

TO: Honorable Ally Miller, Supervisor, District)# 1

FROM: Arlan M. Colton, Planning Director

DATE: April 1, 2015

SUBJECT: P21-14-021 HUGHES - N. CORONADO FOREST DR.

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY**, **APRIL 14**, **2015** hearing.

REQUEST: Conditional Use – RV Storage

- OWNER: Blake & Cindy Hughes 15450 N. Coronado Forest Dr. Tucson, AZ 85739
- AGENT: None
- DISTRICT: 1

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: One email in opposition has been received on this case.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property is not located within the Maeveen Marie Behan Conservation Land System.

CP/TD/ar Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P21-14-021

Page 1 of 2

FOR APRIL 14, 2015 MEETING OF THE BOARD OF SUPERVISORS

- TO: HONORABLE BOARD OF SUPER SORS
- FROM: Arlan M. Colton, Planning Director Public Works-Development Services Department-Planning Division
- **DATE:** APRIL 1, 2015

ADVERTISED ITEM FOR PUBLIC HEARING CONDITIONAL USE PERMIT RV STORAGE

P21-14-021 HUGHES – N. CORONADO FOREST DR.

Request of Blake & Cindy Hughes, on property located at 15450 N. Coronado Forest Dr., in the GR-1 Zone, for a conditional use permit for RV Storage in accordance with Section 18.14.030B of the Pima County Zoning Code as a Type II conditional use permit under other conditional use. The Hearing Administrator recommends **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.** (District 1)

5

HEARING ADMINISTRATOR RECOMMENDATION

Hearing Administrator recommends **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS** of the proposed conditional use permit for RV Storage.

HEARING ADMINISTRATOR HEARING SUMMARY

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on January 14, 2015. The applicant presented the case to the satisfaction of the hearing administrator and answered his questions as necessary. One (1) member of the public attended the hearing to speak on the matter. She did not generally object to the request, but did raise concerns that its approval might set a precedent for new and undesirable commercial uses in the area. The Hearing Administrator explained that all conditional use permit applications were decided on a case-by-case basis, and that any approval granted would be for that particular use only and would be carefully conditioned to protect the surrounding properties.

P21-14-021

Prior to the hearing, staff had received phone calls from a small number of neighbors, all of which were informational in nature. One (1) email had had been received, which expressed an objection to the request based on the belief that it would set a harmful commercial precedent.

After hearing all of the above, the Hearing Administrator closed the public hearing.

CP/DP/ar Attachments

c: Blake and Cindy Hughes, Applicant Jim Portner, Pima County Hearing Administrator P21-14-021 File



Board of Supervisors Memorandum

<u>P21-14-021</u>

Page 1 of 5

FOR BOARD OF SUPERVISORS APRIL 14, 2015 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: January 20, 2015

DOCUMENT: <u>P21-14-021</u>

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Blake and Cindy Hughes, on property located at 15450 N. Coronado Forest Drive, in the **GR-1 Zone**, for a conditional use permit for RV Storage, in accordance with Section 18.14.030.B of the Pima County Zoning Code, as a Type II conditional use under other conditional uses. (District 1)

CASE BACKGROUND AND PARTICULARS

The applicant proposes RV (recreational vehicle) storage on a property that previously had a conditional use permit for a construction yard. That use included the outdoor storage of tractor trailers and other commercial vehicles. The prior permit expired after the construction yard use had ceased for more than one (1) year. The surrounding properties can generally be classified as low density rural in nature.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on January 14, 2015. The applicant presented the case to the satisfaction of the hearing administrator and answered his questions as necessary.

One (1) member of the public attended the hearing to speak on the matter. She did not generally object to the request, but did raise concerns that its approval might set a precedent for new and undesirable commercial uses in the area. The Hearing Administrator explained that all

conditional use permit applications were decided on a case-by-case basis, and that any approval granted would be for that particular use only and would be carefully conditioned to protect the surrounding properties.

Prior to the hearing, staff had received phone calls from a small number of neighbors, all of which were informational in nature. One (1) email had had been received, which expressed an objection to the request based on the belief that it would set a harmful commercial precedent.

After hearing all of the above, the Hearing Administrator closed the public hearing.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property, and after considering the facts and the testimony presented at the 14 January, 2015 public hearing, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for RV storage. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP 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 standard and special conditions:

Standard Conditions & Requirements per the Pima County Zoning Code

This RV Storage use is considered to be similar in type and intensity to other conditional uses allowed under the GR-1 zoning district. No particular or specific Code requirements apply to RV Storage. The *Special Conditions* below have been crafted to address the particular needs of this property and its surrounding context.

Special Conditions

- 1. This conditional use permit is for RV (recreational vehicle) Storage only. No other commercial uses are approved for the site.
- 2. The following are expressly <u>not</u> allowed: 1) RV set-ups; 2) RV hook-up; 3) use of the units for overnight stays; and 4) use of the units for any form of occupancy.
- 3. This conditional use permit shall apply to this particular owner only. In the event that the current owner/applicant sells the property, this conditional use permit shall expire.
- 4. The RV Storage shall be allowed on the rear portion of the property only, as shown on the applicant's sketch plan and as discernible on the current aerial photography.
- 5. The maximum number of RV's stored on the property at any one time is twenty-five (25).
- 6. Owners of the stored RV's will be allowed access to their unit only during daylight hours.
- 7. Additional trees or shrubs will be planted along the east property line so as to create an essentially continuous visual screen within two (2) years. The trees or shrubs will be irrigated for the first two (2) years after planting to insure their establishment.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

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

The Pima County Comprehensive Plan designates this site as *Low Intensity Rural (LIR)*, the purpose of which is to provide, "areas for low density rural residential development and related uses."

It is the Hearing Administrator's finding that the proposed RV storage use is not an inappropriate one within the surrounding context or the *LIR* District. The surrounding area, while clearly rural residential in nature, also has other complementary non-residential uses in place that co-exist well with the existing residences. For example, the subject property's proposed RV storage area would abut a large equestrian riding ring. With these circumstances in mind, the proposed use if found to not be in conflict with the objectives of the *Comprehensive Plan*.

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

It is the Hearing Administrator's position that the proposed conditional use, if conducted in conformance with the *Special Conditions* prescribed above, will appropriately and satisfactorily safeguard all adjacent properties.

3. It has adequate accessibility to the County road network.

The site has direct access to N. Coronado Forest Drive, which is a paved, public street that has direct access to Hawser Street. Given the small amount of traffic that is generated by RV Storage and the fact that it is not traffic of a daily, or even regular, "coming-and-going" nature, access is found to be adequate.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Required parking, if any, shall be addressed at the time of permitting.

5. It 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.

It is the Hearing Administrator's finding that the proposed use poses no significant public threat in any of the above ways. While dust may have been a concern, the lack of daily incoming and outgoing traffic even makes this item a minor concern.

6. Hours of operation will not be detrimental to adjoining residents.

Hours of operation are addressed in the *Special Conditions*, with the owners of stored RV's being allowed access to them only during daylight hours.

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

Additional landscaping has been required by the recommended Special Conditions.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- 1. Important Riparian Areas 95% undisturbed natural open space
- 2. Biological Core Management Areas 80% undisturbed natural open space
- 3. Special Species Management Areas 80% undisturbed natural open space
- 4. Multiple Use Management Areas 66-2/3% undisturbed natural open space

The subject site is located within an area that is **OUTSIDE OF** the SDCP's Biologically-Preferred Reserve System and is therefore outside of the Maeveen Marie Behan Conservation Lands System (MMB-CLS).

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

The site in question was previously used as a construction yard. The area to be used for RV storage has already been largely disturbed by this past activity.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within an area that is not designated as former critical habitat or draft recovery area. It is within Survey Zone 2. This site is not located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having low quality habitat potential for the Western Burrowing Owl. It is not within the Priority Conservation Area for this species.

Pima Pineapple Cactus. The subject property is located within a general area outside of the known range for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is designated as having low potential for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION & FLOOD CONTROL RECOMMENDATION:

The Department of Transportation and the Regional Flood Control District will review the project, if necessary, during the permitting process.

attachments

cc: Carmine DeBonis, Director, Development Services Yves Khawam, Chief Building Official Arlan Colton, Planning Official Carmine DeBonis, Chief Zoning Inspector Blake and Cindy Hughes, Owners & Applicants

NOTICE

PIMA COUNTY BOARD OF SUPERVISORS

PUBLIC HEARING

PUBLIC HEARING WILL BE HELD by the Pima County Board of Supervisors on **Tuesday**, **April 14, 2015** at the time noted, in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona.

This is not a complete agenda and does not reflect the order in which cases will be heard.

AT OR AFTER 9:00 A.M.

REQUESTS A CONDITIONAL USE PERMIT

P21-14-021 HUGHES - N. CORONADO FOREST DR. Request of Blake & Cindy Hughes, on property located at 15450 N. Coronado Forest Dr., in the GR-1 Zone, for a conditional use permit for RV Storage in accordance with Section 18.14.030B of the Pima County Zoning Code as a Type II conditional use permit under other conditional use. (District 1)

The Board Hearing Room is wheelchair accessible, Assistive Listening Devices are available, and closed captioning is available on cable television. The following services are available upon prior request (ten working days) at the Clerk of the Board: Agenda materials printed in Braille or large print; a signer for the hearing impaired.

DONE BY ORDER OF THE PIMA COUNTY BOARD OF SUPERVISORS THIS 25th DAY OF March, 2015.

TELEPHONE:DEVELOPMENT SERVICES / ZONING ENFORCEMENT724-6675

E HIDDEN TREASURE LN	DO FOREST DR	
	N CORONADO FOREST DR	
E SONGBIRD LN	N	
	N CORONADO FOREST DR	





ZONING ENFORCEMENT DIVISION 201 N. Stone Avenue, 1st Floor Tucson, Arizona 85701-1207 (520) 724-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: BLAKE	HUGHES	/ CINDY	HUGHES		520	4048493
ADDRESS: 15450 N						
APPLICANT (<i>if not owner</i>) APPLICANT EMAIL ADDRES						
APPLICANT EMAIL ADDRES	ss: fourr	<u>30 @ ha</u>	tmail. C	om		
ADDRESS:						
PROPERTY ADDRESS: 15	150 N COR	ONADO FO	DREST Dr		ZO	NE:
TAX CODE(S): 0850						
			TOWNSHIP, RAN	IGE SEC.: _	<u>11, 1</u>	4E, 10
LOT DIMENSIONS:	L0	DT AREA: 3, 3	sa Ac			
TYPE OF USE PROPOSED FO		SPECIFIC) : <u>R</u>		ŝE- C	ONDI	TIONAL
STATE THE REASONS WHY THE SURROUNDING AREA:	THE USE IS PROP	OSED AND WHY	YOU THINK IT V	VOULD BE	СОМРА	TIBLE WITH
Private Proper	ty, surrour	rded by i	evergreen	redges	, 101	<u>se level</u>
low to none.						
proposed area.		\sim	•			
ESTIMATED STARTING DAT	ГЕ:	ESTIM	ATED COMPLET	ION DATE	:	
THE FOLLOWING DOC	UMENTS ARE R	EQUIRED:				
Revised 08-25-14		1				



Preliminary Development Plan

- -a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
 - b. 10 copies are needed for Type II (In accordance with Pima County Fee Schedule)
 - c. 10 copies are needed for Type III (In accordance with Pima County Fee Schedule)
 - 5 24" X 36" and 5 11" X 17"

(Make check payable to Pima County Treasurer)

Assessor's Map showing location and boundaries of the property.

Assessor's Property Information showing ownership of the property.

Letter of Authorization if applicant is not the owner

Floor Plan that pertains to interior access or use if required

Biological Impact Report ** - For Type 2 or 3 permit requests

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.

<u> //- 25 - /4</u> Date Signature of Applicant $\frac{520 - 404 - 8493}{\text{Applicant Phone Number}}$

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here:

es-N. Coronado	Forest Dr.
pt Number:	Hearing Date:
ons:	
	······································
	pt Number:

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

RV STORAGE CONDITIONAL PERMIT USE INFORMATION:

1. MOBILE HOME LOCATED ON THE FRONT PART OF THE PROPERTY IS OCCUPIED BY THE OWNERS.

2. ENTIRE PROPERTY IS FENCED & LINED BY TALL EVERGREEN PRIVET HEDGES. PROPERTY ALSO HAS SEVERAL MESQUITE TREES SCATTERED AROUND THE PROPERTY. HEDGES ARE KEPT WATERED & PRUNED.

3. BACK HALF OF THE PROPERTY IS FOR THE STORAGE OF R.V'S & IS MAINLY OCCUPIED DURING THE WINTER SEASON. ESTIMATED OCCUPANY CAN BE 15-20. GENERALLY THE HEAVY USE BEGINS IN OCTOBER & CAN END IN MAY. DURING SUMMER MONTHS THE OCCUPANY IS ESTIMATED AT 4-5 R.V'S.

4. IRON GATE IS KEPT CLOSED AT ALL TIMES. OWNER OF R.V. HAS ACCESS TO THE R.V. AREA DURING DAYLIGHT HOURS ONLY, NO NIGHT TIME ACCESS.

5. OWNERS OF THE R.V'S ARE ONLY ALLOWED TO STORE THE R.V., NO ONE IS ALLOWED TO STAY OVERNIGHT AT ANYTIME IN THE R.V.

6. HEDGES THAT SURROUND THE PROPERTY ARE APPROXIMATLEY 6' FROM THE FENCE LINE. EXCEPTION WOULD BE THE CENTER HEDGE THAT DIVIDES THE FRONT HALF OF THE OCCUPIED MOBILE HOME TO THE R.V. STORAGE AREA.

 NORTH FENCE LINE TO R.V'S: 39' SOUTH FENCE LINE TO R.V'S: 34' WEST FENCE LINE TO R.V'S: 18' EAST FENCE LINE TO R.V'S: 18'

8. ALL R.V. OWNERS MUST SIGN AGREEMENT THAT THEY WILL ABIDE BY THE RULES & REGULATIONS OF STORING THEIR R.V. WITH OWNERS.

Blake Hughes/CINDY HUGHES





(Ord. 2011-2 § 7, 2011; Ord. 2009-59 § 2 (part), 2009; Ord. 2007-81 § 5, 2007; Ord. 2005-105 § 3, 2005; Ord. 2005-85 § 4, 2005; Ord. 1998-37 § 3 (part), 1998; Ord. 1998-36 § 5, 1998; Ord. 1997-20 § 4 (part), 1997; Ord. 1986-188 § 1 (part), 1986; Ord. 1986-150 (part), 1986; Ord. 1985-187 § 1 (part), 1985)

18.14.040 Development standards—General.

- a. Minimum site area: Thirty-six thousand square feet.
- b. Minimum site area per dwelling unit: Thirty-six thousand square feet.
- C. Minimum setback requirements:
 - 1. Front: Thirty feet;
 - 2. Side: Ten feet;
 - 3. Rear: Forty feet.
- D. Height limitations:
 - 1. Maximum height: Thirty-four feet;
 - 2. Maximum stories: Two.
- E. Minimum distance between main buildings: Twenty feet.
- F. Maintenance of stock-tight fences: A stock-tight fence and necessary cattle guards shall be erected along the boundaries of any property on which livestock is pastured, herded or cared for and which either abuts a public-maintained road or abuts the boundary of any zone other, than IR. This provision shall not apply to open range as determined under Arizona Revised Statutes.

(Ord. 1987-67 § 1 (part), 1987; Ord. 1985-187 § 1 (part), 1985)

18.14.045 Development standards—Manufactured home park.

All manufactured home parks shall comply with the following development requirements:

- A. Minimum site area: One hundred forty-four thousand square feet.
- B. Minimum area per dwelling unit: Thirty-six thousand square feet.
- C. Minimum site width: Sixty feet.
- D. Minimum site setbacks:
 - 1. Front: Thirty feet.
 - 2 Side: Fifteen feet.
 - 3. Rear: Forty feet.
- E. Minimum distance between units: Fourteen feet.
- F. Off-street parking: Per<u>Section 18.75</u> (Off-street Parking and Loading Standards.)
- G. Bufferyard "C" shall be placed around the perimeter of the manufactured home park unless more intensive bufferyards are required per Chapter 18.73 (Landscaping, Buffering, and Screening Standards).
- H. Detached accessory buildings:
 - Maximum site coverage: Twenty-five percent of the rear yard setback area for the site.
 - 2. Maximum height: Twenty-four feet.
 - 3. Minimum distances required:
 - a. To dwelling units or other buildings: Seven feet.
 - b. To front site setback: Thirty feet for an entryway building used to control access, and for all other buildings.