-10, approximately 900 feet south of Prince Road (see Case Location Map). The preliminary development plan proposes expanding the RV Park into the rezoning area, and creating a 20-lot Park Model development (See applicant's request below).

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of MH-2 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: RV Storage

Zoning Descriptions:

Office Zone (O-3): Provides for mid-rise, office, medical, civic, and select other uses, such as urban agriculture and renewable energy generation, that provide reasonable compatibility with adjoining residential uses.

Commercial Zone (C-2): Provides for general commercial uses that serve the community and region. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Mobile Home Zone (MH-2): Provides for medium density, residential development in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreation, religious uses, and select other uses, such as day care and urban agriculture, are also permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned RV; RV Park

South: Zoned O-3 and C-2; Platted, Undeveloped Subdivision/Retail Tile Store

East: Zoned C-2; Interstate 10 Right-of Way

West: Zoned RV; RV Park

Previous Cases on the Property: None

Related Cases:

C9-70-19 and C9-72-23: Allowed for the RV zoning and development of the existing RV Park.

Applicant’s Request – Rezone the site to MH-2 to allow for the development of twenty lots for RV Park Models, for a yield of 14 residences per acre (RAC) for the 1.416 acres.

Staff Note 1: The opportunity to develop the rezoning site with the Park Model trailers was memorialized in a 2004 letter from Walter Tellez, the then Zoning Administrator for the City of Tucson. The letter is attached. In 2018, current, acting Zoning Administrator Russlyn Wells, confirmed her acceptance of the Tellez letter.

Staff Note 2: Park Model trailers, although considered recreational vehicles, are transportable and primarily designed for long-term or permanent placement at a destination where a RV or mobile home is allowed. When set up, park models are connected to the utilities necessary to operate home style fixtures and appliances. Park Models that exceed 400 square feet in size lose their special tax advantages as RV’s.

Planning Considerations – Land use policy direction for this area is provided by the *Santa Cruz Area Plan* and *Plan Tucson*. The rezoning site is located within an Existing Neighborhood Building Block as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing Neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability. The requested zone and proposed development are consistent with the policy direction of the Existing Neighborhood Building Block.

The rezoning site is located in Key Parcel 14 of the *Santa Cruz Area Plan (SCAP)*. The *SCAP* recognizes the existence of RV parks in Key Parcel 14. While Key Parcel 14 is recognized as suitable for business or industrial park development, the expansion of the existing business is supported. The General Development Section states, “[e]stablished neighborhoods as well as existing commercial and industrial uses will continue to be integral parts of the Santa Cruz community.” The RV Park represents both a business and a neighborhood for the residents.

General Development Policy 7 states, “[n]ew development within or near existing neighborhoods should be designed and scaled to be compatible with existing neighborhood characteristics.” The requested zone and proposed development are consistent with this policy.

Design Considerations

Land Use Compatibility – The site consists of 1.416 acres, with an east-west orientation. The dimensions are approximately 485’ x 145’. The site borders on east with Arizona Department of Transportation (ADOT) right-of-way (ROW) for Interstate 10. The remainder of the Prince of Tucson RV borders the site on the north and the west. A retail tile store, zoned C-2 and O-3, as well as a platted but undeveloped subdivision, zoned O-3, border the site on the south. The expansion of the RV Park is not in conflict with these uses. A proposed 10-foot-wide water harvesting landscape border, and the existing seven-foot-tall wall will provide a buffer and screening between the uses.

Drainage/Grading/Vegetation – The site is relatively flat, with a four (4) foot drop in elevation across the 485’ from east to west. Having been previously graded, the site is void of vegetation, except for two trees along the south boundary, and a line of trees along the west boundary. Very little grading is anticipated prior to development. As stated above, a 10-foot-wide landscape border/water harvesting basin is proposed along the south boundary of the site. Two additional basins are proposed along the site’s west boundary, and a final basin is proposed in the northeast corner of the site. All basins will be planted with trees. These basins are anticipated to capture the majority of the storm water, and any discharge will be on the street into the existing RV Park.

Road Improvements/Vehicular Access/Circulation – The application packet contained two potential layouts for the site. One had a “hammer head” cul-de-sac for the road and the other, the “preferred site plan”, showed the proposed road extending the length of the site and crossing the ADOT I-10 ROW to connect to the RV Park’s internal roadway system north of the site. In September, 2018, ADOT issued a letter of “conditional acceptance” for the use of the ADOT ROW. The preferred site plan is the site plan that is anticipated to develop. The existing access points to La Cholla Boulevard will remain. No new access points are proposed.

Lots will be created north and south of the road. The new road will connect to the existing internal road system at two points within the RV Park. Three-foot-wide sidewalks are proposed on both sides of the new road. The City standard is four (4) feet and the Design Compatibility Report (DCR) states the developer will file a Technical Standards Modification Request (TSMR) to reduce the sidewalk width. With the low-anticipated traffic volumes (see below), the TSMR appears supportable, however, that is a separate process that typically runs concurrently with the Development Package review.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 100 vehicle trips per day.

Conclusion – The proposed zoning and project are in conformance with the policies of the *Plan Tucson* Existing Neighborhoods Building Block and with those of the Santa Cruz Area plan, including Key Parcel 14. Subject to compliance with the attached preliminary conditions, approval of the requested MH-2 zoning is appropriate.

s:/rezoning/2018/c9-18-18 sr.doc

PROCEDURAL

1. A development package in substantial compliance with the preliminary development package and required reports dated 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. 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.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

7. Any new walls, constructed as part of this development, visible from a public right-of-way and/or adjacent to existing residential 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, 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.

8. Six (6) inch wide masonry block or greater shall be used for perimeter walls.



CITY OF
TUCSON

DEVELOPMENT
SERVICES
DEPARTMENT

ZONING
ADMINISTRATION

January 7, 2004

David B. Christman
Prince of Tucson RV Park
3501 North Freeway
Tucson, AZ 85705

SUBJECT: 3501 N Freeway, RV – Prince of Tucson RV Park Expansion
Land Use Code (LUC) Information

Dear Mr. Christman:

Thank you for your letter, dated December 10, 2003, and attachments regarding the above referenced project. The attachment included an aerial and site plan of the existing "Prince of Tucson" RV park located at 3501 North Freeway, zoned "RV" Recreational Vehicle. To the south and adjacent to the RV park is a vacant parcel, addressed 3401 North Freeway, and split zoned "C-2" Commercial and "O-3" Office. The project proposes to rezone the south parcel to "MH-2" Mobile Home, then develop it with between (19) to (22) permanent mobile homes. The mobile homes will consist of former RV units, mostly (12' x 34') in dimension, that will be placed on blocks and skirted. The parcel must be rezoned to "MH-2" Mobile Home in order to allow for the desired number of units on the property.

The Zoning Administration Division has reviewed your letter, the project and the LUC regulations applicable to the project. Staff considers the project appropriate, as proposed. If the project is less than a 25% expansion of the existing park only south parcel's development will need to be brought into compliance with all LUC development criteria applicable to new construction. Staff also considers the proposed conversion of the RV units for mobile home use to be appropriate, provided the units are placed on blocks and skirted, as stated.

Please note, a copy of this letter must be attached to the project's rezoning application, when submitted to the Development Services Department (DSD) Rezoning Section, 201 North Stone Avenue for processing. If you

David B. Christman
January 7, 2004
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should require further LUC information from the Zoning Administration Division, please contact William Balak (ext. 1168) or Wayne Bogdan (ext. 1116) at (520) 791-4541.

Sincerely,



Walter Tellez
Zoning Administrator

s:zoning administration/zoning/2004/3501 freeway.doc

CC: Craig Gross, DSD
Michael McCrory, City Attorney's Office

From: "Russlyn Wells" <Russlyn.Wells@tucsonaz.gov>

To: "Michael Marks" <mjmconsulting@cox.net>, "David Rivera" <David.Rivera@tucsonaz.gov>

Date: 08/07/2018 4:07 PM

Subject: Prince of Tucson RV Park

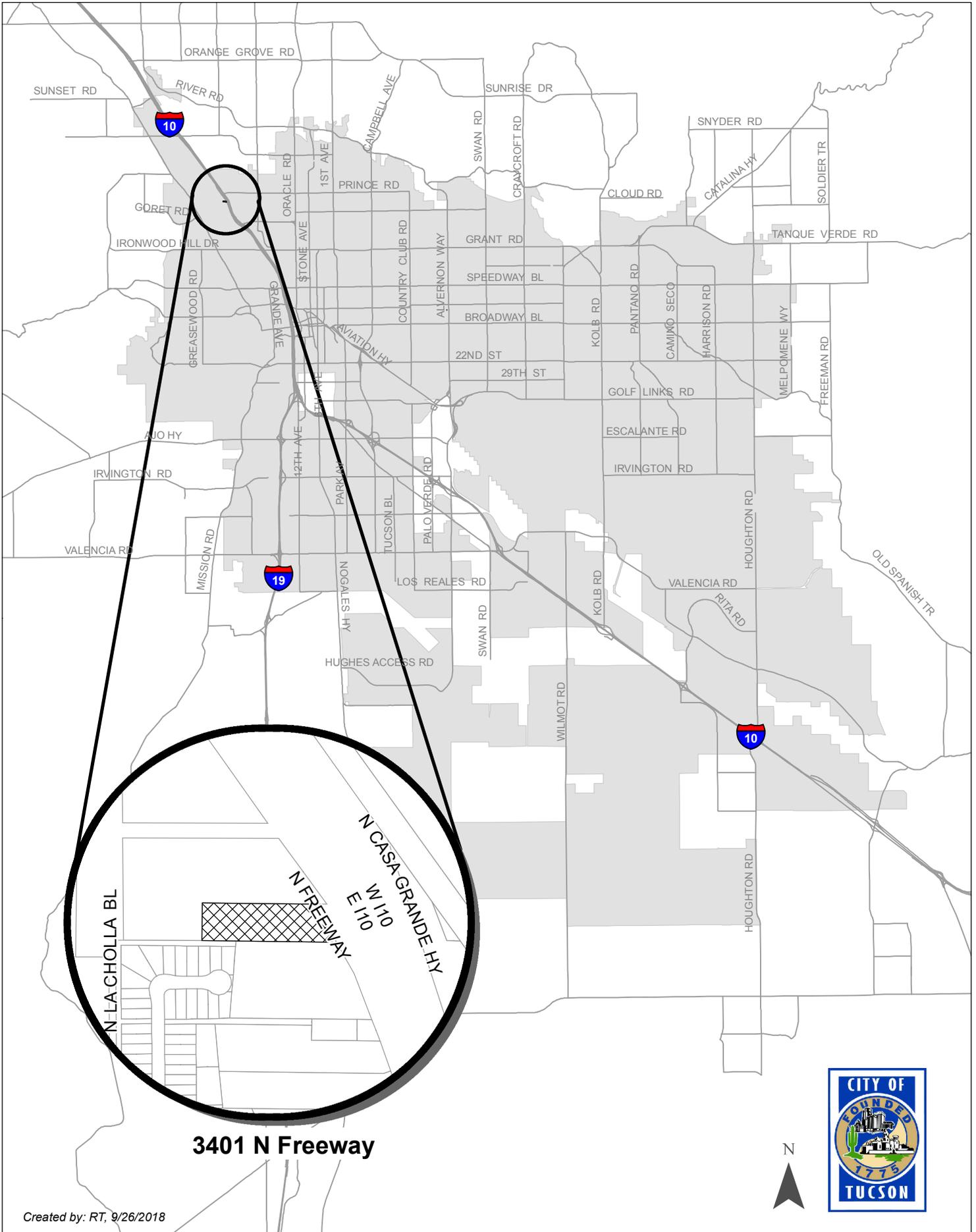
Hi Mike,

David and I discussed and I will honor Walter's decision to allow this specific MH-2 zoned property to be entirely occupied by Park Model RVs. This will be unique to this property.

Russlyn

C9-18-18 Prince of Tucson RV Park

Rezoning Request: From O-3 + C-2 to MH-2

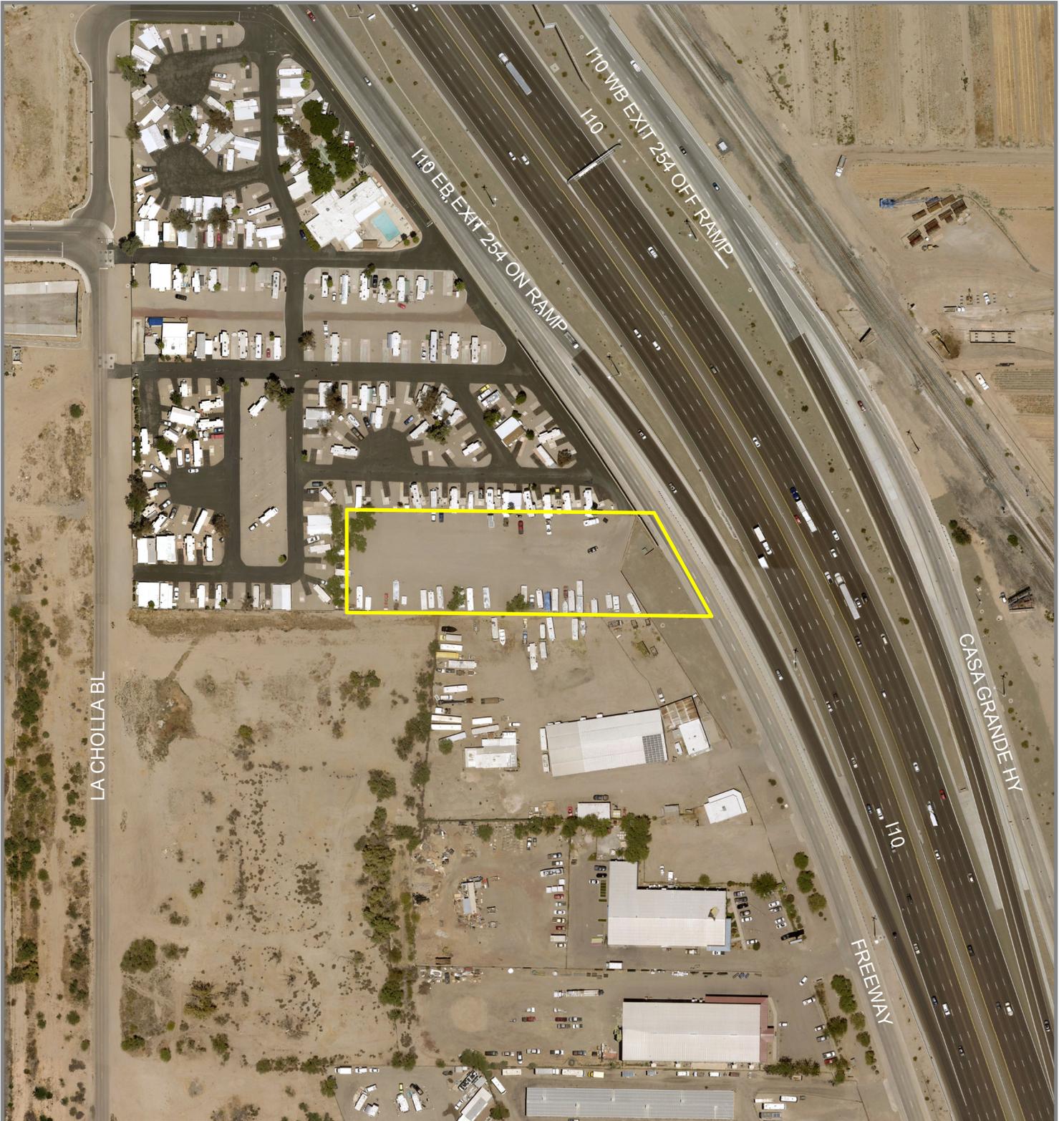


3401 N Freeway



C9-18-18 Prince of Tucson RV Park

Rezoning Request: From O-3 + C-2 to MH-2



 Subject Property

Address: 3401 N Freeway
Base Maps: Twp.13S Range13E Sec. 27
Ward: 3



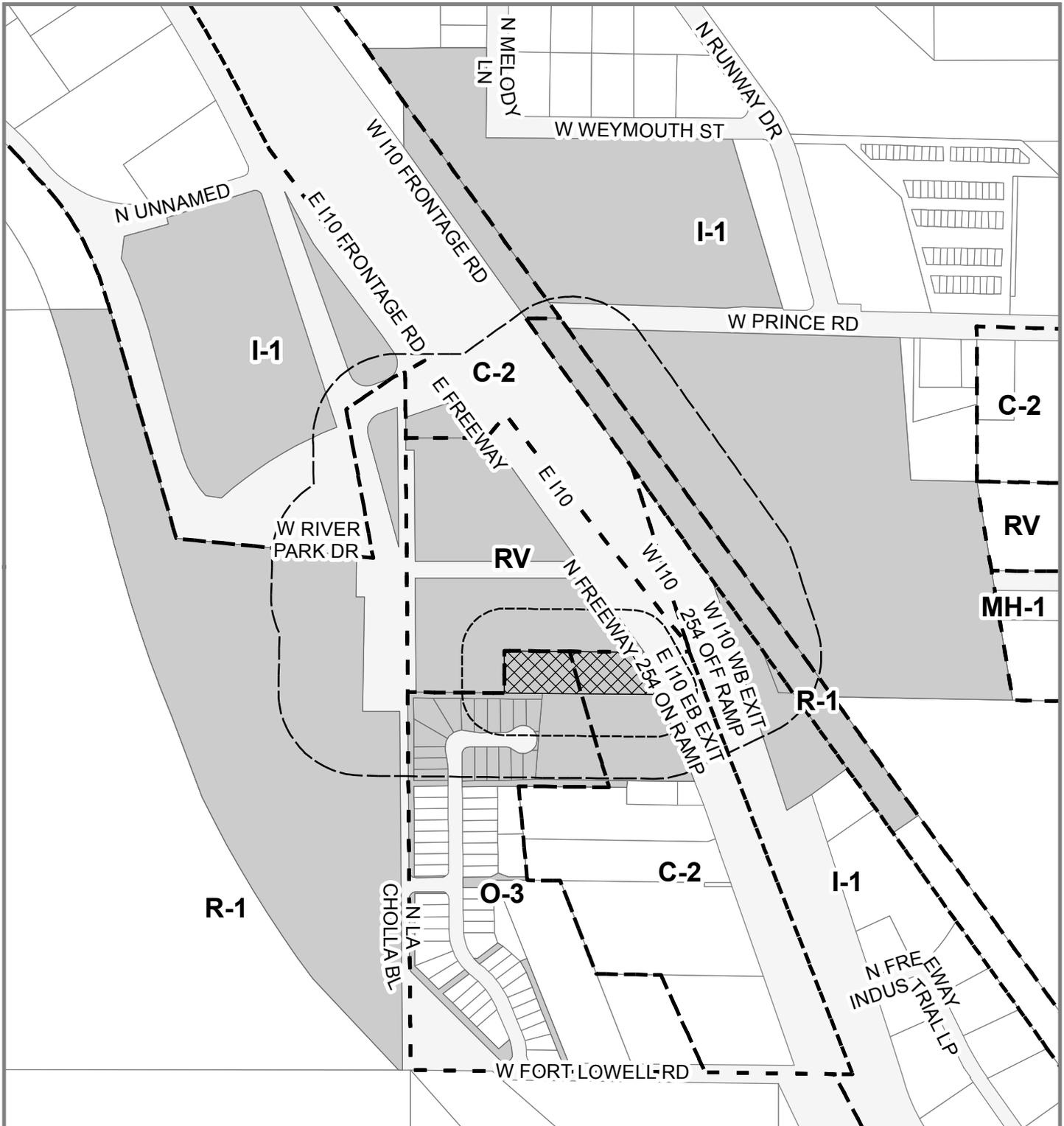
 Feet
0 100 200

1 inch = 200 feet



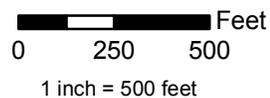
C9-18-18 Prince of Tucson RV Park

Rezoning Request: From O-3 + C-2 to MH-2



- Area of Rezoning: O-3 + C-2 to MH-2
- Protest Area (150-foot Radius)
- Notification Area (300-foot Radius)
- Zone Boundaries
- Properties Notified

Address: 3401 N Freeway
 Base Maps: Twp.13S Range13E Sec. 27
 Ward: 3



PUBLIC FACILITIES AND SERVICES REPORT FOR November 29, 2018
(as of November 7, 2018)

C9-18-18 Prince of Tucson RV Park – N. Freeway, O-3 and C-2 to MH-2

CITY AGENCIES

Tucson Water Department: See attached comments dated October 26, 2018.

Planning & Development Services – Zoning Review See attached comments dated November 1, 2018.

No Objections Noted

Planning & Development Services – Sign Code

Planning & Development Services – Historic Preservation Officer

Planning & Development Services – Engineering

Transportation – Engineering

Transportation – Traffic Engineering

Tucson Fire Department

Environmental Services

Tucson Parks and Recreation

Tucson Police Department

Transportation – Landscape

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: 100 vehicle trips per day.

Pima County Wastewater: See attached comments dated November 7, 2018.

No Objections Noted

Arizona Department of Transportation

Pima County Transportation and Flood Control

Pima County Parks and Recreation

Davis-Monthan Air Force Base

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, November 14, 2018 at

<https://www.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>

Place
Stamp
Here

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

C9-18-18 mww

Expose this flap - Affix stamp and return



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

C9-18-18
IMPORTANT REZONING NOTICE ENCLOSED