

**MEMORANDUM**

DATE: November 14, 2024

TO: Pima County Clerk of the Board

FROM: Spencer Hickman, Planner II

RE: P24CU00004 – American Legion Madera Post 131 – S. I-19 Frontage Road

The above case was heard by the Pima County Hearing Administrator on September 11, 2024. At the hearing several members of the public raised concerns. Despite the Hearing Administrator recommending approval, the applicant worked closely with the Green Valley Council to schedule and hold a public hearing in Green Valley for area residents.

The applicant held a neighborhood meeting hosted by the Green Valley Council's Planning and Architecture Committee (GVC) on October 24, 2024 at the Canoa Hills GCR Recreation Center. At this hearing, the GVC, the applicant, and other interested neighbors held what was described as a productive meeting, in which the applicant attempted to address many of the concerns of the neighbors. One of the largest results of this meeting was the revision of the applicant's site plan. Included in this revision was a relocation of the main structure, orienting outdoor uses away from the adjacent neighborhood, as well as the removal of the RV spaces entirely from the proposal.

Concerns have been raised about the physical access to the site. The access to the site is gained through an existing access point onto the frontage road of I-19. There is an existing driveway at this location, however is currently in disuse and will need to be brought to current standards as part of the permitting process. Concerns have been made about the lack of a traffic-impact study (TIS) regarding the traffic impacts of using this access. Since the frontage road is part of right-of-way for the Arizona Department of Transportation (ADOT), the coordination for use of this access will happen between the applicant and ADOT, prior to approval of a site construction permit. Since the access point is under ADOT and not Pima County jurisdiction, the responsibility of coordination and approval of the traffic and access falls to the applicant to work with ADOT. This is a standard process when developing land with access to ADOT right-of-way.

Staff proposes an additional conditional should the Board of Supervisors be inclined to approve the request. The condition is;

1. Coordination, approval and all improvements required by the Arizona Department of Transportation shall be completed during the Site Construction Permit process. No

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occupancy of buildings or use of the site shall occur prior to construction work required on the frontage road being completed.



Green Valley Council – Planning & Architecture Committee

Public Hearing – October 24, 2024

Conditional Use Permit RE: American Legion Post 131

Summary:

On October 24th at 10:00 AM at the Canoa Hills GVR Recreation Center the Green Valley Council Planning & Architecture Committee hosted the public hearing regarding the Conditional Use Permit (CUP) for the proposed American Legion Post 131 to be located at approximately West Camino Encanto and the I-19 Frontage Road in Green Valley.

Per the architect for the proposed American Legion Post 131 the original five (5) recreational vehicle (RV) parking spaces that were proposed have been rescinded. Per the applicant, the proposed RV spaces were removed in response to concerns raised by community residents. The project architect stated that they intend on keeping the original existing driveway located approximately ¼ mile south of the intersection of W Camino Encanto and I-19 Frontage Road. The architect stated that their intention is to improve and widen the driveway to meet county requirements and to accommodate emergency vehicles, if an emergency were to arise. Per the architect, there has currently been no engagement with the Arizona Department of Transportation (ADOT) regarding a traffic impact analysis (TIA).

The principal concerns raised by the public at the hearing are as follows:

- Traffic impacts on I-19 Frontage Road arising from usage of the facility given that there are 113 proposed parking spaces.
- Traffic impacts on I-19 Frontage Road given the proposed Legion Post 131 and future development of Block 27-S (337 homes) and Block 5 (442 homes).
- Times of operation for the facility, including extended usage times for special events and events that are open to the public – Per the Legion Post 131 representatives, hours of operation were provided, including the time of cessation of activities.
- Concerns about the lighting to be used on the building and parking lot and the potential impacts on nearby residences – Per the project architect, the proposed Legion Post 131 will meet all county lighting codes and comply with dark sky requirements.
- Concerns about garbage disposal, specifically frequency/time of day for garbage collection as well as measures taken to secure garbage facilities to minimize the risk of pest/vermin/wildlife infestation – Per the project architect, the proposed site of the dumpster has been relocated to be further away from surrounding residential areas.
- Concerns about the operation of the post, namely how often non-members and the public will be invited to participate in special functions/events.
- Concerns about the proposed building height – Per the GVC Planning & Architecture Committee, the building will be one story and comply with existing height requirements.
- Concerns about whether there will be golf cart access on the I-19 Frontage Road for persons wishing to access the proposed site – Per the GVC Planning & Architecture Committee, golf carts are not currently permitted on the I-19 Frontage Road and the restriction will remain in place.