



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701 "

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DATE: March 6, 2024

TO: Planning Commission

FROM: Kristina Swallow, Director, Planning and Development Services
Executive Secretary

SUBJECT: Amendment: *Major Streets and Routes (MS&R) Plan* amendment TP-AMD-0124-00002 to Eliminate the Future Right-of-Way Segment of W. Goret Road that Extends Through the Prince 10 PAD Between the Santa Cruz River and Interstate-10 – Public Hearing

Issue – This is a public hearing on a proposed amendment to the existing *Major Streets and Routes (MS&R) Plan (Attachments A & B)* to eliminate the future right-of-way segment that extends through the Prince 10 Planned Area Development (PAD) between the Santa Cruz River and Interstate-10 (*Attachment C & D*). The Prince 10 (PAD-43) was adopted by Mayor and Council on September 28, 2021, as an interstate, mixed-use employment center. The property owner has plans to submit a development package to establish a private street network within the boundaries of Prince 10 (PAD-43) (*Attachment E*). However, in order to purchase the necessary right-of-way from the City of Tucson, and create the private street network, an amendment to the MS&R is required as part of the right-of-way abandonment process given this segment of W. Goret Road intercepts Prince 10 development area (*Attachment F*). This amendment will enable the developer to establish a private roadway network and further the development of the Prince 10 PAD project (*Attachment E*).

The Department of Transportation and Mobility has no objection to the proposed amendment to the City's MS&R (*Attachment G*). This segment of W. Goret Road., which does not currently exist, is designated as a future arterial road with a future width of 150-feet (*Attachment F*). The reservation of this right-of-way was part of a previous project concept extending W. Goret Rd. eastward, crossing the Santa Cruz River, and ultimately connecting with La Cholla Bl. At Prince Rd east of Interstate-10 (*Attachment A & B*).

Request – The City of Tucson, Planning and Development Services Department (PDSD) is requesting an amendment to the MS&R Plan to eliminate the segment of W. Goret Road that intercepts the Prince 10 (PAD-43). This amendment will enable the development to establish its private roadway network.

Recommendation – Staff recommends that the Planning Commission forward this item to Mayor and Council to amend the *Major Streets and Routes Plan/Map*, to eliminate the Future Right-of-Way Segment of W. Goret Road that extends through the Prince 10 PAD between the Santa Cruz River and Interstate-10.

Background – On September 28, 2021, Mayor and Council voted to adopt the Prince 10 Planned Area Development (PAD-43) with Ordinance 11876 for an approximately 110 acre site to develop an interstate, high-tech industry and mixed use employment center.

On August 22, 2023, Mayor and Council adopted Ordinance 12027 for a major change to the Prince 10 Planned Area Development (PAD-43) to add approximately 3.3 acres to the PAD area boundary.

In August 2023, the developer of the Prince 10 PAD (PAD-43) submitted an application to the City of Tucson to purchase existing right-of-way along La Cholla and Fort Lowell within the boundary of the Prince 10 PAD to establish a private roadway network. As part of that right-of-way application process, the W. Goret Road segment between the Santa Cruz River and Interstate-10 needs to be removed (*Attachment C & D*) from the existing *MS&R Map (Attachment A & B)*. The Department of Transportation and Mobility (DTM) has no objection to the proposed amendment of the *MS&R Plan* to eliminate this segment of W. Goret Road from the existing *MS&R Map (Attachment G)*.

Land Use Policy Direction – Land use policy direction for this area is provided by *Plan Tucson (2013)*, *Santa Cruz Area Plan (1984)* and the *Prince 10 PAD-43 (2021)*.

Plan Tucson (2013) – *Plan Tucson* goals and policies support the project by spurring economic development for Tucson by providing shovel ready land for major employers. It encourages a mix of high-quality light industrial, commercial, and multifamily housing along a major interstate corridor and urban trail system, such as Interstate 10 and The Loop.

Santa Cruz Area Plan (1984) – Within the *Santa Cruz Area Plan*, the Prince 10 PAD-43 crosses four key parcels, each of which calls for more intense private development, such as park industrial and commerce uses with a mix of residential, especially along the interstate.

Prince 10 PAD-43 (2021) – The Prince 10 PAD-43 provides land use and development standards/regulations for the proposed project including development standards for the private roadway network. The Prince 10 PAD identified that the developer may acquire some portions of La Cholla Boulevard and some reconfiguring of Fort Lowell Road from the City of Tucson to develop this private roadway network.

Public Contact – On January 10, 2024, at 6:00 pm, the PDSD hosted a virtual neighborhood meeting. The meeting was announced via direct mail to all property owners within 400-feet and all registered neighborhood associations within one (1) mile of the development boundaries. Four attendees from the public were present at the neighborhood meeting. Two of the attendees identified as residents of Prince of Tucson, an adjacent RV park, one represented the Ward 1 council office, and the fourth attendee was having microphone difficulties and did not self-identify. The two residents in attendance from the Prince of Tucson RV Park asked if access would be impacted by the development. As this is a matter of the real estate transaction, the residents were referred to speak with City of Tucson Real Estate and were provided with contact information for Mr. John Cahill. The Ward 1 office was only interested in hearing the proposal and the attendee with microphone issues wrote that all their questions had been answered.

Planning Commission Action – Planning Commission held a study session on February 7, 2024 in which a recommendation was voted on (12-0) in favor to set this item for a public hearing on March 6, 2024.

Discussion – The proposed amendment to the *MS&R plan* to eliminate the future segment of W. Goret Road that intercepts the Prince 10 PAD-43 can be supported as:

- The creation of the private roadway network within the Prince 10 PAD aligns with *Plan Tucson* goals and policies to promote economic development through shovel-ready sites.
- The *Santa Cruz Area Plan* recognizes a need for private, mixed-use development in this area along Interstate-10 and The Loop.
- The Prince 10 PAD, as adopted by Mayor and Council, identifies the need for future potential of a private roadway network within the development of the PAD project.
- The Department of Transportation and Mobility has no objection to the proposed amendment to the City's MS&R. This segment of W. Goret Road., which doesn't currently exist, is designated as a future arterial road with a future width of 150-feet. The reservation of this right-of-way was part of a previous project concept extending W. Goret Rd. eastward crossing the Santa Cruz River and ultimately connecting with La Cholla Bl. At Prince Rd east of Interstate-10.

The developer has had extensive conversations and agreements with the landowners of the adjacent Prince of Tucson RV park in which the developer verified that the main entrance to Prince of Tucson Park remains unchanged.. The main entrance follows Prince T.I., down the ramp along River Park Dr., then left (north) up La Cholla and around the north end of the business, to their check-in and exit lanes onsite. There are also two emergency type rear (emergency type) gates from the RV Park onto La Cholla where it remains public, and the entrance gates are controlled by Prince of Tucson RV Park. Whether Prince of Tucson RV Park allows their tenants access there, and how regularly is a decision for the operators of the RV Park. The developer and his team continue to have significant conversations and agreements with the Prince of Tucson RV Park.

Conclusion – Staff recommends that the Planning Commission forward this item to Mayor and Council to amend the *Major Streets and Routes Plan/Map*, to eliminate the Future Right-of-Way Segment of W. Goret Road that extends through the Prince 10 PAD between the Santa Cruz River and Interstate-10.

Attachments:

Attachment A: Existing MS&R Map

Attachment B: Detailed Existing MS&R Map

Attachment C: Proposed Amendment to MS&R Map

Attachment D: Detailed Proposed Amendment to MS&R Map

Attachment E: Prince 10 PAD and Private Street Network

Attachment F: Prince 10 PAD and Goret Road

Attachment G: Letter of Support from Sam Credio – Director, DTM