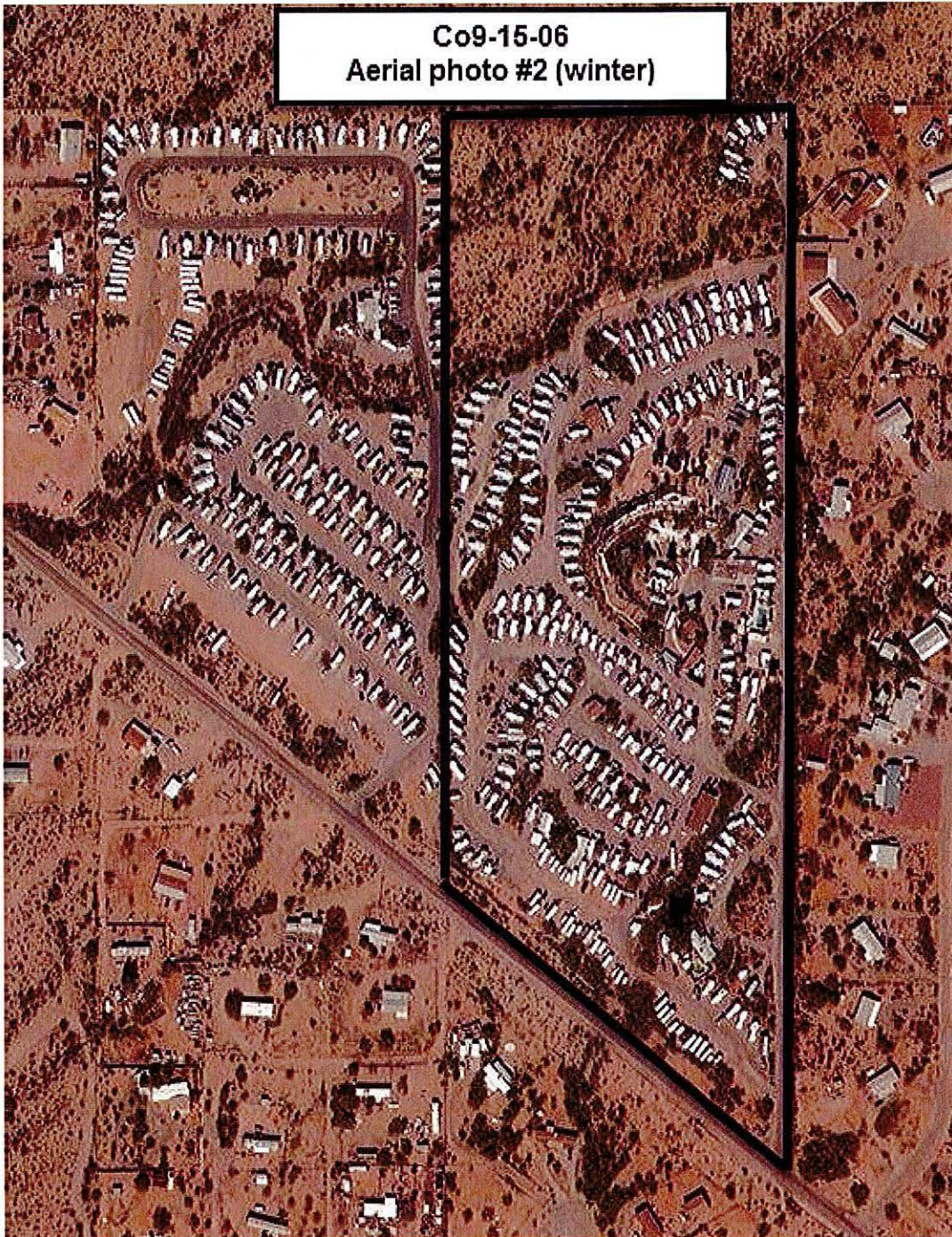


Co9-15-06  
Aerial photo #2 (winter)

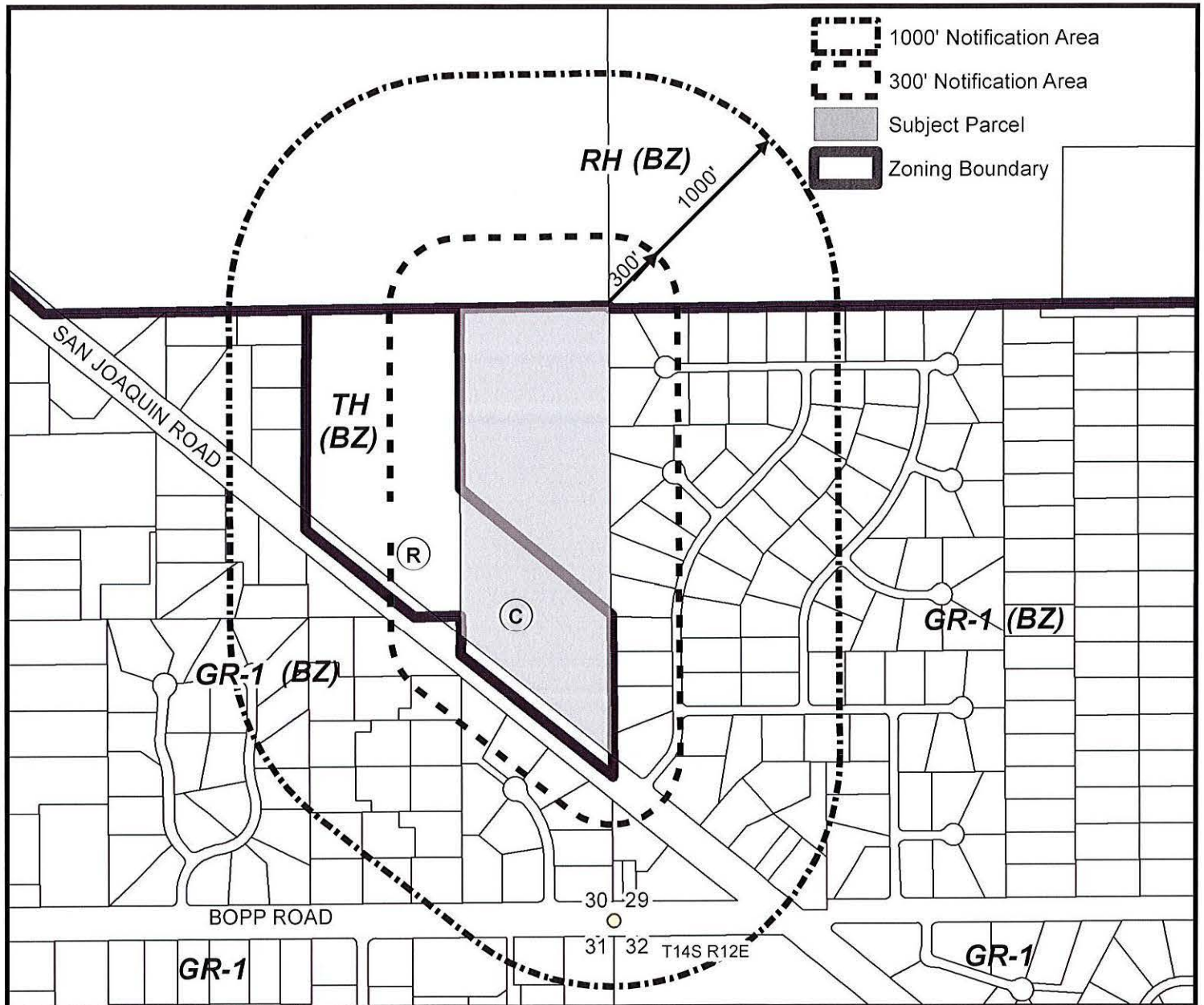




Case #: Co9-15-006

Case Name: JUSTINS RV PARK & WATER WORLD LLC - S. SAN JOAQUIN ROAD REZONING #2

Tax Code(s): 212-35-1300



0 285 570 1,140 Feet

Area of proposed rezoning from  
GR-1 (BZ) & TH (BZ) to TH (BZ)



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**



Notes: Ref: Co9-03-026 & Co9-83-098

PIMA COUNTY COMPREHENSIVE PLAN (CO7-01-09)

Planning & Zoning Hearing: 01/27/16 (scheduled)

Board of Supervisors Hearing: 05/03/16 (scheduled)

Base Map(s): 67

Map Scale: 1:8,000

Map Date: 3/21/2016





50 | land use proposal



# TUCSON UNIFIED

SCHOOL DISTRICT

*Department of Engineering, Facilities and Planning*

TUSD Planning Services – 606 S. Plumer Tucson, Arizona 85719

(520) 225-4949

(520) 225-4939 (fax)

**To:** Janet Emel  
Development Services Department – Planning Division

**From:** Shaun Brown  
Planning Technician

**Date:** January 20, 2016

**Re:** Case/Project #: Co9-15-06  
Project Name: Desert Trails RV Park  
New Units: 212

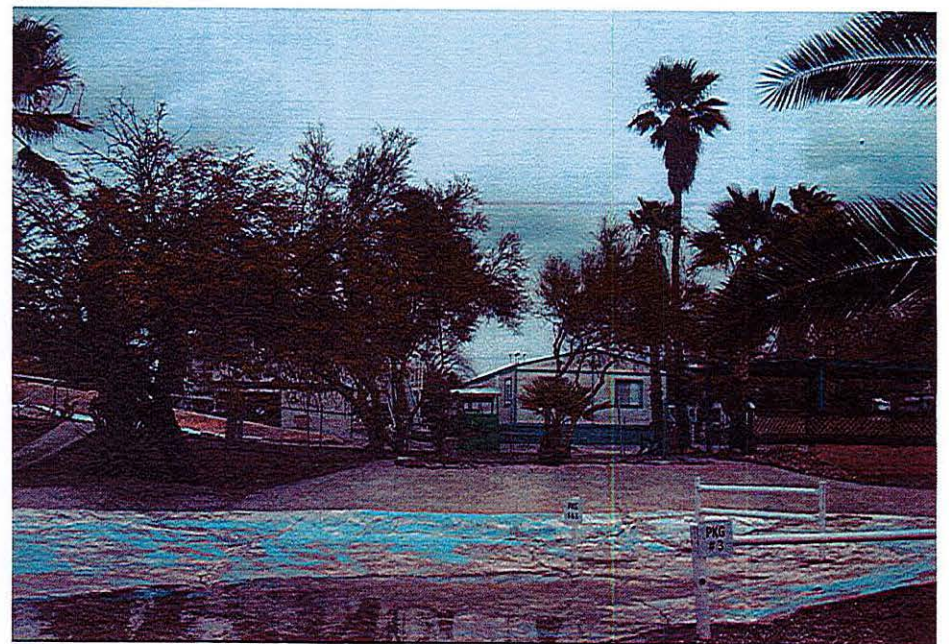
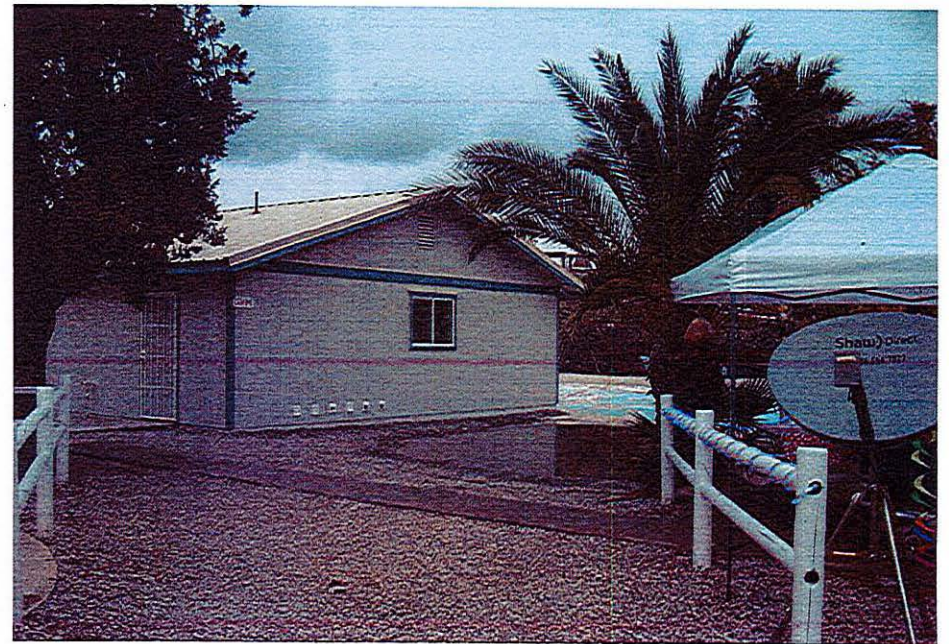
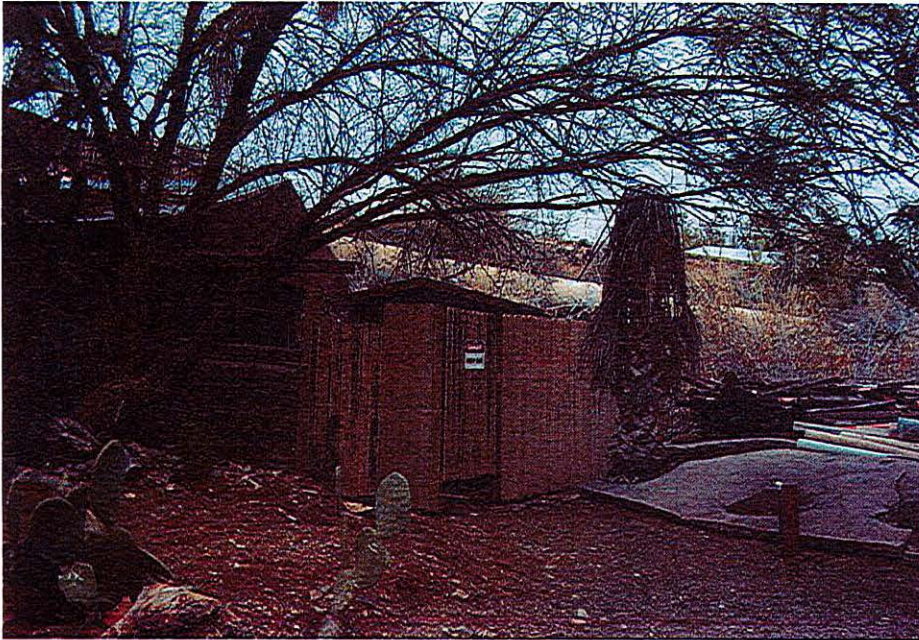
IMPACTED SCHOOLS	CAPACITY	PROJECTED 2016 ENROLL	ADDITIONAL STUDENTS FROM PROJECT	PROJECTED ENROLL WITH PROJECT	STUDENTS EXCEEDING CAPACITY
Banks Elementary	500	356	5	361	-139/ -28%
Valencia Middle	1075	938	4	942	-133/ -12%
Cholla High	1650	1863	6	1869	219/ 13%

Response:

The proposed development of the RV Park will have minimal impact to the schools. TUSD does not have any concerns to the proposed development.



Photos of Central Area of RV Park (as referenced in staff report)







# MINUTES

## DESIGN REVIEW COMMITTEE MEETING

March 17, 2016

AT OR AFTER 1:30 P. M.

201 North Stone Avenue, Public Works Building,  
Conference Room C, (basement floor).

- 
- **CALL TO ORDER:** At 1:30 p.m.

- 
- **ROLL CALL:**

**APPOINTED VOTING MEMBERS:**

- (X) Gary Best (Chairman)
- (X) Stacey Weaks
- (X) Wayne Swan
- (X) Don Laidlaw
- (X) Clave Lilien

**STAFF VOTING MEMBERS:**

- (X) Chris Poirier
- ( ) Tom Drzazgowski
- (X) Jeanette DeRenne

**NON-VOTING DEVELOPMENT SERVICES DEPARTMENT STAFF MEMBERS:**

- (X) Betty Sanchez, Recording Secretary, Planning Division
- ( ) Sue Morman, Senior Planner, Planning Division
- (X) Artemio Hoyos, Case Planner, Planning Division
- ( ) Greg Saxe, Environmental Planning Manager, Regional Flood Control District

**HOMEOWNERS' ASSOCIATION REPRESENTATIVE VOTING MEMBER(S):**

None

- 
- **PLEDGE OF ALLEGIANCE:** Done
  - **APPROVAL OF MINUTES:** For December 15, 2015, motion to approve minutes was made by Member Weaks and seconded by Member DeRenne. The Vote was 7-0 to approve.
  - **CONSENT AGENDA:** Staff recommends that the DRC consider each of these requests as a consent item based on applicant agreement with staff recommendations. In the event there are no written objections presented at this meeting from a representative of the local Home Owner Association or from a neighboring property owner, and no request by a member of the DRC to remove the request from the consent agenda; then staff recommends that the DRC consider approving each of these requests that meet the above conditions without first reading the staff report and without deliberation by the DRC.

\*No Consent Agenda Items\*

- **Buffer Overlay Zone and Landscaping, Buffering and Screening Standards Review  
P16VA00004 Justins RV Park & Water World LLC**

**Location:** San Joaquin/Bopp Road

**Tax Code:** #212-35-1300

**Zoning:** TH (Trailer Homesite) and GR-1 (Rural Residential)

**Size:** 25.22 acres

**Homeowner's Association(s):** None

a) Staff Report: Artemio Hoyos, Planner

b) Applicant: Stacey Weaks (Norris Design)

c) MOTION: Yes ☒ No ☐ Continue ☐

**Staff Report:**

Artemio Hoyos presented the staff report.

Member Laidlaw inquired about the history and purpose of the rezoning.

Member Poirier informed the Committee that the initial development was the Waterpark and a limited amount of RVs incidental to the Waterpark. The Waterpark closed and the RV lot continued to grow without proper zoning. The rezoning is the first step towards bringing the entire RV Park in zoning conformance.

Member Poirier clarified that the results of the P&Z Commission will be presented to the Board, as well as the results of the Design Review Committee, and the Board will make the final decision.

Mr. Hoyos clarified that the staff recommendation of 38% natural open space rather than 34% was due to the condition that the 7 northeast lots be removed and re-vegetated.

The owner provided a history of his ownership of the property.

Hilary Turby of Norris Design presented.

Member Lilien inquired about the oleander hedge and bufferyard width.

Ms. Turby noted that the eastern bufferyard is only 10 ft. and the request was to make an exception for the oleanders that are not in the approved Buffer Overlay Zone plant list and not for the width of the bufferyard.

Member Lilien asked about the history of the northeast 7 lots.

Ms. Turby stated that originally one permit was issued and presented on the original plan, but now there are 7.

Chairman Best asked if there were any neighborhood concerns during the P&Z Commission process.

Ms. Turby replied no.

Mr. Hoyos specified that there is no additional functional or natural open space near or around the Waterpark development; BOZO open space must be continuous and not impede wildlife movement; and research from planning staff indicated no permits were issued for 1 nor 7 lots in the northeast section of the site.

Member DeRenne noted that she took a site visit and was pleased with the large oleander buffer, however noticed areas with bamboo.

Member DeRenne made a recommendation that the bamboo be removed.

Member Swan inquired about the difference in costs between the 7 northeast lots and the other RV Park lots.

The owner replied that they are at more of a premium due to location, scenery, and space.

Member DeRenne stated that behind the 7 lots it was highly vegetated and provided a nice barrier.

Chairman Best asked why did the Waterpark shut down.

The owner responded that there were various issues and it was too stressful to maintain.

Staff highlighted that the lots have been there for years, however they are not in conformance nor ever had a permit as an allowed use.

Member Poirier expressed his new role on the Committee.

Member Poirier noted that at some time there was grading in relation to a previous development plan, yet as Staff has stressed there were no permits issued for the existing 7 lots.

Member Laidlaw stated that he's evaluating if there's a hardship for the owner and if there's a hardship for adjacent properties.

Member DeRenne agreed with Member Laidlaw and added that lots are already being reduced and there have been no public comments or complaints.

Member Swan added that he would like to see the owner be successful.

Member Lilien expressed mixed emotions, noting he would also like to see the owner be successful, but at the same time does not want to reward bad behavior and set a bad precedent for owners who do nonconforming activities.

Member Poirier stated that there should be no issue on precedents because each case and property is different.

Chairman Best asked the committee if there was a motion.

**MOTION:**

Member Laidlaw made a Motion recommending approval of P16VA00004 Justins RV Park & Water World LLC subject to the edited conditions:

- The PDP shall be implemented with 34% BOZO open space and 212 lots as approved by the DRC.
- All bamboo shall be removed from the eastern 10' bufferyard.

Member Swan seconded Member Lilien's motion.

**VOTE:**

P16VA00004 – Justins RV Park & Water World LLC was approved by a 6-0 vote. Member Weakas abstained. There were no dissenting votes.

- **NEW BUSINESS:** None



- **ADJOURNMENT:**

Member Swan made a motion to adjourn.

Member Laidlaw seconded Member Swan's motion.

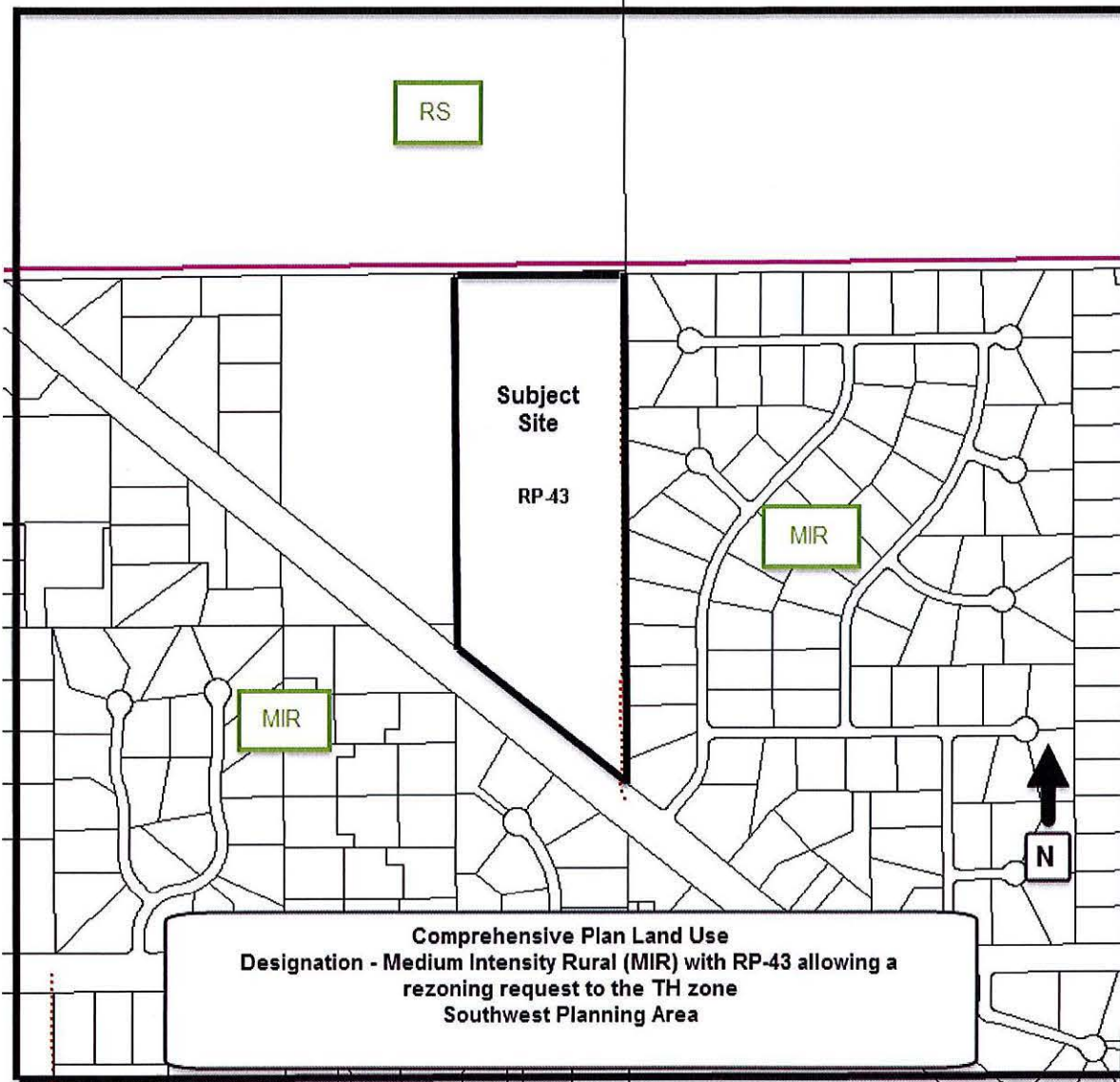
Adjournment approved by a 7-0 vote.

The DRC meets on the third Thursday of every month. The next meeting is tentatively scheduled at 1:30 p.m. on April 21, 2016 in the Public Works Building, Basement Level, Conference Room "C".

Minutes prepared by Artemio Hoyos. Meeting audio CD's may be made available for additional information not included in the minutes.

**NOTE TO HOMEOWNERS' ASSOCIATIONS AND HISTORICAL DISTRICT ADVISORY BOARDS:**  
All Homeowners' Associations (HOA) and Historic District Advisory Boards on file that are affected (within officially mapped HOA boundaries) by certain DRC projects are notified by the Pima County Planning Division of the Development Services Department as to the project's purpose, and the date, time and place of the meeting. If more than one HOA or Advisory Board is involved, it shall be the responsibility of the several groups to decide among themselves which Association or Board shall have the vote, and to inform this Department in writing of their decision at or prior to the Design Review Committee Design Review Committee (DRC) meeting.

## Comprehensive Plan



### Medium Intensity Rural (MIR)

- a. Objective: To designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials, or suburban areas.
- b. Residential Gross Density: Residential gross density shall conform to the following:
  - 1) Minimum – none
  - 2) Maximum – 1.2 RAC.

### RP- 43 San Joaquin Road (SW)

**General Location** Approximately two miles north of Bopp Road on the east side of San Joaquin Road, in Section 30 of Township 14 South, Range 12 East (Ref. Co7-01-09).

**Description** Privately owned portion of a parcel.

### Policy

Allow a rezoning to TH in the existing RT\* designation. [\*now the MIR designation]



PIMA COUNTY DEVELOPMENT -

JAN 27 2016

WE RECEIVED NOTICE OF POSSIBLE REZONING  
IN OUR AREA (C09-15-06 JUSTING RV PARK & WATER WORLD  
AT S. SAN JOAQUIN RD & W. BOPP RD), THE NOTICE  
STATED WE COULD SUBMIT A WRITTEN PROTEST  
WITH YOUR DEPARTMENT.

- WE WISH TO PROTEST THE REZONING.

WE UNDERSTAND THIS PROTEST WILL BE FILED  
WITH YOUR DEPARTMENT AND MADE AVAILABLE TO  
THE COMMISSION PUBLIC HEARING. IF POSSIBLE I HOPE  
TO ATTEND THE PUBLIC HEARING ON JAN 27TH

THANK YOU FOR FILING THIS PROTEST

KARL HESTAND / Karl Hestand

SHARON HESTAND / Sharon Hestand

3562 S. BRADFORD DR  
85735

918-645-8439

✓ PIMA COUNTY DEVELOPMENT SERVICE

RECENTLY I SENT A LETTER OF PROTEST  
IN A MATTER OF REZONING IN OUR AREA.

CASE # C09-15-006

CASE NAME JUSTINS RV PARK & WATER WORLD LLC  
S. SAN JOAQUIN ROAD REZONING #2

JAN 27 2016

AFTER TALKING WITH OWNER OF THE PROPERTY

I'VE FOUND THAT IT WAS NOT WHAT I THOUGHT  
AT FIRST. I SHOULD NOT HAVE BEEN SO QUICK  
TO PROTEST.

MY WIFE & I WISH TO STOP OUR PROTEST IN  
THIS MATTER

WE DO NOT WISH TO PROTEST.

/ KARL HESTAND *Karl Hestand*  
SHARON HESTAND *Sharon Hestand*  
3562 S. BRADFORD DR  
85735



418 North Toole Avenue  
Tucson, Arizona 85701  
520.622.9565



July 24, 2015

Mark Holden  
Pima County  
Development Services  
201-N. Stone Ave.  
Pima County, AZ 85701

**RE: Desert Trails RV Park | Rezoning Application Summary**

Dear Mark:

We are pleased to submit the rezoning package for the Desert Trails RV Park. The submittal includes the Rezoning Site Analysis, Land Use Proposal and Preliminary Development Plan (PDP). The following provides a summary of the rezoning request.

**Rezoning and Preliminary Development Plan Summary**

The rezoning application for the Desert Trails RV Park requests a TH zoning classification for the entire property to bring the existing RV Park into zoning conformance. Currently, the zoning is split with the northern half zoned GR-1 and the southern half zoned TH. The project site is currently used as a recreational vehicle park, Desert Trails RV Park. The current site conditions and land use will continue to exist without any significant alteration to the existing site plan. There is no proposed development plan associated with this request. This rezoning will create one consistent zoning designation of TH across the entirety of the property. In addition, approval of the zoning application will close the existing rezoning cases for the property (Co9-82-89 / Co9-03-26).

The preliminary development plan continues to integrate 212 recreational vehicle spaces ranging from 28'x 40 to 28'x60', 221 passenger vehicle parking spaces, and open space on the site. The current site conditions have an existing landscape area along the property edge. An existing oleander hedge located along the entire eastern property line providing screening for the adjacent residential properties will remain in place. The design preserves on-site recreational amenities such as a mountain bike course, dog run, gym and exercise room in conformance with Pima County provisions. In addition, the existing site conditions provide for at grade, natural surface trail connections across the northwestern edge of the property. The Desert Trails RV Park has an existing primary access located on San Joaquin Road providing vehicular and pedestrian connectivity to the site.

The Desert Trails RV Park site is located within the Buffer Overlay Zone for the Tucson Mountain Park. The current developed site and the PDP preserve and protect the open space in the northwest corner of the property, fostering unimpeded movement of wildlife, creating a visual connection to the nearby public preserve, and allowing for wash preservation. The site was developed several decades ago resulting in the total buffer overlay zone area provided that is less than the required percentage for a typical rezoning. As such, the property's overall open space provides 44% of natural, functional and buffer overlay zone open space.

The property is identified as a Special Area Policy in the Pima County Comprehensive Plan as RP-43 San Joaquin Road (SW). The Special Area Policy identifies the property if rezoned should "allow a rezoning to TH in the existing RT designation". Thus, as an existing use with the intent to continue as recreational vehicle park within the same developed area, the requested TH zoning is an appropriate zoning classification for the northern portion of the site.

**Property Summary**

*Rezone Area: 25.27AC*

*Gross Area: 25.27AC*

*Existing Land Use: Recreational Vehicle Park*

Desert Trails RV Park | Rezoning Application Summary

1

418 North Toole Avenue  
Tucson, Arizona 85701  
520.622.9565



*General Plan Designation:* Resource Transition  
*Existing Zoning:* TH and GR-1  
*Proposed Zoning:* TH  
*Total Open Space:* 11.01AC (44%)  
*Buffer Overlay Zone Open Space:* 5.23AC (21%)  
*Natural Open Space:* 2.58AC (10%)  
*Functional Open Space:* 3.20AC (13%)

---

We appreciate your assistance with the submittal of the Rezoning Application for Desert Trails RV Park. Please contact me with any questions or if you need additional information at 520.622.9565 or [sweaks@norris-design.com](mailto:sweaks@norris-design.com).

Respectfully,  
Norris Design



Stacey Weaks, PLA



**PIMA COUNTY PLANNING DIVISION  
APPLICATION FOR REZONING**

Pericles Wyatt	3551 S. San Joaquin Road, Tucson, AZ 85735	
Owner	Mailing Address	Email Address/Phone daytime / (FAX)
Norris Design, Stacey Weakes	418 N. Toole Ave, Tucson, AZ	sweakes@norris-design.com / 520-622-9565
Applicant (if other than owner)	Mailing Address	Email Address/Phone daytime / (FAX)
1,100' northwest of West Bopp Road on S. San Joaquin Road / 3551 S. San Joaquin Road, Tucson, AZ 85735		#212-35-1300
Legal description / property address		Tax Parcel Number
25.27AC (16.1AC Rezone) TH and GR-1 TH		Southwest / RT / RP-43
Acreage	Present Zone	Proposed Zone
		Comprehensive Plan Subregion / Category / Policies

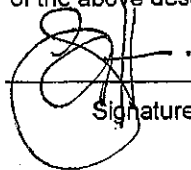
The following documentation must be attached:

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

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

7.17.15

Date

  
Signature of Applicant

**FOR OFFICIAL USE ONLY**

<u>Justin's RV Park &amp; Water World LLC - S. San Joaquin Rd</u>				
Co9-15-06				
Case name	<u>GR-1</u>	<u>TH</u>	<u>67</u>	<u>3</u>
Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee	Supervisor District
<u>outside</u>				
Conservation Land System category				
<u>Co9-82-98, Co9-03-26, Co7-01-09</u>				
Cross reference: Co9-, Co7-, other		Comprehensive Plan Subregion / Category / Policies		
Received by <u>tht</u>	Date <u>7.21.15</u>	Checked by	Date	

Pima County  
Development Services  
201 N. Stone Ave.  
Pima County, AZ 85701

RE: Desert Trails Rezoning Submittal

Pericles Wyatt hereinafter referred to as "Owner," is the owner of the 25.27 acre property referred to as Desert Trails RV Park located approximately 1,100 feet northwest of West Bopp Road on S. San Joaquin Road in Pima County and further identified as assessor parcel number 212-35-1300. Street address is 3551 S. Joaquin Road, Tucson, Arizona, 85735.

Said property is hereinafter referred to as the "Property".

Owner hereby appoints Norris Design, hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in all matters related to this Rezoning application and submittals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent.

Pericles Wyatt

By:

  
(Signature)

Its:

OWNER