

**Tucson Mountain RV Park at 2059
W. Ajo Way, Tucson, AZ 85713,
Parcel: 11941153A**

Planned Area Development (PAD ??)

For:

*Danny Builders, LLC
2059 W. Ajo Way
Tucson, AZ 85713
520-331-4766*

*Revised July 18, 2023
JOB #19001-01-18
Case # RZ20-002*



**1925 W River Rd., #6108 Tucson, AZ 85704
(520)577-1105 info@tandteng.com**

Tucson Mountain RV Park Planned Area Development (PAD)
2059 W. Ajo Way
Tucson, Arizona 85713

Submitted to:

City of Tucson
Planning and Development Services Department
201 North Stone Avenue
Tucson, Arizona 85701

REZONING	
Preliminary Development Plan	
C9- 22-02	Date 7-20-23
Planning & Development Services	

Prepared for :

Danny Builders, LLC
2059 W. Ajo Way
Tucson, Arizona 85713
Telephone:(520) 331-4766

Prepared By:

T and T Engineering, LLC
1925 W. River Rd. Unit 6108
Tucson, Arizona 85704
Telephone: (520) 577-1105

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Part 1: INTRODUCTION

Introduction

A. Overview

The existing project site is located at 2059 W. Ajo Way (AZ State Route 86) on 0.95 acres situated on the south side of the street approximately 400' east of the intersection of W. Ajo Way and S. La Cholla Boulevard (see *Exhibit 1.A: Location and Vicinity Map*, page 4). It is in the City of Tucson's Ward 1. The subject property is the former site of Tucson Mountain Recreational Vehicle (RV) Park that was in a non-conforming use and in operation since 1953. The property lost the right to operate as a non-conforming use when the RV Park was closed in recent years. Currently there are two residential structures on the property. All of the utility connections including electric, gas, sewer and water are installed, with hook-ups for 20 RV pads. There are three curb cuts for ingress/egress out on to Ajo Way, which is classified as a gateway arterial on the Major Streets & Routes Plan map.

The property owner is proposing to upgrade the entire site and restore the property for the purpose of reopening Tucson Mountain RV Park. Restoration of the property includes, but is not limited to, widening and replacing the asphalt, additional landscaping, fencing, utility connection upgrades, a meeting area with canvas canopy, bathrooms, laundry facility, decomposed granite RV pads, buffer yards, manager's residence, painted pedestrian pathways, concession stand, water harvesting area and 6" storm drain tiles.

Current zoning is R-1. With the approval of this Planned Area Development (PAD) the zoning will be similar to an RV zone.

The site is currently paved and has two existing structures which are approximately in the center of the project. One is a residential structure (Building A) and the other is a restroom area and laundry facility (Building B). There is an approximately ±6' high wooden screen wall along the north, west and easterly property boundaries and a chainlink fence on the south boundary.




The proposed use will be a 20 unit recreational vehicle (RV) park that will provide services for travelers that wish to visit the Tucson area. With the site's 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 Ajo Way, 4th 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 quasi-urban location and setting. Both of the onsite existing structures, consisting of approximately 1400 square feet, will remain to provide the registration/security office and a small restroom/laundry area.

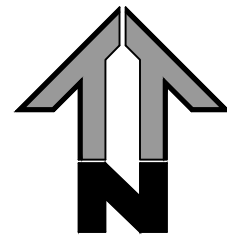
EXHIBIT 1: LOCATION MAP



SECTION 34
TOWNSHIP 13 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN

LEGEND

-  REZONING BOUNDARY
-  MAJOR STREETS
-  TOWNSHIP RANGE SECTION



SCALE: 1"=200'

B. Rationale and Benefits for Use of a PAD

The City of Tucson's Planned Area Development (PAD) zone allows Tucson Mountain RV Park the design flexibility to develop the existing facilities, on and adjacent to the site, and provide consistency with today's Unified Development Code. The PAD zone is a zoning classification that provides for the establishment of a zoning district with distinct regulations as adopted by Mayor and Council. The PAD will allow the RV Park to tailor the RV zoning designation to resolve Unified Development Code (UDC) issues that are specific to this small site and to fully comply with the *Plan Tucson* on the Future Growth Scenario Map.

This is a unique project rarely found in an urban setting and to become viable, from a business perspective, it requires a unique application of the UDC as it does not specifically address smaller RV's. It will offer a unique RV park setting in that it will cater to smaller RV's within city limits. There does not appear to be another facility like this that caters to the smaller RV market. The base zoning for the PAD will be the RV zone, but tailored to provide flexibility for this smaller site in its existing condition. The areas in which this PAD would allow flexibility includes dimensional site features involving parking density, landscaping, pedestrian pathways, the addition of 10' bufferyards, minimal site area requirements and loading zone provisions. Lastly, the PAD will insure improvements made to the site will be compatible with the surrounding neighborhood while providing a transitional site from commercial (Ajo Way) to residential.

Per Table 6.3-6.A (see Table 6.3-6.A below) in section 6 of the Unified Development Code (UDC) the dimensional standards in the UDC for density (8RVs/acre) are not met. There are 34 RV spaces over the 0.95 acre site. That calculates to approximately 34 RV's per acre. The RV space areas (lots) vary from 400± square feet to 800± square feet. The dimensional table calls for 7000 square feet, minimum. The Lot Coverage is specified in the same table as 70%. Towing vehicle and RV trailer will most likely exceed 70% in most cases. There are no setbacks or bufferyards in the current and none are proposed as described in Table 6.3-6.A, the dimensional standards in the UDC.

Note: Several variables factor into determining a use’s required dimensional standards. See Section 6.3.2, Determining a Use’s Dimensional Standards, for further details.

Table I.A

Dimensional Standard	Zone			
	OS	IR	P	RV
Residential Density (maximum)	N/A	1 / 36 acres	N/A	8 / acre
Lot Size / Site Area (minimum)	4,000 sf	36 acres	5,000 sf	7,000 sf
Lot Coverage (maximum)	10%	SF, MH: N/A Nonres: 10%	N/A	70%
Height (maximum)	12'	30'	16'	16'
Perimeter Yard [Standard based on the proposed use’s adjacency to a residential or nonresidential zone or street]				
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use → Res. Zone	4(H)	25'	6' or 2/3(H)*	10' or 3/4(H)*
Res Use → Nonres. Zone	0	(H)	6' or 2/3(H)*	10' or 3/4(H)*
Nonres Use → Res Zone	4(H)	4(H)	6' or 2/3(H)*	10' or 3/4(H)*
Nonres Use → Nonres Zone	0	0	6' or 2/3(H)*	10' or 3/4(H)*

C. Land Use Plan Policies: Policy direction is provided *Plan Tucson*.

Plan Tucson (PT) -The proposed rezoning site is in an area classified as an existing neighborhood on the Future Growth Scenario Map in 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.

Plan Tucson policy supports infill and redevelopment projects that reflect sensitivity to existing site and neighborhood conditions, and adhere to relevant site and architectural design guidelines. Plan policy also strives to protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

D. Adjacent Land Use Plans

The proposed development of this site is consistent with policy recommendations in *Plan Tucson* which encourages the compatibility between uses and protection of established neighborhoods. The subject project is not in a specific area plan, but is adjacent to the Tumamoc Area Plan and the Santa Cruz Area Plan More specifically, Tucson Mountain RV Park incorporates some of the land use guidelines found in the following:

Tumamoc Area Plan - 1998 - Resolution No. 18006

E. PLAN IMPLEMENTATION

The policies and recommendations in the Tumamoc Area Plan are implemented through rezonings, new zoning regulations adopted by ordinance, Residential Cluster Projects, public works projects (including road, sewer, and other public facilities improvements), and public real property acquisition. The rezoning process is the primary implementation tool for area and neighborhood plans. The following covers the major areas of application of the Plan.

1. Applications for rezoning and special exceptions are initially reviewed for compliance with both land use and design guidelines established by the Plan. If the requested rezoning or special exception does not comply with land use policies or does not demonstrate mitigation of negative impacts through application of the design guidelines or other techniques, the need for an amendment to the Plan is determined by the Planning Director before the rezoning or special exception process can be initiated. The Mayor and Council has provided policy direction for area and neighborhood plans that limits amendments for two years after Plan adoption.
2. If the requested rezoning or special exception complies with Plan policies, the rezoning or special exception is processed through general agency review. As part of this evaluation staff may recommend conditions that may modify the requested use or design of the project.
3. Plan policies are used to review development plans and subdivision plats related to rezoning requests. This review process is coordinated by the Community Design Review Committee (CDRC).
4. Plan policies are used in evaluations of Residential Cluster Project (RCP) subdivisions.
5. Plan policies are used in staff review of requests to vacate City property.
6. Plan policies are used to establish and guide the design of Capital Improvement Projects.
7. Plan policies are used in formulation of staff's position on variance requests from the Land Use Code.

Some planning and design objectives of the *Plan* include:

- Creating a functionally and aesthetically integrated development that enhances the image of the city;
- Improving linkages between the Westside, the Santa Cruz Riverpark, and downtown area by constructing a network of pedestrian pathways;
- Buffering the existing neighborhoods from the higher intensity uses planned for portions of the project using setback and height restrictions;

- Landscaping extensively with drought-resistant and, predominately, native plant materials.

F. GENERAL PURPOSE

The purpose of the Tumamoc Area Plan is to guide future development while protecting and enhancing existing uses. The general purpose statements of the Plan are to:

- Protect and enhance existing uses.
- Preserve and protect the integrity of the unique desert setting by establishing guidelines for new development and re-development regarding density and open-space issues.
- Prevent and mitigate habitat destruction and fragmentation.
- Facilitate evaluation of appropriate locations for new development.
- Provide safe and efficient circulation systems for all appropriate modes of transportation including pedestrian.

Santa Cruz Area Plan - 1983 with Last Amendment in January 1997

This project is adjacent to Key Parcel 5.

Existing Use:

Most of this area is vacant. A large mobile home park exists near the northern end of the area as well as an elementary school and a local shopping center. Vacant frontage along Ajo Way west of Valley Road is zoned for commercial uses and a series of development proposals have been made for this land.

Proposed Use:

Existing zoning allows mobile home and recreational vehicle park development for the bulk of the area. Commercial zoning exists at the southeast and southwest corners of the parcel. While development can occur according to this zoning, medium-density residential development would be appropriate within the interior of the parcel, if access is provided by a collector street.

(January 28, 1991, Res. #15576, SCAP Key Parcel 5, modify high noise district)

The vacant frontage on Ajo Way is appropriate for commercial uses as well as medium-to high-density residential development. Development of this property must address potential traffic conflicts in conjunction with the bridge over the Santa Cruz.

Other: All other development standards shall be per the City of Tucson Land Use Code “C-2 (B-2A) Commercial (Business) Zone and “RV” Recreational Vehicle Zone, and conditions for approval.

Recorded as *Resolution 12564*

Plan Tucson - 2013

Chapter 3 - The Built Environment

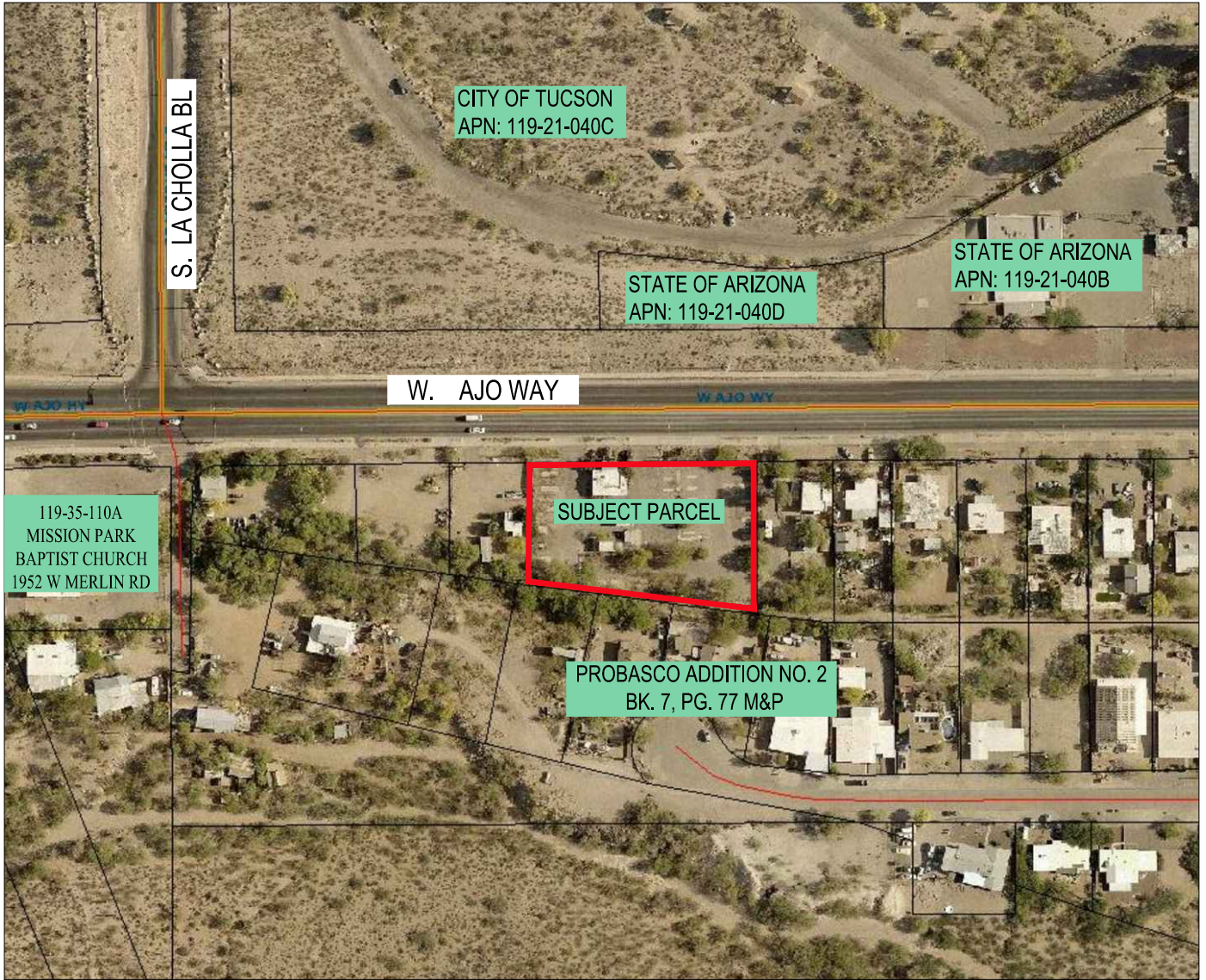
- LT29.1.1 - Pg. 3.153 Utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community support.
- LT28.1.7 - Pg. 3.153 Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.
- LT28.2.12 - Pg. 3.155 Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.
- LT28.2.13 - Pg. 3.155 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.
- LT28.2.14 - Pg. 3.155 Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.
- LT28.2.15 - Pg. 3.155 Consider residential development with densities that Complement the size and intensity of the center or node, while providing transitions to lower density residential uses. For example, high-and medium-density development can support and reinvigorate regional activity centers, while appropriate medium- and low-density infill can complement the scale and character of neighborhood activity nodes.
- LT28.5.1- Pg. 3.158 Support development in or adjacent to existing regional and community-level activity centers that will: d. Encourage infilling vacant or underutilized parcels adjacent to existing regional and community-level activity centers.
- LT28.5.4 - Pg. 3.158 Support a mix of commercial, residential, office, government and other service activities at all major employment centers.
- LT28.5.8 - Pg. 3.158 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

LT28.5.9 - Pg. 3.158 Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use in fill and appropriate nonresidential uses.



LT28.1.11 - Pg. 3.153 Support the retention and expansion of existing businesses.

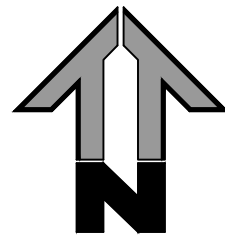
LT28.2.3 - Pg. 3.154 High density (greater than 14 units per acre) residential development is generally appropriate where primary vehicular access is provided to an arterial street and is directed away from the interior of low density residential areas.

EXHIBIT II A: SURROUNDING DEVELOPMENT



LEGEND

-  REZONING BOUNDARY
-  MAJOR STREETS



SCALE: 1"=200'

A. Existing Onsite Development

The existing site consists of two main structures with the balance of the site being paved asphalt concrete pads and existing utilities to the various existing pads. There are existing wooden screen walls on the north, west and easterly property boundaries (approximately 6' in height) and a chainlink fence on the southerly boundary. The site was formerly an active recreational vehicle (RV) park with 34 RV parking spaces, a 1200 square foot residential building (Building A) and a 190 square foot restroom/laundry building (Building B). The existing conditions of the site are depicted in *Exhibit II.A: Surrounding Development*, page 13. The two structures are located in the northerly portion of the site (Building A) and the center of the site (Building B) (see *Table II.A: Building Inventory*, page 10). The larger building (Building A) will be used for registration/social center and a caretaker living area. The onsite existing paving and concrete pads were previously utilized for RV parking.

Table II.A: Building Inventory

Existing Building	Current Square Footage	Building Height (feet)	Building Setback from Existing ROW (feet)	Building Setback from South Property Line (feet)	Building Setback from West Property Line (feet)
Building A	1200	12	6.9	110 (closest point)	70 (closest point)
Building B	190	12	88	46 (closest point)	75 (closest point)

B. Existing Zoning and Land Uses

Tucson Mountain RV Park is surrounded by a mix of land uses that include residential, public lands and religious as shown on *Exhibit II.A: Surrounding Development*, page 13. The residential uses adjacent to the site consist of mostly single family residential (R1) on the south, east and west. The public lands use near the site is to the north of W. Ajo Way and east of S. La Cholla Boulevard (State of Arizona and City of Tucson). The religious is situated on the southwest corner of W. Ajo Way and S. La Cholla Blvd (Mission Park Baptist Church).

1. Existing Zoning

Table II.B.1: Existing Zoning

Project Site	R1, 1 story
North	R3, 3 story
South	R1, 1 story
East	R1, 1 story
West	C-1, 1 story and SH, 1 story west of S. La Cholla (Opha Rd.)

(See *Exhibit II.B: Zoning*, page 13)

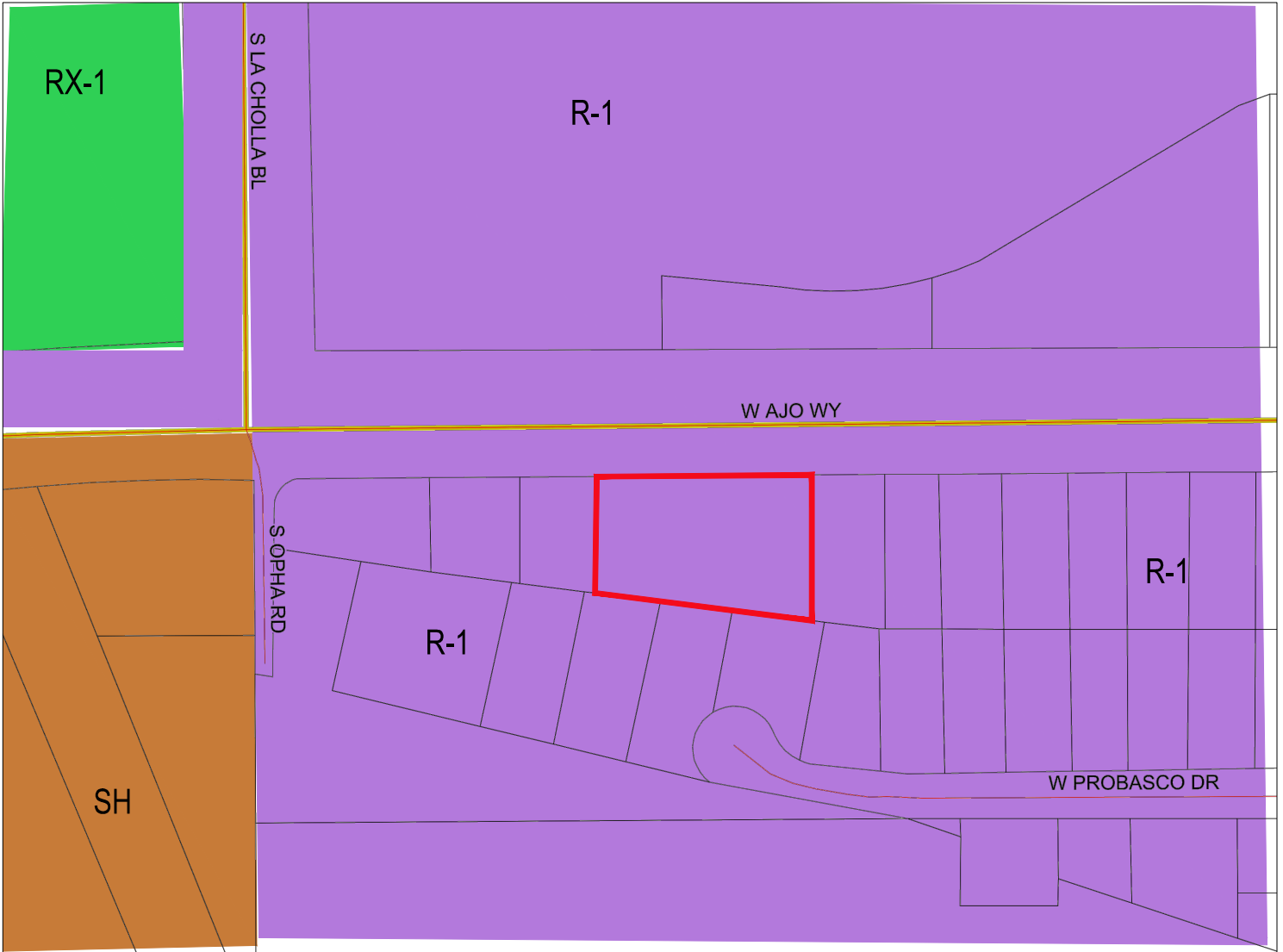
2. Land Uses

Table II.B.2: Existing Land Uses

Project Site	Currently vacant. Previously active RV park
North	Parks and public lands
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential and Commercial

(See *Exhibit II.A: Surrounding Development*, page 13)

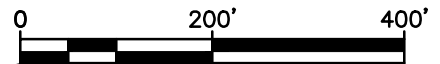
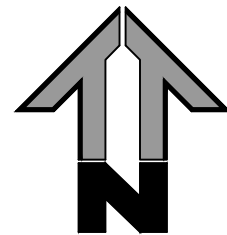
EXHIBIT II B: ZONING



LEGEND

- R-1 RESIDENTIAL SINGLE FAMILY ZONING
- RX-1 LOW DENSITY RESIDENTIAL ZONING
- SH SUBURBAN HOMESTEAD ZONING

 PROPOSED REZONING BOUNDARY



..... SCALE: 1"=200'

C. Public, Educational and Community Facilities

1. Public Facilities and Services

a. Parks

The closest park within one-half mile of the project is John F. Kennedy Park, located directly north of the project site. The John F. Kennedy Park has many amenities that The Tucson Mt. Park visitors may enjoy. These include playgrounds, basketball courts, horse shoe pits Little League baseball fields, soccer fields, tennis courts, turf volleyball courts, picnic tables, grills fire rings and ramadas. All these facilities are open to the public. There are several publicly owned parcels in the vicinity, but none about the project site. (See *Exhibit II.C: Community Facilities*, page 17)

b. Libraries

There is only one public library located within one mile of the proposed PAD. The Mission Public Library is located at 3770 S. Mission Rd. approximately 1.6 miles (3 minutes) east of the project site.

c. Fire Stations

The nearest fire station (15) is located at 2002 S. Mission Rd., approximately 2 mile (4 minutes) northeast of the project site.

d. Police Stations

There are two law enforcement facilities located within the vicinity of the PAD. The Pima County Sheriff's Department (PCSD) is located at 1750 E. Benson Hwy., approximately 4.0 miles east of the PAD. The Tucson Police Department Santa Cruz Substation is located at 4410 S. Park Ave, approximately 3.6 miles east of the PAD. The City of Tucson Police Headquarters is located at 270 South Stone Avenue, approximately 4.5 miles northeast of the PAD.

e. Hospitals

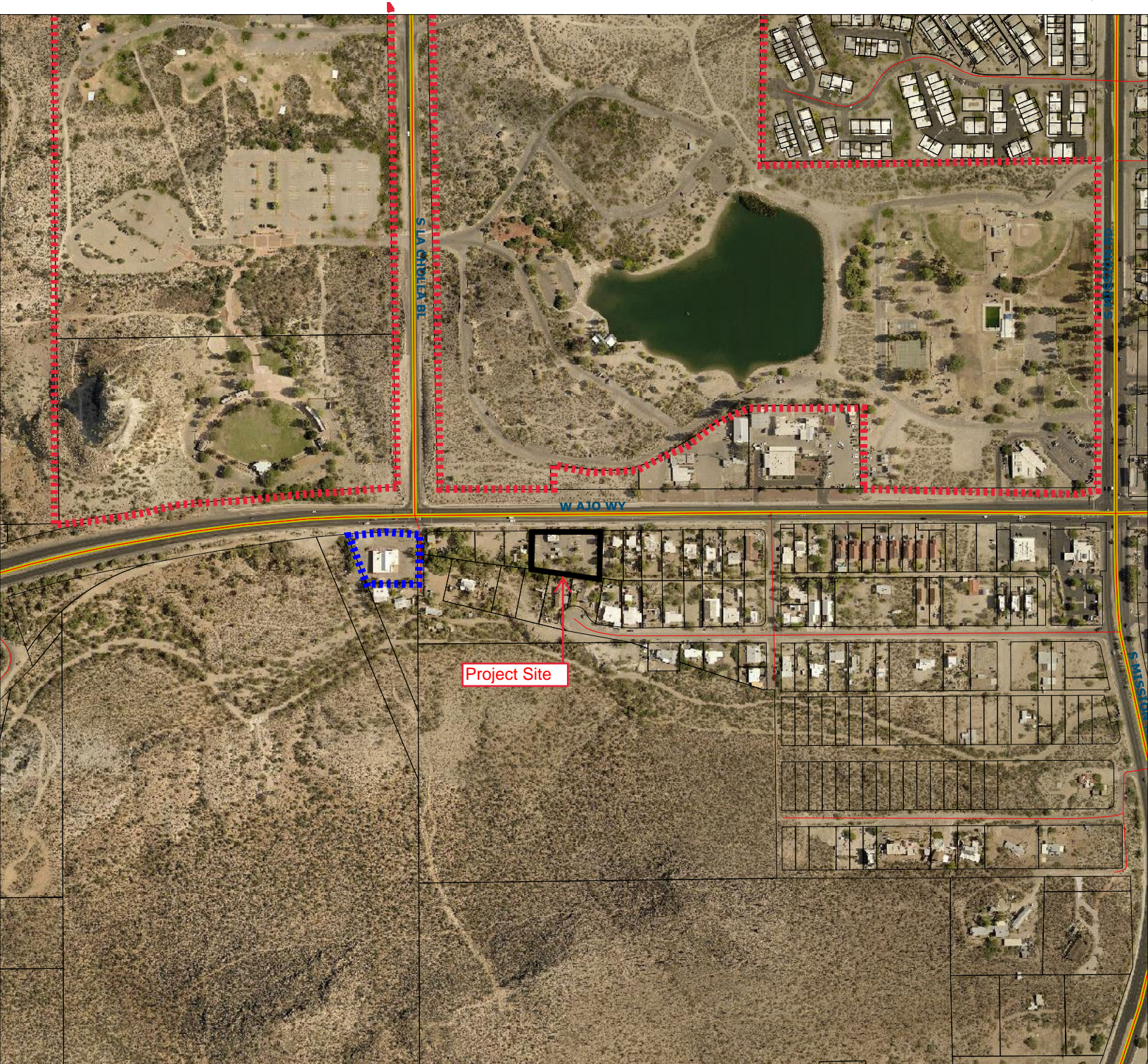
The nearest hospital is St. Marys Hospital located at 1601 W. Saint Marys Road, approximately 5.2 miles northeast of the project site.

2. Schools

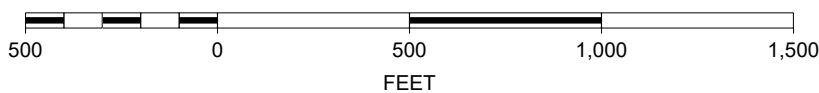
The project site is located within Tucson Unified School District, and schools serving the area include Lynn Urquides School, Valencia Middle School, Pueblo High Magnet School, Pima Community College (PCC) West Campus, PCC Community Campus, Arizona School for the Deaf and Blind, and the University of Arizona.

Exhibit II C: Community Facilities

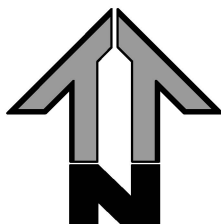
Site Analysis



SCALE 1 : 6,000



- - John F. Kennedy Park
- - Church



Source: Mapguide, Pima County Transportation Department, GIS Division, 2020

Tucson Mountain RV Park

Note: Entire site within
TUSD School District

D. Existing Transportation and Circulation

1. Adjacent Roadways

Tucson Mountain RV Park is situated on the south side of W. Ajo Way. An established 4 lane state highway with a turn lane. Attributes of the adjacent transportation network are summarized in *Table II.D: Roadway Characteristics*, (see page 21).

2. Current and Future Right-of-Way

W. Ajo Way, adjacent to this site, currently has an existing 150' ROW. The proposed future ROW, as determined by the City of Tucson Transportation Department, would be 150'. No additional ROW would be required by this project per the City of Tucson Transportation Department (See *Exhibit II.D: Current and Future Right-of-Way*, page 19).

3. Access Points

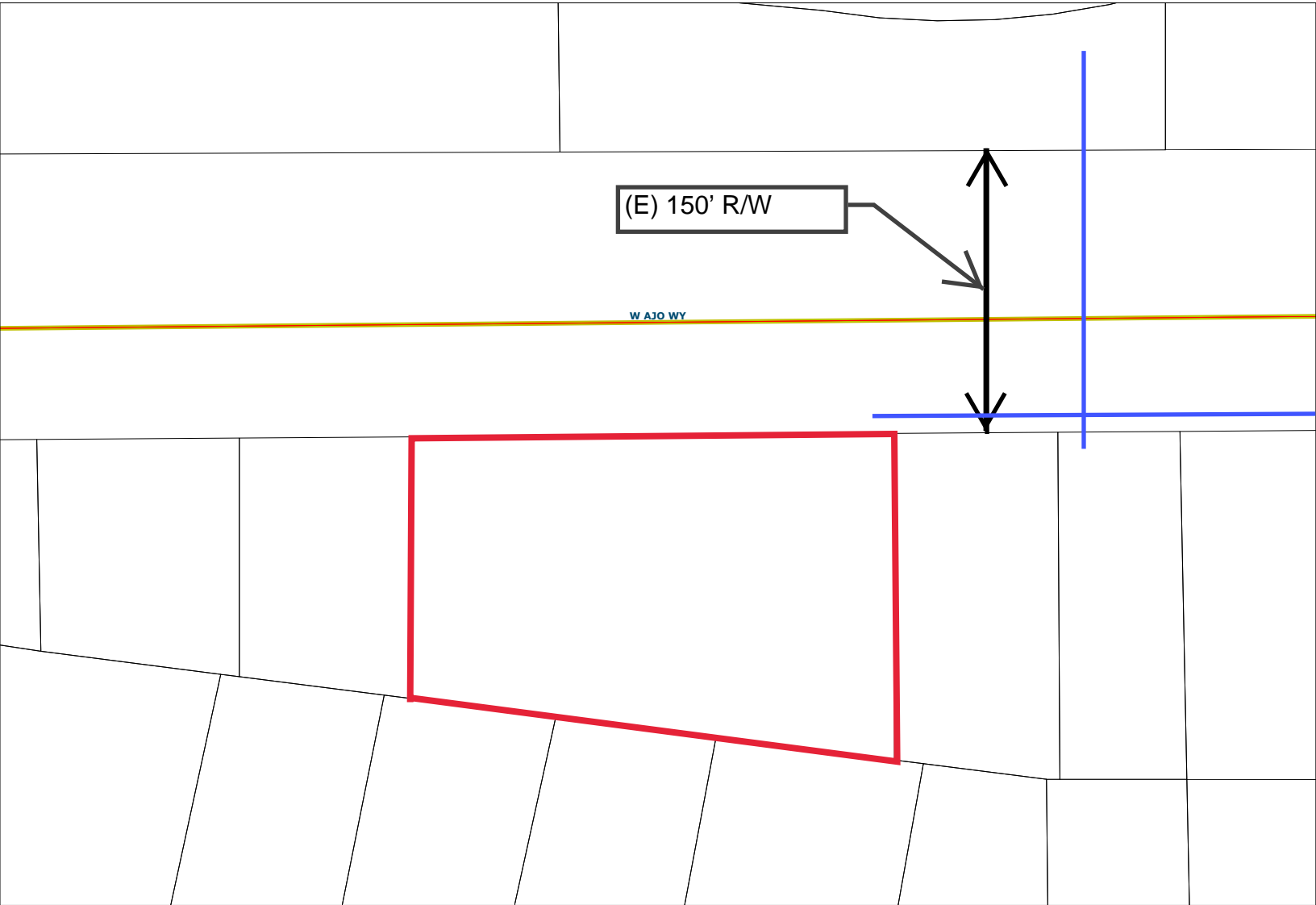
There are three existing curb cuts in W. Ajo Way to access this site. They are spaced approximately 80' apart from center line to centerline. These are the only access points to the site.

4. Alternate Modes of Transportation

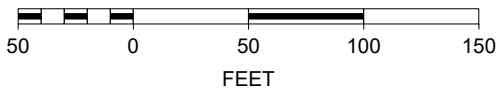
SunTran Route 50 on W. Ajo Way will take a rider to the Cook/Ajo bus stop. It is the closest bus stop to the project site at a approximately 0.2 miles. Bicycle routes along W. Ajo Way currently connect to the Santa Cruz Linear Park bike path (See *Exhibit II.E: Alternate Modes of Transportation*, page 20).

Exhibit II D: Existing and Future Right of Way

No Future ROW Required Adjacent to Site



SCALE 1 : 1,000



REZONE BOUNDARY

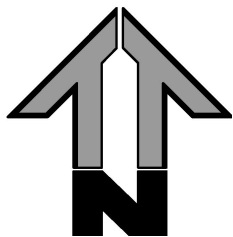
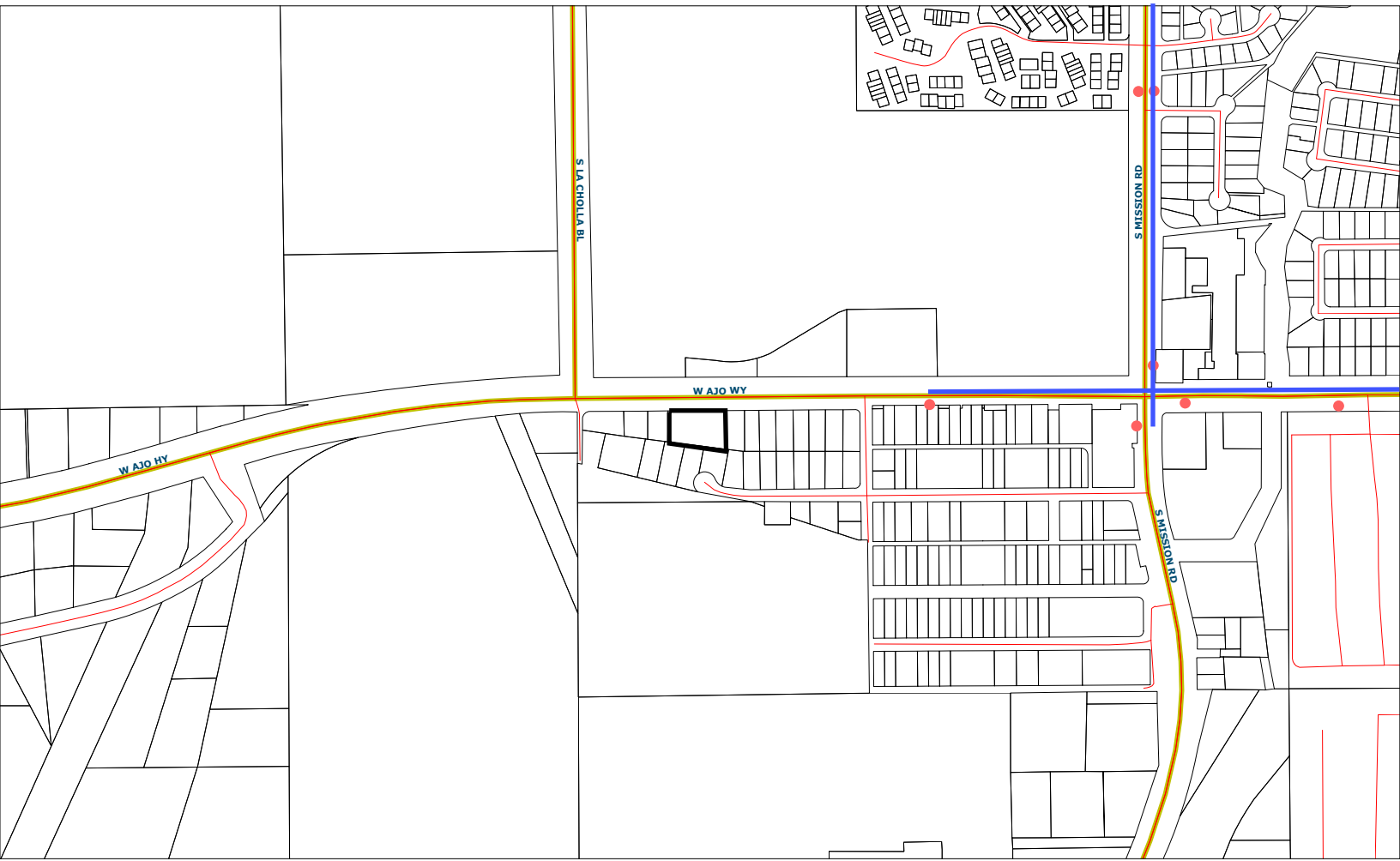
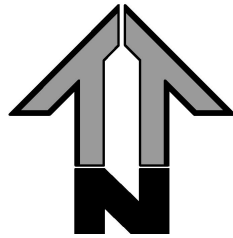
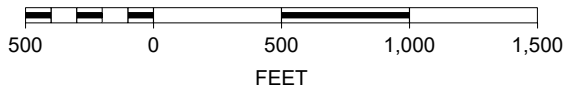


Exhibit II.E: Alternate Modes of Transportation



SCALE 1 : 9,000



- STREETS
- SUNTRAN BUS ROUTES
- REZONE SITE

Source: Mapguide, Pima County Transportation Department, GIS Division, 2020

Tucson Mountain RV Park

5. Major Streets and Routes

The two streets associated with this PAD are classified as Gateway Arterial (W. Ajo Way) and Scenic Arterial (S. La Cholla Blvd.).

Table II.D: Roadway Characteristics

Roadway	Functional Class	# Lanes	Divided *	Bike Route *	Bus Route	Curb & Gutter	Side walk	Paved	Average Daily Trips (PAG)
W. Ajo Way	Arterial	4	No	No	No	Yes	Yes	Yes	31,469 (2010)
S. La Colla Blvd.	Arterial	2	Turn Lane	No	No	No	No	Yes	10,815 (2019)

* Within Project Vicinity

E. Existing Hydrology

The project site is not located in any federally, county or city mapped 100 year flood plain areas. The nearest mapped 100 year flood plain area is about 550' to the south of the project and labeled the Ajo Wash as displayed on FEMA Map Number 04019C22701, Community Number 040073 (see *Exhibit II.E.1: FEMA, FIRM Map*, page 22. Due to the extent of paving on the site it is classified as being 90% impervious in its existing condition. There are no existing detention or retention facilities on the project. The site drains in a sheet flow fashion in a north to south direction toward the Ajo Wash, then flows east within the Ajo Wash and ultimately to the Santa Cruz River. There are no onsite drainage facilities or structures.

National Flood Hazard Layer FIRMMette



111°0'55"W 32°10'55"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes, Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

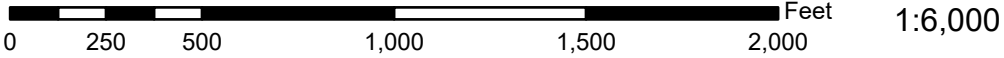
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation	17.5 Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

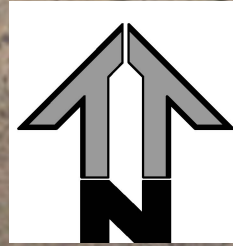
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/9/2020 at 4:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map: Orthoimagery. Data refreshed April 2020

111°0'17"W 32°10'24"N



F. Site Views

The proposed PAD is located in a developed area surrounded by a mix of land uses that include residential, public lands and religious as shown on *Exhibit II.A: Surrounding Development*, page 13. The site is partially visible from the north, east and west sides of the project with the view being obstructed by the existing wooden screen wall. There are no obstructions to the views along the south side of the project (zoned R-1, residential). Photos of the project site are shown as described. *Exhibit II.G.2: Photo Key Map*: page 24. The Photo Key Map indicates the locations from which the photos were taken and are displayed on *Exhibits II.F.2.1 to 4: Views*.

1. Views onto the Site

Views onto the site are restricted from the north, east and west due to the existing $\pm 6'$ high wooden screen wall on those respective sides. Views from south (zoned R-1, residential) are unobstructed.

2. Views across the Site

The PAD is located in a mixed use urban area surrounded by single story residential structures on 3 of its sides. Views across the site of surrounding mountain ranges are partially obstructed.

2059 W. Ajo Way



Exhibit II.F.2: Photo Key Map



Looking West 1

Exhibit II.F.2.0



Looking East 1



Looking North 1



Looking South 1

Exhibit II.F.2.3



Building A Looking SE



Building A Looking NW



Building B Looking SW



Building A Looking East



Building A Looking South



Building A Looking West



Building A Looking North



Building B Looking East



Building B Looking South



Building B Looking West



Building B Looking North

Part III: Planned Area Development

A. Planning Considerations

The Tucson Mountain RV Park Planned Area Development proposes a single zoning district based on a modified RV zone to allow for design flexibility in the areas of density, parking requirements, loading zone requirements and buffer yard widths.

This document provides guidance relating to dimensional standards, physical character and intensity of development on the site. All development within the PAD shall complement adjacent land uses. Where the PAD varies from the UDC or other relevant City standards, the PAD shall govern. Where the PAD is silent, the UDC provisions for the RV Zone and other relevant City standards shall govern. See *Exhibit III.A: Preliminary Development Plan*, page 44.

B. Permitted and Excluded Uses

1. Permitted Uses

- Travelers' Accommodation
- Campsite use
- Use-specific standards found in the UDC base zoning of RV (4.7.17) will apply to the proposed uses with exception of Dimensional Standards of density, lot size, lot coverage and perimeter.

2. Accessory Uses to the RV Park:

- ▶ Food and Beverage Sales
- ▶ Retail Sales

Such as the following types of items:

- Soft drinks/bottled water
- Convenience-sized snacks/ice cream
- Firewood
- Ice
- Basic RV supplies such as sewer hoses, drinking water hoses, RV power adapters, RV toilet paper, tank additives, pad locks, etc.

- Logo'd apparel/ball caps/souvenirs and gift items.

3. Excluded Uses

- No alcoholic beverages will be sold.
- No tent camping will be permitted.

C. Development Standards

1.a Site Development

Table III.C: Site Development Standards

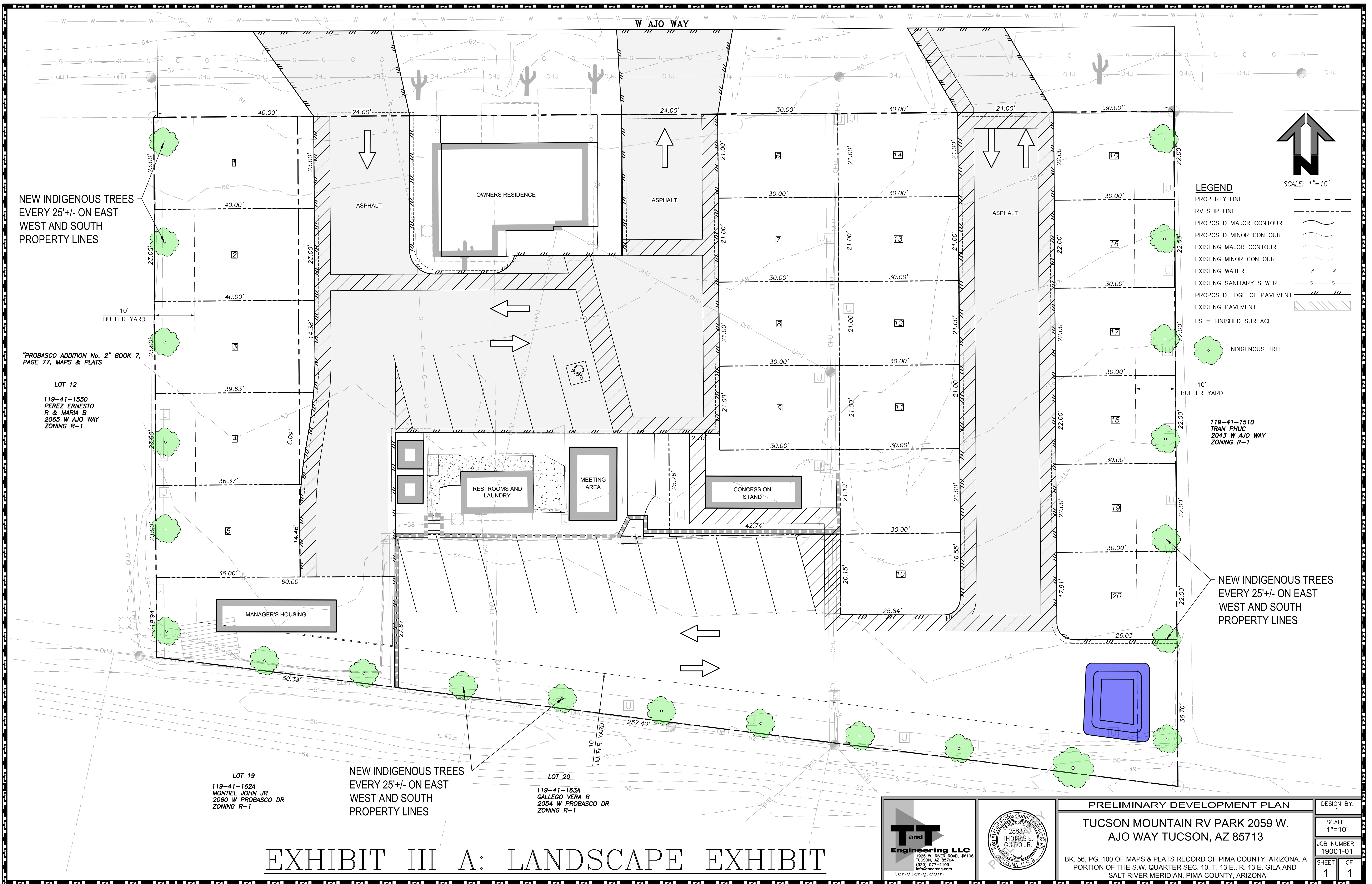
Site Feature	PAD Standard
Density	20 RV Spaces
Employee Parking	2 employee spaces
Guest Parking	3 guest Parking
Additional Parking	10 additional Parking spaces
Loading Zone	None
Bicycle Parking	2 (Short Term)
Building Height	24' Maximum
At Grade Pedestrian-Paths	Existing Pedestrian Circulation is to remain and will be distinguished with a painted path.
Maximum Length of Stay for RV Park Guests	12 Months
Existing Structures	Allowed to remain and refurbished for RV Park usage.
Sidewalks	Existing Pedestrian Circulation is to remain and will be distinguished with a painted path.

<p>Noise Regulations</p> <p>Manager's Residence</p>	<p>Quiet hours are from 10:00 p.m. until 7:00 a.m. all days of the week.</p> <p>Two RV parking spaces set aside for onsite manager's residence.</p>
<p>Landscape Features</p>	<p>PAD Standard</p>
<p>Bufferyard North (Entryways Excluded)</p>	<p>No setback to adjacent ROW.</p> <p>New 8' screen walls are proposed. Existing vegetation in the public right of way (ROW) is to remain.</p>
<p>Bufferyard East</p>	<p>10' setback to adjacent properties.</p> <p>New to 8' screen walls are proposed. One 34 square foot planter every 25'±.</p>
<p>Bufferyard South</p>	<p>10' setback to adjacent properties.</p> <p>New to 8' block screen walls are proposed. One 34 square foot planter every 25'±.</p>
<p>Bufferyard West</p>	<p>10' setback to adjacent properties.</p> <p>New to 8' screen walls are proposed. One 34 square foot planter every 25'±.</p>

* See Exhibit III.A: Landscape Exhibit, page. 38

1.b Hydrology

The site has been developed with extensive paving and two buildings for many years. As site improvements and upgrades are proposed and completed water harvesting must be maximized. As the proposed condition of the site will be the same as the existing condition of the site detention and retention requirements will not be required. However, a water harvesting/detention pond is proposed for the southeast corner of the site (see Preliminary Developemnt Plan).



NEW INDIGENOUS TREES EVERY 25'+/- ON EAST WEST AND SOUTH PROPERTY LINES

"PROBASCO ADDITION No. 2" BOOK 7, PAGE 77, MAPS & PLATS

LOT 12

119-41-1550
PEREZ ERNESTO R & MARIA B
2065 W AJO WAY
ZONING R-1

MANAGER'S HOUSING

OWNERS RESIDENCE

RESTROOMS AND LAUNDRY

MEETING AREA

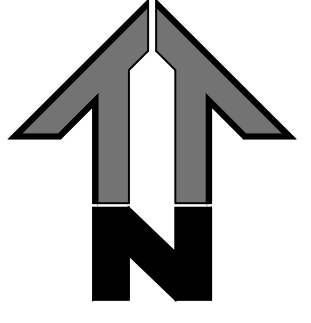
CONCESSION STAND

NEW INDIGENOUS TREES EVERY 25'+/- ON EAST WEST AND SOUTH PROPERTY LINES

LOT 19
119-41-162A
MONTIEL JOHN JR
2060 W PROBASCO DR
ZONING R-1

LOT 20
119-41-163A
GALLEGO VERA B
2054 W PROBASCO DR
ZONING R-1

- LEGEND**
- PROPERTY LINE
 - RV SLIP LINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING WATER
 - EXISTING SANITARY SEWER
 - PROPOSED EDGE OF PAVEMENT
 - EXISTING PAVEMENT
 - FS = FINISHED SURFACE
 - INDIGENOUS TREE



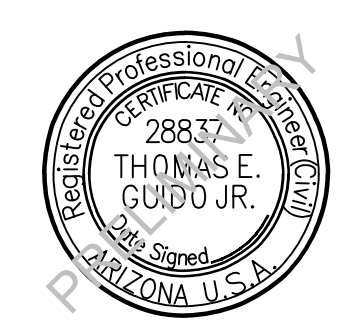
SCALE: 1"=10'

119-41-1510
TRAN PHUC
2043 W AJO WAY
ZONING R-1

NEW INDIGENOUS TREES EVERY 25'+/- ON EAST WEST AND SOUTH PROPERTY LINES

EXHIBIT III A: LANDSCAPE EXHIBIT

T and Engineering LLC
1025 W. RIVER ROAD, #6108
TUCSON, AZ 85704
(520) 577-1105
info@landteng.com
landteng.com



PRELIMINARY DEVELOPMENT PLAN

TUCSON MOUNTAIN RV PARK 2059 W. AJO WAY TUCSON, AZ 85713

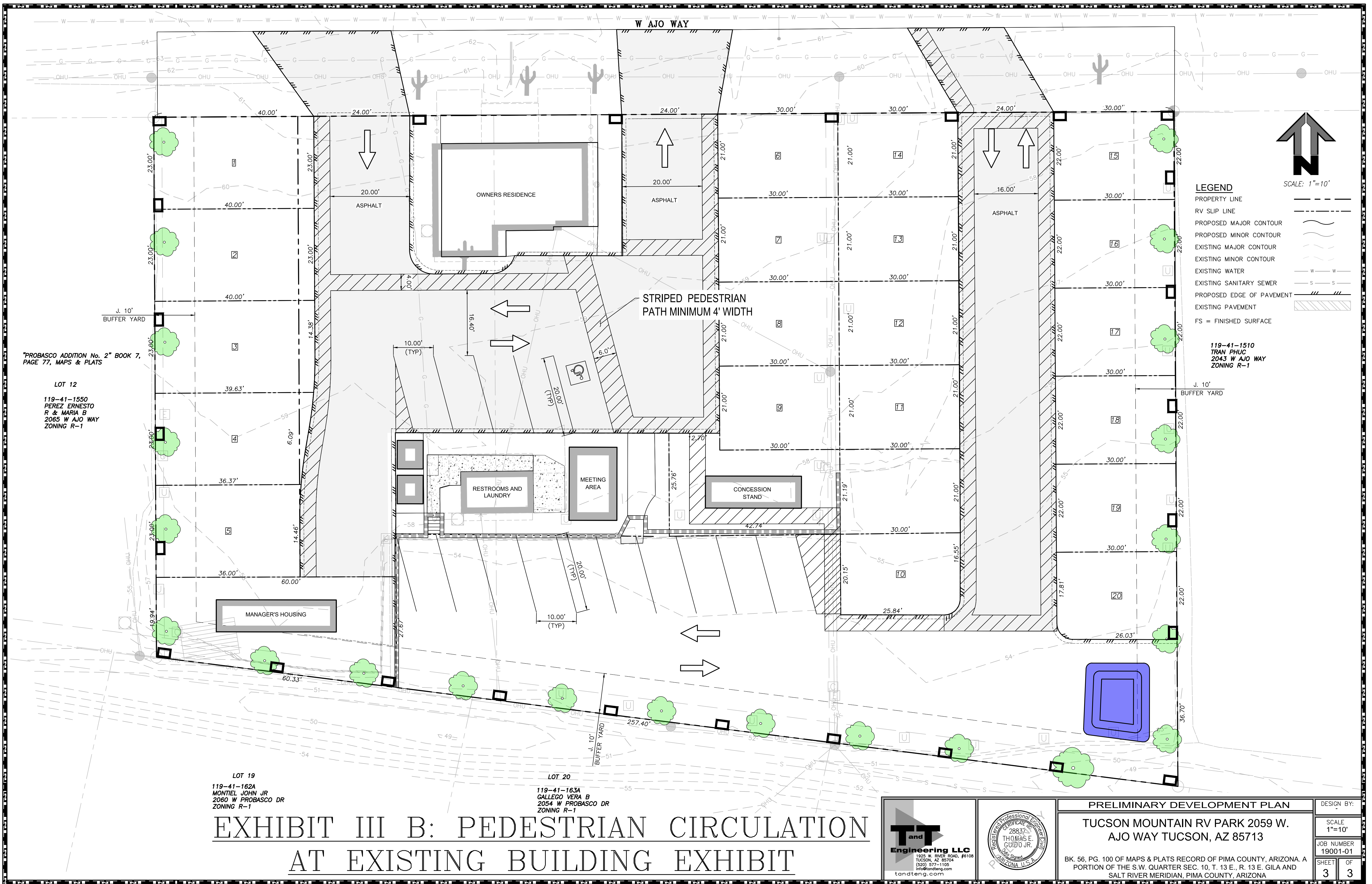
DESIGN BY: [Signature]

SCALE: 1"=10'

JOB NUMBER: 19001-01

SHEET 1 OF 1

BK. 56, PG. 100 OF MAPS & PLATS RECORD OF PIMA COUNTY, ARIZONA. A PORTION OF THE S.W. QUARTER SEC. 10, T. 13 E., R. 13 E. GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



"PROBASCO ADDITION No. 2" BOOK 7, PAGE 77, MAPS & PLATS

LOT 12
119-41-1550
PEREZ ERNESTO
R & MARIA B
2065 W AJO WAY
ZONING R-1

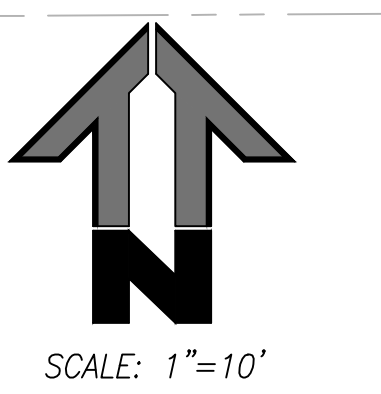
LOT 19
119-41-162A
MONTIEL JOHN JR
2060 W PROBASCO DR
ZONING R-1

LOT 20
119-41-163A
GALLEGO VERA B
2054 W PROBASCO DR
ZONING R-1

EXHIBIT III B: PEDESTRIAN CIRCULATION AT EXISTING BUILDING EXHIBIT

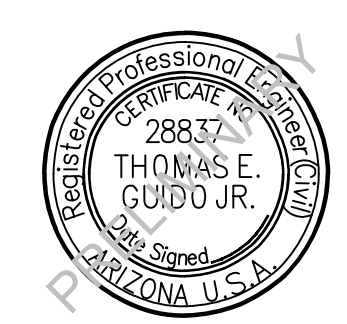
- LEGEND**
- PROPERTY LINE
 - RV SLIP LINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING WATER
 - EXISTING SANITARY SEWER
 - PROPOSED EDGE OF PAVEMENT
 - EXISTING PAVEMENT
 - FS = FINISHED SURFACE

119-41-1510
TRAN PHUC
2043 W AJO WAY
ZONING R-1



SCALE: 1"=10'

T and Engineering LLC
1025 W. RIVER ROAD, #6108
TUCSON, AZ 85704
(520) 577-1105
info@tandeng.com
tandeng.com



PRELIMINARY DEVELOPMENT PLAN		DESIGN BY:
TUCSON MOUNTAIN RV PARK 2059 W. AJO WAY TUCSON, AZ 85713		SCALE 1"=10'
BK. 56, PG. 100 OF MAPS & PLATS RECORD OF PIMA COUNTY, ARIZONA. A PORTION OF THE S.W. QUARTER SEC. 10, T. 13 E., R. 13 E. GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA		JOB NUMBER 19001-01
		SHEET OF 3 3

2. Interior Lot Lines/Parcels

The PAD district shall be considered a single parcel for the purposes of setbacks, buffers and other development standards. There are no front, rear or side yard setback requirements (bufferyards). However, 10' buffer yards are proposed with a mequite tree (or equivalent) planted every 25'. All new structures and other development within the PAD shall conform to the applicable City, building, fire and other life/safety standards.

3. Pedestrian Circulation

Pedestrian routes within the project will be adjacent to the proposed PAAL's. The proposed PAAL's are designed with the three existing curb openings on W. Ajo Way in mind. The traffic flow pattern will allow for the varied RV sizes, as assigned on See *Exhibit III.A: Preliminary Development Plan*, page 40, to maneuver within the subject project as they did in the previous existing condition. Pedestrian movement adjacent to the refurbished buildings will be delineated and marked to be ADA compliant (see *Exhibit III.B: Pedestrian Circulation at Existing Building*, page. 34). Pedestrian circulation within the park will be in the PAAL's as in the existing condition in order to keep the RV park configuration as is. No new sidewalks are proposed. Pedestrian pathways will be painted at grade where necessary.

All pedestrian pathways required for new development or redevelopment within the PAD shall measure a minimum of four (4) feet in width. A minimum of zero (0) feet between a sidewalk and a building and parking and access lane (PAAL) is permitted. All requirements of this section will be met by the time the last building renovation is completed and prior to issuance of a certificate of occupancy.

4. Building Accessibility

All existing structures are currently accessible and will remain as is until the structures are modified or renovated. All improvements will comply with accessibility code standards for curb ramps, sidewalks, detectable warnings and marked crosswalks. All development within the PAD will comply with accessibility requirements by adhering to the 2018 IBC Chapter 11 and the updated ICC/ANSI 117.1, 2009 Edition by the time the last building is completed and prior to issuance of a certificate of occupancy.

D. Definitions, Interpretations and Amendments

1. Definitions

- Recreational Vehicle (RV) - A self-contained RV is defined as any mobile structure which has integrated storage tanks and provides basic lodging and galley facilities for the occupants.
- Quiet Hours - During the established quiet hours, regular security patrols will ensure that the volume of guest activities does not exceed that of a normal conversational level. All operation of machinery will be prohibited during those hours, except as otherwise required in the case of an emergency.

2. Interpretations

The regulations and guidelines provided within this PAD supercede existing regulations within the City of Tucson's Unified Development Code and Development Standards. If an issue arises regarding definitions, conditions, standards and/or situations not addressed in this PAD, those in the UDC, Development Standards or other COT regulations shall prevail, as interpreted by the COT Zoning Administrator.

3. Amendments

Amendments to this PAD may be necessary over time to respond to the changing needs of this organization. Non-substantial changes to the PAD will be approved pursuant to UDC Section 3.5.5.J.2.c. Non-substantial changes include the following:

- Modifications to the permitted and accessory uses that do not change the overall intent of the PAD.
- Modifications to the proposed site plan provided the Development Standards set forth in the PAD are maintained.
- Any other items not expressly defined as substantial based on the UDC Section 3.5.5.J.2.c.

Substantial changes are subject to the amendment process outlined in the UDC.

E. Conditions of Approval

1. “That prior to the City's approval of any construction permit and before any proposed subdivision of the property, but no later than seven (7) business days after the City’s approval of the Planned Area Development, the property owner/developer/applicant shall record the TAA approved Avigation Easement form which discloses the existence, and operational characteristics of the Tucson International Airport to future owners or tenants of the property and further conveys the right to the public to lawfully use the airspace above the property. The Avigation Easement shall be recorded in a manner with the Pima County recorder which shall document it as having title liability. The content of such documents shall be according to the form and instructions provided.

The current property owner/developer/applicant or other person authorized to sign on behalf of the current property owner shall complete, sign, and record the Avigation Easement with the Pima County Recorder’s Office. Once the

Aviation Easement is recorded send a complete copy of the recorded easement document, which contains all pages which were recorded, to Tucson Airport Authority by either email (send to srobidoux@flytucson.com) or to the mailing address provided below.

Scott Robidoux
Senior Airport Planner
Tucson Airport Authority
7250 South Tucson Boulevard Suite 300
Tucson, AZ 85756”

2. “Applicable to residential uses only
 - a. The property owner shall provide the Airport Disclosure Statement form to the tenant or caretaker of the existing residential unit. The Airport Disclosure Statement form shall be provided to the new tenant or owner of all additional permanent residential units that are constructed within the area of this Planned Area Development (PAD) zone. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The Tucson Airport Authority recommends the property owner of the Recreational Vehicle (RV) park consider signing and retaining a copy of the Airport Disclosure Statement form to provide to the users of the RV park to educate and notify the users that they are near an airport. The content of such documents shall be according to the form and instructions provided. The property owner (for itself or its tenants) shall forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided below.

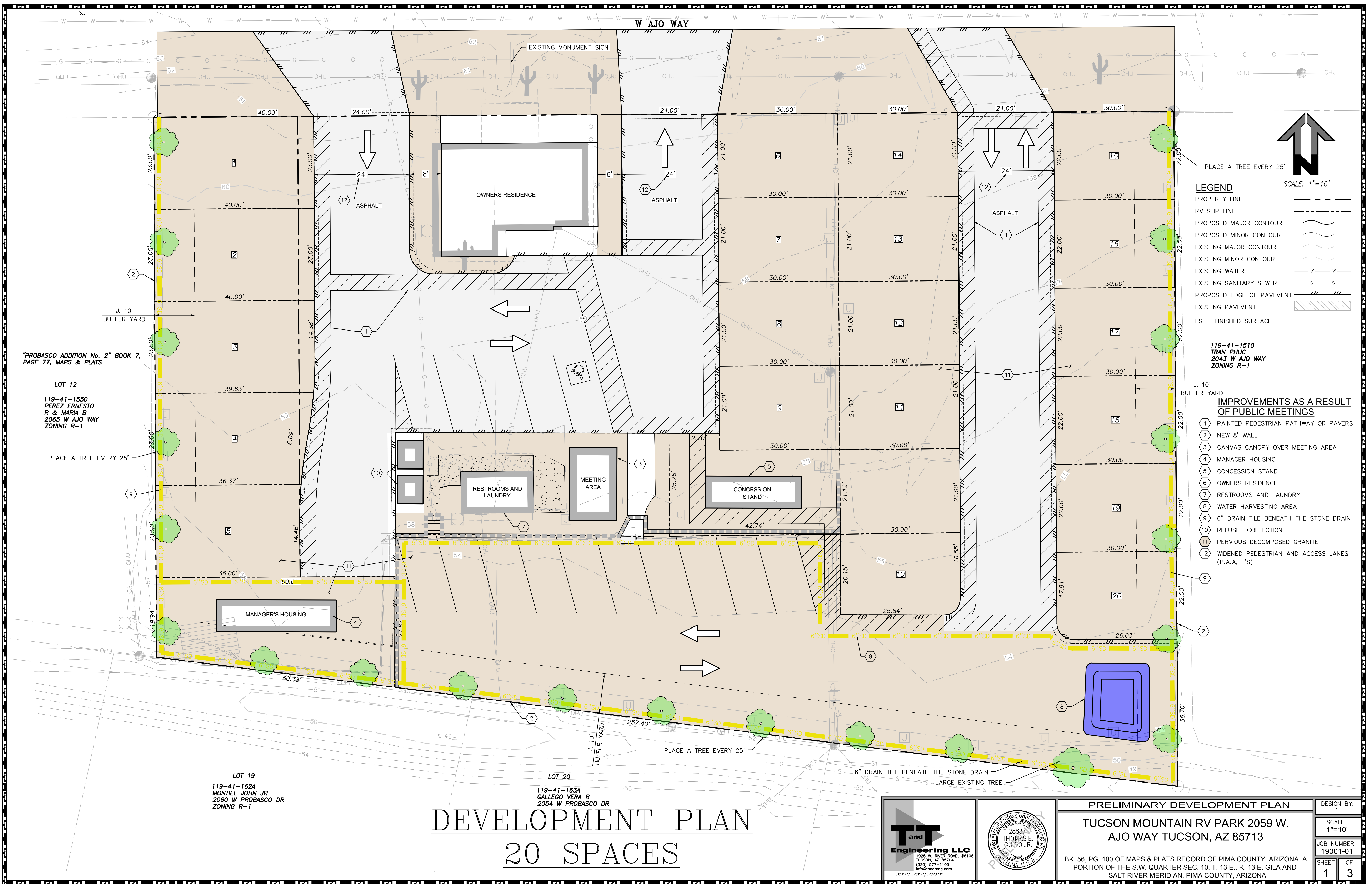
Scott Robidoux
Senior Airport Planner
Tucson Airport Authority
7250 South Tucson Boulevard
Suite 300
Tucson, AZ 85756”

F. RV Park Operational Guidelines

The following rules and regulations are to be posted and maintained throughout the RV park:

1. Quiet hours are to maintained from 10:00 PM to 7:00 AM 7 days a week.
2. Onsite RV park staff and security is available 24/7.
3. There is no tent camping allowed.
4. The RV's length will not exceed 30'.
5. All dogs are to be kept on a lease and pick up after them.
6. No Under RV long term storage of boxes, machine parts, furiture, etc.
7. Car parking in your designated space or guest parking area only.
8. No walking through occupied campsites.
9. The RV must be well maintained and in excellent overall condition. No leaks from sewer connections, engine and/or trnsmissions, etc. allowed.
10. Never drive through empty campsirtes as a shortcut.
11. Each site is limited to one (1) RV and one (1) vehicle and contained within your designated space.

For Any Complaints and WiFi Connections Contact the Property Office and/or Manager.



"PROBASCO ADDITION No. 2" BOOK 7, PAGE 77, MAPS & PLATS

LOT 12

119-41-1550
PEREZ ERNESTO
R & MARIA B
2065 W AJO WAY
ZONING R-1

PLACE A TREE EVERY 25'

LOT 19
119-41-162A
MONTIEL JOHN JR
2060 W PROBASCO DR
ZONING R-1

LOT 20
119-41-163A
GALLEGO VERA B
2054 W PROBASCO DR

DEVELOPMENT PLAN

20 SPACES

LEGEND

- PROPERTY LINE
- RV SLIP LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER
- EXISTING SANITARY SEWER
- PROPOSED EDGE OF PAVEMENT
- EXISTING PAVEMENT
- FS = FINISHED SURFACE

119-41-1510
TRAN PHUC
2043 W AJO WAY
ZONING R-1

J. 10'
BUFFER YARD

IMPROVEMENTS AS A RESULT OF PUBLIC MEETINGS

- 1 PAINTED PEDESTRIAN PATHWAY OR PAVERS
- 2 NEW 8" WALL
- 3 CANVAS CANOPY OVER MEETING AREA
- 4 MANAGER HOUSING
- 5 CONCESSION STAND
- 6 OWNERS RESIDENCE
- 7 RESTROOMS AND LAUNDRY
- 8 WATER HARVESTING AREA
- 9 6" DRAIN TILE BENEATH THE STONE DRAIN
- 10 REFUSE COLLECTION
- 11 PERVIOUS DECOMPOSED GRANITE
- 12 WIDENED PEDESTRIAN AND ACCESS LANES (P.A.A. L'S)

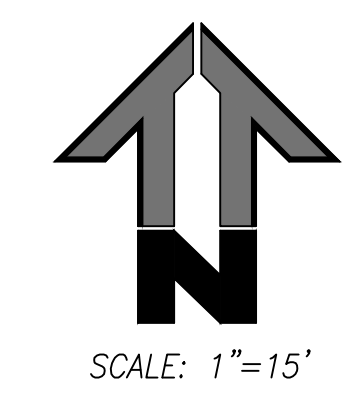
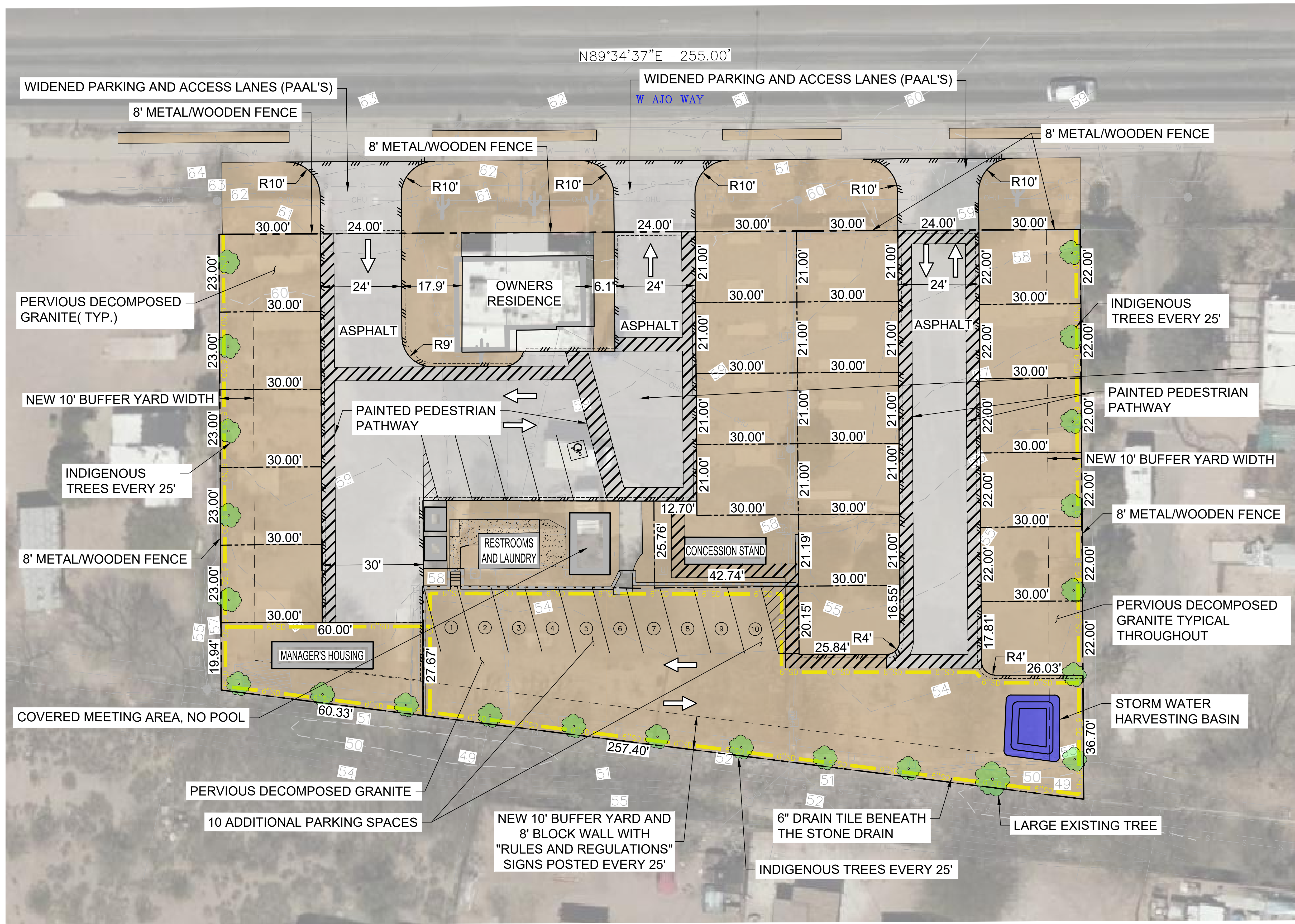
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tandeng.com



PRELIMINARY DEVELOPMENT PLAN
TUCSON MOUNTAIN RV PARK 2059 W. AJO WAY TUCSON, AZ 85713

DESIGN BY: [Signature]
SCALE: 1"=10'
JOB NUMBER: 19001-01
SHEET 1 OF 3

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OVERALL DENSITY REDUCED FROM 34 DOWN TO 20 RV PARKING SPACE

IMPROVEMENTS AS A RESULT OF PUBLIC MEETINGS

- PERVIOUS DECOMPOSED GRANITE
- INDIGENOUS TREE

RV SPACES 30' MAX. LENGTH X 18' - 23' WIDE. TYPICAL THROUGHOUT.

SITE PLAN ADJUSTMENTS PER PUBLIC MEETINGS THRU NOVEMBER - 2022
EXHIBIT III.D

T and Engineering LLC
1025 W. RIVER ROAD, #6108
TUCSON, AZ 85704
(520) 577-1105
info@tandeng.com
tandeng.com



PRELIMINARY DEVELOPMENT PLAN		DESIGN BY:
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SHEET 1	OF 1	