




# MEMORANDUM

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DATE: June 14, 2023  
For June 29, 2023 Hearing

TO: John Iurino  
Zoning Examiner

FROM: Kristina Swallow   
Planning & Development Services  
Director

SUBJECT: REZONING – PLANNING & DEVELOPMENT SERVICES REPORT  
TP-MOD-0423-000009 Prince/10 PAD, – Major Change (Ward 3)

**Issue** – This is a request by Brian Underwood and Adam Call of The Planning Center for a Major Change to the Prince/10 PAD (PAD-43) to add approximately 3.3-acres from O-3 (Office) to PAD (Planned Area Development) zoning. The initial parcel is within Planning Block 4 and would be designated for Interstate Commerce (IC) land use designation. Planning Block 4 has a goal of providing high-tech, high-rise development that includes office, commercial, industrial, and high-density residential uses. The site is the former location of the Tra-Tel Tucson RV Park and located 2070 W Fort Lowell Road, approximately 560-feet west of the intersection of W Fort Lowell Road and N Business Center Drive (see Case Location map).

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of the major change to the Prince/10 PAD.

## **Background Information**

Existing Land Use: Formerly Tra-Tel Tucson RV Park

### Zoning Descriptions:

#### *Existing:*

Office O-3: This zone provides for mid-rise, office, medical, civic, and select other uses, such as urban agriculture and renewable energy generation, that provide reasonable compatibility with adjoining residential uses.

#### *Proposed:*

Planned Area Development (PAD): Enables and encourages comprehensively planned development in accordance with adopted plans and policies. The PAD is a zoning classification which provides for the establishment of zoning districts with distinct standards. A PAD may have land use regulations different from the zoning regulations in the Unified Development Code (UDC), any other PAD District, or other zoning districts. When a provision in a PAD varies from the UDC, the provisions in the PAD shall govern.

### Surrounding Zones and Land Uses:

North: Zoned PAD-43 and C-2; commercial uses  
South: Zoned PAD-43; vacant  
East: Zoned PAD-43 and C-2; commercial uses  
West: Zoned PAD-43; vacant

Previous Cases on the Property:

C9-71-45 Hodgkins - Fort Lowell Road, O-3 and C-2 to MH: This was a rezoning case to change the zoning from Office (O-3) and Commercial (C-2) to Mobile Home (MH) zoning. This case expired and the zoning was never changed.

Related Cases:

C9-21-12 Prince 10 Planned Area Development R-1, O-3, and C-2, to Planned Area Development (PAD): The City of Tucson Mayor and Council approved the Prince/10 PAD (PAD-43) in August 2021. During the initial rezoning process, several neighboring properties outside the PAD boundary were examined as part of the site analysis in anticipation of their future acquisition and inclusion within the PAD. These properties are identified within the PAD as Potential Future PAD Expansion Land Use Plan and most of the PAD's site analysis exhibits. The PAD amendment is within the Potential Future PAD Expansion Land Use Plan.

**Applicant's Request** – Interstate Commerce (IC) land use designation as part of the Prince/10 PAD, Planning Block 4.

**Planning Considerations** – *Plan Tucson (PT)* and the *Santa Cruz Area Plan (SCAP)* provide policy direction for the rezoning site.

*Plan Tucson:* The proposed site is within an area identified in *PT* as “Existing Neighborhood.” Existing Neighborhoods are primarily developed, largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to protect and maintain the character of the neighborhood by accommodating new, compatible development, and encouraging reinvestment and new services as area amenities. *PT* also encourages context-sensitive community design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of adjacent streets.

Applicable Plan Tucson policies include:

**LT28.1.3** High-density (greater than 14 unit per acre) residential development is generally appropriate where primary vehicular access is provided to an arterial street and is directed away from the interior of low-density areas.

**LT28.2.8** Consider the expansion of commercial areas into adjoining residential areas when logical boundaries, such as existing streets or drainageways, can be established and adjacent residential property can be appropriately screened and buffered. Commercial expansions or consolidations, especially in conjunction with street widening, may be an appropriate means to preserve the vitality of the street frontage and the adjacent neighborhood.

**LT28.2.13** Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

*Santa Cruz Area Plan:* The Santa Cruz Area Plan (SCAP) is intended to guide future development and coordinate government actions when developing the Santa Cruz River and its immediate environs as a major cultural and recreational resource, while stabilizing and improving adjacent neighborhoods. The rezoning parcel is located a portion of the SCAP Key Parcel 13 on Land Use Map 5.

SCAP Key Parcel 13 states the land is most suitable for industrial or commercial facilities for motorists in conjunction with the Interstate 10 interchange. The key parcel also state that development should be designed to provide an attractive approach to Tucson along the Interstate consistent with State designation of Interstate-10 as a scenic route.

Other relevant policies in SCAP include: **General Development – 4.** New and existing neighborhoods should include related commercial services with specific locations decided on a case-by-case basis according to overall plan policies and depending on specific market conditions.

**Public Input** – The applicant held a neighborhood meeting on January 7, 2023 for the PAD amendment. The meeting was noticed properly using mailing labels provided by the City of Tucson Planning and Development Services Department. Notice letters were sent to property owners within 400 feet of the proposed PAD amendment boundary and neighborhood associations within one mile of the boundary. Mayor Romero, Vice Mayor Santa Cruz, and Councilmember Dahl were also notified. No correspondence or feedback was received prior to the neighborhood meeting. The meeting was hosted virtually via Zoom by The Planning Center on the evening of the 7th. The meeting began at 5:45 pm. Brian Underwood, Adam Call of The Planning Center, and Garry Brav, the owner and developer of PRINCE 10, were the only attendees. After approximately 30 minutes of waiting and with nobody from the neighboring community in attendance, the meeting ended.

### **Background**

The City of Tucson Mayor and Council approved the Prince/10 PAD (PAD-43) in August 2021. It comprises 110 acres between the Santa Cruz River, Interstate 10, Prince Road, and Miracle Mile. During the initial rezoning process, several neighboring properties outside the PAD boundary were examined as part of the site analysis in anticipation of their future acquisition and inclusion within the PAD. These properties are identified within the PAD as Potential Future PAD Expansion Land Use Plan and most of the PAD's site analysis exhibits.

This amendment proposes incorporating the Tra-Tel property into Planning Block 4 of Exhibit II.B.1: Land Use Plan. The Interstate Commerce (IC) land use designation and regulations will be applied to this property as part of the expanded planning block. Amending the PAD requires text and exhibit revisions to include the newly acquired Tra-Tel property. Submitted documentation outlines the specific modifications necessary to amend the PRINCE 10 PAD to clarify and streamline the amendment process. A redlined copy of the revised PAD has been included as part of the amendment to document these changes.

### **Minor Amendment**

Prior to the major change request, a minor amendment to the Prince/10 PAD was submitted and processed, case TP-MOD-0423-000010. The applicant requested a minor amendment to the Prince 10 PAD to incorporate language allowing the proposed drainage improvements along the Santa Cruz River's bank protection as the original drainage design within the approved PAD included the prohibition of future penetrations in the Santa Cruz River's bank protection. The applicant's request stated that further drainage analysis and site design have resulted in the need to place an additional culvert through the bank protection to eliminate the need for onsite detention. The Prince 10 PAD allows for minor changes and adjustments to development standards that do not adversely affect the overall purpose and intent of the

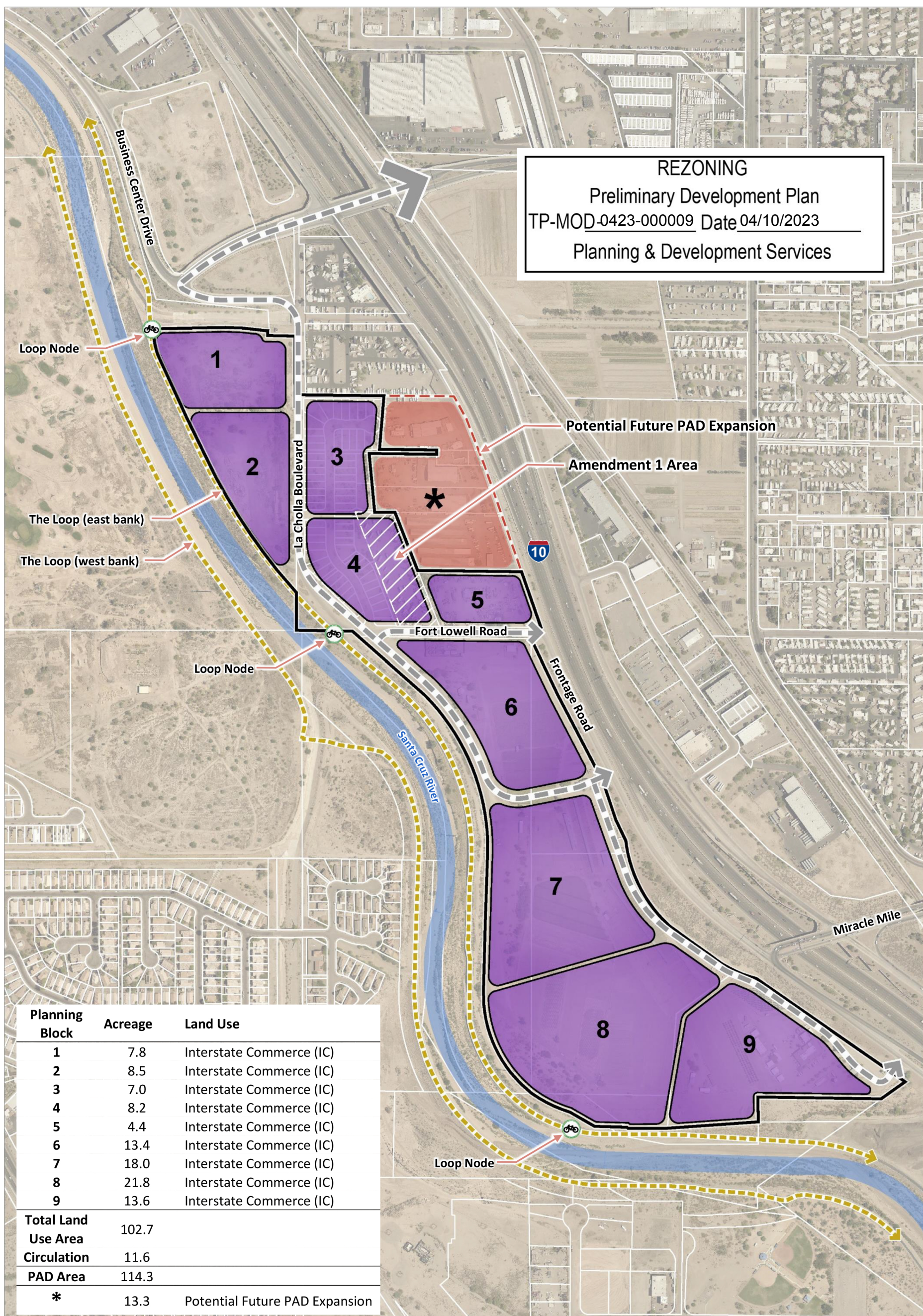
PAD. It was determined that the minor amendment request did not in conflict with the overall intent of the Prince 10 PAD and was approved as it conforms to the goals and objectives of the Prince 10 PAD.

The requested minor amendment was supported as follows:

1. It is a non-substantial change (Prince 10 PAD, Section IV.B.2)
2. Pima County Regional Flood Control District (The District) has deemed the proposed improvements acceptable, with certain conditions. These conditions include:
  - a. The plans and report will require written approval from the District. Informal reviews thus far have revealed that revisions to the plans and report will be required, including, but not limited to, the use of the latest District soil cement repair standards, cast iron flap gate(s), exit head loss coefficients for the flap gate, containment of the headwater within the inlet concrete area for a 100-year storm event and the relocation of any park utilities.
  - b. The plans need to include a detailed Loop Detour Plan that maintains the Loop traffic thoroughfare during construction where Loop traffic can essentially be maintained with only minor disruptions for periodic equipment crossings. This detour will also serve as a temporary berm to contain the Q100 in the Santa Cruz River from getting behind the levee during construction. The Detour Plan must include grading and signage plans, and a construction operations/phasing plan indicating how the culvert will be constructed to minimize disruptions of Loop traffic.
  - c. The District may restrict the timing of construction to reduce the potential of flooding from the Santa Cruz River.
  - d. All revised and future development plans and drainage reports for the Prince 10 South development must be approved by the District to ensure that the proposed development does not exceed the 100-year runoff calculated by the approved drainage report. The District will be reviewing the future plans for maximizing onsite water harvesting, including within the drainage paths proposed between the pads, however water harvesting basins must be kept at least 100 feet away from the toe of slope on the back side of the levee.
  - e. A District Facility Impact Permit will be required prior to construction.

This minor amendment letter as well as the conditions provided by the Pima County Regional Flood Control District have been included in this amendment to the Prince/10 PAD.

**Conclusion** – The proposed rezoning/major change to PAD is consistent with, and supported by, the policy direction provided in *Plan Tucson* and the *Santa Cruz Area Plan*. Approval of the requested rezoning/major change is appropriate.

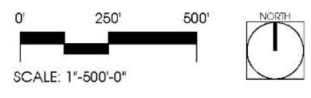


**REZONING**  
 Preliminary Development Plan  
 TP-MOD\_0423-000009 Date 04/10/2023  
 Planning & Development Services

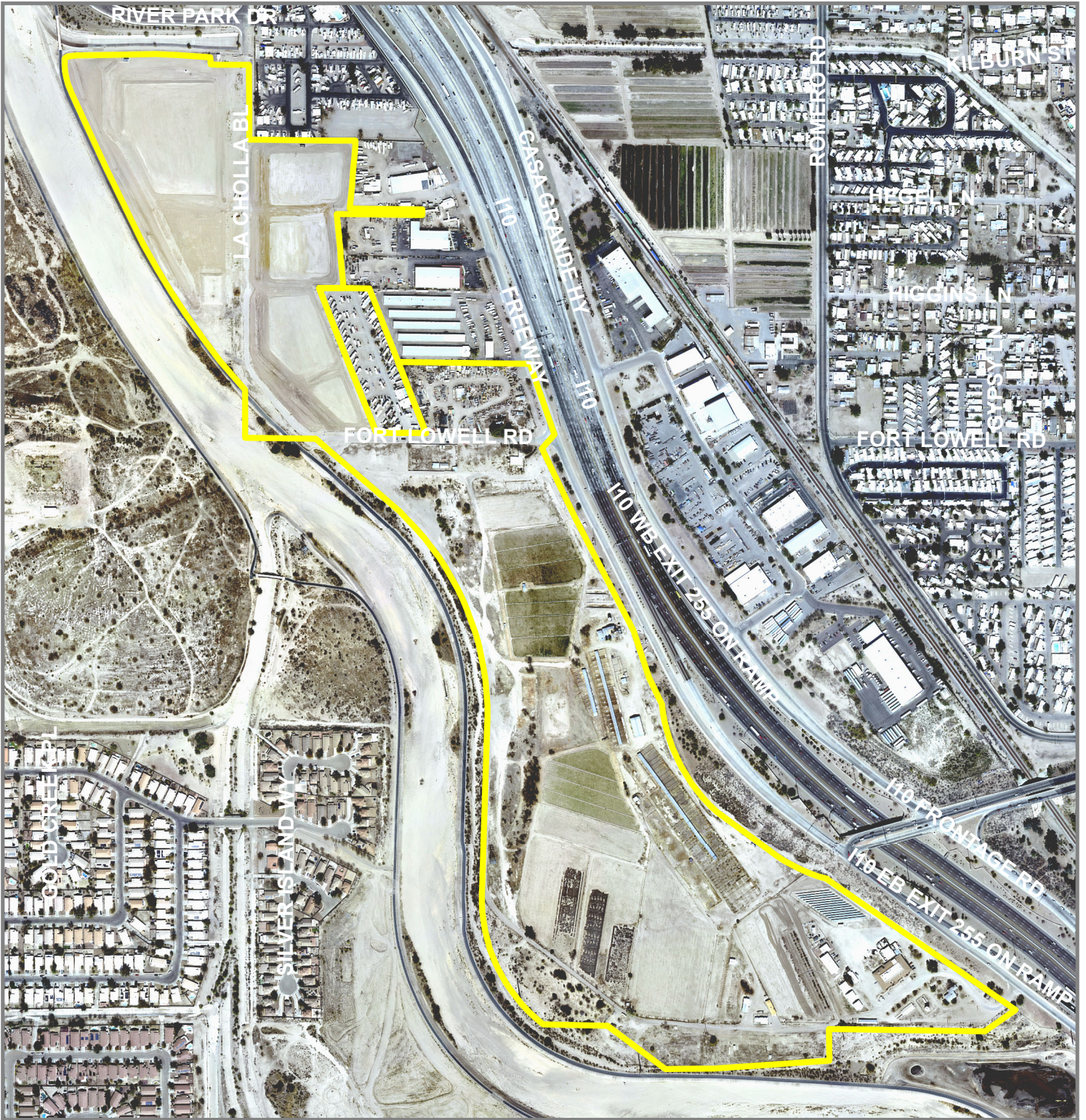
Planning Block	Acreage	Land Use
1	7.8	Interstate Commerce (IC)
2	8.5	Interstate Commerce (IC)
3	7.0	Interstate Commerce (IC)
4	8.2	Interstate Commerce (IC)
5	4.4	Interstate Commerce (IC)
6	13.4	Interstate Commerce (IC)
7	18.0	Interstate Commerce (IC)
8	21.8	Interstate Commerce (IC)
9	13.6	Interstate Commerce (IC)
<b>Total Land Use Area</b>	<b>102.7</b>	
<b>Circulation</b>	<b>11.6</b>	
<b>PAD Area</b>	<b>114.3</b>	
*	13.3	Potential Future PAD Expansion


# PRINCE 10

PROJECT: BFL-02 DATE: 2/17/23  
 FILE NAME: BFL-03\_LAND USE PLAN.DWG



**TP-MOD-0423-00009 Prince & I-10 PAD**  
**From: R-1, O-3, & C-2 to PAD**



 Area of Rezoning (R-1, O-3, & C-2 to PAD)

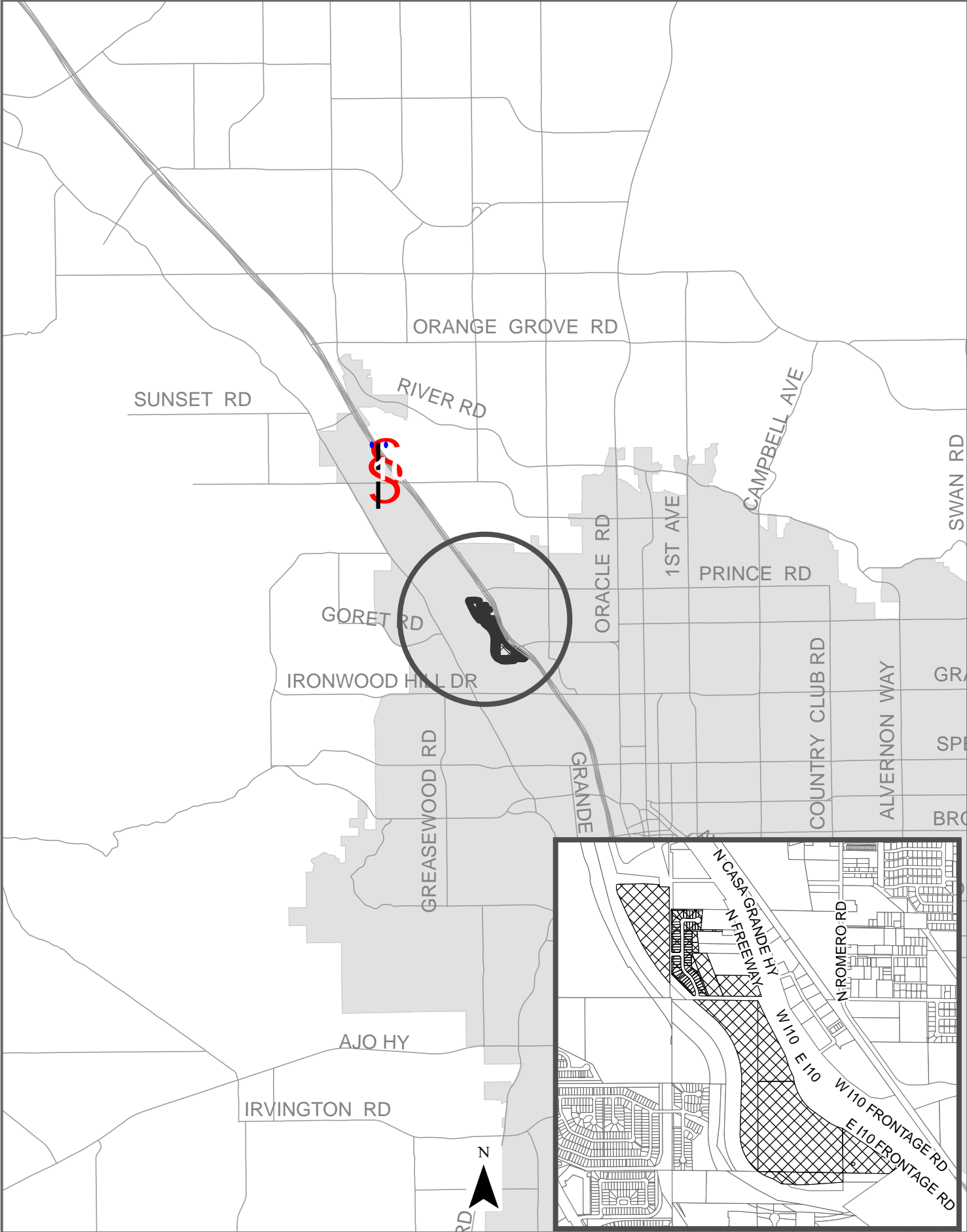
Address: 3455 N LA CHOLLA BL  
Base Maps: Twp. 13S Range 13E Sec. 34,  
Twp. 13S Range 13E Sec. 27,  
Twp. 13S Range 13E Sec. 28  
Ward: 3



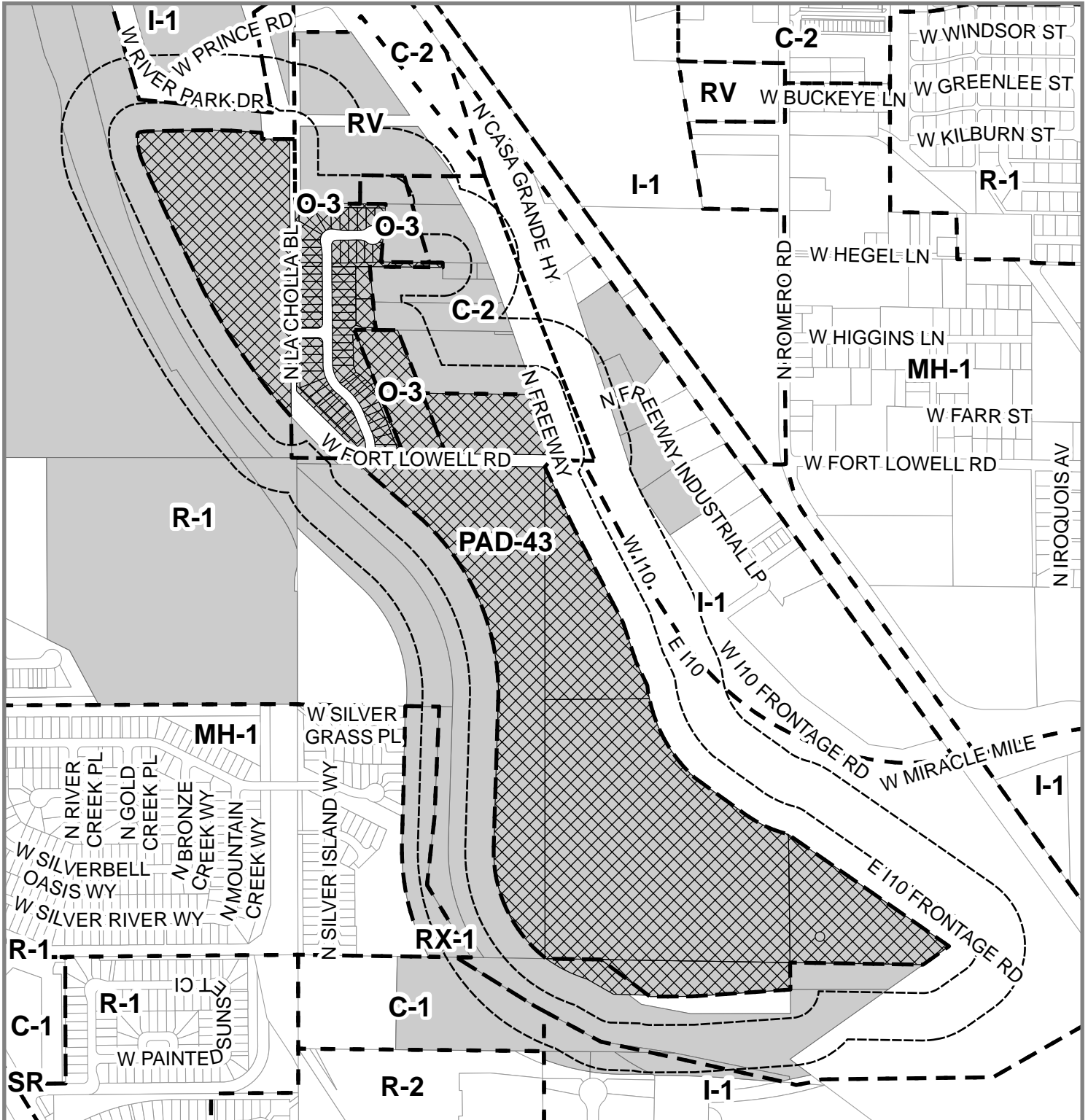
0 320 640 Feet  
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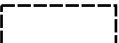
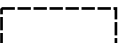


# TP-MOD-0423-000009 Prince & I-10 PAD From: R-1, O-3, & C-2 to PAD



**TP-MOD-0423-000009 Prince & I-10 PAD From: R-1, O-3, & C-2 to PAD**



-  Area of Rezoning
-  Zone Boundaries
-  Properties Notified
-  400' Notification Area
-  Protest Area (150 ft. Radius)

Address: 3455 N LA CHOLLA BL  
 Base Maps: Twp. 1303 Range 1302 Sec. 27  
 Twp. 1303 Range 1302 Sec. 28  
 Twp. 1303 Range 1302 Sec. 34  
 Ward(s): 3





**Approval – Protest Form**



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150’ of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150’, require an affirmative vote of ¾ of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: TP-MOD-0423-000009 Prince/10 PAD – Major Change, (Ward 3)**

\_\_\_\_\_  
Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

**Reason:**

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OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS

Date \_\_\_\_\_

Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Entitlements Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

TP-MOD-0423-000009 JB

Expose this flap - Affix stamp and return

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City of Tucson  
Planning and Development Services  
Department - Entitlements Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

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IMPORTANT LAND USE CHANGE NOTICE ENCLOSED