



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 22, 2016

Title: P16RZ00009 King Cone, LLC - N. Oracle Road Rezoning

Introduction/Background:

The applicant requests a rezoning of approximately 3.54 acres from SH(GZ1)(Suburban Homestead - Gateway Overlay) to the CB-2 (GZ1)(General Business - Gateway Overlay) zone, located at 15605, 15621, and 15625 N. Oracle Road for RV and vehicular storage. The property lies outside of the Maeveen Marie Behan Conservation Lands System.

Discussion:

Current SH zoning allows for eight single-family residences. The Comprehensive Plan land use designates the property as Multifunctional Corridor (MFC). MFC plans for commercial and non-residential uses along major transportation corridors.

Conclusion:

The requested rezoning conforms to the Comprehensive Plan; the proposal is compatible with the commercial and residential uses of the surrounding properties.

Recommendation:

Staff and the Planning & Zoning Commission recommend APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

Fiscal Impact:

0

Board of Supervisor District:

- 1 2 3 4 5 All

Department: Pima County Development Services - Planning Telephone: 520-724-9000

Department Director Signature/Date: *[Signature]* 10-31-16

Deputy County Administrator Signature/Date: *[Signature]* 11/1/16

County Administrator Signature/Date: *[Signature]* 11/2/16



PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1
FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division
DATE: October 31, 2016
SUBJECT: P16RZ00009 KING CONE, LLC – N. ORACLE ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 22, 2016** hearing.

REQUEST: For a rezoning of three parcels containing approximately 3.54 acres from the SH (GZ1) (Suburban Homestead-Gateway Overlay) zone to the CB-2 (GZ1) (General Business-Gateway Overlay) zone, on property addressed as 15605, 15621, and 15625 N. Oracle Road located approximately 260 feet west of N. Oracle Road and approximately 300 feet south of the intersection of N. Oracle Road and N. Lupine Place.

OWNER: King Cone, LLC
Attn: Claire & Larry Klingler
3900 W. Moore Road
Tucson, AZ 85742

AGENT: Urban Engineering
Attn: David Williams, AICP
877 S. Alvernon Way
Tucson, AZ 85711

DISTRICT: 1

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of October 31, 2016, staff has received no written comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (9 – 0; Commissioner Cook was absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside of the Maeveen Marie Behan Conservation Land System (MMBCLS).

TD/TT/ar
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P16RZ00009

Page 1 of 3

FOR NOVEMBER 22, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: October 31, 2016

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P16RZ00009 KING CONE, LLC – N. ORACLE ROAD REZONING

Request of **King Cone, LLC**, represented by **Urban Engineering**, for a rezoning of three parcels containing approximately 3.54 acres from the SH (GZ1) (Suburban Homestead-Gateway Overlay) zone to the CB-2 (GZ1) (General Business-Gateway Overlay) zone, on property addressed as 15605, 15621, and 15625 N. Oracle Road located approximately 260 feet west of N. Oracle Road and approximately 300 feet south of the intersection of N. Oracle Road and N. Lupine Place. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Multifunctional Corridor. On motion, the Planning and Zoning Commission voted 9-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioner Cook was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

PLANNING AND ZONING COMMISSION HEARING SUMMARY (September 28, 2016)

Staff presented information from the staff report to the commission with a recommendation of approval with conditions.

A commissioner asked about the oleanders along the southern boundary. Staff replied that there are some concerns about the bufferyards to the southern residential properties.

A commissioner asked about the proposed lighting and whether it is best at this time to condition the rezoning or if that should come at a later date. Staff replied that it is preferable for a condition to be agreed upon at this time.

A commissioner asked whether this project is under the same owner as the existing self-storage and RV storage to the north. Staff replied that it is the same ownership.

A commissioner asked whether or not the site will have a shared driveway and if this is a problem. Staff replied that it is a shared driveway and there is no problem.

A commissioner questioned the need for wastewater and asked whether the existing office will serve this use. Staff replied that it will.

A commissioner asked if this could be considered an expansion of the existing use to the north. Staff responded that because there are no limitations on acreage for RV and vehicular storage, there is no issue.

The applicant presented additional information.

Speaker #1 spoke in opposition to the request stating concerns for the light trespass, drainage, and wall height.

Staff recommended the addition of a condition to regulate the lighting.

The public hearing was closed.

Commissioner Gungle made a motion to recommend **APPROVAL** of the rezoning subject to standard and special conditions as amended.

Commissioner Membrila gave second to the motion.

The commission voted to recommend **APPROVAL** of the rezoning subject to standard and special conditions as amended. (9 – 0, Commissioner Cook was absent)

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Transportation condition: Written certification from Arizona Department of Transportation, stating satisfactory compliance with all its requirements shall be submitted to Development Services Department prior to approval of a Site Development Permit or Subdivision Plat.
4. Environmental Planning condition: Upon the effective date of the Ordinance, the owner

shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.

5. Cultural Resources conditions:

- A. All work must be within the area as shown on the proposed project maps and plans in the submitted documentation, and
- B. A caution must be noted concerning human burials. Archaeological clearance recommendations do not exempt the construction and other ground-disturbing activities from compliance with State burial protection laws. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

6. Adherence to the preliminary development plan as approved at public hearing.

7. All lighting sources within 50 feet of the southern property boundary shall be located at a maximum height of 5 feet.

7.8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

8.9. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

TD/TT/ar
Attachments

cc: King Cone, LLC, Attn: Claire & Larry Klingler, 3900 W. Moore Road
Tucson, AZ 85742
Urban Engineering, Attn: David Williams, AICP, 877 S. Alvernon Way
Tucson, AZ 85711
Tom Drzazgowski, Principal Planner
P16RZ00009 File

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

HEARING September 28, 2016

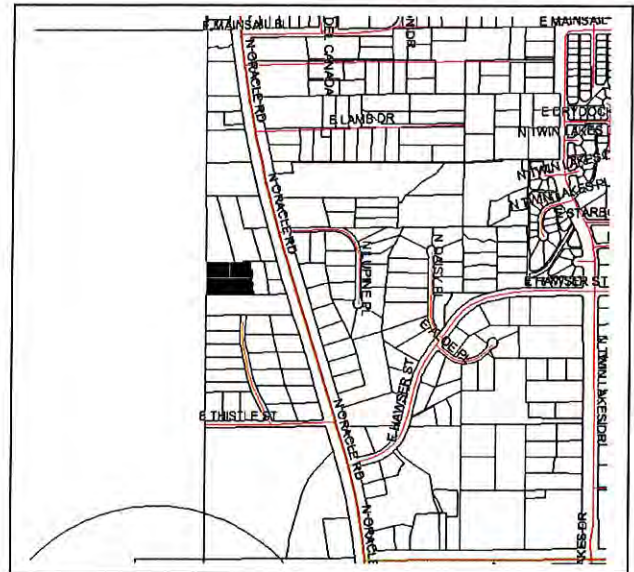
DISTRICT 1

CASE P16RZ00009 King Cone, LLC - N.
Oracle Road Rezoning

REQUEST Rezone 3.54 acres from SH (GZ1)
(Suburban Homestead-Gateway
Overlay) to the CB-2 (GZ1) (General
Business-Gateway Overlay) zone

OWNER King Cone, LLC
Attn: Claire & Larry Klingler
3900 W. Moore Road
Tucson, AZ 85742

APPLICANT Urban Engineering
Attn: David Williams, AICP
877 S. Alvernon Way
Tucson, AZ 85711



APPLICANT'S PROPOSED USE

The applicant proposes covered recreational vehicle (RV) and operable vehicle storage on 3.54 acres.

APPLICANT'S STATED REASON

The proposed rezoning is a valuable and needed use in the Catalina area and responds to nearby market demands for RV storage. Similar uses have been successfully established adjacent to and north of the site.

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CB-2 (GZ1) (General Business-Gateway Overlay) zone for vehicle and RV storage for three parcels of land comprising a 3.54 acre site to provide a necessary convenience to support the nearby residential uses. The proposal is compatible with the commercial and residential uses of the surrounding properties and conforms to the Multifunctional Corridor Comprehensive Plan land use designation.

PUBLIC COMMENT

As of September 16, 2016, staff has not received any written comments.

COMPREHENSIVE PLAN

The comprehensive plan land use designates the property as Multifunctional Corridor (MFC) which allows the proposed use in a CB-2 zone. MFC designates areas for the integrated development of complementary uses along major transportation corridors containing commercial

and other non-residential use services. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, such as standards for building setbacks, open space, signs, parking, and landscaping. These design standards will be addressed through the required review by the Design Review Committee because of the subject site's Gateway Overlay Zone designation. There are no special area or rezoning policies that apply to the site.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CB-1/CB-2	RV Storage and Self-Storage/Strip Retail & Services
South:	GR-1	Developed Mobile Home Park
East:	TR/CB-1/CB-2	Medical Clinic/Golf Car Sales/Personal Services
West:	RH	State Lands

The immediate surrounding properties are mostly commercially developed or planned commercial uses. There are a few residentially zoned properties adjacent to Oracle Road (State Highway 77), designated as a Scenic State or Interstate Highway on the Major Streets and Scenic Routes Plan. The subject property is located in Catalina on the west side of Oracle Road south of the T-intersection of Lupine Street and Oracle Road. All the nearby properties on the west side of Oracle Road are bounded by State Land. The commercial development along Oracle Road contains a wide range of services including a Circle K, bank, dentist, health care, post office, laundromat, café, restaurants, boat sales and service, flower shop, hardware store, insurance office, hair emporium, thrift shop, hay and feed store, golf cart sales, and dollar store.

PREVIOUS REZONING CASES ON PROPERTY

The subject site was rezoned from the GR-1 (Rural Residential) zone to the SH (Suburban Homestead) zone with no rezoning conditions as approved by the Board of Supervisors, February 7, 1984.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Rezoning case Co9-14-02 – N. Oracle Road Rezoning from GR-1 (GZ-1) (Rural Residential-Gateway Overlay) to CB-1 (GZ-1) (Local Business-Gateway Overlay) zone on 1.2 acres for a Dollar General store located approximately one mile to the north of the subject site. The Board of Supervisors approved the request June 3, 2014.

Rezoning case Co9-14-03 - N. Oracle Road Rezoning from the CB-1 (GZ-1) (Local Business-Gateway Overlay) to the CB-2 (GZ-1) (General Business- Gateway Overlay) zone on 4.68 acres for a tractor supply and feed store located approximately 1,500 feet north of the subject site on the east side of N. Oracle Road. The Board of Supervisors approved the request August 18, 2014.

Rezoning case Co9-14-13 – N. Oracle Road Rezoning of approximately 0.61 acres from the GR-1 (GZ-1) (Rural Residential-Gateway Overlay) zone to the CB-2 (GZ-1) (General Business-Gateway Overlay) for a retail store approximately one mile to the north of the subject site. The Board of Supervisors approved the request January 20, 2015.

Past activity:

The majority of the parcels fronting the west side of Oracle Road extending approximately 1.5 miles south of the Pima-Pinal County line have been rezoned from GR or GR-1 to CB-1 or CB-2 over the course of many years. Similarly, the majority of the east side frontage extending two miles south of the county line have been rezoned to CB-1, CB-2, or TR (Transitional).

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

PLANNING REPORT

Staff supports the request because the proposed development is compatible with the surrounding existing residential and commercial uses. The proposed covered storage uses are a less intense commercial use generating little traffic and noise that could potentially adversely impact adjacent residential neighbors to the south of the subject site. The vehicle and RV covered storage is an expansion of the existing RV and self-storage uses to the north of the subject site. The existing office and access serving the current RV and self-storage business will also serve this site. No wastewater use is proposed, water use will be limited to the installation and maintenance of the planned bufferyards. The subject site is not visible from the Oracle Road right-of-way, but located behind existing commercial buildings. The nearby properties on the west side of Oracle Road are bounded by State Land. These properties and the subject property are not residentially compatible because of the surrounding commercial land uses and the limitation of available land necessary to create a residential subdivision. The noise generated by the highway and the need to limit access points off of Oracle Road further demonstrate the lack of compatibility for residential uses. The area along Oracle Road has been planned for intensive development given the Multifunctional Corridor (MFC) designation by the Comprehensive Plan which proposes uses along major transportation corridors.

The applicant's preliminary development plan shows 71,041 square feet of covered RV/vehicle parking spaces. The covered awnings are proposed to be a maximum height of 15 feet. With the proper buffering, the use should not significantly affect the neighboring residential property to the south. A 10-foot wide bufferyard "D" with a 6-foot-high masonry wall is proposed along the south and west property boundaries. No other bufferyards are required. The applicant is proposing to utilize the existing Oleander hedges for continued buffering to the residential mobile home park to the south. The applicant will have to meet the required number of trees and shrubs within the proposed bufferyards per the Pima County Landscape Code or obtain relief from the requirements through the Board of Adjustment variance process. No viewsheds will be significantly impacted by the proposal. There are no Pima pineapple cactus or ironwood trees on site. There is one saguaro on site. The site contains areas of disturbance and existing paved areas for the current residential uses. An existing garage located near the southwest corner of the site will remain. Two retention/detention basins are proposed for the site, one located in the southwest corner and the other in the southeast corner of the site.

Concurrency of Infrastructure

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to condition
FLOOD CONTROL	Yes	No objection
WASTEWATER	Yes	No objection

CONCURRENCY CONSIDERATIONS		
PARKS AND RECREATION	Yes	No comment
WATER	Yes	No comment

TRANSPORTATION REPORT

The Pima County Department of Transportation has no objection to this request, as all roadways in the area are functioning under capacity. The site is served by an existing 30-foot ingress/egress easement. A 24-foot shared driveway will connect the site to Oracle Road. The development will generate approximately 10 average daily trips (ADT). The facility will be gated and will share a driveway to Oracle Road with the adjacent self-storage facilities and commercial/office developments. There is no direct access proposed on to any Pima County maintained roads.

Oracle Road (State Route 77) is a major arterial highway that has recently been widened to a 6-lane cross section. There is 200 feet of existing right-of-way. The speed limit is 45 miles per hour and the capacity is approximately 55,000 ADT. The current traffic volume is 19,760 ADT. The roadway is owned and maintained by the Arizona Department of Transportation.

This development will have very little impact on roadways in the area. The traffic impacts will be very low. The Department of Transportation has no objection to this request subject to the addition of rezoning conditions #3.

FLOOD CONTROL REPORT

Regional Flood Control District has the following comments:

1. There are no floodplains or regulated riparian habitat on the site. First flush detention has been included in the basin design.
2. Two drainage complaints are on file from neighbors regarding fill and grading, both were determined to involve non-regulatory drainage.
3. Per the Site Analysis, the Planning Administrator waived the water section requirements as no service is "being requested", therefore a Preliminary Integrated Water Management Plan has not been submitted.
4. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:
 - a. The applicant, King Cone LLC, owns a well which appears to be on site. The ADWR database contains minor spatial errors and does not include parcel lines. Although the intended supplier is not identified, use is limited to customers who would use the existing bathroom and any irrigation for landscaping. This project may represent a decrease in use as there are several homes on site currently.
 - b. The neighbor to the south also owns a well and it had water depths over 200 feet when drilled in the seventies as do those located across Oracle Highway.
 - c. The site is not located within a covered subsidence zone.
 - d. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 800-1600 feet.

The project is not expected to have adverse impacts on groundwater dependent ecosystems.

The District has no objection or recommended conditions.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced rezoning request and has no objection to the request. There are no new buildings or occupied structures proposed on the site requiring sewer connection.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection to this request subject to the addition of condition #4.

CULTURAL RESOURCES REPORT

Cultural Resources review of submitted application and supporting cultural resources documentation has determined that the proposed development project will have no effect to significant cultural and/or historic resources and is, therefore, in compliance with the applicable County, State, and/or Federal cultural resources requirements, as determined by Office of Sustainability and Conservation. Therefore, as far as Pima County is concerned, cultural resources requirements for this project have been met and archaeological clearance is recommended for this development. Cultural Resources has no objection to this request subject to the addition of condition #5A-B.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service has no comment.

WATER DISTRICT REPORT

No comment. The site will be served by an on-site well. The only water usage is related to watering the landscaped bufferyards.

FIRE DISTRICT REPORT

Golder Ranch Fire District has no comment.

ARIZONA DEPARTMENT OF TRANSPORTATION

Arizona Department of Transportation has reviewed your submittal for the rezoning request. The proposed development should not adversely affect traffic operations on Oracle Road. Therefore, ADOT has "No Comments" regarding the requested rezoning of the site.

However, the new development will be served by an existing "Joint-Use Driveway" on State Route 77 (Oracle Road) at Milepost (MP) 86.35. Thus, ADOT will require a "Joint-Use Agreement" between the subject property owners and the adjacent property owners to establish their legal right to use this existing driveway. The "Joint-Use Agreement" shall be signed by all parties involved and must be recorded in the Pima County Recorder's Office.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Transportation condition: Written certification from Arizona Department of Transportation, stating satisfactory compliance with all its requirements shall be submitted to Development Services Department prior to approval of a Site Development Permit or Subdivision Plat.
4. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.
5. Cultural Resources conditions:
 - A. All work must be within the area as shown on the proposed project maps and plans in the submitted documentation, and
 - B. A caution must be noted concerning human burials. Archaeological clearance recommendations do not exempt the construction and other ground-disturbing activities from compliance with State burial protection laws. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
6. Adherence to the preliminary development plan as approved at public hearing.
7. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
8. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes

of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I).”

Respectfully Submitted,



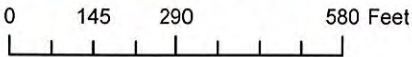
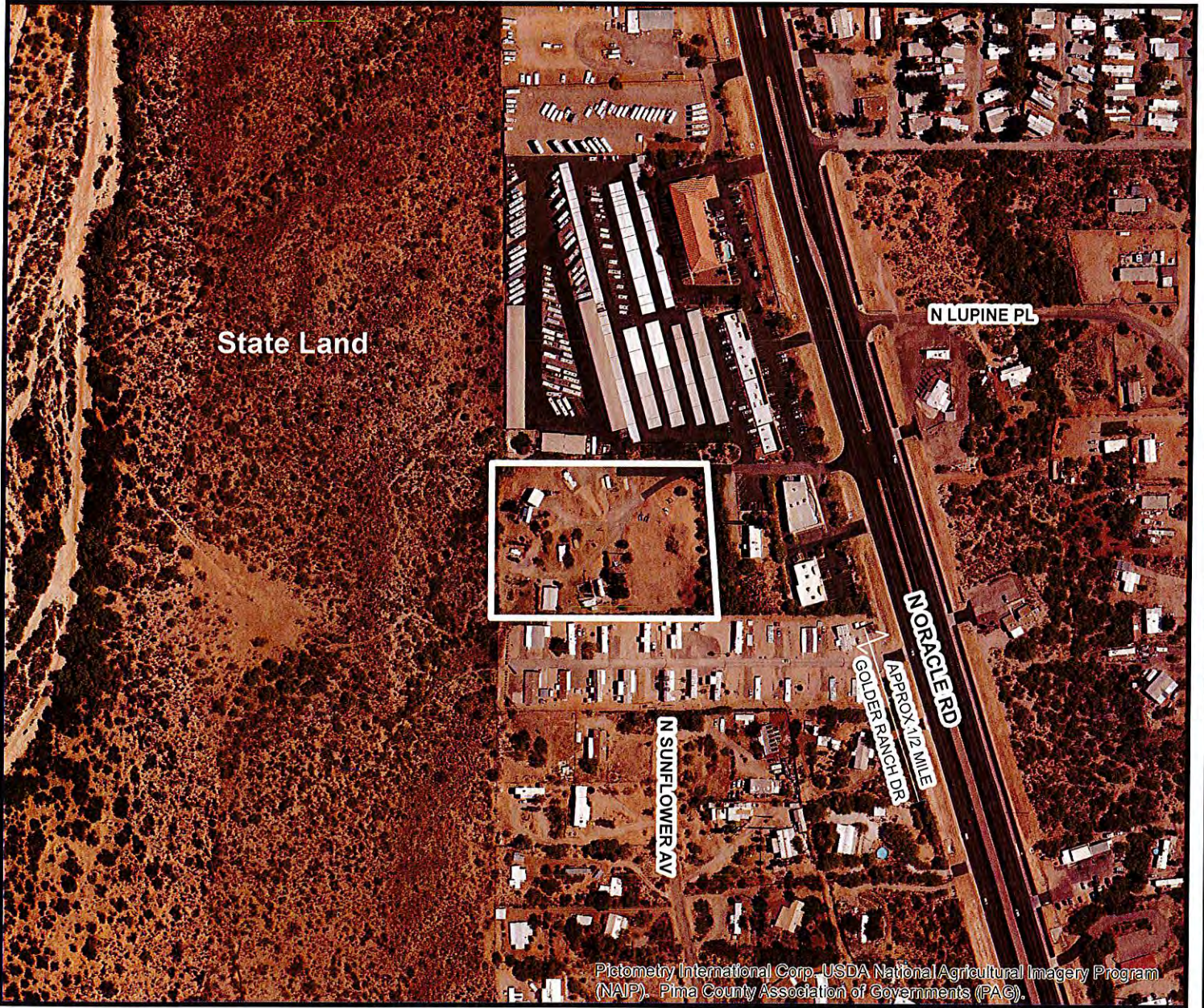
Terrill Tillman
Senior Planner

c: David Williams, AICP, 877 S. Alvernon Way, Tucson, AZ 85711
Larry and Claire Klingler, 3900 W. Moore Road, Tucson, AZ 85742



Case #: P16RZ00009

Case Name: KING CONE LLC - N. ORACLE ROAD REZONING





Tax Code(s): 222-21-0600, 222-21-0610, 222-21-0650

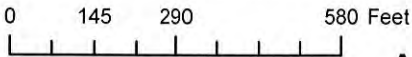
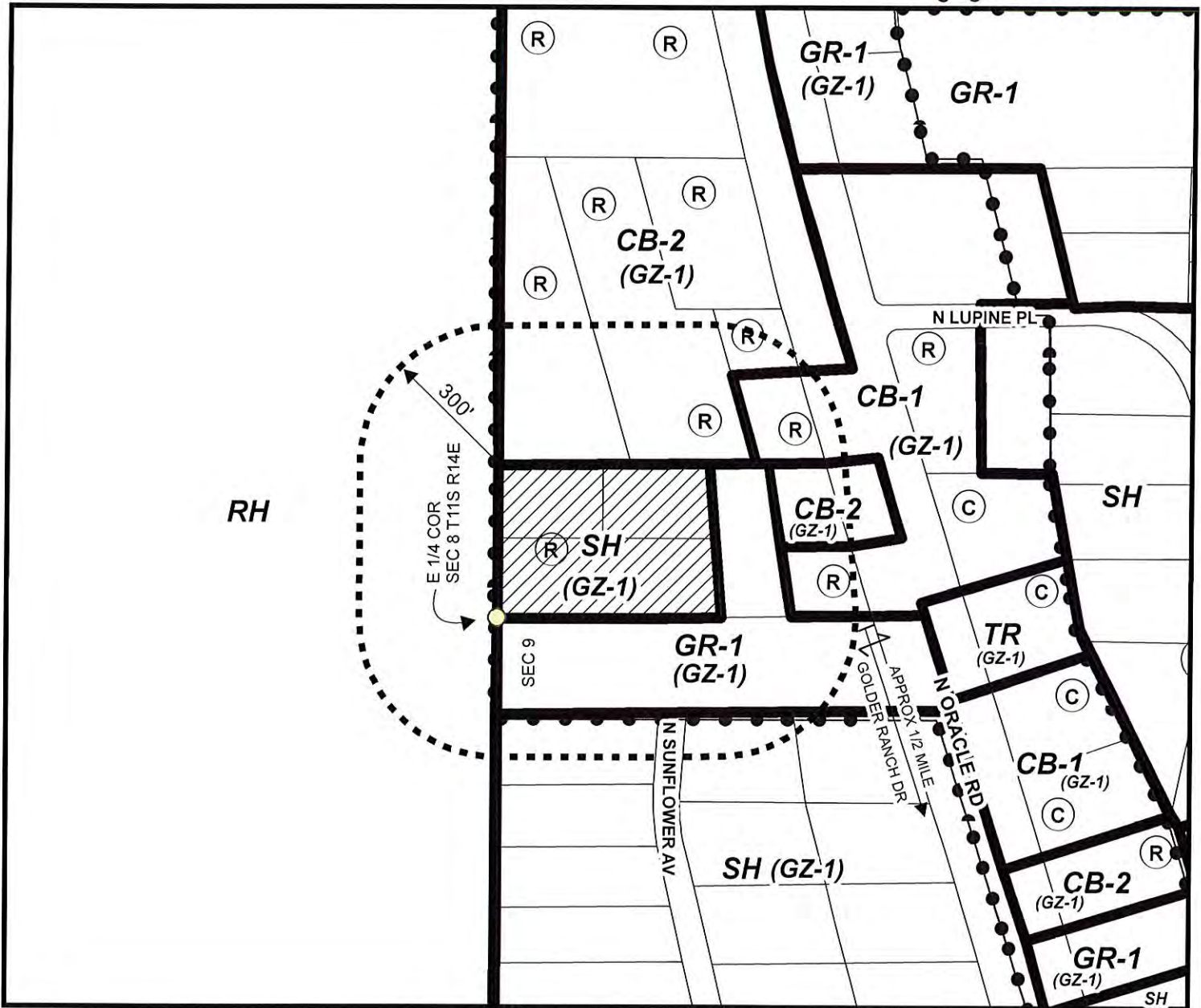


**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

	Notes:			
	PIMA COUNTY COMPREHENSIVE PLAN C07-13-10			
	Planning & Zoning Hearing: 09/28/16 (scheduled)			
	Base Map(s): 432	Map Scale: 1:4,000	Map Date: 09/09/2016 ds	



Case #: P16RZ00009
 Case Name: KING CONE LLC - N. ORACLE ROAD REZONING
 Tax Code(s): 222-21-0600, 222-21-0610, 222-21-0650

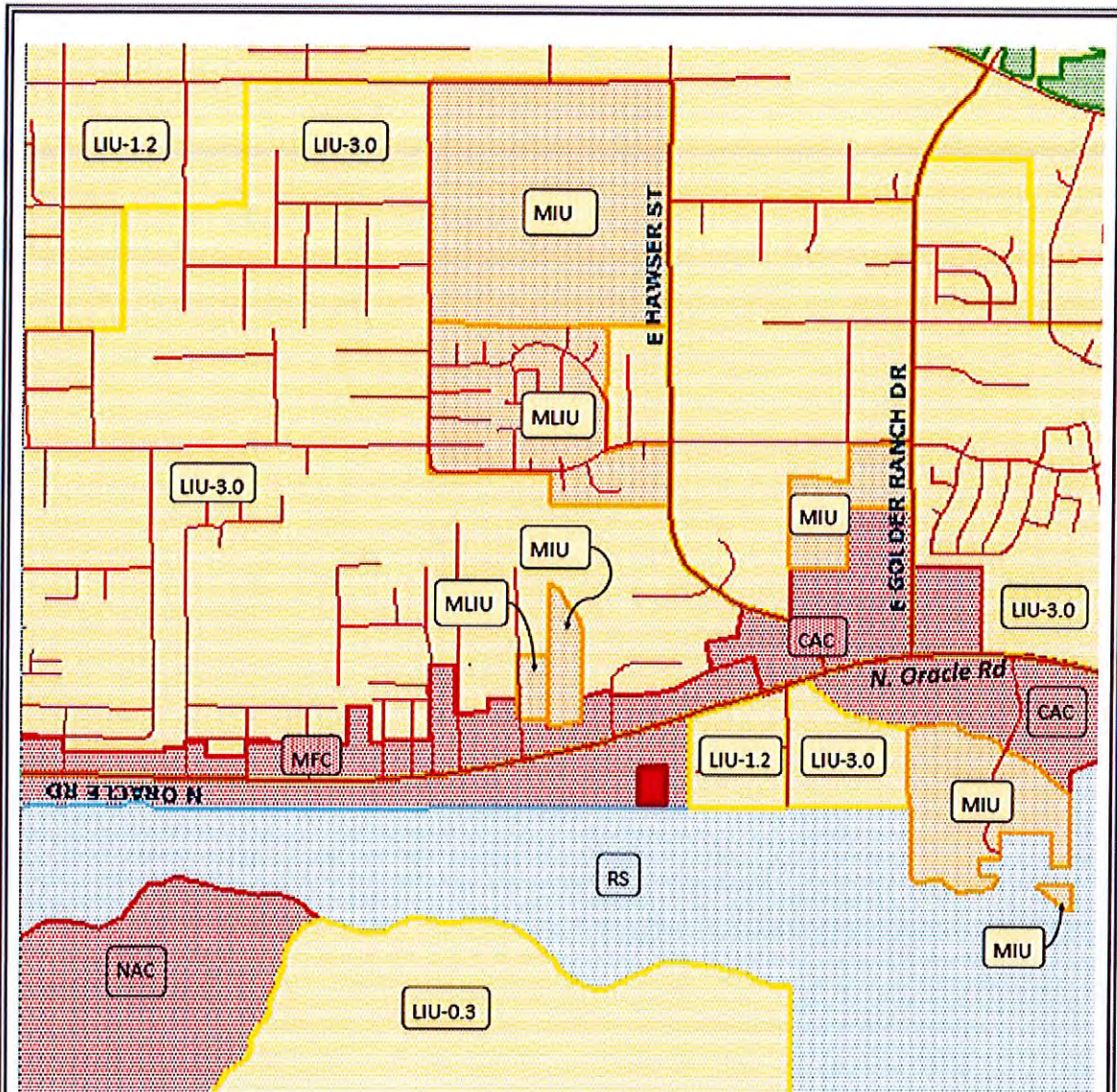
-  300' Notification Area
-  Subject Property
-  Zoning Boundary
-  Gateway Overlay Zone (GZ-1)



Area of proposed rezoning from SH (GZ-1) to CB-2 (GZ-1) 

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Planning & Zoning Hearing: 09/28/16 (scheduled)		
	Base Map(s): 432	Map Scale: 1:4,000	



Legend

- Project Site
- Resource Sensitive
- Neighborhood Activity Center
- Community Activity Center
- Multifunctional Corridor
- Low Intensity Urban
- Medium Low Intensity Urban
- Medium Intensity Urban

Scale: NTS



NORTHWEST TUCSON STORAGE
 Exhibit I-A.2c: Comprehensive Plan
 Designations

Multifunctional Corridor (MFC)

Objective: To designate areas for the integrated development of complementary uses along major transportation corridors. The MFC designation serves a similar purpose as the CAC plan designation. These areas contain commercial and other non-residential use services, research and development and similar uses (as delineated in the CPI zoning district) and medium to high density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, in the zoning code and design manuals such as standards for access management, building setbacks, open space, signs, parking, and landscaping.

- Residential Gross Density: (if applicable) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC



August 30, 2016

Dear Neighbors,

Urban Engineering is representing Claire and Larry Klingler in the rezoning and development of 3.54 acres. The site is located about 260 feet west of Oracle Road behind the Golf Cars of Arizona, across from and south of Lupine Place (please see attached map). The requested zoning change is SH (Suburban Homestead) to CB-2 (General Business) to allow for recreational vehicle storage similar to the property immediately to the north.

A neighborhood meeting is being held on **September 13th, 2016 at 6pm** to present information and answer questions about the project. The meeting will take place at **15631 North Oracle Road** (First Plaza Storage Offices). Detailed information will be provided for your review and we will be present to answer your questions about the project.

The project is scheduled for a public hearing with The Planning and Zoning Commission on September 28th, 2016 at 9am in the Board of Supervisors Hearing Room, Pima County Administration Building, 130 West Congress Street, 1st floor, Tucson, Arizona 85701. Pima County will also be sending out an additional notice of this hearing in the near future.

We are happy to meet with you and discuss the project. If you have any questions or concerns, please feel free in contacting me at (520) 318-3800 or dwilliams@urbanengineering.com.

Sincerely,

David Williams, AICP
Vice President Planning / Project Manager
Urban Engineering
877 South Alvernon Way
Tucson, AZ 85711
(520) 318-3800
dwilliams@urbanengineering.com

877 S. Alvernon Way

Tucson, AZ 85711

Phone 520.318.3800

FAX 520.318.3808

Planning

Engineering

Surveying



**Urban
Engineering**

Tucson Northwest Storage Rezoning

Case # P16RZ00009

September 19, 2016

Neighborhood Meeting Summary Notes

Planning

Engineering

Surveying

Meeting Date: September 13, 2016

Location: First Plaza Storage Offices, 15631 N. Oracle Road

Time: 6:00 p.m.

Conducted By: Urban Engineering of Tucson (David Williams and Ian Wan)

Attendees were provided a project fact sheet with contact information. Exhibits showing the site and neighboring properties and the Preliminary Development Plan, along with copies of the Site Analysis for the project were available for review during the meeting.

The meeting was attended by the owners of the property, Claire and Larry Klingler.

The meeting was attended by one member of the public.

Discussion items at the meeting related to development of the property for RV Storage use included:

- Safety lighting and light trespass onto the property to the south, dark sky preservation,
- Height of proposed shade awnings of 15 feet; site is also higher than property to the south,
- Conservation of a couple mature mesquite trees in the southeast area of the site,
- Some runoff issues exist today, the development of the site should improve drainage conditions for the property to the south,
- Maintenance of the irrigation system along the south property line is important to prevent erosion on the property to the south,
- The commercial building east of the site has a retention basin that functions well.

The meeting concluded at approximately 7:00 p.m.

877 S. Alvernon Way

Tucson, AZ 85711

Phone 520.318.3800

FAX 520.318.3808

STATE OF ARIZONA
COUNTY OF PIMA

I hereby certify that the within document was filed for record in Pima County, State of Arizona

19513

Book 7224 Page 1137-1138
Date: FEB 22 1984 4:22 PM

Witness my hand and Official Seal.

RICHARD J. KENNEDY
County Recorder

Indexed	Paged	Serialized

By [Signature] Deputy
Request of: Clara G. Bond
[Signature] Clerk

P.D. Form #B-210-140
Rev. 3/30/79

ORDINANCE NO. 1984-11

AMENDING AND CHANGING PIMA COUNTY ZONING MAP NO. 432 IN THE VICINITY WEST OF TUCSON/FLORENCE HIGHWAY AND 1/4 MILE NORTH OF THISTLE STREET, AS REFERRED TO IN PIMA COUNTY ORDINANCE NO. 1952-III, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

SECTION 1. That Pima County Zoning Map No. 432, in the vicinity west of Tucson/Florence Highway and 1/4 mile north of Thistle Street, as referred to in Pima County Ordinance No. 1952-III be, and the same is, hereby amended and changed to the zones as shown on the map entitled "Amendment No. 10 by Ordinance No. 1984-11 to Pima County Zoning Map No. 432" hereto attached and be reference made a part hereof.

SECTION 2. That all ordinances and parts of ordinances in conflict herewith be, and the same are, hereby repealed to the extent of such conflict.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this 7th day of February, 1984.

APPROVED this 7th day of February, 1984.

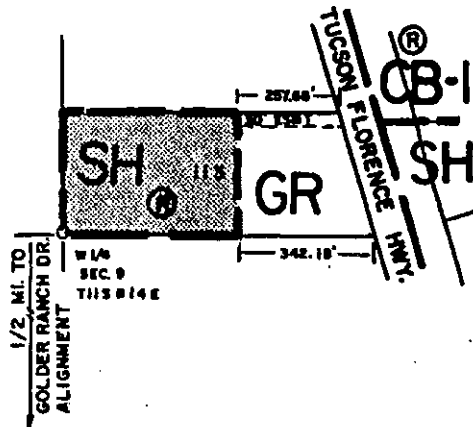
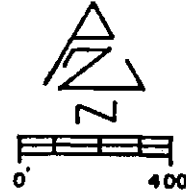
[Signature]
Chairman, Pima County Board of Supervisors

ATTEST:

[Signature]
Clerk, Board of Supervisors

[Signature]
County Planning and Zoning Department

AMENDMENT NO. 10 BY ORDINANCE NO. 1984-11
 TO PIMA CO. ZONING MAP NO. 432, TUCSON, AZ.
 PART OF PARCEL 113 BEING PART OF THE SW 1/4 OF THE
 NW 1/4 OF SEC. 9, T11S, R14 E.
 ADOPTED: 2-7-84



Alex R. Parris
 EXEC. SEC. CO. PLANNING & ZONING COMM.

M L 12/9/85

CD9-83-84
 CO13-83-178

**PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING**

Claire and Larry Klingler		3900 W Moore Rd. Tucson, AZ 85742	(520) 742-5510
Owner	Mailing Address		Email Address/Phone daytime / (FAX)
Urban Engineering	877 S Alvernon Way Tucson, AZ 85711		dwilliams@urbanengineering.com (520) 318-3800
Applicant (if other than owner)		Mailing Address	Email Address/Phone daytime / (FAX)
Section 9, T11S, R14E 15634 N Oracle Rd Catalina, AZ 85739			222-21-0600, 222-21-0610, 222-21-0650
Legal description / property address			Tax Parcel Number
3.54	SH	CB-2	Tortilla Subregion / Multifunctional Corridor /
Acreage	Present Zone	Proposed Zone	Comprehensive Plan Subregion / Category / Policies

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ) printout** showing **current ownership** of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the **entire** rezoning fee.

This application is true and correct 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.

7/25/14
Date


Signature of Applicant

FOR OFFICAL USE ONLY

Co9-

Case name				
Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee	Supervisor District
Conservation Land System category				
Cross reference: Co9-, Co7-, other		Comprehensive Plan Subregion / Category /Policies		
Received by _____	Date _____	Checked by _____	Date _____	

May 10, 2016

Mr. Chris Poirier
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1317

**RE: REZONING APPLICATION
ORACLE ROAD – SELF STORAGE
LETTER OF AUTHORIZATION**

Dear Mr. Poirier,

This letter authorizes Urban Engineering, Inc. to act as my representative for the processing of the request indicated above. All correspondence pertaining to this request should be directed to:

Urban Engineering, Inc.
877 S. Alvernon Way Suite 200
Tucson, Arizona 85711
(520) 318-3800

Thank you for your cooperation in this matter.

Sincerely,

King Cone, LLC

A handwritten signature in black ink, appearing to read "Larry Klingler", written over a horizontal line.

Mr. Larry Klingler,
Managing Member