



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/7/2021

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P21CA00007 FROST HOLDING COMPANY NUMBER TWO LLC – N. LA CANADA DRIVE PLAN AMENDMENT

***Introduction/Background:**

The Comprehensive Plan amendment is for approximately 1.66 acres from the Medium Intensity Urban (MIU) to the Neighborhood Activity Center (NAC) land use designation, located on the southwest corner of the intersection of N. La Canada Drive and W. Roller Coaster Road.

***Discussion:**

The owner requests the plan amendment to NAC as a first step to rezone the property to CB-2 (General Business), similar to the property immediately to the south, for additional space for RV sales.

***Conclusion:**

Approval of the plan amendment would allow the owner to apply for a rezoning to expand the RV sales business.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the plan amendment request to NAC.

***Fiscal Impact:**

None

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services

Telephone: (520) 724-8800

Contact: Mark Holden, Principal Planner

Telephone: (520) 724-6619

Department Director Signature:

Date:

11/17/21

Deputy County Administrator Signature:

Date:

11/17/2021

County Administrator Signature:

Date:

11/17/2021



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Rex Scott, Supervisor, District 1

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division



DATE: November 16, 2021

SUBJECT: P21CA00007 FROST HOLDING COMPANY NUMBER TWO LLC – N. LA CANADA DRIVE PLAN AMENDMENT

The above referenced Comprehensive Plan amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, DECEMBER 7, 2021** hearing.

REQUEST: For a **Comprehensive Plan amendment** of approximately 1.66 acres from the Medium Intensity Urban (MIU) to the Neighborhood Activity Center (NAC) land use designation, located on the southwest corner of the intersection of N. La Canada Drive and W. Roller Coaster Road, and addressed as **5171 N. La Canada Drive**, (parcel number 104-01-068B), in Section 15, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area.

OWNER Frost Holding Company Number Two LLC – Attn: Bruce Frost
5101 N. La Canada Drive
Tucson AZ 85704-1510

AGENT: Steadfast Drafting & Design LLC – Attn: Jeff Stewart
12120 W. Cornell Drive
Tucson AZ

DISTRICT: 1

STAFF CONTACT: Mark Holden, AICP, Principal Planner

PUBLIC COMMENT TO DATE: As of November 16, 2021, staff has not received any public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL TO NEIGHBORHOOD ACTIVITY CENTER (NAC) 7-0 (Commissioners Cook, Membrilla and Tronsdal were absent)

STAFF RECOMMENDATION: APPROVAL TO NEIGHBORHOOD ACTIVITY CENTER (NAC)

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is outside of the Maeveen Marie Behan Conservation Lands System.

TD/MH/ds
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P21CA00007

Page 1 of 2

FOR DECEMBER 7, 2021 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services-Department-Planning Division
Tom Praszowski

DATE: November 16, 2021

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P21CA00007 FROST HOLDING COMPANY NUMBER TWO LLC – N. LA CANADA DRIVE
PLAN AMENDMENT

Frost Holding Company Number Two LLC, represented by Steadfast Drafting & Design LLC, requests a **Comprehensive Plan amendment** of approximately 1.66 acres from the Medium Intensity Urban (MIU) to the Neighborhood Activity Center (NAC) land use designation, located on the southwest corner of the intersection of N. La Canada Drive and W. Roller Coaster Road, and addressed as **5171 N. La Canada Drive** (parcel number 104-01-068B), in Section 15, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL** 7-0 (Commissioners Cook, Membrilla and Tronsdal were absent). Staff recommends **APPROVAL**. (District 1)

Planning and Zoning Commission Public Hearing Summary (October 27, 2021)

Due to the ongoing COVID-17 pandemic, the public hearing was held entirely remotely via Microsoft Teams.

Staff presented information on the plan amendment request and stated that the proposal was the first step to expand the existing RV sales further to the north.

A commissioner asked why the concurrent plan amendment and rezoning process was not being used on this property as it had been immediately to the south. Staff responded that, unlike the property to the south, this property will require a Site Analysis rezoning, and the surrounding land use or rezoning of equal or higher intensity does not meet the perimeter requirement from the zoning code for that process.

The applicant spoke and stated that there may have been a misunderstanding in the staff report, that there is no planned RV access onto Roller Coaster Road, and that the La Canada Drive access would be fenced and gated, but not closed. He also said that the neighbor immediately to the west expressed support for the request, in that townhomes were no longer planned.

A commissioner asked if there were RVs or other vehicles already parked on the property. The applicant and staff responded that there are not, and that the commissioner may be looking at the previously-rezoned property on aerial photos.

A commissioner asked if Lulu Walker Elementary School, about one half-mile to the west, had been consulted about the amendment request and possible increase in traffic on Roller Coaster Road. Staff responded that requests for comment from school districts are generally only solicited for residential site analysis rezonings. The applicant also reiterated that there is no plan to have RVs access the property from Roller Coaster Road.

A commissioner asked for clarification about the traffic issues on Roller Coaster Road. Planning and Transportation staff responded that detailed traffic information is generally not required for plan amendments, and is requested at rezoning, especially for site analyses.

The commission opened the public hearing.

The first speaker stated that they live on W. Roller Coaster Road, and noted that when Lulu Walker Elementary School lets out, traffic to La Canada becomes backed up onto Roller Coaster; this is worsened on Fridays with additional traffic from the mosque on N. Kevy Place. The neighbor felt that additional RV traffic on Roller Coaster would only worsen an already bad traffic situation.

The second speaker stated they also live on W. Roller Coaster Road, and that grading on the subject property has caused drainage and ponding issues that breeds mosquitoes.

The applicant responded to the speakers' concerns stating that the new commercial development plan for the site would include hydrological design to address existing drainage problems. Also, the proposed northern driveway will not have a large impact on traffic on Roller Coaster, certainly no more than the previously planned townhomes.

No one else requested to speak and the commission closed the public hearing.

Commissioner Truitt moved to recommend **APPROVAL** of the plan amendment to the NAC land use designation; Commissioner Maese gave second. A commissioner stated that concerns brought up at the hearing would be addressed at the time of rezoning.

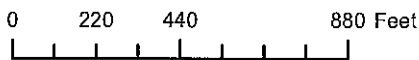
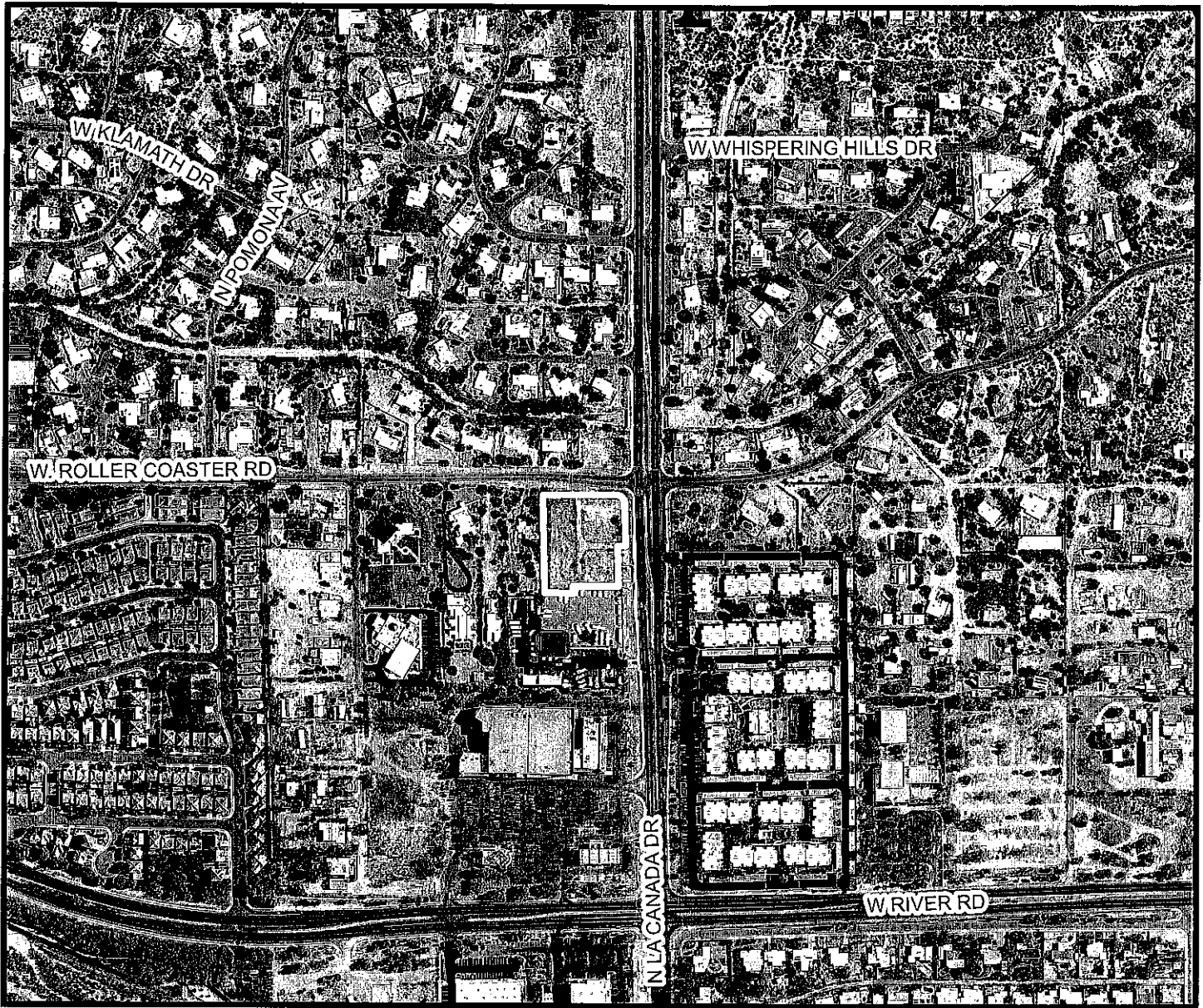
Upon a voice vote, the motion to recommend **APPROVAL** passed 7-0 (Commissioners Cook, Membrila and Tronsdal were absent).


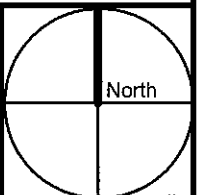
TD/MH/ds
Attachments

c: Steadfast Drafting & Design LLC – Attn: Jeff Stewart

COMPREHENSIVE PLAN AMENDMENT

Aerial Exhibit



<p>Taxcodes: 104-01-068B</p>	<p>P21CA00007 FROST HOLDING COMPANY NUMBER TWO LLC - N. LA CANADA DRIVE PLAN AMENDMENT</p>	<p>Districts 1 Location: Southwest corner of the intersection of N. La Canada Drive and W. Roller Coaster Road</p>
<p>Request: Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) 1.66 Acres +/-</p>		
	<p>Catalina Foothills Planning Area under Pima Prospers Sections 15, Township 13 South, Range 13 East</p>	
<p>Planning and Zoning Commission Hearing: October 27, 2021 Board of Supervisors Hearing: December 21, 2021 (tentative)</p>	<p>Map Scale: 1:6,000 Map Date: September 29, 2021 / dms</p>	



2021 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION
STAFF REPORT



HEARING DATE	October 27, 2021
CASE	P21CA00007 FROST HOLDING COMPANY NUMBER TWO LLC - N. LA CANADA DRIVE PLAN AMENDMENT
PLANNING AREA	Catalina Foothills
DISTRICT	1
LOCATION	Southwest corner of N. La Canada Drive and W. Roller Coaster Road, at 5171 N La Canada Drive
REQUEST	Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) for approximately 1.66 acres
OWNER	Frost Holding Company Number Two LLC, c/o Bruce Frost
AGENT	Steadfast Drafting & Design LLC, c/o Jeff Stewart

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

The current land use designation is Medium Intensity Urban (MIU) and the proposed land use designation is Neighborhood Activity Center (NAC) for commercial use. The subject parcel is currently vacant but partially developed for twelve residential condominium lots which were never completed and have sat idle since 2017-18. The parcel has been graded, has existing underground infrastructure, and two private streets appear to have been completed.

The proposed use is RV sales parking, to supplement the existing Frost RV business adjacent and to the south of the subject parcel. The subject parcel has a current temporary use permit for RV sales, which is intended to continue. Water service is provided by Tucson Water; sewer service is available in La Canada Drive but not needed. Most of the parcel is covered with decomposed granite and there are some mature trees on site that will be preserved in place. Additional landscaping will be provided in 10-foot bufferyards on the east (La Canada Drive) and north (undeveloped residential) property lines and in select areas within the parcel.

STAFF REPORT:

Staff recommends **APPROVAL** of the comprehensive plan amendment to the Neighborhood Activity Center (NAC) land use designation. The amendment would allow the site to be rezoned to CB-2 (General Business) to expand the RV sales use from the south. The site is appropriate for urban infill development, the proposed use is of fairly low intensity, and does not conflict comprehensive plan policies.

The objectives for NAC land use include lower intensity use areas that provide goods and services within or near residential neighborhoods for day-to-day to weekly living needs, with larger NACs providing an opportunity for a mix of intensive non-residential uses and medium density residential development, to be located on arterials. The amendment site would be part of the approximately 30-acre NAC area located at W. River Road and N. La Canada Drive, the latter being a medium volume arterial.

Background

The applicant proposes the comprehensive plan amendment as a first step toward rezoning to permit outdoor commercial sales and parking of operable vehicles (CB-2 zoning), specifically for RV sales. The 0.89-acre parcel immediately to the south underwent the concurrent amendment and rezoning process in 2019 for the same RV sales use and this amendment would further expand the RV sales business.

The amendment site currently has Medium Intensity Urban (MIU) land use designation, for single and multi-family attached dwellings, and office and hotel uses. The site was rezoned from the SH (Suburban Homestead) to the TR (Transitional) zone in 1983 (rezoning closed) and again in 2001 for condominiums. Initial work was begun to install roads and other infrastructure around 2010, but the rezoning was never finalized and remains TR (Conditional).

The amendment site is in a region of mixed land use and zoning. There is generally single family residential development to the north of the site (zoned CR-1 and CR-2 Single Residence). To the south, east, west, and along River Road there is greater diversity of zoning and uses, including: single family residential (zoned CR-2 and CR-3 Single Residence, CR-5 Multiple Residence); multi-family residential (zoned CR-5 and TR); office, retail and commercial (zoned TR, CB-1 Local Business and CB-2); and, areas of remnant SH Suburban Homestead zoning with larger-lot, rural residential uses.

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1a. Growing Smarter Acts

The request is on an urban infill site with access to utilities and infrastructure (though the proposed use will likely not need either).

1b. Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The amendment site is not covered under rezoning or special area policies.

1c. Maeveen Marie Behan Conservation Lands System

The amendment site is located outside of the Maeveen Marie Behan Conservation Lands System.

2. Oversight, Inconsistencies, or Land Use Related Inequities/Changes

n/a

The 1.66-acre amendment site will require a site analysis at the rezoning stage and does not meet the site perimeter requirements (immediately adjacent zone or land use designation of similar or greater intensity) to allow the concurrent process as was approved for the smaller parcel to the south. The proposed use meets the objectives of the proposed NAC land use designation, and the amendment site is a cleared but undeveloped infill property that is well-suited and located for the proposed use.

DEPARTMENT/AGENCY COMMENTS:

Department of Transportation

The site subject to this request is located at the southwest corner of Roller Coaster Road and La Canada Drive. This comprehensive plan amendment, with a future rezoning, will allow Recreational Vehicle (RV) storage on site to supplement the RV sales business located to the south.

La Canada Drive is a paved four-lane divided roadway maintained by the County with vertical curb, sidewalks and raised medians. La Canada Drive is an Urban Minor Arterial per the Arizona Department of Transportation's (ADOT) Statewide Federal Functional System map. The posted speed limit is 45 miles per hour (MPH). The most recent traffic counts for La Canada Drive is 17,984 average daily trips (ADT) with an approximate capacity of 37,810 ADT.

Roller Coaster Road is a paved two-lane roadway maintained by the County. Roller Coaster Road is an Urban Major Collector per ADOT's Statewide Federal Functional System map. The posted speed limit is 35 MPH. The most recent traffic counts for Roller Coaster Road is 1,543 ADT with an approximate capacity of 10,360 ADT.

The site was rezoned in 2001 for duplex units and is subject to transportation rezoning conditions 7.A, 7.B and 7.C per Ordinance 2001-114. Rezoning conditions 7.A and 7.C allowed for two access points and required dedication of the right-of-way spandrel at the northeast corner of the property. Such conditions have been met under previously approved permits. Condition 7.B, construction of a westbound auxiliary right-turn lane off of Roller Coaster Road onto La Canada Drive, has not been met and will be a condition of the future rezoning.

The existing eastern access on La Canada Drive is proposed to be closed. The northern access on Roller Coaster Road will remain and it is proposed to be gated. Due to the size of vehicles that would enter the site, roadway configuration and proximity to La Canada Drive, staff would recommend the northern driveway be limited to right-in and right-out movements. This restriction on the driveway would prevent left turning movements into the site from backing up into the intersection of La Canada Drive. The gated entry shall meet the requirements of the Subdivision and Development Street Standards (SDSS).

Based on traffic counts and considering that the site would only provide RV vehicle display for sale, there are no concurrency concerns with the request. The Department of Transportation has no objection to the proposed comprehensive plan amendment.

Regional Flood Control District

Flood Control Resource Area does not impact this property. An existing floodplain located along the northeast boundary of the property has been identified during a previous Development Review (P1206-032). At the time of rezoning additional conditions may be applied to address the existing floodplain.

The District has no objection to this Comprehensive Plan Amendment.

Regional Wastewater Reclamation Department

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the request and notes as per the submittal, there is no current need for sewer service. The property appears to be served by a private sewer system tied into an 8" public sewer in Roller Coaster Road.

PCRWRD has no objection to the proposed comprehensive plan amendment. A no objection shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

Environmental Planning Division

The comprehensive plan amendment site is outside of the Maeveen Marie Behan Conservation Lands System, identified Critical Landscape Connection areas, and the Priority Conservation

Areas for the western burrowing owl, cactus ferruginous pygmy-owl, needle-spined cactus and Pima pineapple cactus.

Cultural Resources & Historic Preservation Division

The division reviewed the comprehensive plan amendment request and has no comment.

Natural Resources, Parks and Recreation

The conceptual route for the La Canada Drive Trail runs on the east side of N. La Canada Drive across from the site and the Chuck Huckelberry Loop Trail is about 2,000 feet to the south along the Rillito River. There are no other county designated trails, recreation areas or open space in the vicinity of the amendment request.

Department of Environmental Quality

The department reviewed the comprehensive plan amendment request and has no comments.

City of Tucson

The city has no comment.

Tucson Electric Power Co.

The utility has no comment.

Tucson Water

The department has no comment.

Northwest Fire District

The district has no comment.

PUBLIC COMMENTS:

As of October 8, 2021, staff has received no public comments regarding this amendment request.

Respectfully submitted,



Mark Holden, AICP
Principal Planner

c: Steadfast Drafting & Design LLC c/o Jeff Stewart

***Current:* Medium Intensity Urban (MIU)**

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

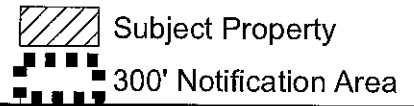
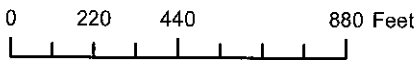
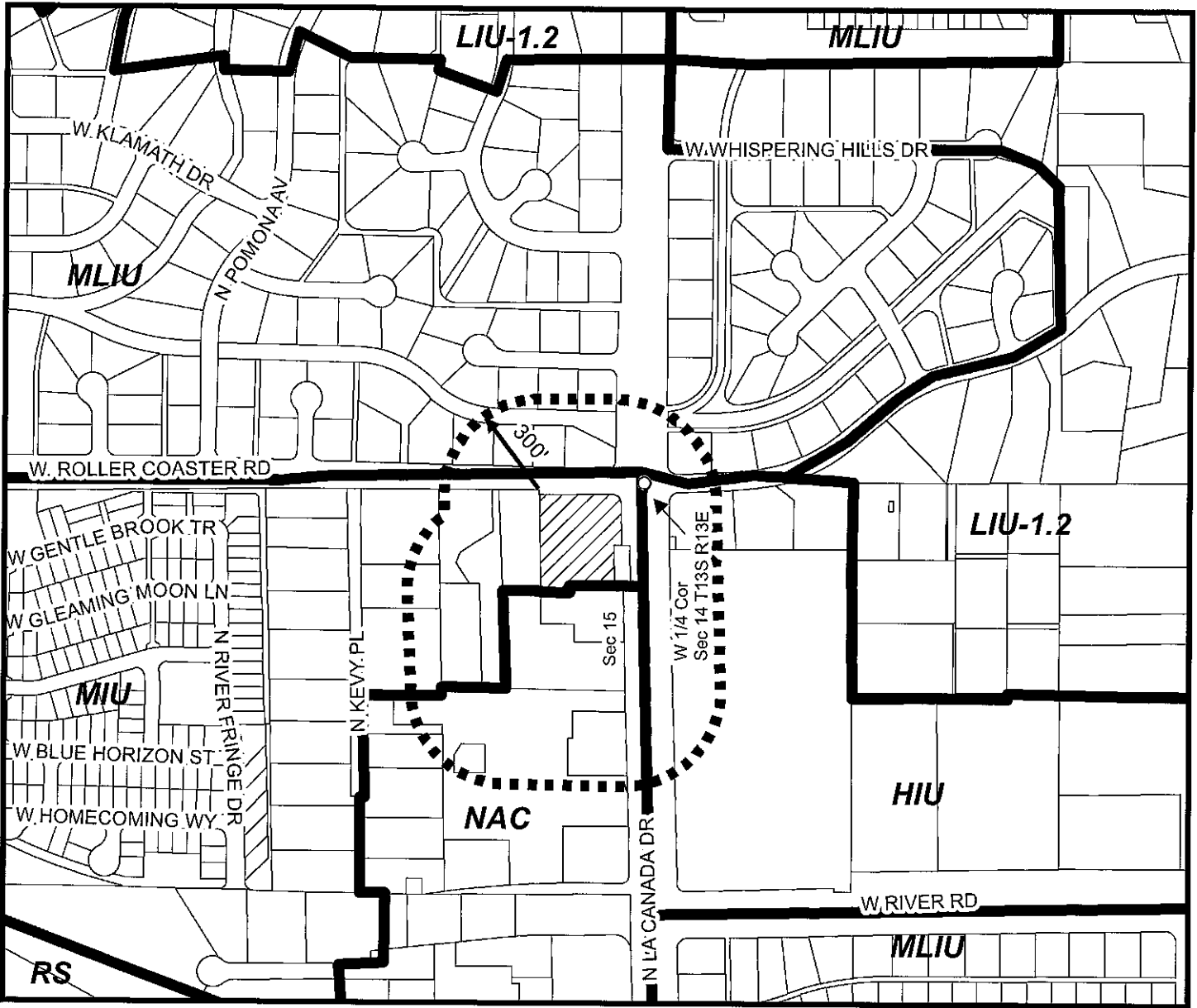
***Requested:* Neighborhood Activity Center (NAC)**


Objective: To designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed use centers may contain medium density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how the project serves to create or enhance the mixed use character of the designated activity center as a whole.

- Residential Gross Density: (if applicable) Minimum- 5 RAC; Maximum- 12 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 8 RAC

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



Taxcodes: 104-01-068B	<p align="center">P21CA00007 FROST HOLDING COMPANY NUMBER TWO LLC - N. LA CANADA DRIVE PLAN AMENDMENT</p> <p align="center">Request: Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) 1.66 Acres +/-</p>	Districts 1 Location: Southwest corner of the intersection of N. La Canada Drive and W. Roller Coaster Road
	<p align="center">Catalina Foothills Planning Area under Pima Prospers Sections 15, Township 13 South, Range 13 East</p> <p>Planning and Zoning Commission Hearing: October 27, 2021</p> <p>Board of Supervisors Hearing: December 21, 2021 (tentative)</p>	 <p align="center">North</p> <p>Map Scale: 1:6,000</p> <p>Map Date: September 29, 2021 / dms</p>



PIMA COUNTY

DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701

(520) 724-9000

www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID (case no., APN no., address, or other identifying info):

104-01-068B

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA Important Riparian Area Biological Core Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: No
 - b. Western burrowing owl: No
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

**Questions about this form?
Contact the Office of Sustainability and Conservation at (520) 724-6940.**

Mark Holden

From: DSD Planning
Sent: Monday, September 20, 2021 7:13 AM
To: Mark Holden
Subject: FW: Comprehensive Plan Amendment Application form submission
Attachments: Site Analysis Document - REZONING-COMP REQUEST LETTER.pdf; Letter of Authorization Document - LETTER OF AUTH.jpg

From: Comprehensive Plan Amendment Application <no-reply@formbackend.com>
Sent: Friday, September 17, 2021 5:01 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Comprehensive Plan Amendment Application form submission

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

New submission

You received a new submission.

Ownername
FROST HOLDING COMPANY NUMBER 2, LLC

Owner address
5101 N. LA CANADA DRIVE

Owner city
TUCSON

Owner state
AZ

Owner zipcode
85704

Owner phone
5204085000

Email
BRUCEFROST@FROSTRV.COM

Applicant name
JEFF STEWART

Applicant address
4159 N RENO AVENUE

Applicant city
TUCSON

Applicant state
AZ

Applicant zipcode
85705

Applicant phone
5209078070

Applicant_email
JSTEWART@STEADFASTDRAFTING.COM

Property address
5171 N LA CANADA DRIVE

Property parcel number
104-01-068B

Property acreage
1.61

Current land use designation
MUI - 1.61 ACRES

Proposed land use designation
NAC - 1.61 ACRES

Policies
UNKNOWN

Concurrent property acreage

Property present zone

Property proposed zone

Letter of authorization document
LETTER OF AUTH.jpg

Site analysis document
REZONING-COMP REQUEST LETTER.pdf

Ftp-link
<https://www.dropbox.com/sh/aoj2mms6ccdzy2x/AAClh8cpwB0YZUamtZBQHxk-a?dl=0>

Signature
I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been

authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Application date

2021-09-17

STEADFAST DRAFTING & DESIGN, LLC.

4159 N. Reno Avenue
Tucson, Arizona 85705
Phone: (520) 907-8070
jstewart@steadfastdrafting.com

August 5, 2021

Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Re: 5171 North La Canada Drive Combo Rezoning/Comprehensive Plan Change

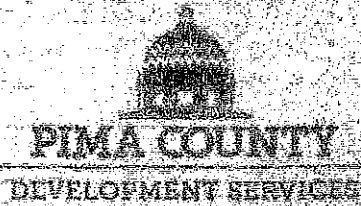
To Whom it May Concern,

Regarding the request for a Comprehensive Plan & Rezoning Change the following narrative outlines items Pima County requests to be addressed.

The current use MUI is he proposed use of the property is commercial and The parcel is currently vacant. It was partially developed as 12 Condominium lots and then for reasons unknown, but presumably economic downturn, was never completed. It appears to have been idle since 2017-18. It has existing underground infrastructure; grading & two private streets appear to be complete with the exception of asphalt paving and work was done under permit from Pima County (Grading & Paving Plan 1206-032). used as RV Storage to supplement the business, Frost RV, located adjacent and south of the subject parcel. It has a current temporary use permit in place. The use is intended to continue. Water service is provided by City of Tucson Water. There is no current need for sewer service, but sewer service is available and a 10" line is in La Canada Drive. Most of the parcel is covered with D.G. There are some mature trees on site that will be preserved in place. Additional landscaping will be provided in 10' bufferyards on the east (La Canada Drive) and north (undeveloped residential) property lines and in select areas within the parcel. The landscape areas will be depressed 6" for water harvesting.

Sincerely,

Jeff Stewart



LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

5171 N. La Canada DR
Property Address

PLAN AMENDMENT
Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

[Signature] 7/25/21
Signature of Applicant Date

AUTHORIZED BY:

[Signature] Frost Holdings Co LLC 7/25/21
Signature of Property Owner Date



ACC

eCorp

Search for an Entity Name

Search Date and Time: 9/20/2021 11:01:17 AM

Entity Details

Entity Name: FROST HOLDING COMPANY NUMBER TWO, LLC Entity ID: L20963809

Entity Type: Domestic LLC Entity Status: Active

Formation Date: 5/31/2016 Reason for Status: In Good Standing

Approval Date: 6/2/2016 Status Date:

Original Incorporation Date: 5/31/2016 Life Period: Perpetual

Business Type: Any legal purpose Last Annual Report Filled:

Domicile State: Arizona Annual Report Due Date:

Years Due:

Original Publish Date:

Statutory Agent Information

Name: BRUCE FROST Appointed Status: Active

Attention:

Address: 11300 N. Sawtooth Rd., TUCSON, AZ 85737, USA

Agent Last Updated: 8/12/2021 E-mail:

Attention: Mailing Address: 11300 N. Sawtooth

County: Pima 85737, USA

Principal Information

Title	Name	Attention	Address	Date of Taking Office
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11300 N. Sawtooth Rd., TUCSON, AZ, 85737, Pima County.