



CITY OF  
TUCSON  
ZONING  
EXAMINER'S  
OFFICE

## PRELIMINARY REPORT

December 6, 2018

Michael Marks, AICP  
MJM Consulting, Inc.  
6401 E. Shepherd Hills Drive  
Tucson, AZ 85710

**SUBJECT: C9-18-18 Prince of Tucson RV Park – N. Freeway  
O-3 and C-2 to MH-2 (Ward 1)  
Public Hearing: November 29, 2018**

Dear Mr. Marks:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C9-18-18 Prince of Tucson RV Park- N. Freeway O-3 and C-2 to MH-2.

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

## **SUMMARY OF FINDINGS**

This is a request by Michael Marks, AICP, of MJM Consulting, Inc., on behalf of the property owner, 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.

### **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

**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*. The *Santa Cruz Area Plan* 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’. East of the site is Arizona Department of Transportation (ADOT) right-of-way (ROW) for Interstate 10. The remainder of the Prince of Tucson RV Park 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 as stated 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.

### **Zoning Examiner Hearing November 29, 2018**

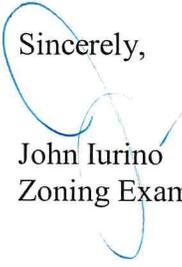
The Applicant's representative spoke in support of the rezoning at the November 29, 2018 Public Hearing. No other person spoke. At the time of the November 29, 2018 Public Hearing, there were zero (0) written approvals and zero (0) written protests.

**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 preliminary conditions recommended by PDSD, approval of the requested MH-2 zoning is appropriate.

**RECOMMENDATION**

The Zoning Examiner recommends approval of the rezoning to MH-2, subject to the special conditions.

Sincerely,



John Iurino  
Zoning Examiner

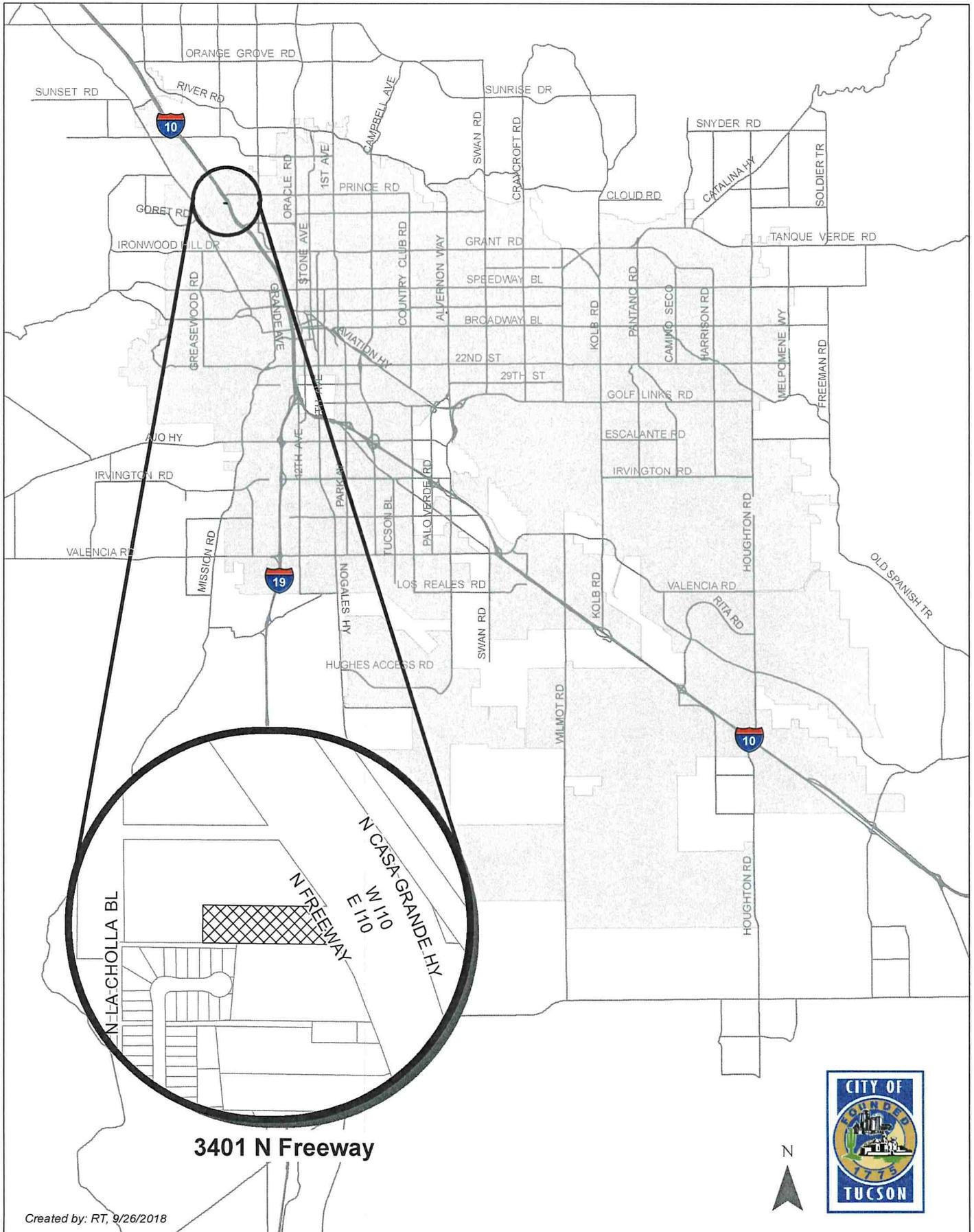
**ATTACHMENTS:**

Case Location Map  
Rezoning Case Map

cc: City of Tucson Mayor and Council

# C9-18-18 Prince of Tucson RV Park

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

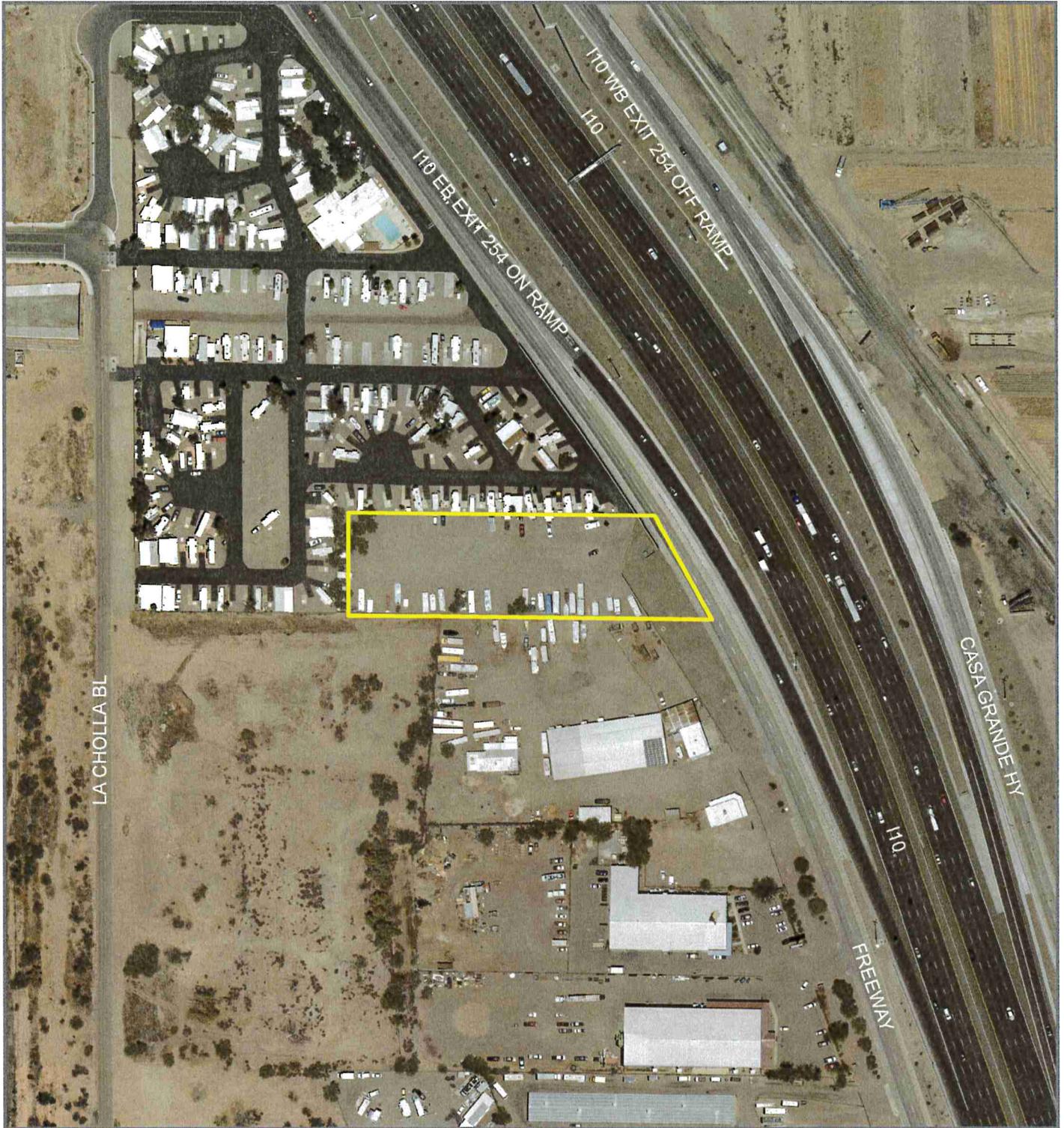


**3401 N Freeway**



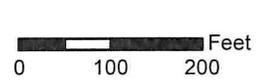
# C9-18-18 Prince of Tucson RV Park

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

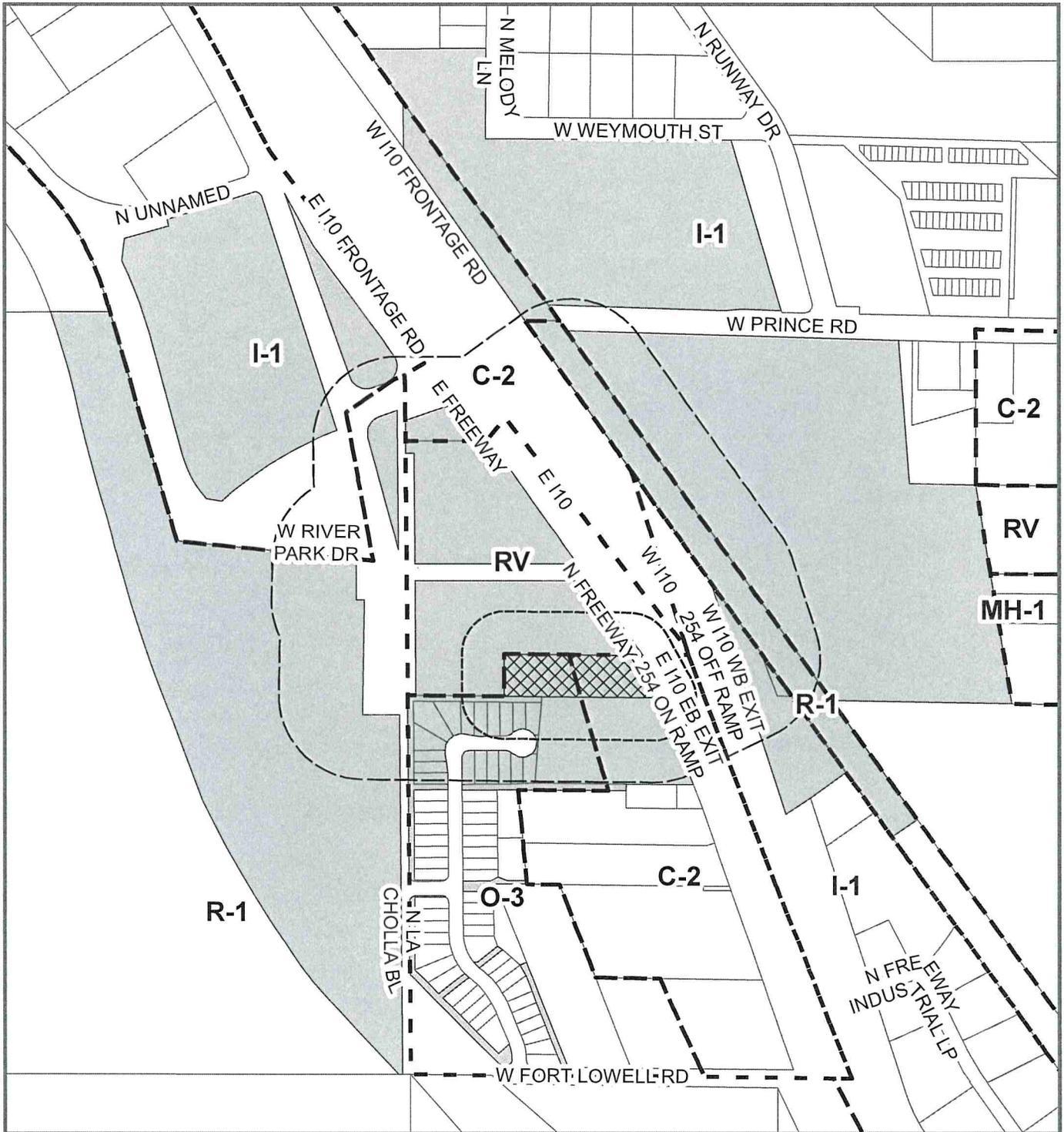


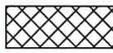
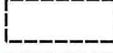
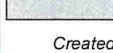
1 inch = 200 feet



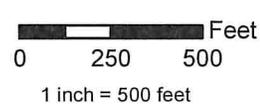
# C9-18-18 Prince of Tucson RV Park

## 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



*Created by: RT, 9/26/2018*