



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/6/2022

**= Mandatory, information must be provided*

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

***Title:**

P22RZ00007 FROST HOLDING COMPANY NUMBER TWO LLC – N LA CANADA DRIVE REZONING

***Introduction/Background:**

The applicant requests a rezoning of approximately 1.66 acres from the TR (Transitional) to the CB-2 (General Business) zone for Recreational Vehicle sales and storage to expand the RV dealership on the adjacent property to the south.

***Discussion:**

The proposed rezoning and use will act as a transition between the lower density residential to the west and the arterial roadway, N. La Canada Drive, to the east. No new permanent structures are planned as part of the proposed development. Any potential impacts to adjacent residential uses will be mitigated with bufferyards and a block wall.

***Conclusion:**

The proposed rezoning and uses conform to the Neighborhood Activity Center Comprehensive Plan designation.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to standard and special conditions.

***Fiscal Impact:**

0

***Board of Supervisor District:**

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Anita McNamara, AICP, Senior Planner

Telephone: 520-724-6692

Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____



TO: Honorable Rex Scott, Supervisor, District 1

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

DATE: August 16, 2022

SUBJECT: P22RZ00007 FROST HOLDING COMPANY NUMBER TWO LLC – N. LA CANADA DRIVE REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 6, 2022** hearing.

REQUEST: For a **rezoning** of approximately 1.66 acres (parcel code 104-01-068B) from the TR (Transitional) to the CB-2 (General Business) zone located at the southwest corner of W. Roller Coaster Road and N. La Canada Drive addressed as 5171 N. La Canada Drive.

OWNER: Frost Holding Company Number Two LLC
5101 N La Canada Drive
Tucson, AZ 85704-1510

AGENT: Steadfast Drafting and Design LLC
Attn: Jeff Stewart
4159 N Reno Avenue
Tucson, AZ 85705

DISTRICT: 1

STAFF CONTACT: Anita McNamara, AICP, Senior Planner

PUBLIC COMMENT TO DATE: As of August 16, 2022, no public comment has been received.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 6 – 0 (Commissioners Cook, Hanna, Matter and Membrilla were absent)

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

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

TD/AM/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22RZ00007

Page 1 of 3

FOR SEPTEMBER 6, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: August 16, 2022

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P22RZ00007 FROST HOLDING COMPANY NUMBER TWO LLC – N. LA CANADA DRIVE REZONING

Frost Holding Company Number Two LLC, represented by Steadfast Drafting and Design LLC, request a **rezoning** of approximately 1.66 acres (parcel code 104-01-068B) from the TR (Transitional) to the CB-2 (General Business) zone located at the southwest corner of W. Roller Coaster Road and N. La Canada Drive addressed as 5171 N. La Canada Drive. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 6 – 0** (Commissioners Cook, Hanna, Matter and Membrilla, were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**
(District 1)

Planning and Zoning Commission Public Hearing Summary (July 6, 2022)

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

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

A commissioner asked if rezoning to CB-2 would allow bars and restaurants and asked if a condition could be added to restrict the use to the intended use as shown on the preliminary development plan. Staff responded to say that a condition of approval requires adherence to the preliminary development plan approved at the public hearing, which shows RV sales and storage and that this would restrict the uses as shown. The commission can add specific language restricting the uses to RV display or similar and that would be enforced.

The applicant spoke to say that he was opposed to restricting the property to only the use shown

on the preliminary development plan. Staff responded that what the applicant shows on the preliminary development plan is what they will do. The applicant is asking for flexibility, but staff must know exactly what they want to do by showing that on the preliminary development plan. The commission could recommend a condition adding auto sales and storage to provide some flexibility.

A commissioner stated that he is support of adding language to condition #5 such as allowing auto sales and storage and that would mean that a use such as restaurant would not be allowed as that would create more of an impact for the neighbors.

The chair asked if any commissioners had questions for the applicant. There were none and the commission opened the public hearing.

There were no speakers and the commission closed the public hearing.

The commission asked if the applicant had anything to add. The applicant stated that the bufferyard area along the western property line will contain a block wall for improved privacy for the neighbor to the west. The applicant stated that most neighbors are more in favor of the RV sales over the former proposed multi-family development.

Staff recommended the commission add a stand-alone condition regarding the block wall on the western property line.

Speaker #1 had telephonic issues when the public hearing was open, and was allowed by the chair to speak. The speaker requested a block wall installed on the west side of the site, no idling of vehicles on the site, prohibition of use a PA system, the Roller Coaster Road gate be for emergency access only, and that drainage issues be addressed. The applicant confirmed the block wall, was unsure about the use of a PA system, and said retention basins will be installed along the block wall to address drainage.

Commissioner Gungle moved to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**, with condition #5 to be revised with the requirement of construction of a block wall along the western property line and that the use shall be limited to RV or auto sales/storage only; and adding a new condition #8 that no Public Address (PA) systems shall be allowed; Commissioner Truitt gave second.

Upon a voice vote, the motion to recommend **APPROVAL** passed 6 – 0 (Commissioners Cook, Hanna, Matter and Membrila were absent).

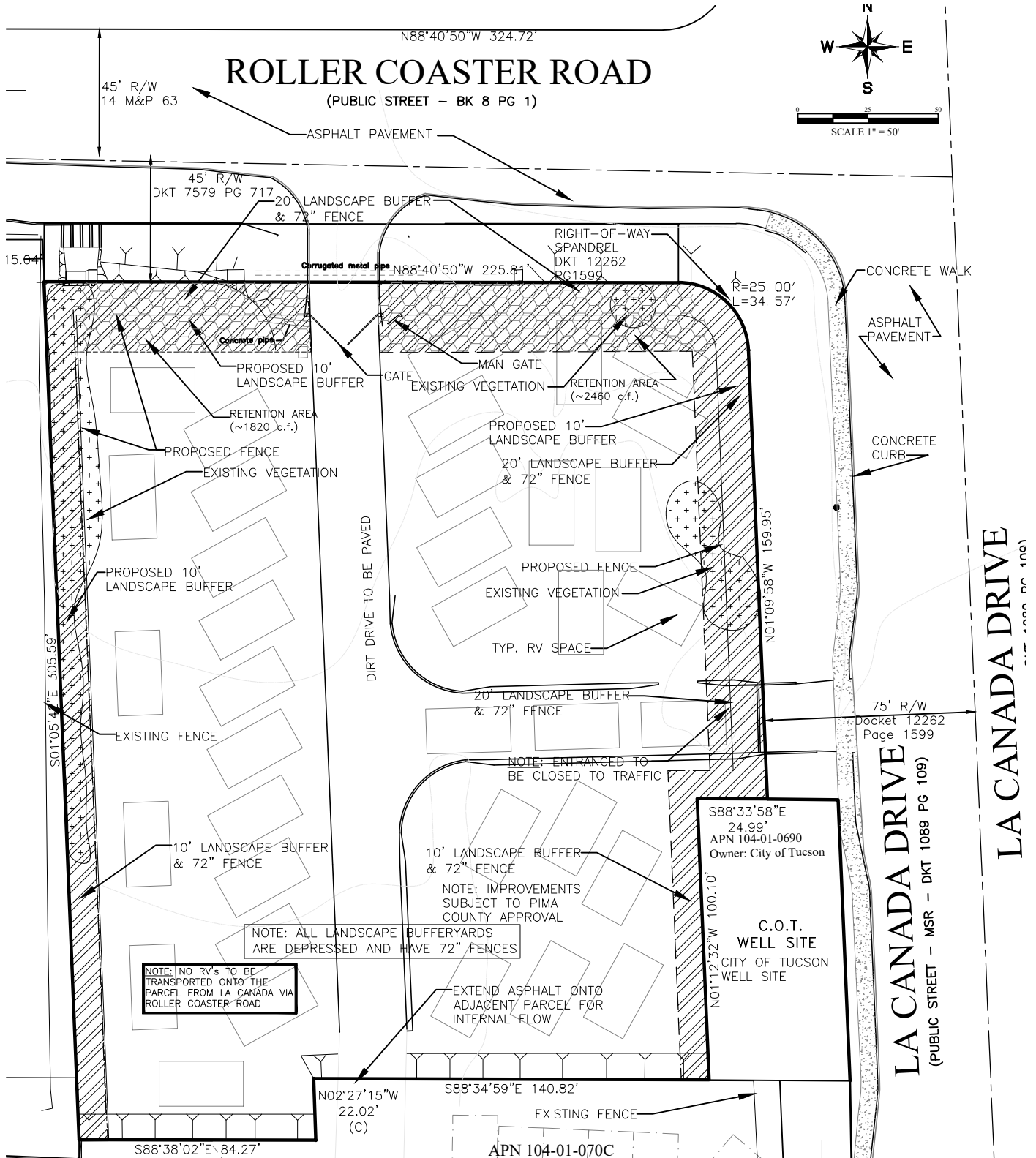
Completion of the following requirements within five years from the date the rezoning request approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The existing access onto La Canada Drive shall be closed and no longer utilized unless approved by the Department of Transportation.
 - B. Property owner(s) shall provide off-site improvements adjacent to the site which will include widening for an auxiliary westbound right-turn lane on Roller Coaster Road.

- C. The northern access onto Roller Coaster Road shall be exit only unless approved by the Department of Transportation.
- 3. Regional Flood Control District conditions:
 - A. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - B. Offsite hydrology shall be based on the best available data at the time of development and shall be approved by the District prior to submittal of the drainage report.
 - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
- 4. Environmental Planning conditions:
 - A. Upon the effective date of the Ordinance, the owner(s) 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.
 - B. Prior to the commencement of construction of any grading, land clearing, or earthmoving of more than one (1) acre, any road construction of more than fifty (50) feet, or any trenching of more than three hundred (300) feet, an Air Quality Activity Permit shall be obtained.
- 5. Adherence to preliminary development plan approved at public hearing with the addition of a block wall along the western property line and that use shall be limited to RV or auto sales/storage.
- 6. 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.
- 7. The property owner shall execute the following disclaimer regarding the Arizona Private Property Rights Protection Act: "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)."
- 8. The use of a public address (PA) system shall not be allowed.

TD/AM/ds
Attachments

c: Jeff Stewart, Steadfast Drafting and Design LLC



Case #: P22RZ00007
Case Name: FROST HOLDING COMPANY NUMBER TWO, LLC -
N. LA CANADA DRIVE REZONING
Tax Code(s): 104-01-068B

AERIAL EXHIBIT



0 145 290 580 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10/P21CA00007

Map Scale: 1:4,000

Map Date: 6/2/2022 - ds



Published and mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN

The Board of Supervisors approved a plan amendment May 3, 2022 that changed the land use from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC). Neighborhood Activity Center (NAC) designates areas designed to provide goods and services near residential neighborhoods and lower intensity commercial uses. The property lies adjacent to N. La Canada Drive with direct pedestrian and bicycle access to the surrounding area. There are no special area or rezoning policies that apply to the property. The rezoning request conforms to the NAC land use designation.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CR-2	Developed Residential/Pima County Drainage
South:	CB-2	RV Sales/Parking/Supermarket/Retail/Gas Station
East:	TR/SH	Apartment Complex/Vacant
West:	SH	Developed Residential

The subject property lies along the major N. La Canada Drive thoroughfare, which is characterized by low and medium density single family and higher density residential, plus retail and office. Just south of Frost RV, at the northwest and southwest corners of W. River Road and N. La Canada Drive are shopping centers providing local neighborhood services including a gas station, car wash, pharmacy, veterinary office, restaurants and grocery store.

PREVIOUS REZONING CASES ON PROPERTY

Rezoning case CO9-01-002 rezoned the 1.66 acre property from SH (Suburban Homestead) to TR (Transitional) zone as approved by the Board of Supervisors August 20, 2001 to allow for 20 residential duplex units. In 2017, a development plan proposing 12 townhome units was approved. The site was mass graded and infrastructure to support the use was installed and a Certificate of Compliance was issued for the TR zoning. If approved, this rezoning will replace the previous entitlements.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Most of the properties along the N. La Canada Drive and W. River Road major thoroughfares have been rezoned, except floodways and washes. Many of these rezoning requests to the north and west were for low-density SR (Suburban Ranch) and SH (Suburban Homestead) residential subdivisions. Rezoning requests for TR were approved in the late 1970s and early 1980s on the east side of N. La Canada. To the south of the Frost RV property, rezoning requests for CB-2 (General Business) occurred from the 1980s through the early 2000s.

- Plan Amendment/Rezoning case P19CR00001 for the 0.89 acre Frost RV property to the south from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) and from SH (Suburban Homestead) to CB-2 (General Business) zone as approved by the Board of Supervisors January 14, 2020.
- Plan Amendment/Rezoning case P18CR00001 – W. River Road for approximately 1.28 acres from Low Intensity Urban 1.2 (LIU 1.2) to Medium Low Intensity Urban (MLIU) and from SH (Suburban Homestead) to CR-3 (Single Residence) zone for four single-family

residential lots as approved by the Board of Supervisors February 19, 2019 located approximately three-fourths of a mile east of the subject property along W. River Road.

- Rezoning case Co9-11-03 – W. River Road rezoning for approximately 6.60 acres from the SH to TR zone as approved by the Board of Supervisors October 18, 2011 for a residential development located approximately 2,000 feet east of the subject property along W. River Road.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

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

PLANNING REPORT

Staff supports the request because there will be minimal impacts to surrounding properties as the RV parking and sales use is existing through a temporary use permit. The proposal is an expansion of the existing Frost RV recreational vehicle sales and service for additional RV parking and sales. The perimeter of the property abuts the existing Frost RV to the south, a drainage way owned by Pima County to the north, a residential property to the west and apartments to the east across N. La Canada Drive. With the installation of the required bufferyards, the request is compatible with the perimeter developments. The property is considered an infill development and will nominally increase the use efficiency of the site and existing infrastructure. As part of the previously approved development plan, the access points on both N. La Canada Drive and W. Roller Coaster Road were installed and the right-of-way for a spandrel was dedicated at the northeast corner of the property. The site is flat, was previously mass graded and contains little on-site vegetation. The applicant is proposing to install 10-foot bufferyards along the western perimeter of the property and adjacent to N. La Canada Drive and a 20-foot bufferyard adjacent to W. Roller Coaster Road. No direct connection from the subject property is proposed to N. La Canada Drive. This existing access point will be closed. Circulation on-site for RVs will be via an internal connection from the existing Frost RV site to the south. An access point to W. Roller Coaster Road is proposed to be gated. Per Pima County Subdivision and Development Street Standards, if gated, this access point will be right-in right-out only. If not gated, this access will be exit only.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection
PARKS AND RECREATION	N/A	
ENVIRONMENTAL QUALITY	Yes	No objection

TRANSPORTATION REPORT

N. La Canada Drive has been recently improved per capital improvement project no. 4LCRRI. N. La Canada Drive is a paved four-lane divided roadway maintained by the County with vertical curbs, sidewalks and raised medians. N. La Canada Drive is classified as an Urban Minor Arterial by its Federal Functional Classification. N. La Canada Drive has a posted speed limit of 45 miles per hour (mph). The most recent traffic count for N. La Canada Drive is 19,962 average daily trips (ADT) with an approximate capacity of 37,810 ADT.

W. Roller Coaster Road is a paved two-lane roadway maintained by the County. W. Roller Coaster Road is classified as an Urban Major Collector by its federal functional classification. W. Roller Coaster Road has a posted speed limit of 35 mph. The most recent traffic count for W. Roller Coaster Road is 1,713 ADT with an approximate capacity of 10,360 ADT.

The site was previously rezoned in 2001 to allow duplex units subject to transportation rezoning conditions 7.A, 7.B and 7.C found in Ordinance 2001-114. Rezoning conditions 7.A allowed for one access point to W. Roller Coaster Drive and one to N. La Canada Drive. Rezoning condition 7.C required dedication of the right-of-way spandrel at the northeast corner of the property. Conditions 7.A and 7.C were met under previously approved development permits. Rezoning condition 7.B required the construction of a westbound auxiliary right-turn lane from W. Roller Coaster Road onto N. La Canada Drive, but the right-turn lane was not constructed and it will be a condition of this rezoning.

Internal circulation is proposed between the site and the parcel to the south to connect the internal drives of each parcel. Parking area access lanes and RV parking areas surface treatment shall be provided in accordance with the Subdivision and Development Street Standards (SDSS) requirements.

The existing access onto N. La Canada Drive is proposed to be closed. The northern access onto W. Roller Coaster Road will remain and it is proposed to be gated. The northern access shall be an exit only. The exit only restriction on the driveway would prevent left turning movements into the site and related queueing at the N. La Canada Drive and W. Roller Coaster Road intersection. The northern access may be allowed for right-in and right-out turning movements if the gated entry meets the SDSS requirements.

Based on traffic counts, roadway traffic capacity and consideration that the site will be used for vehicle storage, there are no concurrency concerns with this request.

There are no concurrency concerns with this request. The Department of Transportation supports approval of the proposed rezoning subject to the addition of rezoning conditions #2A-C.

FLOOD CONTROL REPORT

The District staff has reviewed the Site Analysis and Preliminary Development Plan (PDP) and offers the following comments;

1. Flood Control Resource Area (FCRA) does not impact this property. Therefore, the parcel is not in a FEMA or locally mapped floodplain or within Regulated Riparian Habitat.
2. The Drainage Report (Report) for the Improvements to N. La Canada Drive from W. River Road to Ina Road shows the culvert for Rollercoaster Wash located just north of the project of the project contains the 100 year flow. The Report shows there is 263 cubic feet per

- second (cfs) from existing conditions that impacts the property along the east parcel boundary.
3. The Off-Site Watershed and On-site Hydrology exhibit Map I-C.1 provides a label for Concentration Point CP-1, but does not provide the quantified discharge on the exhibit. It appears the intention is to reference the 263 cubic feet per second (cfs) based on the narrative.
 4. The property is located within a Critical Basin where a 10% reduction is required. This project shall meet Critical Basin detention requirements and the narrative states the project will provide a 10% reduction. The PDP does not indicate the surface treatment for the RV storage. If the surface treatment is asphalt for the RV storage, the landscape border will not provide enough volume for a 10% reduction.
 5. This site has an assured water supply by Tucson Water. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

The District has no objection subject to recommended conditions #3A-C.

WASTEWATER RECLAMATION REPORT

The Planning Unit of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the request and offers the following comments for your use. The request is for the 1.66-acre property located at the southwest corner of W. Roller Coaster Road and N. La Canada Drive. Approval of the rezoning would allow the RV storage for the adjacent RV dealership. There is no need for sewer service as per the applicant.

The Pima County Regional Wastewater Reclamation Department has no objection to the request.

ENVIRONMENTAL PLANNING REPORT

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

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service had no comment.

FIRE DISTRICT REPORT

Northwest Fire District had no objection to this request.

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 approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The existing access onto La Canada Drive shall be closed and no longer utilized unless approved by the Department of Transportation.

- B. Property owner(s) shall provide off-site improvements adjacent to the site which will include widening for an auxiliary westbound right-turn lane on Roller Coaster Road.
- C. The northern access onto Roller Coaster Road shall be exit only unless approved by the Department of Transportation.
- 3. Regional Flood Control District conditions:
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 - B. Offsite hydrology shall be based on the best available data at the time of development and shall be approved by the District prior to submittal of the drainage report.
 - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
- 4. Environmental Planning conditions:
 - A. Upon the effective date of the Ordinance, the owner(s) 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.
 - B. Prior to the commencement of construction of any grading, land clearing, or earthmoving of more than one (1) acre, any road construction of more than fifty (50) feet, or any trenching of more than three hundred (300) feet, an Air Quality Activity Permit shall be obtained.
- 5. Adherence to preliminary development plan approved at public hearing.
- 6. 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.
- 7. The property owner shall execute the following disclaimer regarding the Arizona Private Property Rights Protection Act: "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,

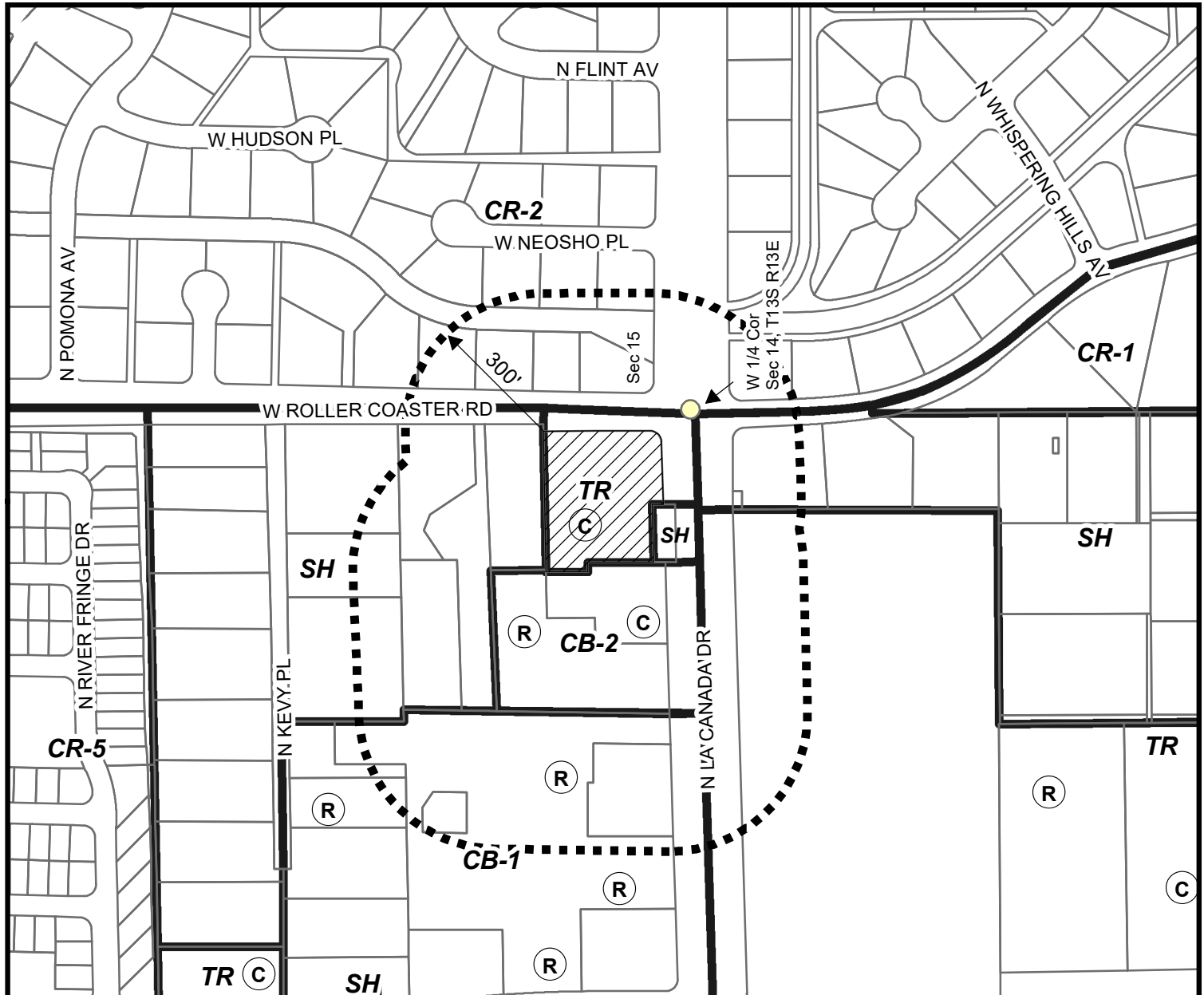


Anita McNamara, AICP
Senior Planner

c: Jeff Stewart

Case #: P22RZ00007
Case Name: FROST HOLDING COMPANY NUMBER TWO, LLC -
N. LA CANADA DRIVE REZONING
Tax Code(s): 104-01-068B

-  Subject Property
-  300' Notification Area
-  Zoning Boundary




0 145 290 580 Feet

Area of proposed rezoning from TR to CB-2



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10/P21CA00007		
	Planning & Zoning Hearing: 6/29/22 (scheduled)	Board of Supervisors Hearing: TBA	
	Base Map(s): 45	Map Scale: 1:4,000	Map Date: 6/2/2022 - ds




Neighborhood Activity Center (NAC)

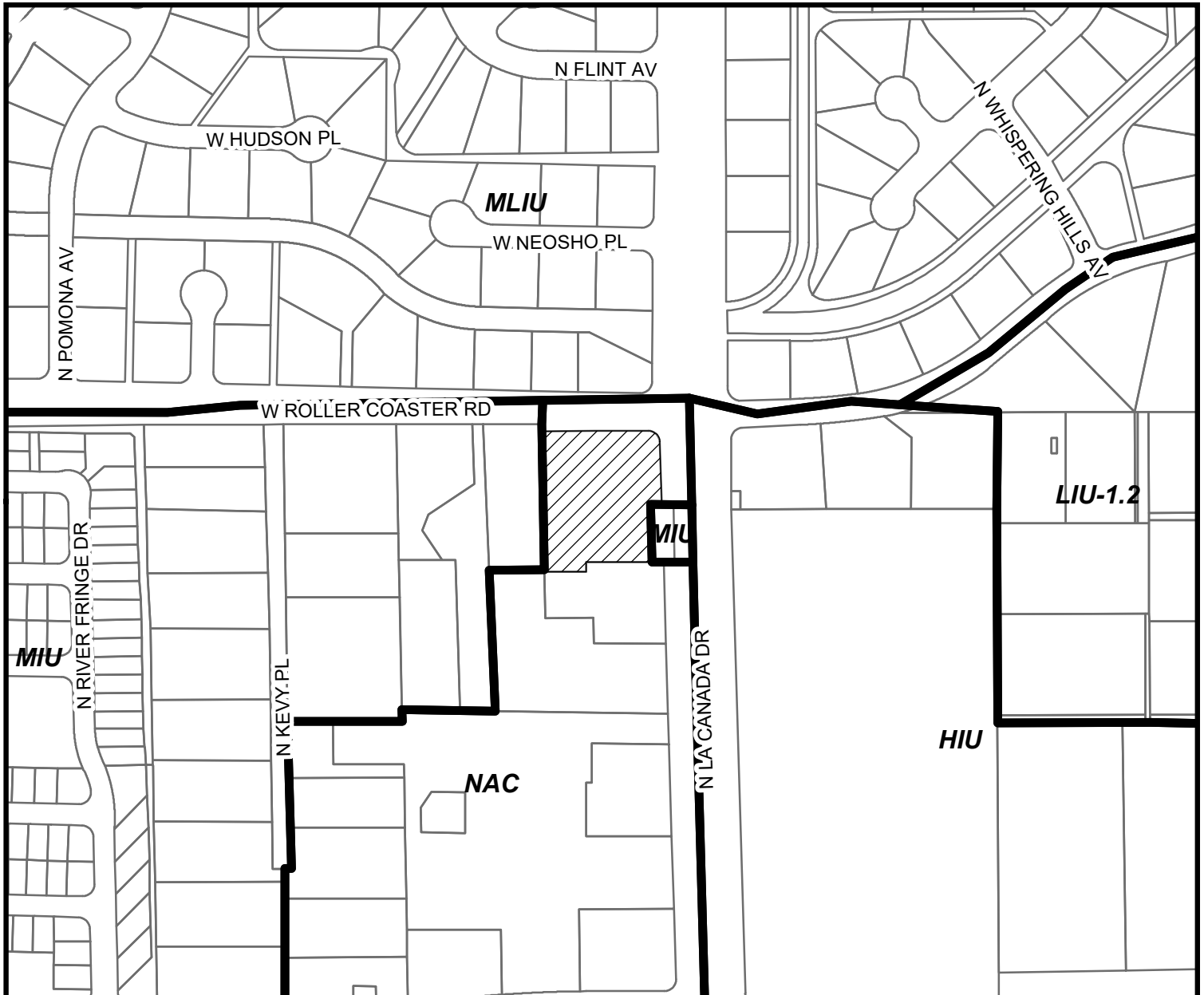
a. Objective: To designate lower intensity mixed-use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle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

- Residential Gross Density: Minimum – 5 RAC; Maximum – 12 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum – 5 RAC; Maximum – 8 RAC

Case #: P22RZ00007
Case Name: FROST HOLDING COMPANY NUMBER TWO, LLC -
N. LA CANADA DRIVE REZONING
Tax Code(s): 104-01-068B

COMPREHENSIVE PLAN EXHIBIT

 Subject Property



0 145 290 580 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10/P21CA00007

Map Scale: 1:4,000

Map Date: 6/2/2022 - ds





201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

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

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

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

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

104-01-068B

Part I. Information Provided by Pima County Staff

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

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

Part II. Information Provided by the Applicant

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

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

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

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.

STEADFAST DRAFTING & DESIGN, LLC.

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

April 6, 2022

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

Re: 5171 North La Canada Drive Rezoning Change

To Whom it May Concern,

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

The current plan is NAC (contingent) and the proposed use of the property is commercial, the parcel is currently vacant. It was partially developed as 12 Condominium lots and then for reasons unknown, but presumably economic downturn, was never completed. It appears to have been idle since 2017-18. It has existing underground infrastructure; grading & two private streets appear to be complete with the exception of asphalt paving and work was done under permit from Pima County (Grading & Paving Plan 1206-032). Owner plans to use the property as RV Storage to supplement the existing business, located on the two parcels south of the subject parcel. This same type of rezoning and subsequent use occurred on the adjacent parcel (south). Water service is provided by City of Tucson Water. There is no current need for sewer service, but sewer service is available and a 10" line is in La Canada Drive. Most of the parcel will be covered with D.G. or gravel for dust control and the existing private road will be paved and extended south to connect the two parcels. This connection will allow the circulation of RVs on the parcels and **without traveling onto Roller Coaster Road**. There are some mature trees on site that will be preserved in place. Additional landscaping will be provided in landscape bufferyards on the east (La Canada Drive) west (residence) and north (Roller Coaster Road & residential) property lines and in select areas within the parcel. The landscape areas will be depressed 6" for water harvesting. First Flush Retention will occur in landscaped basins located on the north side.

Sincerely,

Jeff Stewart

From: [DSD Application for Rezoning or Specific Plan](#)
To: [DSD Planning](#)
Subject: Application for Rezoning / Specific Plan Submission
Date: Thursday, May 5, 2022 2:46:32 PM

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

New submission

You received a new submission.

Owner name

FROST HOLDING COMPANY NUMBER 2, LLC

Owner address

5101 N LA CANADA DRIVE

Owner city

TUCSON

Owner state

AZ

Owner zipcode

85704

Owner phone

5204085000

Email

brucefrost@frostrv.com

Applicant name

JEFF STEWART

Applicant address

4159 N RENO AVENUE

Applicant city

TUCSON

Applicant state

AZ

Applicant zipcode

85705

Applicant phone

5209078070

Applicant_email

jstewart@steadfastdrafting.com

Property address

5171 N LA CANADA DRIVE

Property parcel number

104-01-068B

Property acreage

1.66

Property present zone

TR

Property proposed zone

CB-2

Policies

NAC (NEIGHBORHOOD ACTIVITY CENTER)

Ftp-link**Signature**

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Application date

15-Apr-2022



LETTER OF AUTHORIZATION

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

5171 N. La Canada DR
Property Address

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

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

AUTHORIZED BY:

[Signature] Frost Holdings CO #2 7/25/21
Signature of Property Owner Date