



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 3, 2019

Title: P19CR00001 Hesser LCP LLC - N. La Canada Drive Concurrent Plan Amendment/Rezoning

Introduction/Background:

The applicant requests a .89-acre concurrent plan amendment from Medium Intensity Urban (MIU) to Neighborhood Center (NAC) and rezoning from SH (Suburban Homestead) to CB-2 (General Business) zone for an expansion to Frost RV for additional recreational vehicle parking and sales.

Discussion:

The current plan designation and zoning allows for 2 residential units to be developed. The proposed comprehensive plan designation of NAC designates areas designed to provide goods and services near residential neighborhoods and lower-intensity commercial uses. The Frost RV expansion conforms to the proposed NAC land use plan and the CB-2 zoning designation.

Conclusion:

The requested concurrent plan amendment and rezoning conform to the Pima County Zoning Code.

Recommendation:

Staff recommends approval of the concurrent plan amendment and rezoning subject to standard and special conditions. The Planning and Zoning Commission also recommends approval 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: Terrill L. Tillman - Principal Planner Telephone: 520-724-6921

Department Director Signature/Date: [Signature] 8/16/19

Deputy County Administrator Signature/Date: [Signature] 8/19/19

County Administrator Signature/Date: [Signature] 8/20/19

P19CR00001-03 PCD KDF BD

mm



DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: August 15, 2019

SUBJECT: P19CR00001 HESSER LCP, LLC – N. LA CANADA DRIVE PLAN AMENDMENT AND REZONING

The above referenced Concurrent Plan Amendment and Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 3, 2019** hearing.

REQUEST: For a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) and to rezone from SH (Suburban Homestead) to CB-2 (General Business) zone on approximately .89 acres. The property is located on the west side of N. La Canada Drive, approximately 60 feet north of the T-intersection of N. La Canada Drive and W. Kimberly Street addressed as **5131 N. La Canada Drive**.

OWNERS: Hesser LCP LLC
Attn: Dr. Dena Hesser
PO Box 41478
Tucson, AZ 85717

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

DISTRICT: 1

STAFF CONTACT: Terrill Tillman, Principal Planner

PUBLIC COMMENT TO DATE: As of August 15, 2019, staff has received no public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (8-0; Commissioners Becker and Cook were absent).

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

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Land System (CLS).

TD/TT/ar
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P19CR00001

Page 1 of 3

FOR SEPTEMBER 3, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: August 15, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

CONCURRENT PLAN AMENDMENT AND REZONING

P19CR00001 HESSER LCP LLC – N. LA CANADA DRIVE PLAN AMENDMENT AND REZONING

Hesser LCP LLC, represented by Jeff Stewart, for a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) and to rezone from SH (Suburban Homestead) to CB-2 (General Business) zone on approximately .89 acres. The property is located on the west side of N. La Canada Drive, approximately 60 feet north of the T-intersection of N. La Canada Drive and W. Kimberly Street addressed as **5131 N. La Canada Drive**, in Section 15, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Becker and Cook were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (June 26, 2019)

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

A commissioner questioned whether there was a violation on the property as the use previously existed prior to the temporary use permit. Staff responded that there was not a formal violation case on the property, however, the applicant should have obtained the appropriate permits prior to the use. A commissioner questioned whether there was same ownership of the subject property and property to the south and how that was working with the current uses of the properties.

The applicant addressed the commission and discussed that the current owner of Frost RV has a contingent sale with the expansion property to the north.

The public hearing was closed.

Procedural options were presented for making two motions, one for the comprehensive plan amendment and one for the rezoning or bundling the motions into one.

Commissioner Hook made a motion to recommend **APPROVAL** of the concurrent plan amendment and rezoning subject to standard and special conditions. Commissioner Matter gave second to the motion.

The commission voted to recommend **APPROVAL** of the concurrent plan amendment subject to the standard and special conditions. (8 – 0, Commissioners Becker and Cook were absent)

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

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Environmental Planning conditions: 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.
3. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human 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.
4. Adherence to the sketch plan as approved at public hearing.
5. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation: A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
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 Proposition 207 rights: "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)."

TD/TT/ar
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector
P19CR00001 File



**CONCURRENT PLAN AMENDMENT
AND REZONING
PLANNING AND ZONING COMMISSION
STAFF REPORT**

HEARING DATE	May 29, 2019
CASES	P19CR00001 Hesser LCP, LLC – N. La Canada Drive Concurrent Plan Amendment/Rezoning
PLANNING AREA	Catalina Foothills
DISTRICT	1
LOCATION	The property is located on the west side of N. La Canada Drive, approximately 60 feet north of the T-intersection of N. La Canada Drive and W. Kimberly Street.
ACREAGE	.89 acres (+/-)
REQUEST	To amend the Pima County Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) and to rezone from SH (Suburban Homestead) to CB-2 (General Business) zone for expansion to the existing Frost RV.
OWNER	Hesser LCP, LLC
AGENT	Jeff Stewart, Steadfast Drafting & Design, LLC

APPLICANT'S REQUEST

The applicant is requesting a concurrent comprehensive plan amendment and rezoning for a .89 (+/-) acres of land located on the west side of N. La Canada Drive, approximately 60 feet north of the T-intersection of N. La Canada Drive and W. Kimberly Street. The current comprehensive plan designation, Medium Intensity Urban (MIU) and Suburban Homestead (SH) zoning allow for a maximum of two dwelling units on the .89 acre parcel of land. The applicant proposes an expansion for Frost RV, recreational vehicle sales and service. The subject property is currently used as an expansion to Frost RV, as the owner obtained a temporary use permit for the expansion.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL WITH CONDITIONS** for a plan amendment to Neighborhood Activity Center (NAC) and a rezoning to CB-2 (General Business) zone subject to standard and special conditions. The current/proposed use is an expansion of the existing recreational vehicle sales and service lot, adjacent to the subject property along the western and southern boundaries. The use should have minimal impacts on the surrounding properties and is not in conflict with any of the policies of the Comprehensive Plan for the area. The proposal is equivalent in intensity to the surrounding commercial and apartment uses. Staff requests the addition of rezoning condition #5 to limit future rezonings to less restrictive zones under the comprehensive plan.

PUBLIC COMMENT

No public comment has been received as of May 14, 2019.

COMPREHENSIVE PLAN

The current land use designation is Medium Intensity Urban (MIU) which designates areas for a mix of medium-density residential, garden apartments, single-family and non-residential uses such as office, medical office, and hotel uses. There are no special area or rezoning policies applicable to the site. The proposed 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 La Canada Drive with direct pedestrian and bicycle access to the surrounding neighborhood. The rezoning request conforms to the NAC land use designation.

SURROUNDING LAND USE AND ZONING DESIGNATIONS

North	MIU/TR	Vacant, Planned Commercial Office/Medical
South	NAC/CB-2	Frost RV sales and service
East	HIU/TR	Residential Apartments
West	NAC/CB-2	Frost RV sales and service

The area is characterized by high-density residential apartment uses and a mix of high-and low-density single-family residential uses. Commercial uses exist along the west side of the La Canada Drive corridor spanning from Roller Coaster Road, south of the River Road intersection which include local services, gas station, car wash, pharmacy, veterinary office, restaurants and grocery. Significant commercial uses exist approximately 1 mile to the east along the Oracle Road major thoroughfare. The subject property lies in an area that is mostly developed.

PREVIOUS COMPREHENSIVE PLAN AMENDMENT AND REZONING CASES ON THE PROPERTY AND THE GENERAL AREA

Previous land use plan amendment and rezoning requests:

The subject property has not had a previous land use plan amendment or rezoning.

Recent activity:

Most of the properties along the La Canada Road and River Road major thoroughfares have been rezoned, excepting flood ways and washes. Many of the rezonings were for low-density CR-1 (Single Residence) zoning and high-density CR-4 (Mixed-Dwelling Type) and CR-5 (Multiple Residence) residential subdivisions. Some of the rezonings were for CB-1 (Local Business), CB-2 (General Business) and TR (Transitional) typically for commercial uses. Some of the TR rezonings resulted in residential subdivisions. Riverside Crossing Specific Plan (SP) rezoning was approved for a mix of residential and commercial uses. The rezonings began in the mid 1950's and remained consistent in number up to the most recent years with a proportionate mix of residential and commercial requests.

- 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 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 on October 18, 2011 for a residential development located approximately 2,000 feet east of the subject property along River Road.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)

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

PLANNING REPORT

Staff supports the request because there will be minimal impacts to surrounding properties and the request is not in conflict with any special area or rezoning policies. 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 Frost RV to the west and south, a vacant rezoned property for medical/office uses to the north, and apartments to the east. 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. The site is flat, was previously mass graded and contains little on-site vegetation. The applicant is proposing to install a 10-foot bufferyard adjacent to La Canada Drive and will be accessed from the existing driveway for Frost RV with an internal connection to the subject property.

A concurrent plan amendment/rezoning would preclude future applications for a zoning district that is more intense. Any future changes would require a separate comprehensive plan amendment and rezoning.

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 comment
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No comment
WATER	Yes	No comment
SCHOOLS	N/A	

FLOOD CONTROL REPORT

The Regional Flood Control District (District) has no comment or conditions.

TRANSPORTATION REPORT

The proposed rezoning is served directly by La Canada Drive, a major street per the Major Streets Plan and is designated as a medium volume urban arterial. La Canada Drive has been recently improved per CIP project 4LCRRI and has a capacity of 39,800 ADT (average daily trips). This segment of La Canada Drive has a current volume of 16,879 ADT (2017). This proposed development will generate approximately 11 ADT to La Canada Drive. The property currently has an existing driveway access on La Canada Drive that is a right-in, right-out access only.

There are no concurrency concerns with the request. The Department of Transportation has no objection to the proposed plan amendment and rezoning.

WASTEWATER RECLAMATION REPORT

According to the submittal, the owner/applicant currently has no plans to add any buildings to the property, nor is there a current need for sewer service.

The PCRWRD has no objection to the proposed comprehensive plan amendment and rezoning.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection subject to condition #3.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

US FISH & WILDLIFE REPORT

US Fish & Wildlife has no comment.

TUCSON WATER DISTRICT REPORT

Tucson Water District has no comment.

FIRE DISTRICT REPORT

Northwest Fire District has no comment.

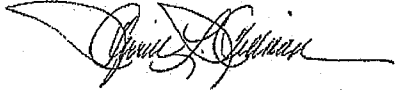
IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

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

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Environmental Planning conditions: 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.
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Respectfully,

A handwritten signature in black ink, appearing to read "Terrill L. Tillman", with a long horizontal flourish extending to the right.


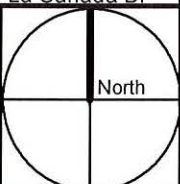
Terrill L. Tillman
Principal Planner

c: Jeff Stewart

CONCURRENT COMPREHENSIVE PLAN AMENDMENT & REZONING





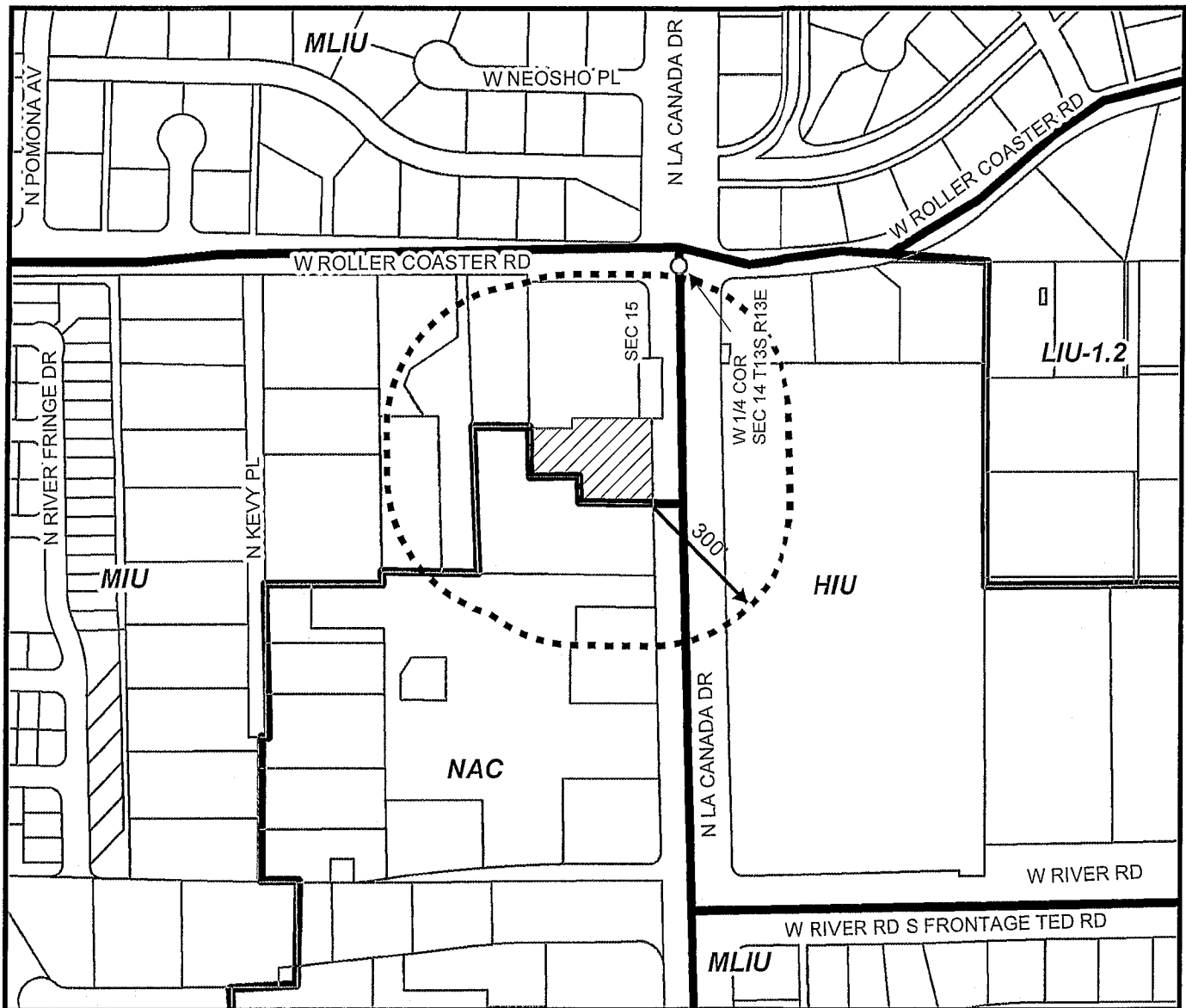
0 145 290 580 Feet

Taxcode: 104-01-070C	P19CR00001 HESSER LCP LLC - N. LA CANADA DRIVE CONCURRENT PLAN AMENDMENT & REZONING		District 1 Location: Located on westside of La Canada Dr approx 330' south of intersection of W Roller Coaster Rd & N La Canada Dr
			
		Map Scale: 1:4,000	
		Map Date: May 9, 2019 / dms	

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use

 300' Notification Area
 Subject Property



0 145 290 580 Feet

Taxcode:
104-01-070C

**P19CR00001 HESSER LCP LLC - N. LA CANADA DRIVE
CONCURRENT PLAN AMENDMENT & REZONING**

Request: Medium Intensity Urban (MIU)
to Neighborhood Activity Center (NAC) 0.89 Acres +/-

District 1
Location:
Located on westside
of La Canada Dr
approx 330' south
of intersection of
W Roller Coaster Rd
& N La Canada Dr



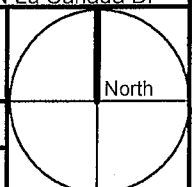
Catalina Foothills Planning Area under Pima Prospects
Section 15, Township 13 South, Range 13 East

Planning and Zoning Commission Hearing: May 29, 2019




Map Scale: 1:4,000

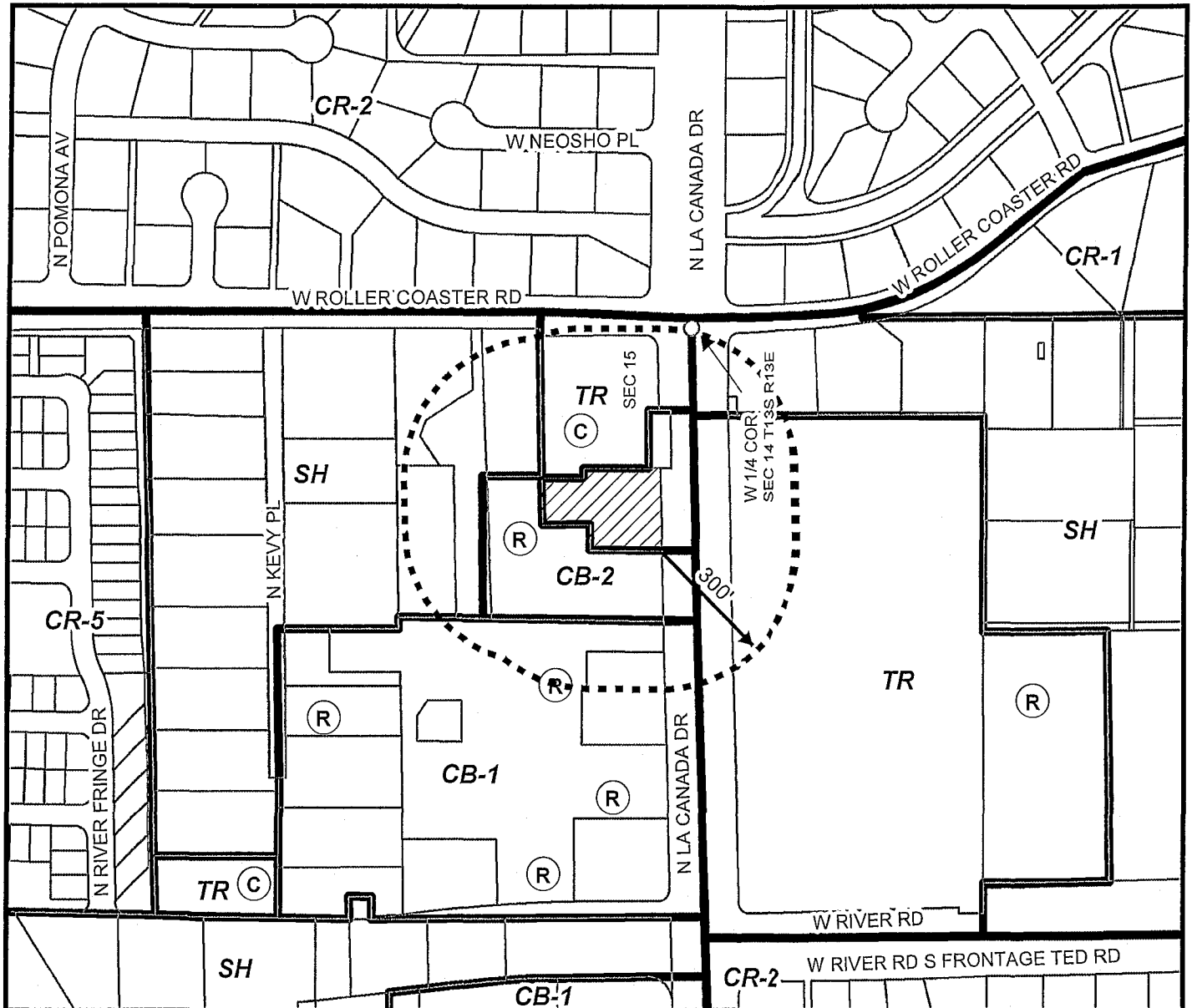
Board of Supervisors Hearing: TBD

Map Date: May 8, 2019 / dms



Case #: P19CR00001
Case Name: HESSER LCP LLC - N. LA CANADA DRIVE
CONCURRENT PLAN AMENDMENT & REZONING
Tax Code(s): 104-01-070C

-  Subject Property
-  300' Notification Area
-  Zoning Boundary



0 145 290 580 Feet

Area of proposed rezoning from SH to CB-2



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Notes:

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Planning & Zoning Hearing: 5/29/19 (scheduled)

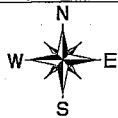
Board of Supervisors Hearing: TBA

Base Map(s): 45

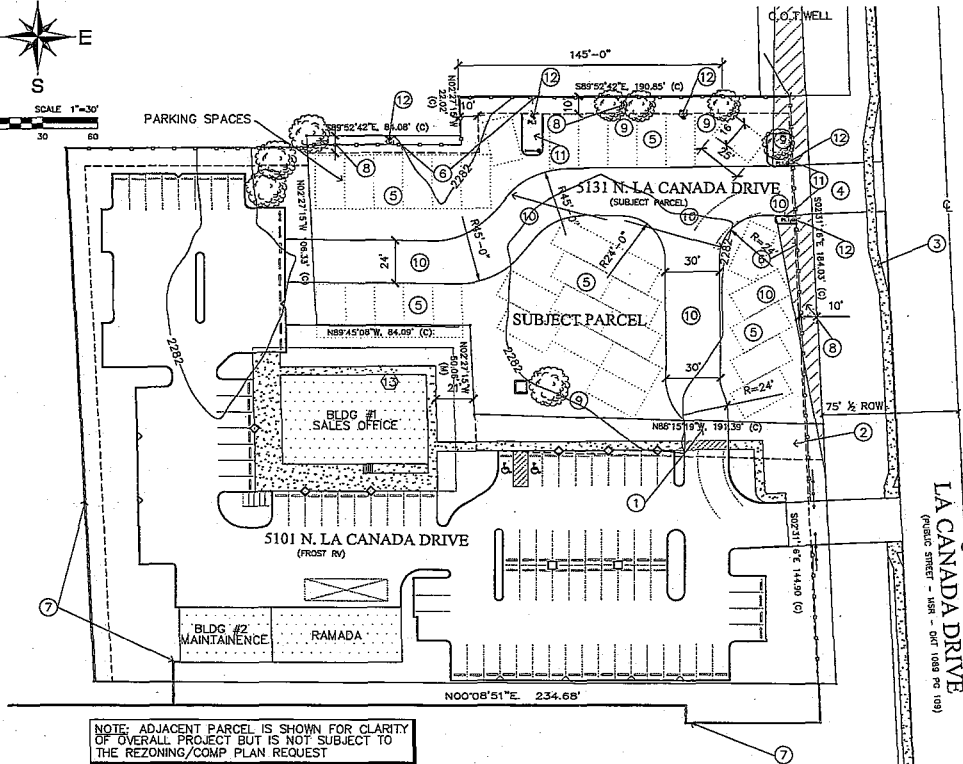
Map Scale: 1:4,000

Map Date: 5/9/2019 - ds





SCALE 1"=30'



NOTE: ADJACENT PARCEL IS SHOWN FOR CLARITY OF OVERALL PROJECT BUT IS NOT SUBJECT TO THE REZONING/COMP PLAN REQUEST

PROPOSED SITE PLAN

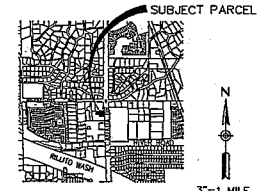
SCALE: 1"=30'

KEYED NOTES:

- 1 24' ACCESS EASEMENT, DOCKET 13457 PAGE 136
- 2 20' ACCESS EASEMENT, DOCKET 6496 PAGE 854
- 3 EXISTING SIDEWALK
- 4 EXISTING DRIVE ENTRANCE (CURRENTLY FENCED CLOSED)
- 5 STORAGE AREA COVERED WITH EXISTING ROCK FOR DUST CONTROL
- 6 EXISTING PERIMETER FENCE
- 7 EXISTING MASONRY WALL
- 8 PROPOSED FUTURE 10' LANDSCAPE BUFFERYARD
- 9 EXISTING MATURE TREES TO REMAIN
- 10 PROPOSED ASPHALT DRIVEWAY
- 11 DEPRESSED WATER HARVESTING/LANDSCAPE AREA
- 12 NEW LIGHTING TO MATCH EXISTING - SEE GENERAL NOTES FOR LIMITATIONS

GENERAL NOTES:

1. THERE ARE NO PROTECTED NATIVE PLANTS. ALL VIABLE EXISTING PLANTS SHALL BE PRESERVED IN PLACE IN THE BUFFERYARDS TYPE OF LANDSCAPE.
2. SITE WILL BE LANDSCAPED WITH DROUGHT TOLERANT SPECIES PER APPROVED DEVELOPMENT/LANDSCAPE PLAN.
3. THE POSTED SPEED LIMIT ALONG LA CANADA IS 45 mph.
4. A MODIFICATION OF THE PIMA COUNTY SUBDIVISION AND DEVELOPMENT STREET STANDARDS WAS GRANTED BY THE PIMA COUNTY ENGINEER ON JULY 28, 2008 TO REDUCE THE MINIMUM CENTERLINE-TO-CENTERLINE DRIVEWAY SEPARATION FROM 230' TO 143' IN RELATION TO THE EXISTING DRIVEWAY TO THE SOUTH AND FROM 230' TO 147' IN RELATION TO THE EXISTING DRIVEWAY TO THE NORTH.
5. ALL LANDSCAPE AREAS SHALL BE DEPRESSED 6 INCHES.
6. REGULATORY FLOODPLAINS, EROSION HAZARD SETBACKS AND/OR RIPARIAN HABITATS DO NOT IMPACT THIS DEVELOPMENT PLAN.
7. ALL CONSTRUCTION WILL COMPLY WITH THE 2018 INTERNATIONAL FIRE CODE AND AMENDMENTS BY THE NORTHWEST FIRE DISTRICT.
8. ASSESSORS TAX PARCEL #104-01-070C
9. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER.
10. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL BE AT NO EXPENSE TO THE PUBLIC.
11. OUTDOOR LIGHTING SHALL BE HOODED AND CONTROLLED SUCH THAT THE SOURCE OF LIGHT IS NOT VISIBLE FROM ANY ADJOINING RESIDENTIAL AREAS BEYOND THE BOUNDARY OF THE SITE.
12. OUTDOOR AUDIO AMPLIFICATION SHALL NOT BE PERMITTED ON THE SITE.
13. NO DELIVERIES TO THE SITE SHALL BE MADE BETWEEN 10 P.M. AND 6 A.M.



LOCATION MAP

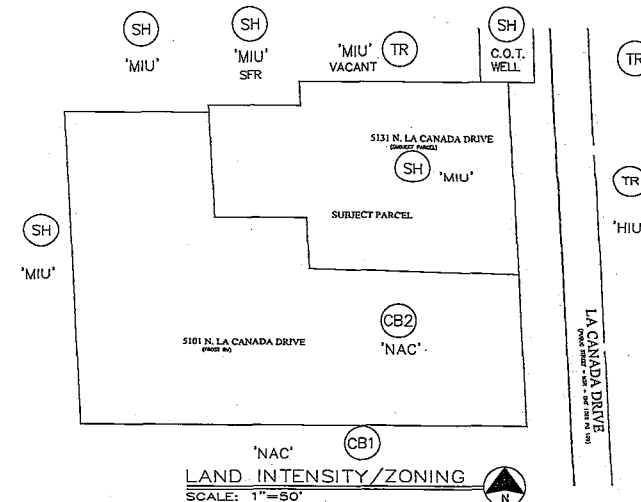
LOCATED IN
SECTION 15 - T13S - R13E, Q4SRM,
PIMA COUNTY, ARIZONA

LEGAL DESCRIPTION

PTN N183.44' SE4 NE4 NE4 SE4
LYG W & ADJ RD
.89 AC SEC 15-13-13

NOTES:

PROJECT SITE IS 0.89 ACRES
SH (99.562% OR ABOUT 0.89 ACRES)
CB-2 (0.024% OR ABOUT 9 SQ. FT.)
TR (0.014% OR ABOUT 5 SQ. FT.)
LAND USE INTENSITY IS MIU
PROPOSED LAND USE INTENSITY IS NAC
PROPOSED ZONING IS CB-2
PROPOSED LAND USE IS COMMERCIAL



LAND INTENSITY/ZONING

SCALE: 1"=50'

REVISIONS

STEADFAST DRAFTING
& DESIGN, LLC

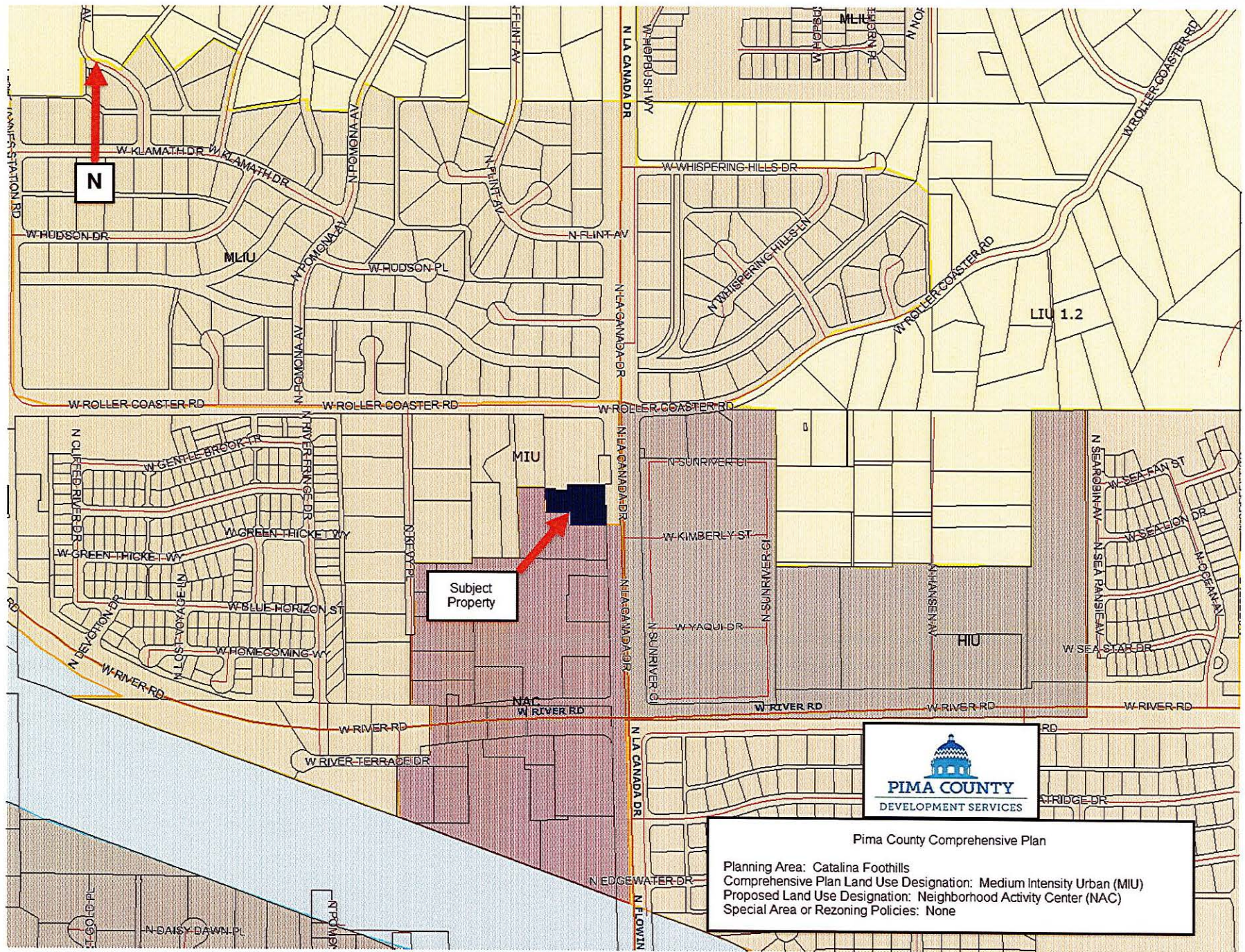
FROST RV STORAGE EXPANSION
SITE PLAN

DESIGNED BY: JLS
DRAWN BY: JLS
CHECKED BY: JLS
DATE: 4-15-2018
SCALE: AS NOTED

SHEET NO:

1

4159 N. RENO AVENUE
TUCSON, AZ 85705
Ph. (520) 907-8070



Pima County Comprehensive Plan

Planning Area: Catalina Foothills
Comprehensive Plan Land Use Designation: Medium Intensity Urban (MIU)
Proposed Land Use Designation: Neighborhood Activity Center (NAC)
Special Area or Rezoning Policies: None



Land Use Legend and Map

Existing Land Use Designation:

Medium Intensity Urban (MIU)

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

Proposed Land Use Designation:

Neighborhood Activity Center (NAC)

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: (if applicable) Minimum- 5 RAC; Maximum- 12 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 8 RAC



DEVELOPMENT SERVICES

201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

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.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

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

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl
 - b. Western burrowing owl
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: _____



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>
Western burrowing owl	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>
Pima pineapple cactus	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>
Needle-spined pineapple cactus	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

STEADFAST DRAFTING & DESIGN, LLC.

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

January 19, 2019

x

x

Tucson, AZ 857XX

Re: 5131 North La Canada Drive

Dear M

My name is Jeff Stewart and I am representing Mr. Bruce Frost, of Frost RV, and Dr. Dena Hesser, owner of the parcel at 5131 N. La Canada Drive. We will be applying for a Concurrent change to the Comprehensive Plan & Rezoning for this parcel. As a precursor to that application we have applied for a Temporary Use Permit for the Parcel at 5131 N. La Canada Drive. We are asking the Pima County Board of Adjustment to grant the permit in order to use the lot as overflow parking for Frost RV, located at 5101 N. La Canada Drive, the parcel immediately south of and adjacent to the subject parcel. The permit is a stop gap measure to allow Frost RV to utilize the property while we apply to change the Comprehensive Plan designation from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) which is compatible with the planned use. The zoning would then change from SH (Suburban Homestead) to CB-2 (General Business). These changes would match to the existing Plan and Zoning for the Frost RV Center located at 5101 N. La Canada Drive. There are no plans to add any buildings to the parcel currently and no thoughts of it for the future. If the rezoning is approved there will be some Landscaping (trees, etc.), paving, and some down lighting, in conformance with the Pima County Lighting Code added to the parcel.

If you have been a neighbor for any length of time you have seen that the owner has removed the decrepit buildings/structures, cleaned up and improved the parcel. Mr. Frost intends to purchase the parcel from the current owner and hopes to continue being a good neighbor and business man for many years to come.

Mr. Frost and I invite you to stop by Frost RV located at 5101 N. La Canada Drive, on Tuesday, January 29, 2019 between 6pm and 7:30pm to meet with us so that we might answer any questions and concerns that you may have concerning the proposed project. We will offer some light refreshments and hope that you will be able to stop by and visit.

Sincerely,

Jeff Stewart

Neighborhood Meeting 5131 N. La Canada Drive Temporary Use Permit & Rezoning (& comp plan)

Location Frost RV 5101 N. La Canada Drive 1-29-2019

6-7:30 pm

Name

Email

Address

1 Bruce Frost
2 Cathy DONE

brucefrost@hotmail.com
Cathy.done@frostrv.com

11300 N Sawtooth Rd 85737
6105 N Montecito Rd 85704

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cel	mail1	mail2	mail3	mail4	mail5	mailzip
1-01-077B	542 HOBART-AZ LLC	ATTN: WESTWOOD FINANCIAL CC 11440 SAN VICENTE BLVD STE 200		LOS ANGELES CA		90049-621
1-01-077E	ABS SW INVESTOR LLC	ATTN: ALBERTSONS LLC #988 - SU PO BOX 990		MINNEAPOLIS MN		55440-099
1-01-074C	ANDERSON TRACEY E	1445 W ROLLER COASTER RD #2 TUCSON AZ				85704-750
1-01-075F	ASPEN PROPERTY LLC	1445 W ROLLER COASTER RD UNIT TUCSON AZ				85704-750
1-01-0830	AYATT LLC	2142 E DESERT GARDEN DR TUCSON AZ				85718-784
1-01-0690	CITY OF TUCSON	REAL ESTATE DIVISION	ATTN: PROPERTY MANAGMENT	PO BOX 27210 TUCSON AZ		85726-721
1-01-068B	FIDELITY NATIONAL TITLE TR 60353	ATTN: LA CANADA SW LLC	405 E WETMORE RD STE 117 PMB 519 TUCSON AZ			85705-179
1-01-072E	FROST HOLDING COMPANY NUMBER TWO LLC	5101 N LA CANADA DR TUCSON AZ				85704-151
1-01-070C	HESSER LCP LLC	PO BOX 41478 TUCSON AZ				85717-147
1-07-013J	METROPOLITAN DOMESTIC WATER IMPROVEMENT	DISTRICT OF PIMA COUNTY	PO BOX 36870 TUCSON AZ			85740
1-01-0870	NORTHSIDE CHURCH OF CHRIST TUCSON	1513 W ROLLER COASTER RD TUCSON AZ				85704-152
1-01-144A	REHMA INC	1686 E BARRELL CACTUS CT TUCSON AZ				85718-785
1-01-075G	ROLLER COASTER PROPERTY LLC	1445 W ROLLER COASTER RD #2 TUCSON AZ				85704-750
1-07-013G	SUN RIVER APARTMENTS LP	ATTN: LESTER SAFT	6206 FRONDOSA DR	MALIBU CA		90265-310
1-07-013K	TUCSON TALLOW COMPANY INC	3928 N FAIRVIEW AVE TUCSON AZ				85705-263
1-01-073E	WILLIAMS LARRY	1433 W ROLLER COASTER RD TUCSON AZ				85704

STEADFAST DRAFTING & DESIGN, LLC.

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

January 19, 2019

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

Re: 5131 North La Canada Drive Combo Rezoning/Comprehensive Plan Change

To Whom it May Concern,

In regard to the request for a Combo Rezoning/Comp Plan Change the following narrative outlines items Pima County requests to be addressed.

The proposed use of the property is commercial. The parcel is currently being used as RV Storage to supplement the business, Frost RV, located adjacent and south of the subject parcel. It has a current temporary use permit in place. The use is intended to continue. 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 is covered with D.G. There are some mature trees on site that will be preserved in place. Additional landscaping will be provided in 10' bufferyards on the east (La Canada Drive) and north (undeveloped residential) property lines and in select areas within the parcel. The landscape areas will be depressed 6" for water harvesting.

Sincerely,

Jeff Stewart

From: noreply@server.mailjol.net on behalf of allForms
To: DSD Planning
Subject: Application For Rezoning or Specific Plan
Date: Wednesday, April 17, 2019 7:00:55 AM
Attachments: 11142857.zip

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.

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download (<http://allforms.mailjol.net/file.php?id=6f6ae9da-11142857-44b2aa61>)

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	HESSER LCP, LLC (DR. DENA HESSER)
Owner Address	PO BOX 41478
Owner City	TUCSON
Owner State	AZ
Owner Zipcode	85717
Owner Phone	520-437-2289
Owner_Email	johnhesser@me.com
Applicant Name	JEFF STEWART
Applicant Address	4159 N RENO AVENUE
Applicant City	TUCSON
Applicant State	AZ
Applicant Zipcode	85705
Applicant Phone	520-907-8070
Applicant_Email	JSTEWART@STEADFASTDRAFTING.COM
Property Address	5131 NORTH LA CANADA DRIVE
Property Parcel Number	104-01-070C
Property Acreage	0.89
Property Present Zone	SH
Property Proposed Zone	CB-2
Policies	MIU (requesting change to NAC)
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	17-Apr-2019
More Information about this submission and submitter	
Submission ID	11142857
Date & Time	17th Apr 2019 7:00 AM
Form Location	https://web1.pima.gov/applications/rezoning/
IP Address	73.24.149.96
Browser info	Mozilla/5.0 (Windows NT 6.1; WOW64; Trident/7.0; rv:11.0) like Gecko
Predicted Country	United States