# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 1/18/2022

**= Mandatory, information must be provided*

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

***Title:**

P21CU00006 JUAREZ – E. SAHUARITA ROAD

***Introduction/Background:**

This is a request for a Type II Conditional Use Permit for an RV storage facility in accordance with Other Conditional Uses similar in type, scale and intensity.

***Discussion:**

The proposed Type II Conditional Use Permit is for the property at 7099 East Sahuarita Road. The RH zoned property is approximately nine (9) acres in size, but only the northern 3.45 acres of the site will be developed under this proposal. The remaining acreage, which is mapped floodplain, will remain undeveloped with the exception of the proposed 24 foot wide access driveway from Sahuarita Road.

***Conclusion:**

RV storage facilities are generally very quiet, with minimal regular activity and exceedingly low traffic volume. The proposed RV storage is a very low intensity use that introduces no material impact or nuisances and can easily coexist within a larger residential context.

***Recommendation:**

Staff and the Hearing Administrator recommend APPROVAL of the request.

***Fiscal Impact:**

N/A

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☑ 4 ☐ 5 ☐ All

Department: Development Services, Planning Division Telephone: 520-724-8800

Contact: Thomas Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675

Department Director Signature: _____ Date: 12/20/21

Deputy County Administrator Signature: _____ Date: 12/20/2021

County Administrator Signature: _____ Date: 12/20/2021

PIMA COUNTY

DEVELOPMENT SERVICES

**TO:** Honorable Steve Christy, District 4

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

Tom Mazzanti

**DATE:** December 27, 2021

**SUBJECT:** **P21CU00006 JUAREZ – E. SAHUARITA ROAD**
(Conditional Use Type II – Other Conditional Use – RV Storage Facility)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, January 18, 2022** hearing.

**REQUEST:** Property located at **7099 East Sahuarita Road**, in the RH (Rural Homestead) zone, for a **Type II Conditional Use Permit for an RV storage facility**, in accordance with Section 18.13.030B39 of the Pima County Zoning Code.

**OWNER:** Anthony and Rosalinda Juarez, et al.
815 E. Canyon Rock Rd.
Green Valley, AZ 85614

**DISTRICT:** 4

**STAFF CONTACT:** Elva Pedregó, Senior Planner

**PUBLIC COMMENT TO DATE:** As of December 27, 2021, one public comment letter has been received in opposition of the request.

**STAFF RECOMMENDATION: APPROVAL**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS):** The project is outside of the Maeveen Behan Conservation Lands System.

TD/EP/ds
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

# BOARD OF SUPERVISORS MEMORANDUM

**Subject: P21CU00006** 

**FOR JANUARY 18, 2022 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

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

**DATE:** December 27, 2021

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**ADVERTISED ITEM FOR PUBLIC HEARING**

**CONDITIONAL USE PERMIT**

**P21CU00006** **JUAREZ – E. SAHUARITA ROAD**
Request of Anthony and Rosalinda Juarez, et al., on property located at **7099 East Sahuarita Road**, in the RH (Rural Homestead) zone, for a **Type II Conditional Use Permit for an RV storage facility,** in accordance with Section 18.13.030B39 of the Pima County Zoning Code. Staff and the Hearing Administrator recommend **APPROVAL.**
(District 4)

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**Summary of the Hearing Administrator Meeting (November 10, 2021)**
In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on November 10, 2021. The applicant presented the case to the hearing administrator and answered all his questions.

The majority of the surrounding area is predominately zoned RH. The subject site is approximately 9 acres in size where 121 RV spaces and a 900 square foot office building will be located on the northern 3.45+ acres. The storage area will be enclosed by a 6-foot high wall which will provide security and mitigate the visual impact along the roadways and adjacent properties. Access will be via Sahuarita Road and a landscape bufferyard type D will be installed along the north, east and west portion of the site where the storage use will be located.

One member of the public attended the hearing to speak on the matter; property owners to the north of the subject site. These owners also submitted a letter of objection to staff prior to the hearing where they expressed concerns of negative visual impact, traffic increases, noise, fumes and unsightly glare from the RV's that would spill onto their property. The Hearing Administrator consulted the county's geographic information system's maps and determined that the parcels owned by the objecting parties do not abut the subject property directly; they are located more than 600 feet away with a buffer of vacant natural desert between both sites.

After visiting the subject property and considering the facts, public testimony and written correspondence of this request, the Hearing Administrator is recommending **APPROVAL** of the requested Type II Conditional Use Permit for a recreational vehicle (RV) storage facility. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this Conditional Use Permit request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following special conditions as listed below:

*Special Conditions Recommended by the Hearing Administrator:*

1. The recreational vehicle (RV) storage facility shall be implemented in substantial conformance with the conceptual plan submitted as part of this conditional use permit application and as presented at public hearing.
2. Public/customer access shall occur only from Sahuarita Road. Emergency access provisions only shall be provided to/from Kolb Road.
3. A Traffic Memorandum shall be submitted for review and approval by the Department of Transportation (DOT) in conjunction with the Development Plan submittal. Offsite improvements determined necessary as a result of traffic impact study shall be provided by property owner/developer.
4. A right-of-way use permit is required for any work within the Pima County right-of-way.
5. The Hearing Administrator wholly supports the use of an alternative pavement material (e.g. crushed/compacted gravel) for the majority of the RV storage area as delineated on the submitted concept plan. It is understood that the final decision as the pavement material employed is the province of the Department of Transportation.
6. Review and approval by the Regional Flood Control District (RFCD) is required as part of the Development Plan review process.
7. The office building shall be single-story, in general conformance with that shown in the materials submitted with this conditional use permit application and as shown at public hearing.
8. Hours of operation for the facility's office shall be from 8:00 AM to 5:00 PM, seven days a week. Customer access via keypad-controlled gate shall be from 7:00 AM to 9:00 PM, seven days a week. No access or operations are allowed between 9:00 PM to 7:00 AM.

TD/EP/ds
Attachments

c: Rory Juneman, Lazarus & Silvyn, P.C., 5983 E. Grant Rd., Ste. 290, Tucson, AZ 85712

Enclosure 3

PROJECT:

R-V STORAGE DEVELOPMENT, CONDITIONAL USE PERMIT,
7099 E SAHUARITA RD
PIMA COUNTY, AZ

APN # 305-22-121B

OPEN AIR STORAGE SPACES, ONLY ENCLOSED STRUCTURE IS AN OFFICE/BATHROOMS BUILDING

OWNER:

ANTHONY JUAREZ, ANTONIO JUAREZ, ROSALINDA GONZALES & DIANA DELGADO, ALL JT/RS
815 E CANYON ROCK RD
GREEN VALLEY AZ 85614-5260

NOTES AND TABULATIONS:

CURRENT ZONING : RH
PARCEL AREA : 393,291 SF, 9.03 AC.+-
PROJECT DEVELOPMENT AREA : 150, 551 SF, 3.45 AC. +-
PROJECT IS OPEN AREA R-V STORAGE FACILITY WITH GATED ENTRY AND 900 SF ON-SITE OFFICE SPACE.

PARKING SPACES:

ONE FOR EACH TWO EMPLOYEES AND ONE COMPANY VEHICLE REQUIRED
5- EMPLOYEE AND VISITOR SPACES PROVIDED
1- HANDICAPPED PARKING SPACE PROVIDED

RENTAL SPACES:

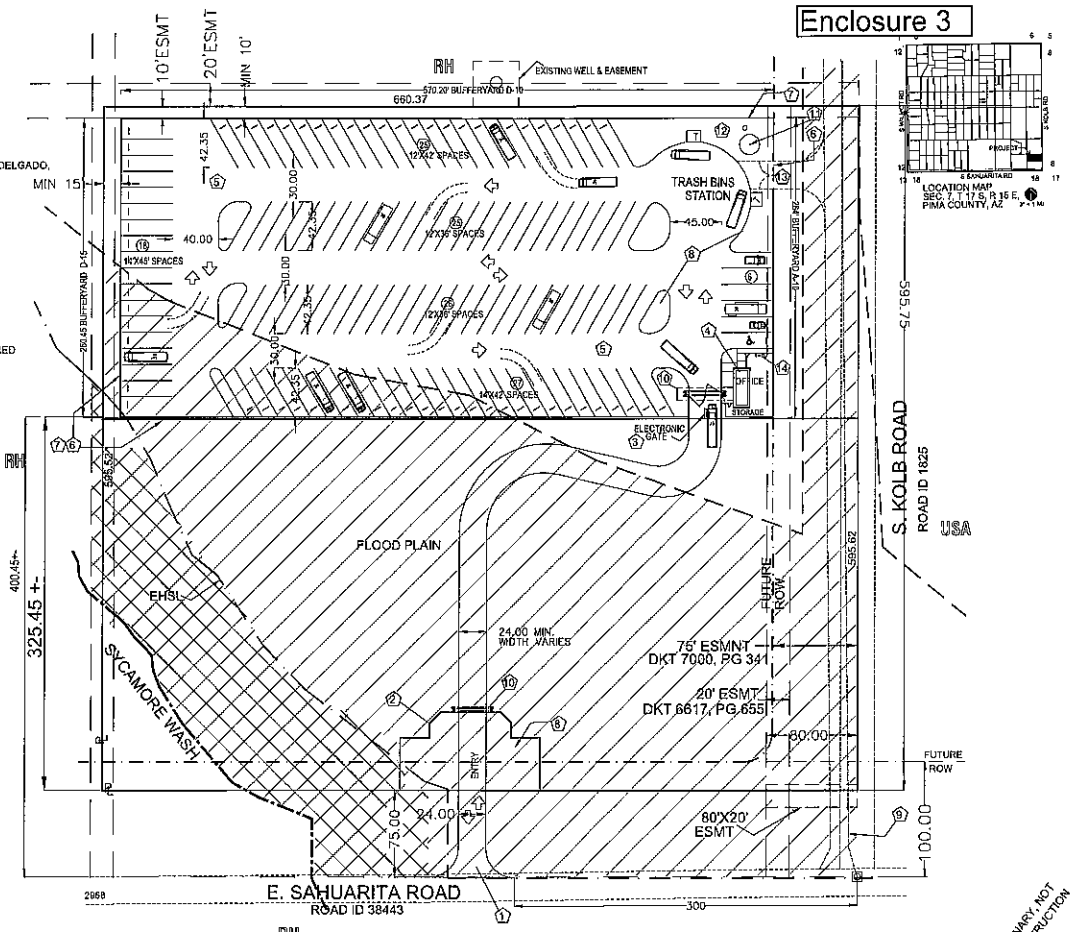
12'X42' SPACES: 25
12'X36' SPACES: 61
14'X42' SPACES: 27
14'X45' SPACES: 18
TOTAL RENTAL SPACES: 121 SPACES

KEY NOTES:

1. PAVING IN R.O.W. TO PIMA COUNTY STANDARDS.
2. DECORATIVE CONCRETE ENTRY WALLS.
3. CARD ACTUATED ENTRY GATE ACCESS.
4. OFFICE, BATHROOMS, MAINTENANCE EQUIP. STORAGE.
5. COLORED CRUSHED GRAVEL OVER COMPACTED NATIVE SOIL, MAINTAIN EXISTING SURFACE GRADIENT.
6. MIN. 6' HIGHT DECORATIVE CONCRETE WALL WITH WALL VENTS.
7. MIN. 6' HIGH DECORATIVE CONCRETE WALLS.
8. LANDSCAPE AREAS.
9. EXISTING DIRT ROADWAY TO REMAIN AS-IS.
10. SIGNAGE ELEMENT
11. WATER STORAGE TANK/PUMPS
12. SEPTIC TANK SYSTEM AREA
13. EMERGENCY LOCKED VEHICLE GATE
14. BIKE PARKING

LEGEND:

- CENTERLINE EXISTING SYCAMORE WASH.
- EROSION HAZARD AREA
- FLOOD PLAIN
- EROSIAN HAZARD SETBACK LINE




CONCEPT SITE DEVELOPMENT PLAN
1 : 40

PRELIMINARY, NOT FOR CONSTRUCTION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ADC west, LLC
architects and planners
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520-751-4355 off
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gholguin@adcwestarchitects.c


PROPOSED KOLB RD R-V STORAGE
7099 E SAHUARITA RD
PIMA COUNTY, AZ 85629

EXPIRES 3/31/24

REVISIONS:

DATE:
PROJECT NO. P2019
DRAWN BY

SHEET TITLE:
SITE CONCEPT PLAN NOTES

SHEET:
SD-1

1 OF 2


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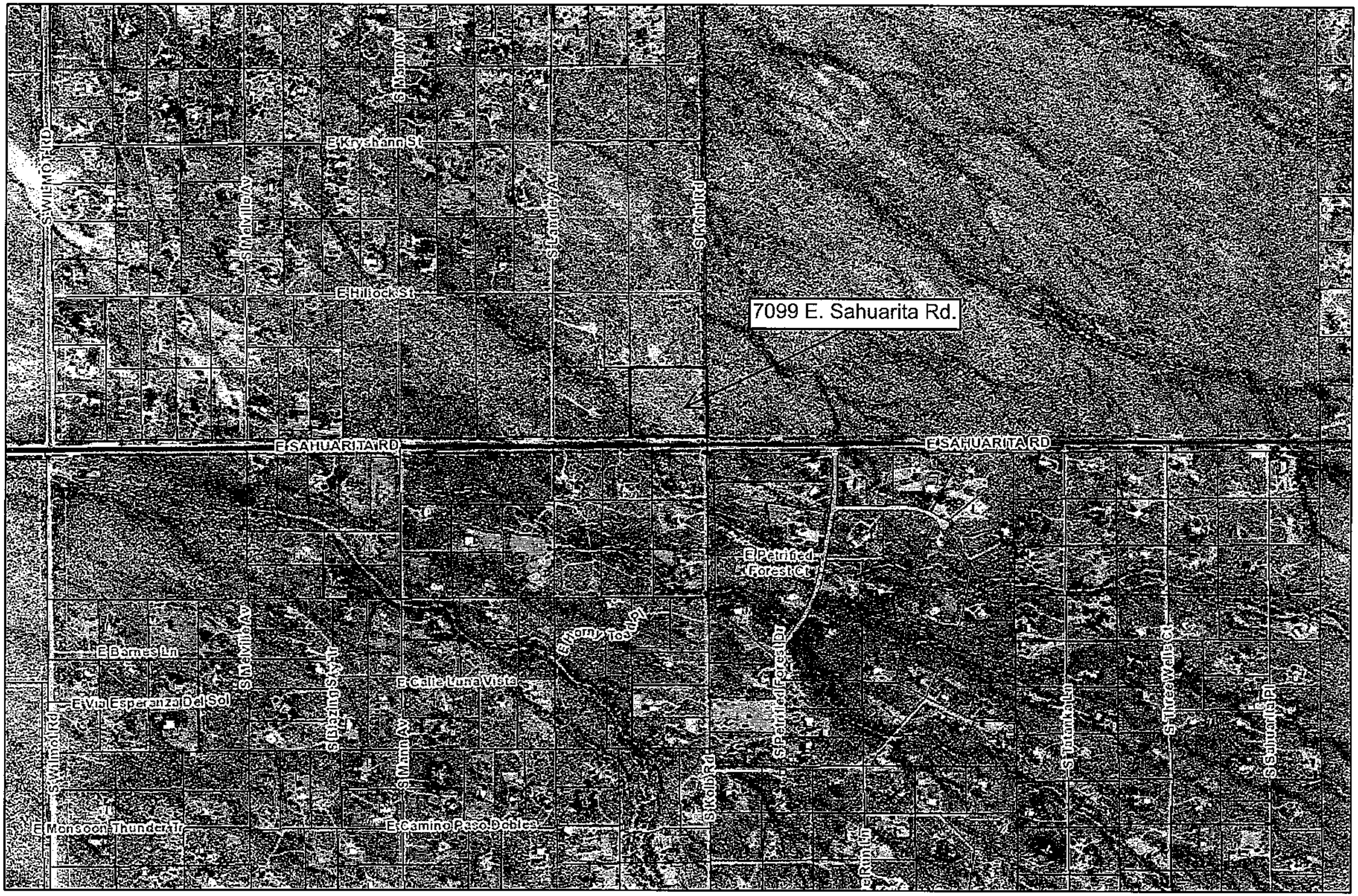
# Enclosure 1: Property Map



PIMA COUNTY
DEVELOPMENT SERVICES

# MEMORANDUM

## PUBLIC HEARING – NOVEMBER 10, 2021

DATE: November 4, 2021

TO: Jim Portner, AICP, Hearing Administrator

FROM: Elva Pedregó, Senior Planner

SUBJECT: **P21CU00006 JUAREZ – E. SAHUARITA ROAD**
(Rory Juneman – Applicant)
(Anthony & Rosalinda Juarez et al. – Owner)
Type II Conditional Use – Other Conditional Use (RV Storage)

**LOCATION:**
The subject site is located on the northwest corner of E. Sahuarita Road and S. Kolb Road. The closest major intersection is approximately four and half a miles east at Sahuarita and Houghton Roads. The site is approximately 9.03 acres, and is zoned RH (Rural Homestead).

**SURROUNDING LAND USE OR CONTEXT:**
The entire area is predominately zoned RH. There are just a few parcels located approximately half a mile north on Kolb Road, that are zoned GR-1. The property to the east of the subject site, is Federal land, the properties to the north and west are privately owned parcels all of which are vacant and undeveloped. The properties to the south of Sahuarita Road are parcels ranging from 4 to 5 acres in size developed with single family residences.

**PUBLIC COMMENT:**
No public comment has been received.

**PREVIOUS CASES ON PROPERTY:**
None

**DEVELOPMENT SERVICES COMMENTS:**
The owners thru the applicant, are requesting approval of the Type II Conditional Use permit for a proposed RV storage facility that will be located on the northern portion of the lot. The proposal plans for 3.45± acres containing 121 RV spaces and a 900 square foot office building. The storage area will be enclosed by a 6-foot high wall which will provide security and mitigate the visual impact along the roadways and adjacent properties. The site will be accessed via Sahuarita Road and a landscape bufferyard type D will be installed along north, east and west of the storage portion of the site. The applicant is also proposing to pave the eastern edge of the parking area since this is the area that will have the most traffic (approximately 100 feet wide), but is requesting the Hearing Administrator grant the use of colored crushed gravel over compacted native soil instead of the required asphalt or concrete paving over the rest of the storage area.

The applicant states the owners are building the project because they "see an increased demand for RV storage in the area around the Property and beyond". This they state, is due to an increase in RV sales of approximately 33% between 2020 and 2021 which has created

the need for storage uses for those who prefer or need to store their RV's off-site.

The applicant further describes the project by stating the storage use will have very few daily customer visits, averaging only 13 daily trips as estimated by their traffic statement. The project's entrance will have a controlled access gate and will include a security system. The security system will have security sensors, cameras at the office, as well as cameras and motion lights in the vehicle area. The project will also be designed to mitigate flood impact thus the request to use crushed gravel over compacted soil instead of the required paving. This will increase water permeability and retention during rain events which will significantly lower the amount of water that leaves the site into the existing flood prone area. A six-foot wall will surround the project site which will provide both security and privacy to the surrounding area. The wall's color will match the surrounding desert environment.

**DEPARTMENT OF TRANSPORTATION**

This Type II Conditional Use Permit would allow storage parking spaces for 121 Recreational Vehicles (RVs) on a parcel of land located at the northwest corner of Sahuarita Road and Kolb Road intersection. An office of approximately 900 square feet has also been proposed at the site. This site is subject to rezoning policies (RP) 87 S. Kolb Road/E. Sahuarita Road, but given this request is a conditional use permit, rezoning conditions do not apply.

Kolb Road is currently a dirt access easement, and it is designated as a current street in the Major Streets Plan.

Sahuarita Road is a paved two-lane roadway maintained by the County with a posted speed limit of 50 mile per hours (mph). Sahuarita Road is a Major Scenic Route with a planned 200 feet of right-of-way width per the Major Streets Plan. Sahuarita Road is classified as a Rural Principal Arterial per the Arizona Department of Transportation's (ADOT) Statewide Federal Functional System map. The most recent traffic counts for Sahuarita Road is 7,218 average daily trips (ADT) with an approximate roadway capacity of 9,940 ADT.

Based on the traffic letter provided with the Conditional Use Permit application, the proposed use will not have a negative impact on the surrounding roadways. A turn-lane warrant analysis was provided within the traffic letter but the analysis was done with the draft of the 2019 Roadway and Development Street Standards Manual. However, the analysis should be done with the current 2016 Subdivision and Development Street Standards. Per current standards, it appears that a left-turn lane would be required with the project. Therefore, a Traffic Memorandum will be required.

Primary access to the site will be from Sahuarita Road. A secondary gated emergency access has been proposed from Kolb Road, proper signage must be provided. Access to the site from Sahuarita Road shall meet the driveway separation requirement from Kolb Road as described in the SDSS.

The Department of Transportation has no objection to this Conditional Use Permit request and recommends approval subject to the following conditions be applied:

1. A Traffic Memorandum shall be submitted for review and approval by the Department of Transportation with the Development Plan submittal. Offsite improvements determined necessary as a result of the traffic impact study shall be provided by the property owner/developer.
2. A right-of-way use permit is required for any work within Pima County right-of-way.

**REGIONAL FLOOD CONTROL DISTRICT**

The District has reviewed the site conditions and offers the following information:

1. The southwest corner of the parcel is impacted by a local floodplain and flow corridor

identified by the Lee Moore Wash West Floodplain Study (2/28/2019). The development has located most of the project improvements outside the local floodplain and all of the project improvements outside the identified flow corridor.

2. Sycamore Wash is located within the mapped local floodplain and has an associated erosion hazard setback of 75'. Improvements within this setback may require engineered erosion protection.

The District has no objection subject to the following condition:

a) Regional Flood Control District review and approval are required at the time of development.

**CULTURAL RESOURCES**

The majority of this particular parcel has been surveyed already (1988-240.ASM –survey of alternative roadway alignments for the Sahuarita Corridor). No cultural resources were identified as a result of that survey. The area is defined as being within a low sensitivity zone for archaeology (SDCP). Therefore, I recommend that the following condition apply to this Conditional Use permit:

In the event that ancestral remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are encountered during construction, all ground disturbing activities must cease within 50 ft. of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the encounter or disturbance of the remains at (520) 626-0320 so that appropriate arrangements can be made for the repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The ancestral 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.

**OFFICE OF SUSTAINABILITY AND CONSERVATION**

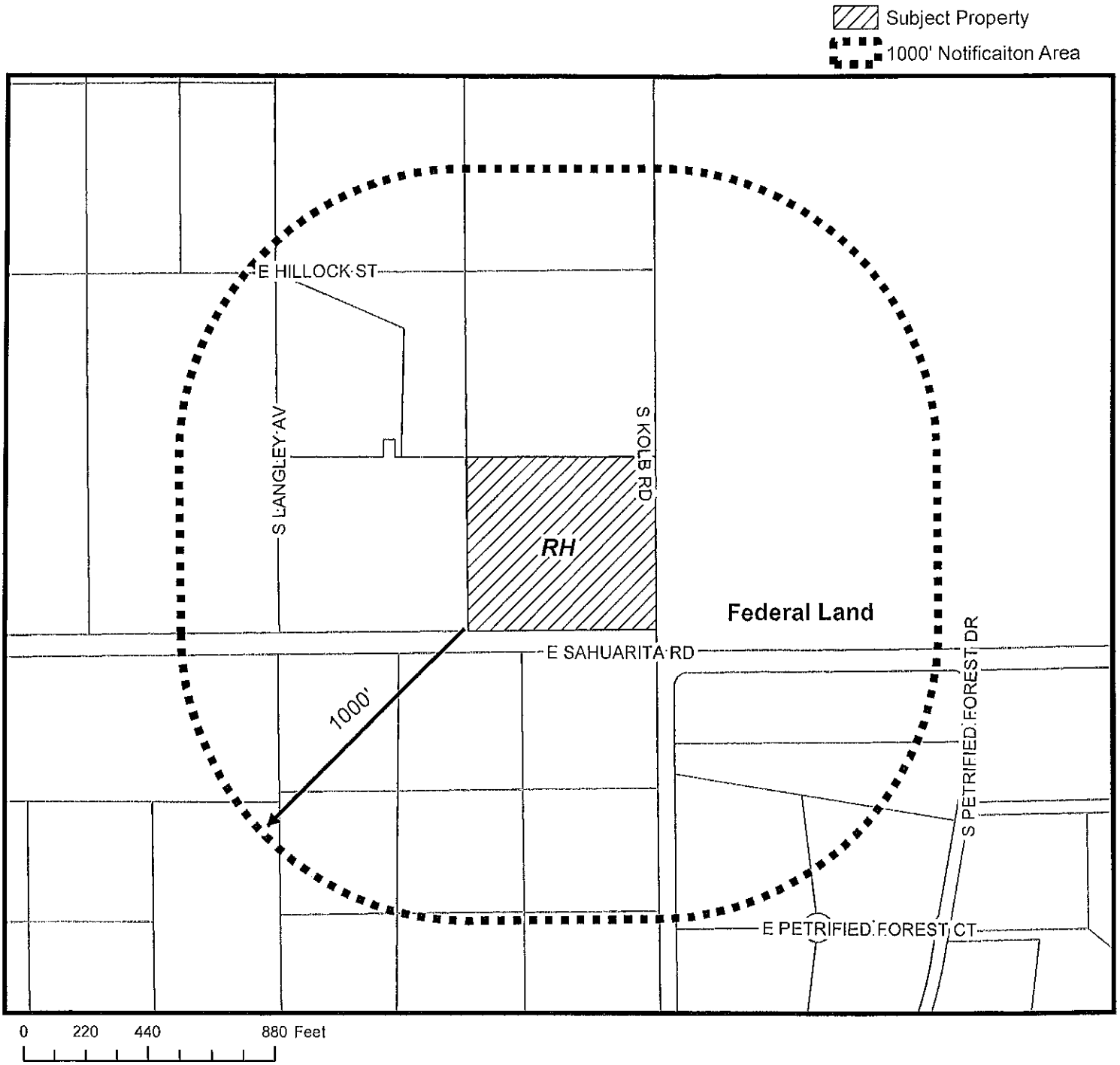
The project is outside the Maeveen Marie Behan Conservation Lands System.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the Type II Conditional Use Permit. The proposed use is a low intensity use, with very little impact to the surrounding area. The RV storage will not generally generate daily traffic, emit obnoxious odors or produce excessive noise.

c: Tom Drzazgowski – Chief Zoning Inspector
Rory Juneman, Esq., Lazarus & Silvyn – Applicant

# Case #: P21CU00006
# Case Name: JUAREZ - E. SAHUARITA ROAD
## Tax Code(s): 305-22-121B




**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT**
**PLANNING DIVISION**

PIMA COUNTY
DEVELOPMENT SERVICES

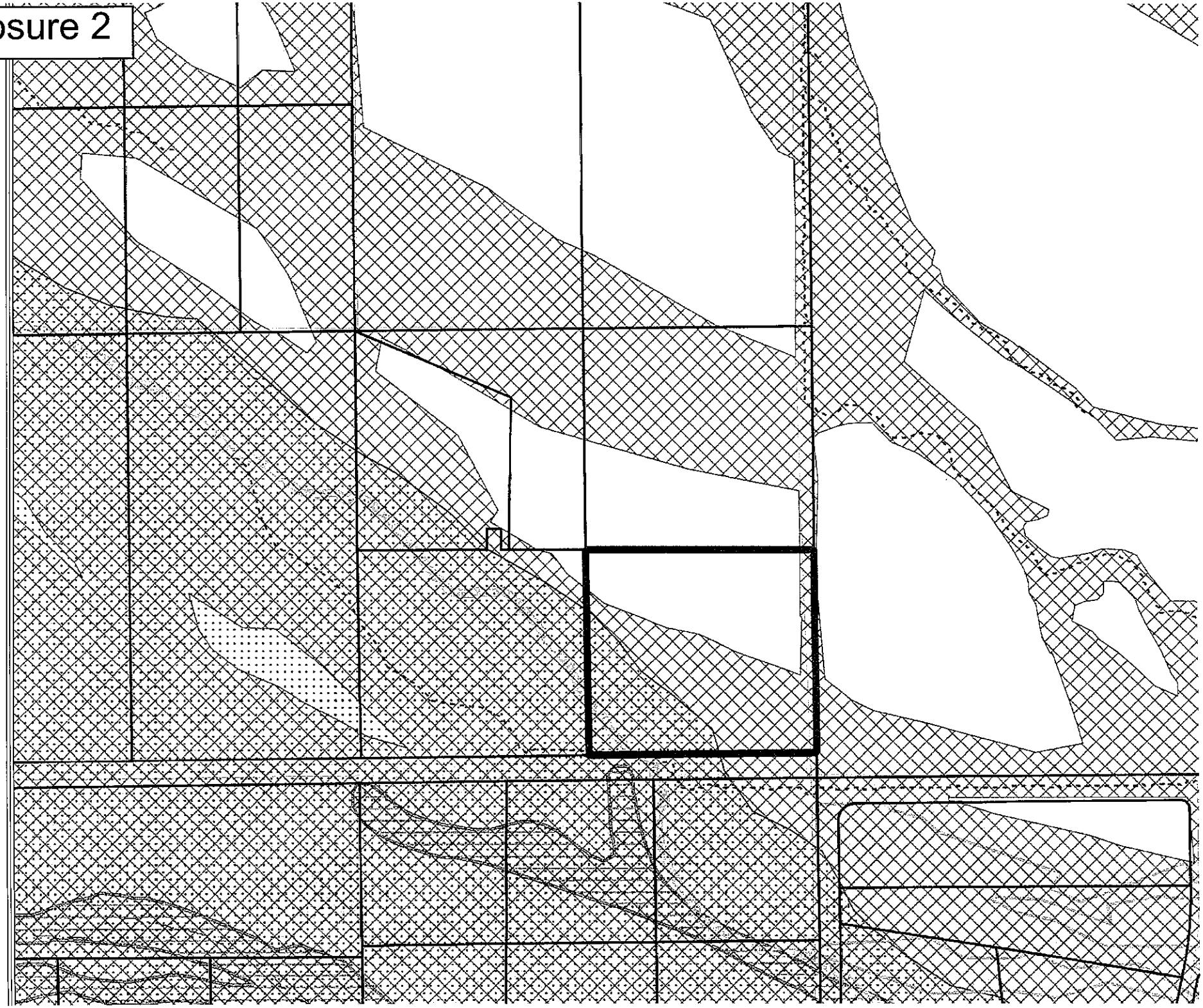
Notes: **CONDITIONAL USE PERMIT - TYPE II**

Map Scale: 1:6,000

Map Date: 10/14/2021 - ds

N W E S

Enclosure 2



Enclosure 6

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PROPOSED KOLB RD R-V STORAGE
7099 E SAHUARITA RD
PIMA COUNTY, AZ 85629

EXPIRES 3/31/24

REVISIONS:

DATE:
PROJECT NO: W2115
DRAWN BY:

SHEET TITLE:
SITE CONCEPT PLAN
LARGE SCALE

SHEET:
SD-3

- OF -

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Enclosure 4

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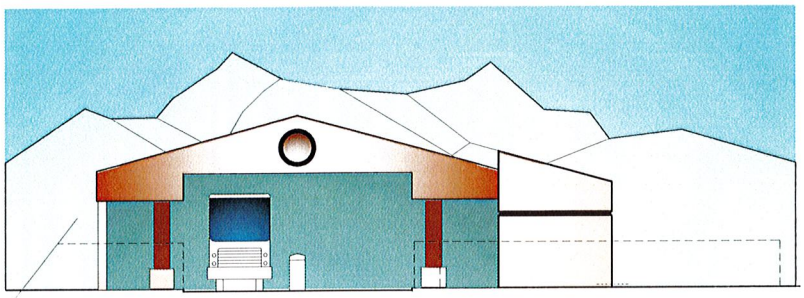
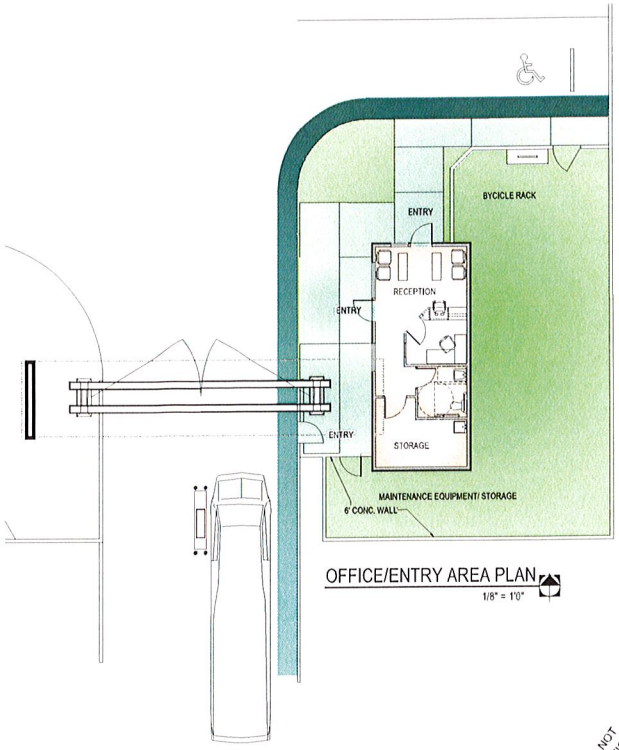
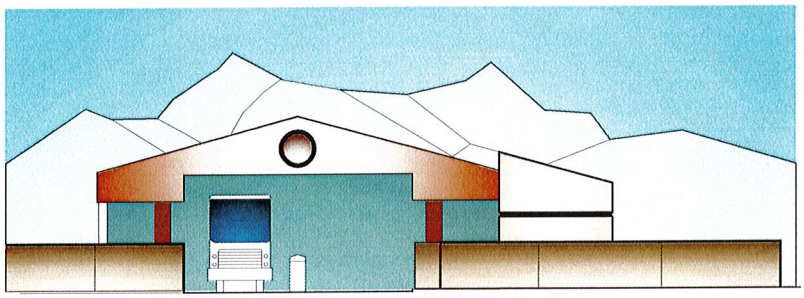


FRONT ELEVATION OF OFFICE/ENTRY BUILDING AREA
1/8" = 1'0"




OFFICE/ENTRY AREA PLAN
1/8" = 1'0"



ENTRY ELEVATION VIEW FROM SAHUARITA RD
1/8" = 1'0"

PRELIMINARY, NOT FOR CONSTRUCTION

PROPOSED KOLB RD R-V STORAGE
7099 E SAHUARITA RD
PIMA COUNTY, AZ 85629

EXPIRES 3/31/24

REVISIONS

DATE
PROJECT NO W2115
DRAWN BY

SHEET TITLE
OFFICE AREA PLAN
ELEVATIONS

SHEET
SD-4

- OF -

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Law Offices of
Lazarus & Silvyn, P.C.

October 6, 2021

Elva Pedrego
Development Services
Pima County
201 N. Stone Avenue
Tucson, Arizona 85701

Re: Conditional Use Permit – 7099 E. Sahuarita Rd.

Dear Ms. Pedrego:

This is a request for a Type II Conditional Use Permit ("CUP") for the property at 7099 E. Sahuarita Rd. in unincorporated Pima County ("County"), APN 305-22-121B (the "Property"). The Property is owned by El Sahuarito Enterprises, LLC ("El Sahuarito"), who desires to build a recreational vehicle and camper ("RV") storage facility on the Property (the "Project"). As described below, the Project will provide a service to the area while being a quiet and low impact use with little effect on the surrounding properties. Therefore, we request an approval of this CUP request.

**A. Project Description.**

*1. Property Overview*

The Property is zoned Rural Homestead ("RH") and located at the northwest corner of the E. Sahuarita Rd. and S. Kolb Rd. intersection.[1] *See* **Enclosure 1**, Property Map. The Property is approximately 9.03 acres and vacant. To the east of the Property is vacant Federal land, and to the north and west of the Property is vacant private land. To the south are 4- to 5-acre residential lots with single family residences; all the existing residences are set back at least 300 feet from Sahuarita Rd. There currently are several businesses located along or near Sahuarita Rd., including a tool rental shop and a feed store.

The Property is in an area with numerous identified flood hazard areas (e.g., flood plains and washes). *See* **Enclosure 2**, Flood Hazard Map. As discussed below, the Project mostly avoids the flood hazard areas.

*2. Project Overview*

El Sahuarito is building this Project because it sees an increased demand for RV storage in the area around the Property and beyond. The pandemic created a high demand for outdoor recreation, with an estimated 33 percent increase in RV sales between 2020 and 2021.[2] This increase in RV and camper ownership will naturally create the need for storage uses, as some owners will want to store their RVs and campers offsite. The Project will provide nearby

[1] Note that Kolb Rd. is designated a County street but is privately owned and not owned by the County.
[2] *See* RV Industry Facts and Figures, https://www.gorving.com/newsroom/rv-industry-association-manufacturing-statistics , September 23, 2021.

206 E. Virginia Avenue | Phoenix, AZ 85004-1110
602.340.0900 | Fax 602.340.8955
5983 E. Grant Road, Suite 290 | Tucson, AZ 85712-2365
520.207.4464 | Fax 520.300.9662

residents a place to store their RVs in a high-quality, secure, and convenient location. The location along Sahuarita Rd., a high-volume arterial major road,[3] is ideal because it allows the Project to serve both area residents and those throughout southern Pima County.

RV Storage is ideal for this location because it is a use with little impact. A vast majority of the time RVs will simply be parked at the Property, where they will create no noise, dust, or fumes. Only occasionally will RV owners visit the site to pick-up or drop off their vehicles. In addition, El Sahuarito is designing the Project to be a first-class operation with a high-quality design, both inside and out.

a. Interior Project Design and Function

The Project will provide 121 storage parking spaces, with several sizes to fit different storage needs. *See* **Enclosure 3**, Site Plan. There will also be six short-term standard parking spaces for employees and visitors. The Project will have a small (+/- 500 sq. ft.) one-story office with reception and storage areas and a restroom. *See* **Enclosure 4**, Office Elevations. The office will be the Property's only structure. There will be one to two employees onsite during normal business hours (est. 8:00am to 5:00pm). Customers will also have access to the Property outside of normal business hours, likely from 7:00am to 9:00pm. There will be no access between 9:00pm and 7:00am.

This storage use will have very few daily customer visits, averaging only 13 daily trips as estimated by our traffic statement. *See* **Enclosure 5**. This minimal amount of traffic will likely have no impact on the surrounding properties. The Project's entrance will have a controlled access gate to allow customers flexible access hours, further spreading daily trips throughout the day and evening. The northeast corner of the parking area will include solid waste dumpster(s) that allow customers returning from travel a place to dispose of their trash. These dumpsters will be serviced as needed and on a regular basis.

The Project will include a security system to ensure the security of the stored RVs. This system will include security sensors and cameras at the office and security cameras and motion lights in the vehicle area. The design and placement of the motion lights will balance security with the desire to limit light trespass beyond the Project. Because of this balance, overall lighting at the Project will be limited to the office and gate areas. All lighting on the Property will meet, and likely exceed, the Outdoor Lighting Code ("OLC") requirements.

The Project is designed to mitigate flood impact. The eastern edge of the parking area (+/- 100 ft. wide) will be paved, as this area will have the most vehicle traffic. For the remaining +/- 88 percent of the parking area, we are requesting through this CUP that the surface be colored crushed gravel over compacted native soil. *See* **Enclosure 6**, Colored Site Plan. This will increase water permeability and retention during rain events and significantly lower the amount of water that leaves the Project site into the existing flood prone area. We have consulted with the County's Regional Flood Control District ("Flood Control"), and they are supportive of the

[3] *See* County Major Streets and Routes Map, https://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=54602.

Project's design, including the gravel pavement. Secondary benefits of the gravel surface are that it reduces heat retention compared to pavement, and it provides significant dust control.

b. Exterior/Perimeter Design and Function

The Project's exterior is designed to mitigate impacts on the surrounding residences. The Project is set back approximately 400 ft. from Sahuarita Rd. in order to mitigate its impact on the neighbors south of the road. This significant setback also allows the Project's only structure to be outside of the mapped floodplain. A six-foot wall will surround the Project and will be either block or precast concrete and colored to match the surrounding desert environment (for block, colored stucco; for precast, integrated color). The wall will provide both security to the Project and privacy to the surrounding area. The combination of the 400-ft. setback and the exterior natural colored wall will significantly reduce the Project's visual impact from Sahuarita Rd.

The Project is designed to meet all County landscaping requirements. *See* Enclosure 6. The west, north and east sides will have landscape buffers, while the south side will remain mostly natural desert. The Project's primary access will be from Sahuarita Rd. and there will be a secondary emergency access (with locked gate) from Kolb Rd. El Sahuarito is choosing to access from Sahuarita Rd. because Kolb Rd. is not a publicly owned right-of-way, and there are no current plans for the County to improve the road. Choosing access directly from Sahuarita Rd. eliminates any future conflict with the County's potential development of Kolb Rd. The Project's direct access to Sahuarita Rd. provides safe and effective accessibility to the County's road system with little impact on the neighbors. Project traffic will also benefit from its location on Sahuarita Rd., which provides a connection between east Tucson and Green Valley.

**B. The Project meets the CUP standards.**

Conditional Uses are those that, because of their greater potential for nuisance or hazard, are conditioned upon the process and standards in the County Zoning Code ("Code").[4] The CUP standards for approval, provided below, lay out clear guidance on evaluating and approving a proposed CUP use.[5] The Project meets all of the below standards.

***1. The proposed use will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.***

The Project meets the following applicable policies of Pima Prospers, the County's comprehensive plan (the "Plan"):

- Medium Intensity Rural ("MIR"): The Property is in the Plan's MIR land planning area, which encourages residential uses with a maximum density of 36,000 sq. ft. lots. MIR proposes a much greater residential density (36,000 sq. ft. lots) than the existing RH zone, which has a minimum lot size of 180,000 sq. ft. MIR's support of higher density residential is consistent with the Project, which will provide storage options to residents in an area that could become denser in the future. Please note that none of the Rural planning areas in the Plan mention commercial/industrial uses, but all of the Rural zoning

[4] Code § 18.97.020.A.2.
[5] Code § 18.97.030.F.3.c.

districts permit commercial/industrial uses with a CUP (*See* RH and GR-1 Zones). Based on the above, the Project's anticipated use is consistent with the MIR plan designation.

- Special Area Policy S-18E: Policy S-18E requires that development be regulated pursuant to the Lee Moore Basin Management Study (the "Study"). The Project has been designed to comply with the Study. It is located on the northern portion of the Property that is outside of the Study's mapped floodplain. The southwest corner of the Project is within this floodplain, but that portion of the Project is solely used for parking and therefore complies with the Study. We have met with County Flood Control District staff to confirm the Project design meets the Study and other Flood Control regulations.
- Rezoning Policy 87 ("RP-87"): While the RP-87 rezoning policies may not apply to this CUP, the Project likely still meets the three policies, as follows:
    - *Buffer* - Requires a buffer to transition intensity of uses to the north and west of the Property. The Project is far from this buffer area, but the Project complies with this policy by providing a low-intensity commercial use that will have little to no impact on the surrounding residential properties. The Project will be low-traffic, low-noise and will not create any nuisance issues on the surrounding homes.
    - *Drainage* – Requires a master drainage study for the area. The Project's hydrologist and architect have studied the Property to define the floodplain, 100-year surface elevations and erosion hazard setbacks. The Project is designed to avoid flooding concerns, and we have met and confirmed this in meetings with Flood Control.
    - *Traffic Study* – Requires a traffic study of the area. The Project traffic engineer has completed a traffic statement for the Project, which indicates the Project will only have 13 average daily trips resulting in no impact on the surrounding area.

2. ***The proposed use will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, the legal permitted uses of such property.***

The Project has been thoughtfully designed to reduce any impacts it may have on the neighboring properties, as follows:

- Setbacks: The Project will be at the northern edge of the Property, as far as possible away from the existing single family residential homes on Sahuarita Rd. This creates a setback between the Project and road of approximately 400 ft., and a total setback of 700 ft. between the Project and the nearest residences.
- Parking Surface: We are requesting approval to use a gravel surface for almost 90 percent of the parking area to reduce impacts on the surrounding properties. This gravel surface will promote water retention on site, will control dust, and will provide significantly less heat than a paved surface.

- Perimeter Wall: The proposed six-foot perimeter wall will provide an effective and attractive screening element to the Project. It will provide a visual barrier to all surrounding properties, while providing security for the Project.
- Lighting: The Project's lighting will be minimized to preserve the dark skies in the area. Standard lighting will be limited to the office and entrance gate. Security lighting will be triggered by motion sensors and only occasionally in use. All lighting will be compliant with the OLC.
- Traffic: The Project will generate few daily trips, estimated at 13 average daily trips by our traffic statement, making it a very low impact use on the surrounding area.

***3. The proposed use has adequate accessibility to the County road network.***

The Project will directly access Sahuarita Rd. This is a major County road that provides a connection between I-10 and Green Valley to the west and to southeast Tucson. This access will make the Project accessible to both local rural customers and beyond to the broader County road network.

***4. The proposed use has sufficient off-street parking and loading facilities that will be developed in accordance with County engineering standards.***

The Project will have ample off-street parking that will meet County engineering standards. The nature of this use is that it will involve very little daily traffic, and therefore few off-street parking spaces are needed for the occasional customers and visitors.

The Project does not require a loading zone, and there is plenty of space on the Property for the occasional expected deliveries.

***5. The proposed use will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids, and solid wastes.***

The Project will meet all the County standards for nuisance and environmental issues, as described below:

- Noise: The only noise the Project will generate will be the occasional coming and going of customers picking up their RVs from the Property. Otherwise, the Project will generate almost no noise. The Project will not include camping, RV maintenance, or any other use that will generate noise. Customers will not enter the Property after 9:00pm and before 7:00am. Based on all these factors, the Project will comply with the Code's Excessive Noise Ordinance (Code Ch. 9.30).
- Smoke: The Project's parking and storage use will not produce any smoke, and therefore will meet the County's standards including those in Title 17, Air Quality, and Title 18, Zoning.
- Glare: The Project's parking and storage use will not create any daytime glare. The only potential glare could be from sunlight reflecting off RV windows, and this will be

mitigated by the Project's six-foot block wall that will effectively screen any reflection from the surrounding properties. At night, the Project will be designed to comply with the OLC and minimize light spillover to the surrounding properties. The Project will only use limited nighttime lighting, with lights around the office and motion lights around the Property as needed for security.

- Heat: The Project's parking and storage use will not produce any heat, and therefore the use complies with the applicable County standards. The Project is requesting to use a gravel parking surface to reduce the potential heat island effect that is caused by paved surfaces.
- Odors: The Project's parking and storage use will not produce any odors.
- Vibrations: The Project's parking and storage use will not involve any machinery that will produce vibrations.
- Fly or Ash: The Project's parking and storage use will not produce any fly or ash.
- Dust: The Project will include either pavement or a crushed and compacted gravel surface, and both will drastically reduce dust across the Property. During construction, the Project will comply with all County regulations related to the mitigation of construction dust. Both during and after construction, the Project will comply with the County's Air Quality regulations in Title 17.
- Fumes, Vapors or Gases: The Project will not produce any fumes, vapors, or gases. RVs entering and leaving the Property will emit vehicle exhaust for the brief period of timing they are in transit, but the low volume of traffic to and from the site will not increase fumes from the Property.
- Other Air Pollution, Liquids and Solid Waste: The Project's parking and storage use will not create air pollution. The Project's office will utilize a small septic system that will be fully compliant with the County's Onsite Wastewater Treatment Facilities requirements.

***6. The hours of operation will not be detrimental to adjoining residents.***

The Project's standard hours of operation will be from 8:00am to 5:00pm, seven days a week. Customers will have the ability to access the Property through a keypad access control system from 7:00am to 9:00pm. Because the Project will have direct access from Sahuarita Rd., customer access during these hours will not be detrimental to the surrounding properties.

***7. Landscaping will be fully in conformance with zoning code regulations.***

The Project's landscaping will fully conform with Code regulations, as shown on Enclosure 5. The Project will provide landscaping buffers on all sides, as follows:

- West – There will be approximately 260 ft. of Bufferyard D-15.
- North – There will be approximately 570 ft. of Bufferyard D-10.
- East – There will be approximately 264 ft. of Bufferyard A-10.

- South – The Project will provide almost 400 ft. of natural undisturbed open area, which satisfies the County's bufferyard requirement.

The Bufferyards will comply with the County Landscape Design Manual's required planting types and amounts.

**C. Conclusion**

The Project will be a low-intensity, quiet use that will not impact the surrounding properties and property owners. The RV Storage use is designed to lessen potential impacts on the area, as it is set back approximately 400 ft. from Sahuarita Rd. and will be surrounded by a six-foot wall. The Project complies with the CUP standards, as described above, and the low-impact use combined with the mitigation elements makes approval of this CUP appropriate. Therefore, we respectfully request that the Board approve this CUP request.

Sincerely,

Rory Juneman, Esq.

Enclosures

M Esparza
Engineering, LLC

Transportation Planning
Traffic Engineering
Consulting

**October 1, 2021**
**Kolb Road RV Storage**
**Traffic Letter**

Mr. George Holguin
ADC West, LLC
Architects and Planners
11100 E. Sundance Drive
Tucson, Arizona 85749

Dear Mr. Holguin:

M Esparza Engineering is pleased to provide this traffic letter to support a conditional use permit application for the proposed 121-space recreational vehicle (RV) storage project. The project is located on the northwest corner of the Sahuarita Road/Kolb Road intersection in Pima County. The physical address of the is project is 7099 E. Sahuarita Road in Pima County. A concept site development plan showing the unit layout and access on Sahuarita Road is provided as an attachment to this letter.

The focus of this letter is to determine whether a left turn lane on Sahuarita Road at the project access would be warranted based on the projected trip generation of the project and the traffic volumes on Sahuarita Road, both of which are the inputs to the turn lane warrant analysis found in the draft 2019 *Pima County Roadway and Development Street Standards Manual.*

Although there are no trip generation rates for "RV Storage" in the current ITE *Trip Generation Manual,* I preliminarily applied rates from three RV storage trip generation studies that were conducted in California. Based on these rates and the number of proposed spaces, the project will generate 3 AM peak hour trips and 3 PM peak hour trips. Mr. Joseph Godoy from Pima County Development Services indicated that a short traffic letter focusing on a turn lane warrant analysis would be acceptable for this project based on the estimated trip generation. Notes from the pre-app meeting are attached and also indicate that a turn lane warrant analysis will be required.

**Site Plan and Access**

The site plan shows the location of the proposed 121-space RV storage project on one parcel (Parcel ID 305-22-121B) on the north side of Sahuarita Road and on the west side of Kolb Road. The project is zoned RH (Rural Homestead).

Sahuarita Road is an east-west local road with a two-lane rural cross-section. Its Federal Highway Code designation is "rural principal arterial". In the Pima County Major Streets Plan, it is designated as a "high volume arterial" and as a "scenic major route" in the Pima County Scenic Routes Plan. The paved roadway cross section is approximately forty feet wide with two twelve-foot lanes and eight-foot paved shoulders. The posted speed limit is 50 mph.

2934 W. Salvia Drive
Tucson, AZ 85745

520-207-3358
MUE-CLA@COX.NET

Primary access to the project will be at one location on Sahuarita Road as shown on the site plan. A secondary gated emergency access will be provided on Kolb Road, and is also shown on the plan.

**Trip Generation**

Trips generated are typically estimated using the rates published in the current *ITE Trip Generation Manual, 10th Edition*. However, there are no ITE rates for the land use Recreational Vehicle (RV) Storage. We researched trip generation studies for this land use and have attached a source where trips from three RV storage facilities were counted. The source is attached, and the average rates from the three facilities were applied to the trip generation estimate for the RV Storage component of this project. The trip rates and trips generated are provided in Table 1.

**Table 1 – Trip Generation of Project**

| Kolb Road - RV Storage | | | AM Peak | | PM Peak | | Weekday | |
|---|---|---|---|---|---|---|---|---|
| **Trip Generation Rates** | **# Units** | **Unit Type** | **In** | **Out** | **In** | **Out** | **In** | **Out** |
| RV Storage | 121 | Spaces | 0.022 | | 0.028 | | 0.108 | |
| | | | 0.005 | 0.017 | 0.020 | 0.008 | 0.054 | 0.054 |

| **Trip Generation** | **# Units** | **Unit Type** | **AM Peak** | | **PM Peak** | | **Weekday** | |
|---|---|---|---|---|---|---|---|---|
| RV Storage | 121 | Spaces | 3 | | 3 | | 13 | |
| | | | 1 | 2 | 2 | 1 | 7 | 7 |

Based on the average trip rates for the project land use, the project generates thirteen daily one-way trips, with three trips during the AM peak hour and three during the PM peak hour. Two of the AM peak hour trips and one of the PM peak hour trips are entering trips and are applied in the left turn lane warrant analysis.

**Turn Lane Warrant Analysis**

The draft 2019 *Pima County Roadway and Development Street Standards Manual* includes guidelines for left turn lane and right turn lane warrants on two-lane roadways. For left turn warrants, the draft standards refer to the suggested left turn treatment guidelines in AASHTO's *2018 A Policy on Geometric Design of Highways and Streets.* The peak hour left turn volumes are plotted with the total peak hour volumes per lane. For right turn lanes, there are warrant criteria for right turns on two- and four-lane roadways in the *Pima County Roadway and Development Street Standards Manual.* For right turn warrants, the speed limit of the roadway is also a consideration in determining whether a turn lane is warranted.

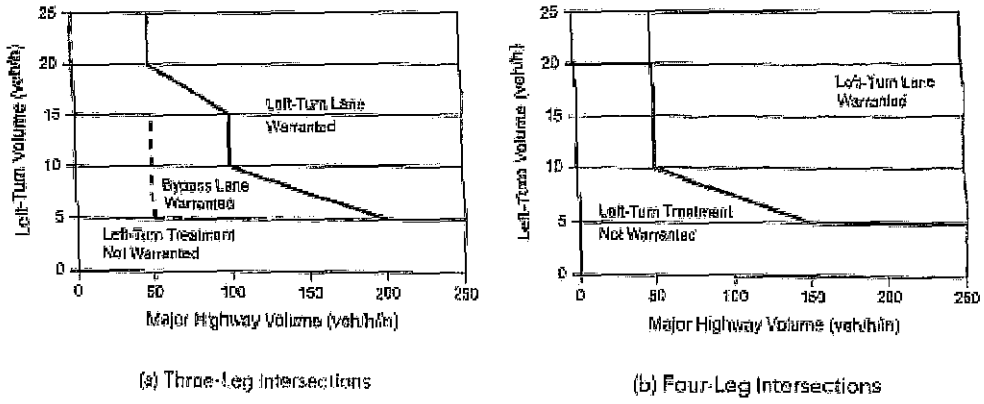
## Figure 1 – Left Turn Lane Warrant Criteria (Pima County)



Table 9-25. Suggested Left-Turn Treatment Guidelines Based on Results from Benefit–Cost Evaluations for Intersections on Two-Lane Highways in Rural Areas (*16*)

| Left-Turn Lane Peak-Hour Volume (veh/h) | Three-Leg Intersection, Major-Road Two-Lane Highway Peak-Hour Volume (veh/h/ln) that Warrants a Bypass Lane | Three-Leg Intersection, Major-Road Two-Lane Highway Peak-Hour Volume (veh/h/ln) that Warrants a Left-Turn Lane | Four-Leg Intersection, Major-Road Two-Lane Highway Peak-Hour Volume (veh/h/ln) that Warrants a Left-Turn Lane |
|---|---|---|---|
| 5 | 50 | 200 | 150 |
| 10 | 50 | 100 | 50 |
| 15 | < 50 | 100 | 50 |
| 20 | < 50 | 50 | < 50 |
| 25 | < 50 | 50 | < 50 |
| 30 | < 50 | 50 | < 50 |
| 35 | < 50 | 50 | < 50 |
| 40 | < 50 | 50 | < 50 |
| 45 | < 50 | 50 | < 50 |
| 50 or More | < 50 | 50 | < 50 |

Note: These guidelines apply where the major road is uncontrolled and the minor-road approaches are stop- or yield-controlled. Both the left-turn peak-hour volume and the major-rad volume warrants should be met as shown in Figure 9-36.

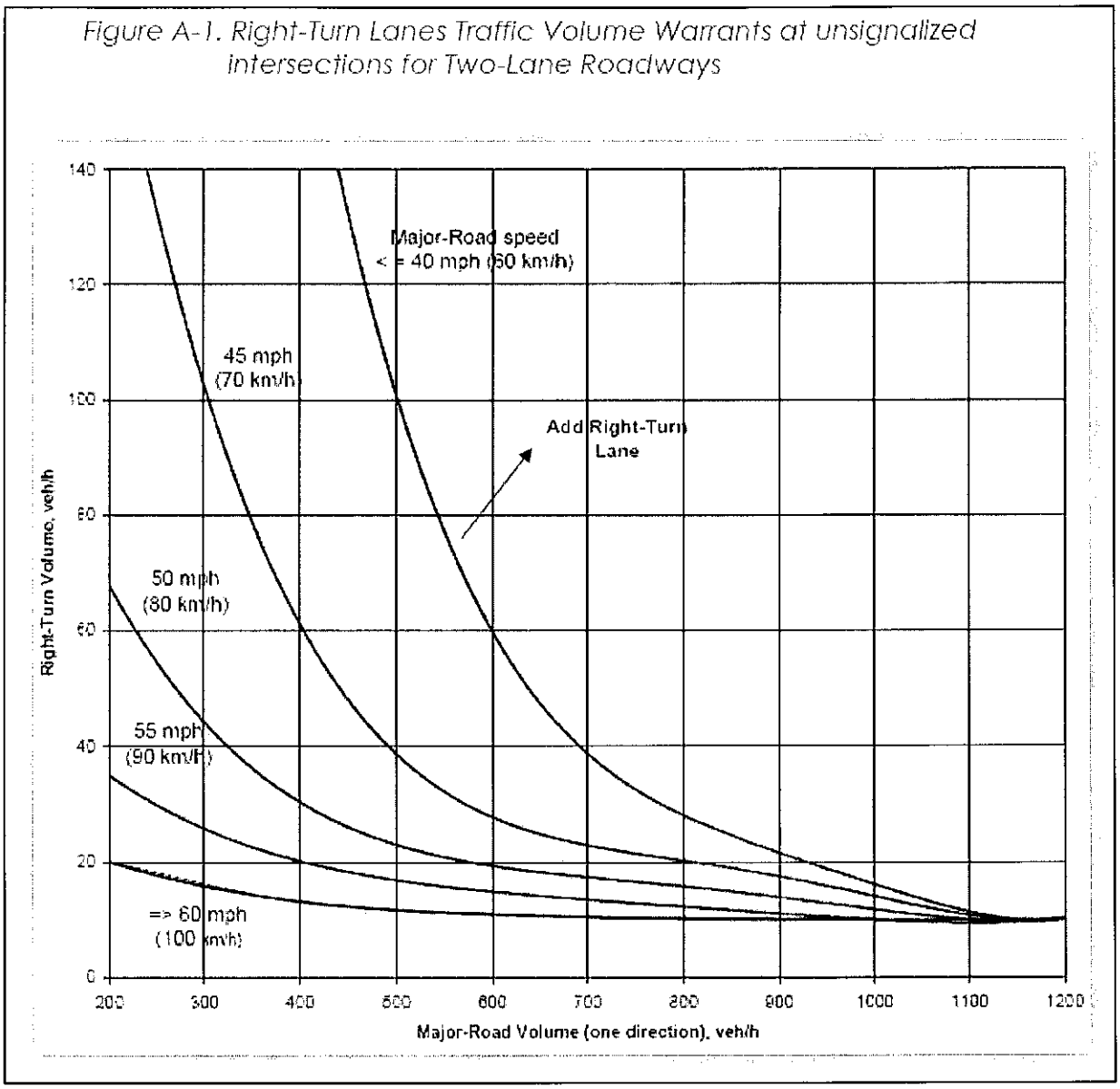



(a) Three-Leg Intersections (b) Four-Leg Intersections

Figure 9-36. Suggested Left-Turn Treatment Warrants Based on Results from Benefit–Cost Evaluations for Intersections on Two-Lane Highways in Rural Areas (*16*)

*Source: American Association of State Highway and Transportation Officials, A Policy on Geometric Design of Highways and Streets, 2019.*

**Figure 2 – Right Turn Lane Warrant Criteria (Pima County)**




*Source: Draft 2019 Pima County Roadway and Development Street Standards Manual*

Although volumes on Sahuarita Road from Pima Association of Governments website are available, based on the projected peak hour trip generation, a left turn lane would not be warranted as there would need to be at least five left turns during the peak hour regardless of the major street volume. Based on the projected trip generation of the project, there would be at most two entering vehicles, assuming both entered the project from the west.

For the right turn warrant a similar minimum right turn volume criterion would need to be met. A minimum of ten right turns during the peak hour would need to be met for the right turn lane warrant to be met. Because there are two entering vehicles estimated during the peak hour, this criterion is not met. Therefore, turn lanes are not warranted at the project entrance on Sahuarita Road.

**Conclusions**

Based on Pima County's criteria for turn lane warrants, turn lanes are not warranted on Sahuarita Road for turns into the project driveway.

Please feel free to contact me if you have any questions or comments.

Sincerely,

Principal

**M Esparza Engineering, LLC**
2934 W. Salvia Drive
Tucson, Arizona 85745
Office: 520-207-3358
Mobile: 520-419-5909
E-mail: mue-cla@cox.net

Registered Professional Engineer (Civil)
CERTIFICATE NO. 31107
MARCOS U ESPARZA
Date Signed 10-1-2021
ARIZONA U.S.A.
EXPIRES: 3-31-2024

Attachments: Site plan, RV storage trip generation study excerpts

TRAFFIC SAFETY ENGINEERS, INC.

April 25, 2005

Mr. Andy McBride
McBrides' Self-Storage
13788 Oaks Avenue
Chino, Ca 91701

Dear Mr. McBride:

This report summarizes our traffic impact study for the proposed McBride's Self-Storage and R.V. Storage Facility to be located at the southeast intersection corner of Euclid Avenue and Kimball Avenue in Chino.

We trust that the findings of this traffic study will be of assistance to the City of Chino and Caltrans in formulating their decision pertaining to the development of this project. If you have any questions or need additional information, please do not hesitate to call us.

Respectfully submitted,

C. Hui Lai, P.E.
Traffic Engineer

REGISTERED PROFESSIONAL ENGINEER
C. HUI LAI
No. 1149
Exp. 12/31/06
TRAFFIC
STATE OF CALIFORNIA

3100 MARYWOOD DRIVE ORANGE, CA 92867 TEL: 714.974.7863 FAX: 714.974.1043 E-MAIL: SAHL@MSN.COM

Trip generation rate for R.V. storage facility is not available either from the Institute of Transportation's "Trip Generation Manual" or SANDAG's "Brief Guide of Vehicular Generation Rates for the San Diego Region" or Caltrans. For this reason, driveway traffic volume counts were collected at the following R.V. storage facilities.

- McBride's R.V. Storage, 13788 Oaks Avenue, Chino
- Sand Canyon RV, 6401 Oak Avenue, Irvine
- Baker Ranch RV, 25690 Baffin, El Toro

Summarized below are peak hour and daily traffic trips collected and trip rates generated at each of the above three surveyed existing R.V. storage facilities. For worst-case traffic analysis, study intersections were analyzed for weekday peak commuter traffic periods. For this reason, weekend surveys were not conducted for these three existing R.V. storage sites.

TABLE B

NUMBER OF TRIPS SURVEYED ON 4-15-04 (Friday)

| Period of Day | McBrides' RV, Chino 200 Stalls | | San Canyon RV, Irvine 600 Stalls | | Baker RV, El Toro 1,300 Stalls | | Average of Three RV Storage Facilities | |
|---|---|---|---|---|---|---|---|---|
| | In | Out | In | Out | In | Out | In | Out |
| A.M. Peak Hour | 1 | 3 | 3 | 10 | 6 | 24 | 3 | 12 |
| P.M. Peak Hour | 3 | 2 | 14 | 4 | 28 | 8 | 15 | 5 |
| Daily Basis | 8 | 10 | 36 | 34 | 78 | 76 | 41 | 40 |

TABLE C

DERIVED TRIP GENERATION RATES (TRIP PER STALL)

| Period of Day | McBrides' RV, Chino 200 Stalls | | San Canyon RV, Irvine 600 Stalls | | Baker RV, El Toro 1,300 Stalls | | Average of Three RV Storage Facilities | |
|---|---|---|---|---|---|---|---|---|
| | In | Out | In | Out | In | Out | In | Out |
| A.M. Peak Hour | 0.005 | 0.015 | 0.005 | 0.017 | 0.005 | 0.019 | 0.005 | 0.017 |
| P.M. Peak Hour | 0.015 | 0.010 | 0.023 | 0.007 | 0.022 | 0.006 | 0.02 | 0.008 |
| Daily Basis | 0.040 | 0.050 | 0.060 | 0.057 | 0.060 | 0.059 | 0.053 | 0.055 |

| | |
|---|---|
| **From:** | Cliff Addison |
| **To:** | DSD Planning |
| **Subject:** | Conditional Use Permit – 7099 E. Sahuarita Rd. |
| **Date:** | Tuesday, November 9, 2021 7:13:56 AM |

**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.

Nov 9, 2021

Elva Pedregó
Development Services Pima County
201 N. Stone Avenue Tucson, Arizona 85701

Re: Conditional Use Permit – 7099 E. Sahuarita Rd.

Dear Ms. Pedregó:

Please accept and consider the following input concerning the Nov 10 hearing P21CU00006 JUAREZ – E. SAHUARITA ROAD.

Our family jointly owns the adjacent properties north of this lot. Parcel lots 305-22-1070 and 305-22-1080. We bought this land with the plan to build a retirement home for ourselves and a home for our daughter and family. We are upset to hear of this proposed RV storage lot. Instead of a view of the Santa Rita Mountains, we will see 121 motor homes. The proposed 6 foot fence will do little to hide RVs that can be 14 feet tall. The windows in a large RV are 6 feet off the ground! Any landscaping would take years to block them. Envision the way the sun causes bright gleams of light off motor vehicles. The way RV's reflect light in the sun. This will be the view from our front yard and the yards of our neighbors.

Before deciding to settle here, we traveled in a 42' Monaco for 12 years. We stored our RV every summer in various RV lots in Tucson and throughout the south west. They were all located far away from homes.

We are also concerned with the traffic increase this will cause. Saurarita Road is a high speed road. Without turn lanes, we are concerned RVs accessing the lot will slow traffic and increase the risk of accidents. Traffic in and out will be noticeable before and after weekends.

The noise and fumes associated with RV's is undesirable. We know first hand how loud and stinky a diesel engine can be. People will spend time loading and unloading, doing maintenance, and repairs in the lot. Although they hopefully will not live in their RVs, it will

be like having 121 new neighbors. But they will not be people who care about our neighborhood.

It is our experience that storage lots attract vermin. Most years we returned to our RV with signs of mice or other rodents. Predators like coyotes and hawks are not able to keep the rodent population in balance due to the fences and the close parking spaces. And I'm afraid few people in this busy world will take the time to even clean their RV before storing it.

We feel the applicants are grossly understating the problems associated with RV storage lots and overstating their ability to control them. If they sell this business, all their promises may not carry through with new owners, and it'll be blue tarps everywhere.

This lot WILL NOT even service the people in this rural community. Few residents need additional storage space. This lot will only service the residents of Tucson and subdivisions with covenants that will not tolerate the ugliness created by parked RVs. We certainly should not have to suffer the impact of storing 121 RVs. As property owners, we count on the zoning regulations to protect us from businesses that will decrease the value and desirability of our property.

We feel this type of business is better suited for an industrial or business zone, not an area that is primarily residential. Please do not approve this request.

Sincerely,

Clifford Addison
Patricia Addison
Daniel Zachareas
Rebecca Addison

907.360.5739