



# ZONING EXAMINER

## REPORT TO MAYOR AND COUNCIL

December 13, 2018

**C9-18-18 Prince of Tucson RV Park – N. Freeway  
O-3 and C-2 to MH-2 \*(Ward 3)**

### **BACKGROUND**

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.

Land use policy direction for this area is provided by the *Santa Cruz Area Plan* and *Plan Tucson*.

### **PUBLIC HEARING SUMMARY**

#### ***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.

### **FINDINGS OF FACT**

***Land Use Plans***– 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.

**C9-18-18 Prince of Tucson RV Park – N. Freeway  
O-3 and C-2 to MH-2 \*(Ward 3)**

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.

*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.

**C9-18-18 Prince of Tucson RV Park – N. Freeway  
O-3 and C-2 to MH-2 \*(Ward 3)**

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.

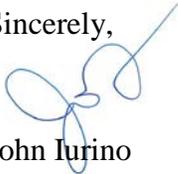
**CONCLUSION**

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 PDSO, 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,



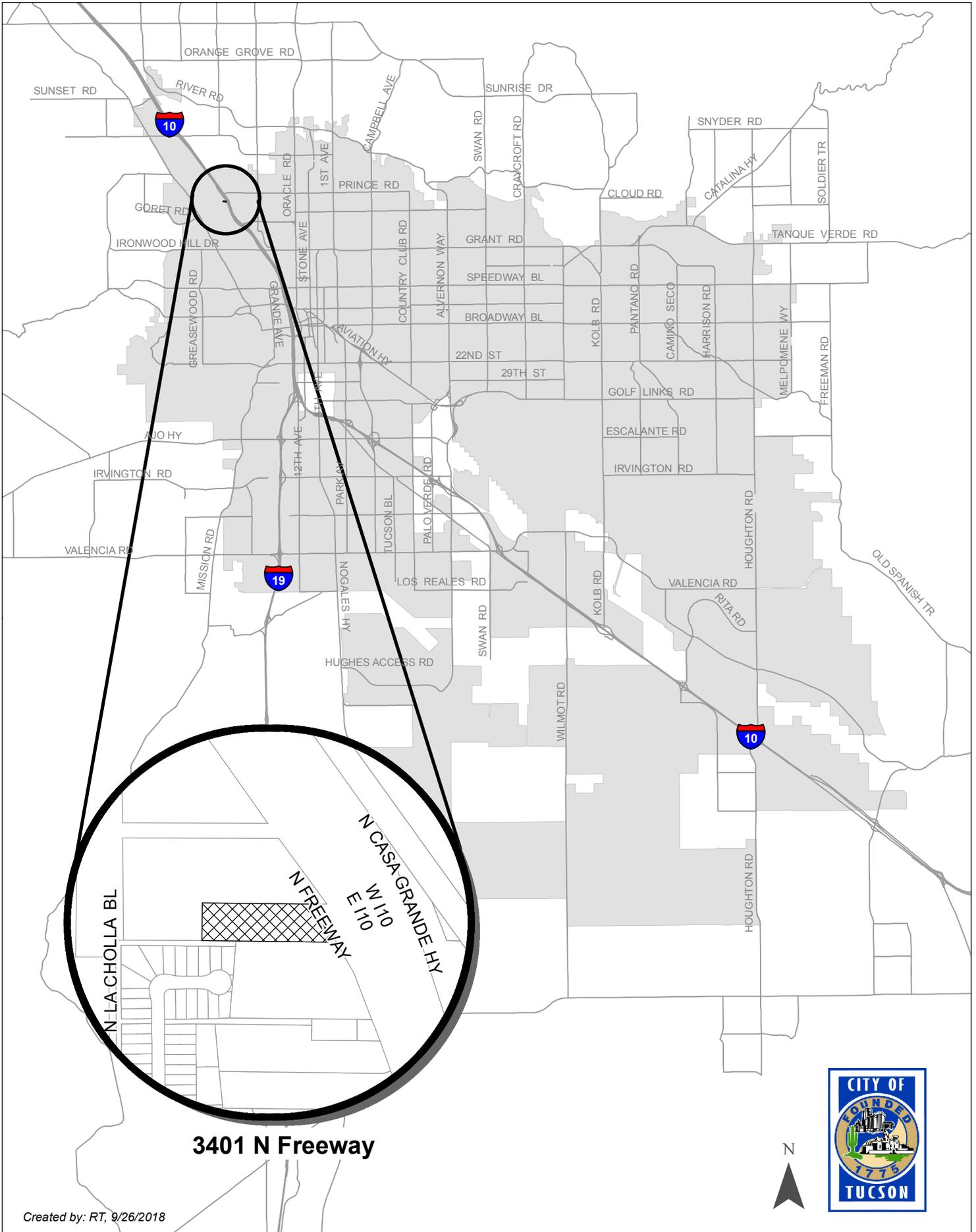
John Iurino  
Zoning Examiner

**ATTACHMENTS:**

- Case Location Map
- Rezoning Case Map
- Public Hearing Minutes

# C9-18-18 Prince of Tucson RV Park

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

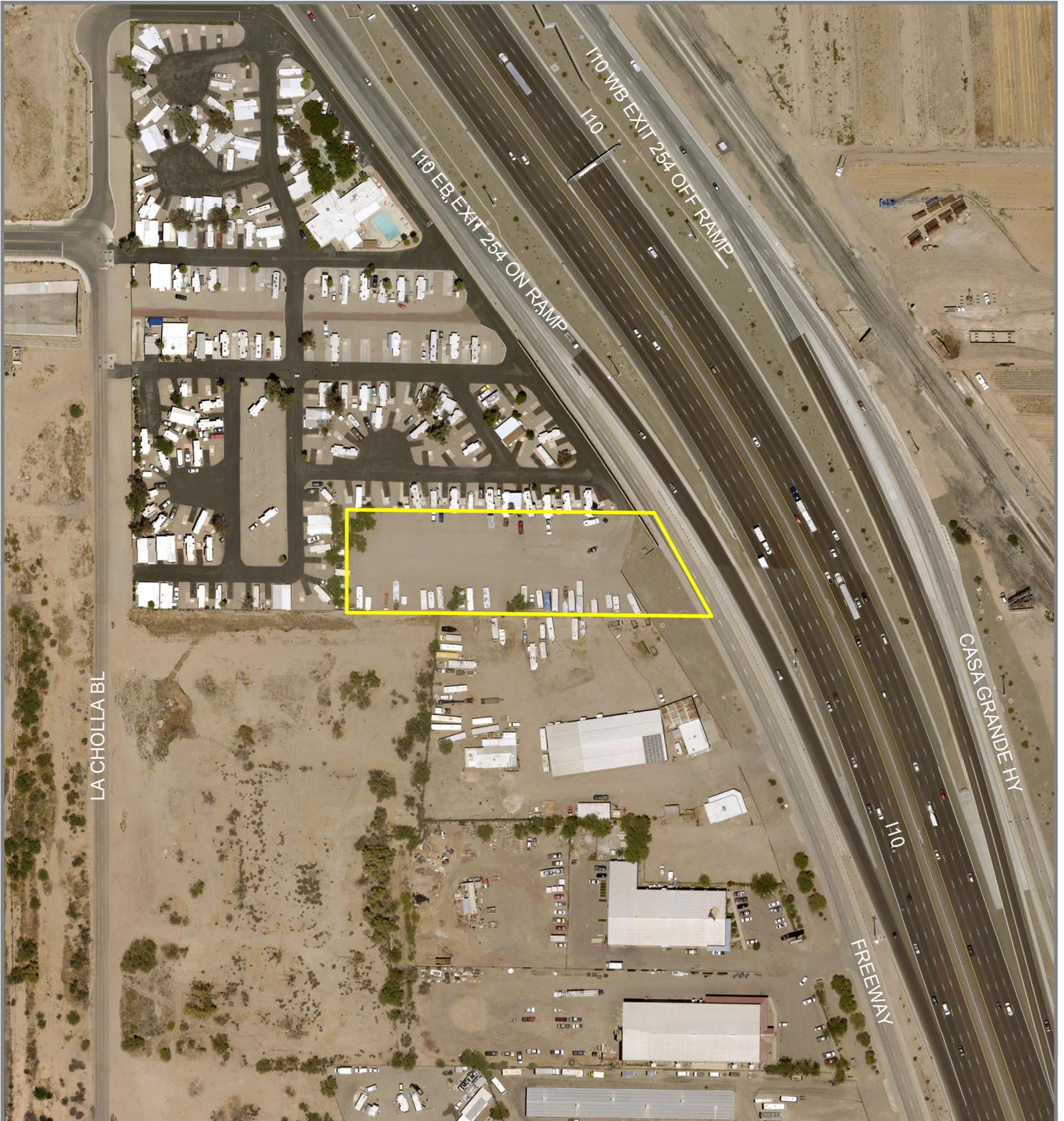


**3401 N Freeway**



# 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



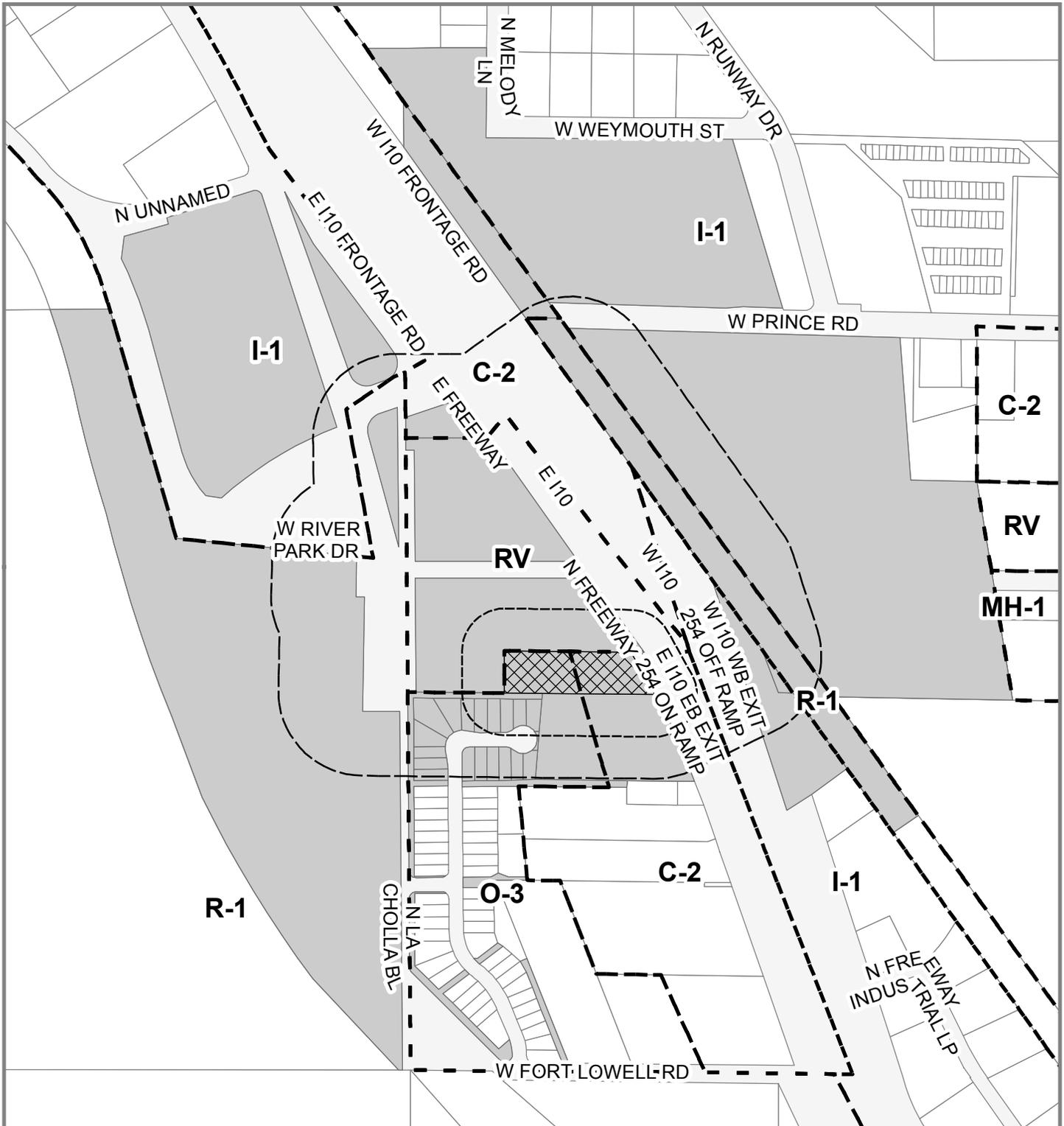
 Feet  
0 100 200

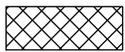
1 inch = 200 feet



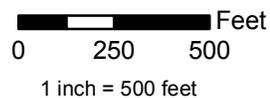
# C9-18-18 Prince of Tucson RV Park

## 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



ZONING MEMBERS PRESENT

John Iurino, Zoning Examiner  
John Beall, Planning & Development Services  
Cindy Leyba, City Recording Clerk

=====

1           ZONING EXAMINER: The third case is Case: C9-18-18 Prince  
2 of Tucson RV Park-North Freeway. Mr. Beall, please present the case.

3           MR. BEALL: This is a request by Michael J. Marks of the  
4 MJM Consulting, Inc. on behalf of the property owners, Prince of  
5 Tucson RV, LLC, to rezone approximately 1.416 acres from O-3, C-2 to  
6 MH-2 zoning. The rezoning site is located on the west side of I-10  
7 approximately 900 feet south of Prince Road.

8           The Preliminary Development Plan proposes expanding the RV  
9 park into the rezoning area and creating a 20-lot park model  
10 development.

11           The proposed zoning and project are in conformance with the  
12 policies of the Plan Tucson existing neighborhoods building block and  
13 with those of the Santa Cruz Area Plan, including key Parcel 14.

14           Subject to compliance with the attached Preliminary  
15 Conditions, approval of the requested MH-2 zoning is appropriate. As  
16 of today's date, 11/29/2018, there have been zero approvals and zero  
17 protests.

18           ZONING EXAMINER: Thank you, Mr. Beall. Mr. Marks? Thank  
19 you.

20           MR. MARKS: Good evening. The name is Michael Marks, MJM  
21 Consulting, 6401 East Shepherd Hills Drive. I'm here tonight

1 representing the owner of the Prince of Tucson RV Park. He is present  
2 with me. That's Mr. Tom McGavin.

3 I've listened to the Staff report, I've read the Staff  
4 report. I'm in agreement with everything therein. There is - I have  
5 no concerns or objections to anything stated therein. Particularly, I  
6 want to indicate that we have no disagreement with any of the proposed  
7 rezoning conditions.

8 I won't get into the details of the proposal in terms of  
9 the zone or, or the project unless you have any questions of facts  
10 relative to the Preliminary Development Plan that you've gotten a copy  
11 of.

12 If you have any questions, I'll be more than happy to  
13 respond. But otherwise, I, I think I would just ask for a  
14 recommendation for approval based on the following points.

15 The MH-2 zoning conforms with the Santa Cruz Area Plan.  
16 The proposed land use is compatible with the surrounding property.  
17 The use will have no adverse impacts on any of the surrounding  
18 properties.

19 There's no protests, and indeed, the only property owners  
20 nearby that attended the neighborhood plan, neighborhood meeting, all  
21 indicate that they support the project. All the residents of the park  
22 that attended the, the neighborhood meeting indicated that they had no  
23 objections.

1           And so, for those reasons and for the reasons that we have  
2 Staff support and recommendation for approval, I'd ask that you  
3 recommend approval as well.

4           ZONING EXAMINER: Thank you, Mr. Marks.

5           MR. MARKS: Thank you.

6           ZONING EXAMINER: Would anyone else in the audience like to  
7 speak tonight on this case? Seeing no one, I will now close the  
8 public hearing. Thank you all for coming tonight.

9           (Case: C9-18-18 was closed.)

Case: C9-18-18 Prince of Tucson RV Park-North Freeway,  
O-3 and C-2 to MH-2\*(Ward 3)  
City of Tucson Zoning Examiner Public Hearing 11/29/2018

I hereby certify that, to the best of my ability the foregoing is a true and accurate transcription of the original tape-recorded conversation in the case reference on page 1 above.

Transcription Completed: 12/06/2018

  
KATHLEEN R. KRASSOW - Owner  
M&M Typing Service