



# MEMORANDUM

**DATE:** January 16, 2024  
For February 1, 2024 Hearing

A handwritten signature in blue ink, appearing to read "Kristina Swallow".

**TO:** John Iurino  
Zoning Examiner

**FROM:** Kristina Swallow, Director  
Planning & Development Services

**SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT**  
**TP-ENT-1123-00044 – Mobile Home Development – 1251 E. Calle Antonia, P-I to**  
**MH-1, (Ward 5)**

**Issue** – This is a request by the Planning Center, on behalf of the property owners, Linda S. Boyen Trust, to rezone .78 acres from P-I Park Industrial to MH-1 Mobile Home, for the purpose of a mobile home park. The proposal includes a six-unit mobile home park with an interior access lane. The preliminary development plan also identifies driveways, parking, landscape and buffer areas. The site is approximately 1200 feet northeast of the S. Park Avenue and East Valencia intersection (see Case Location Map).

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of MH-1 zoning subject to the attached preliminary conditions.

## **Background Information**

Existing Land Use: Vacant lot

### Zoning Descriptions:

Existing: Park Industrial Zone (P-I): This zone provides for corporate business centers, wholesaling and manufacturing activities, and select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted provided design and development standards apply that can be carried on in an unobtrusive, controlled manner.

Existing: Office Zone (MH-1): This zone provides for low to medium density, residential development primarily in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreational, religious uses, and select other uses, such as day care and urban agriculture, are also permitted that provide reasonable compatibility with adjoining residential uses.

Adjacent Zones and Land Uses:

North: MH-1; Residential

South: MH-1; Residential

East: P-I; Residential

West: MH-1; Residential

Previous Cases on the Property: None

**Project Background** –

The applicant is proposing a change in zoning for a six-unit mobile home park development. New additions to the property include six double-wide mobile homes, new sidewalks and landscaping.

**Applicant’s Request** – The applicant seeks to rezone this now vacant site from P-I to MH-1, to develop a mobile home park development. MH-1 zoning allows for low to medium density, residential development primarily in mobile home buildings on individual lots and within mobile home parks.

**Planning Considerations** – Land use policy direction for this area is provided by *Plan Tucson* and *Kino Area Plan*.

**Plan Tucson** - *Plan Tucson* contains a variety of elements that are categories in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment and the Built Environment. Each focus contains specific goals, and each element contains specific policies.

The future Growth Scenario map illustrates different building blocks within the city that have specific policies to promote future growth opportunities. The property is identified as an Existing Neighborhood of the Future Growth Scenario Map.

**H3.** Improve housing conditions in aging neighborhoods.

**H6.** Take multiple approaches to reduce housing cost and increase affordability.

**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.

**LT28.2.14.** Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

**The Kino Area Plan** - The *Kino Area Plan (KAP)* is intended to guide future development, while protecting and enhancing existing uses.

Several distinct housing environments exist in the Kino area. The subject parcel is within the Kino Area Plan, and not within a specific “site” as indicated in the Residential area plan. The subject parcel is also outside the Industrial “sites”. General goals and policies of the Kino Area Plan apply to the subject parcel.

Sub-Goal: Achieve a variety of housing types, costs, and densities in those areas most suited for residential development in order to meet the needs of future Kino residents.

Policy 3: Recognize that there is a higher proportion of mobile home development in the Kino area as compared with other areas of Tucson. Noting that the varieties of other types of residential units have been developed in the Kino area in recent years, the City should:

- a) Allow additional mobile home zoning as long as the trend continues to indicate that a balance of residential uses is being provided in the Kino area;
- b) Promote infill of existing vacant MH zoned land outside of the Ldn 65+ High Noise Exposure Area;
- c) Deny requests for MH zoning in the Ldn 65+ High Noise Exposure Area.

### **Design Considerations**

Land Use Compatibility – Surrounding zoning is MH-1 Mobile to the north, west and south. Additionally, the subject site is surrounded by mobile home or single-family homes. P-I Park Industrial is located to the east and occupied by a mobile home park. The proposed development is aligned with *Plan Tucson*’s policy, which supports infill and protection of established residential neighborhoods by supporting compatible development appropriate residential development along arterial streets with a limited number of access points. As a result, the proposed use is designed in harmony with adjacent residential uses.

Design Compatibility – The Design Compatibility Report (DCR) and the proposed PDP includes 6 double-wide mobile homes typically at 1,400 sf. The preliminary development plan also indicates driveway parking for each unit and overflow parking for the mobile home park. Additional screening will be provided to the residential land use via 5-foot wall and fence.

Defensible Space and Lighting – The site configuration and building orientation align with defensible space techniques with controlled access at planned entrances. Additionally, improvements to landscaping and pedestrian connectivity support safety and visibility for common spaces. Shielding lightning will also be provided on-site.

Road Improvements/Vehicular Access/Transit – Access to the site is provided by an interior access lane via S. Randall Boulevard and E. Calle Antonia. Additionally, the proposal includes a 5’ foot sidewalk along the perimeter. All improvements to the roadways including driveway aprons and sidewalks will be required to meet design guidelines and manuals of DTM.

TP-ENT-1123-00044 – Mobile Home – 1251 E. Calle Antonia, P-I to MH-1,  
(Ward 5)

Site Engineering – The site is generally flat and is bisected southwesterly with existing stormwater flow. Additionally, the development will meet critical basin requirements. On-site retention will be located within the common landscape and border areas.

Landscaping and Screening – The development includes a 10’ landscape border along the perimeter. A 5’ tall screen is also included along the west and north property line boundaries.

**Conclusion** –The proposed rezoning of the site from P-I to MH-1 is appropriate for this location, is compatible with existing surrounding land uses, and is in compliance with *Plan Tucson* and *the Kino Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested MH-1 zoning is recommended.



Preliminary Conditions

TP-ENT-1123-00044 – Mobile Home Development, 1251 E. Calle Antonia, Rezoning P-I to MH-1 (Ward 5)

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated January 12, 2024, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning/special exception.

SITE ENGINEERING

6. Critical basin detention, balanced basin detention and first flush retention will be required in the Development Package.

WASTEWATER CAPACITY

7. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County’s public sewerage system at his or her sole expense or cooperatively with other

affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

#### AVIATION

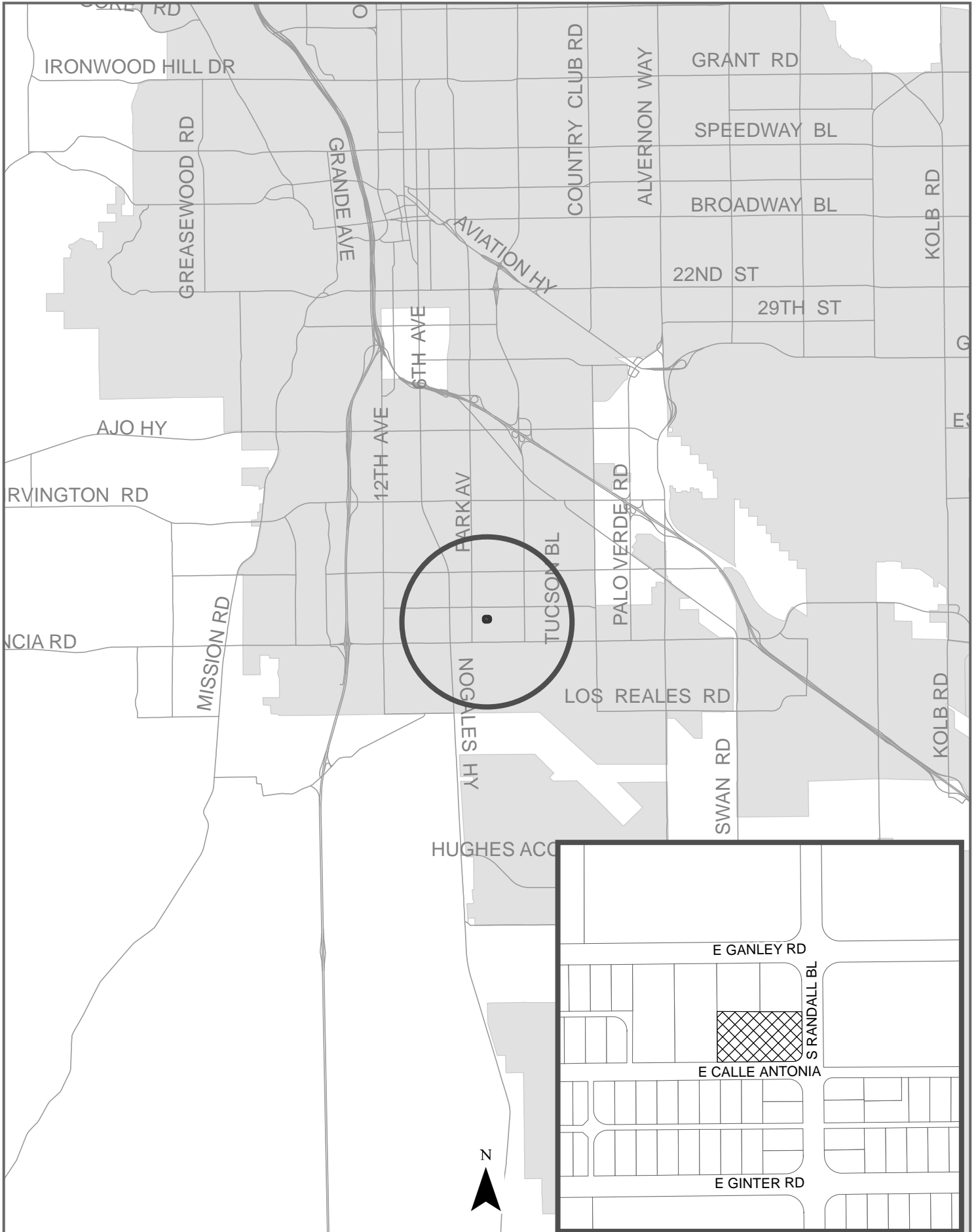
8.
  1. "According to the Federal Aviation Administration (FAA) Notice Criteria Tool, no Notice Criteria are exceeded. Applicants are therefore not required to file FAA Form 7460. However, if the use of cranes is anticipated during development and construction activities, the applicant must file FAA Form 7460 at least 45 days in advance of such use, to provide the applicant with sufficient time to respond to any concerns identified by the FAA. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>." 2. "An Avigation Easement must be executed and recorded with the Pima County Recorder's Office, by the property owner/developer/applicant or other person authorized to sign on behalf of the current property owner, to cover the entire project area and in accordance with the requirement of the Tucson Airport Authority. The Avigation Easement must run with the property and will serve to educate future purchasers and tenants of the property of potential aviation impacts." Once the Avigation Easement is recorded, please send a complete copy of the recorded easement document to Tucson Airport Authority either electronically (email: [srobidoux@flytucson.com](mailto:srobidoux@flytucson.com)) or to the mailing address provided below. Scott Robidoux Manager of Planning Tucson Airport Authority 7250 S. Tucson Blvd.
9. Applicable to residential uses only a. The property owner/developer/applicant must provide the Airport Disclosure Statement form, at time of sale, to the new property owners with all new unit purchases. In the event the development of any residential uses does not involve the sale of new units but is instead offering rental residential units to the public, the new tenant of the rental unit must be provided a copy of the Airport Disclosure Statement form. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions provided. The property owner (for itself or its tenants) must forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided below. Scott Robidoux Manager of Planning Tucson Airport Authority 7250 South Tucson Boulevard Suite 300 Tucson, AZ 85756" Scott Robidoux, C.M. Manager of Planning

#### TUCSON WATER

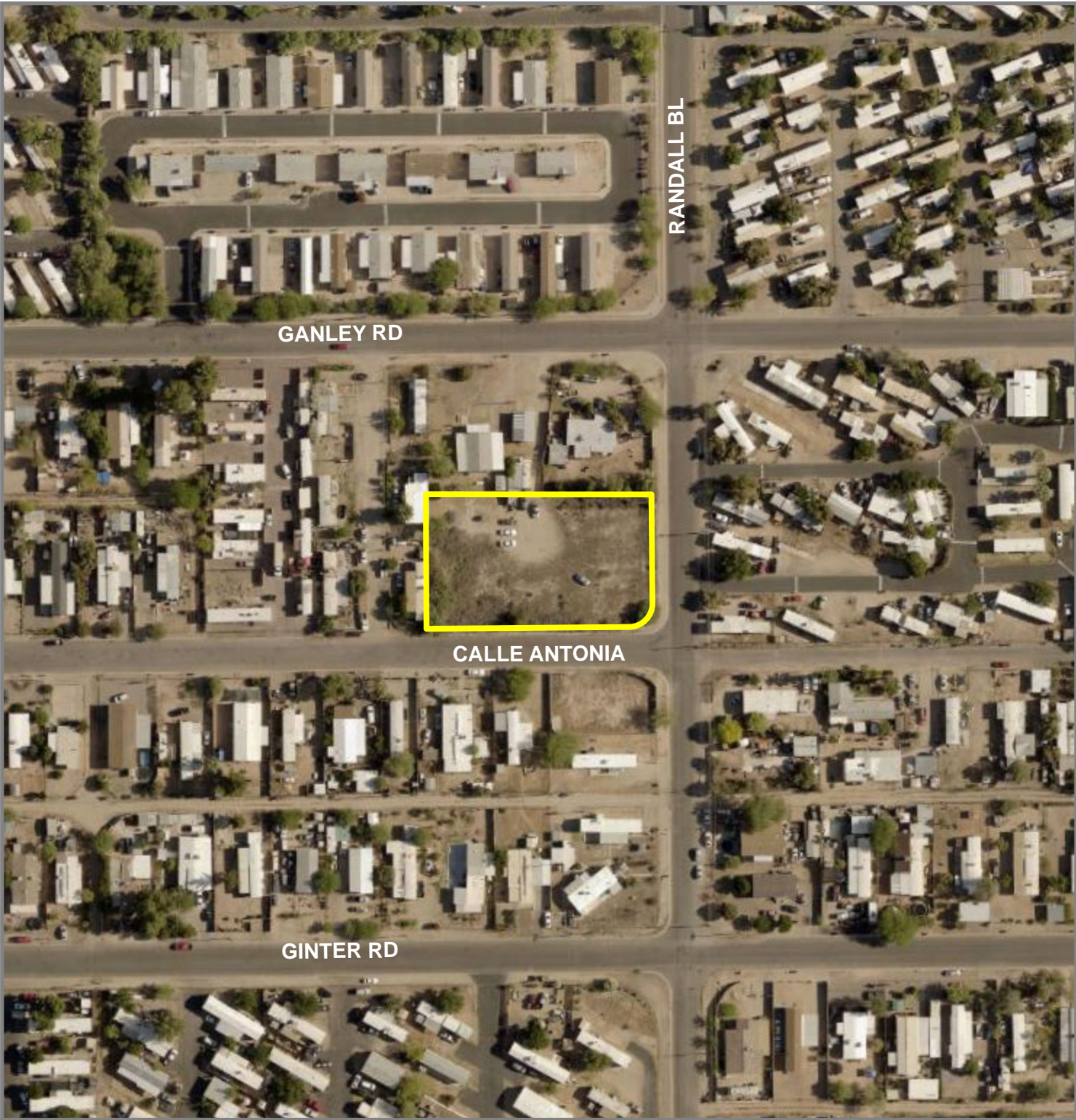
10. The owner /developer shall construct a public water main in the private access drive at his or her own expense. The required new public water main shall be connected to the following existing water mains in the City of Tucson's water distribution system:
  - a. The 8" water main in Randall Blvd constructed under Plan No. 086-1972.
  - b. The 6" water main in Calle Antonia constructed under Plan No. 086-1972.
3. Each manufactured / mobile home space shall have its own water meter.

ZONING EXAMINER CONDITIONS

# TP-ENT-1123-00044, P-1 to MH-1

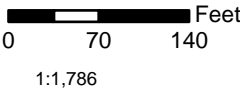


TP-ENT-1123-00044, P-1 to MH-1

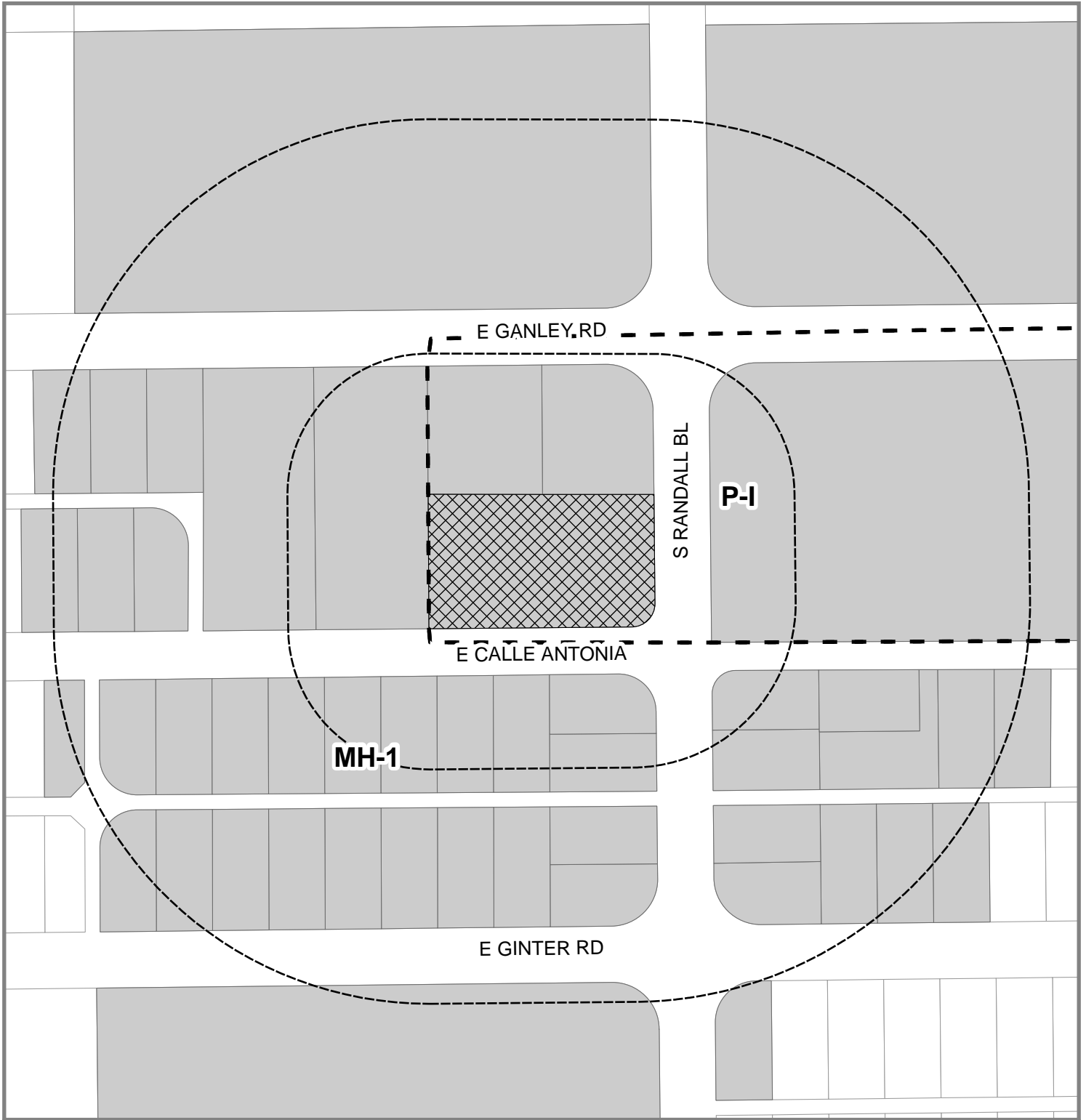


 Area of Rezoning

Address: 1251 E CALLE ANTONIA  
Base Maps: Twp. 1503 Range 1402 Sec. 07  
Ward(s): 5



# TP-ENT-1123-00044, P-1 to MH-1



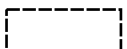
Area of Rezoning



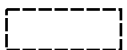
Zone Boundaries



Properties Notified

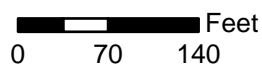


400' Notification Area



Protest Area (150 ft. Radius)

Address: 1251 E CALLE ANTONIA  
Base Maps: Twp. 1503 Range 1402 Sec. 07  
Ward(s): 5



1:1,786



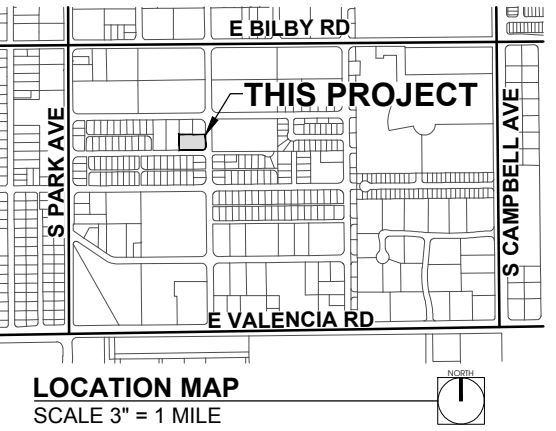
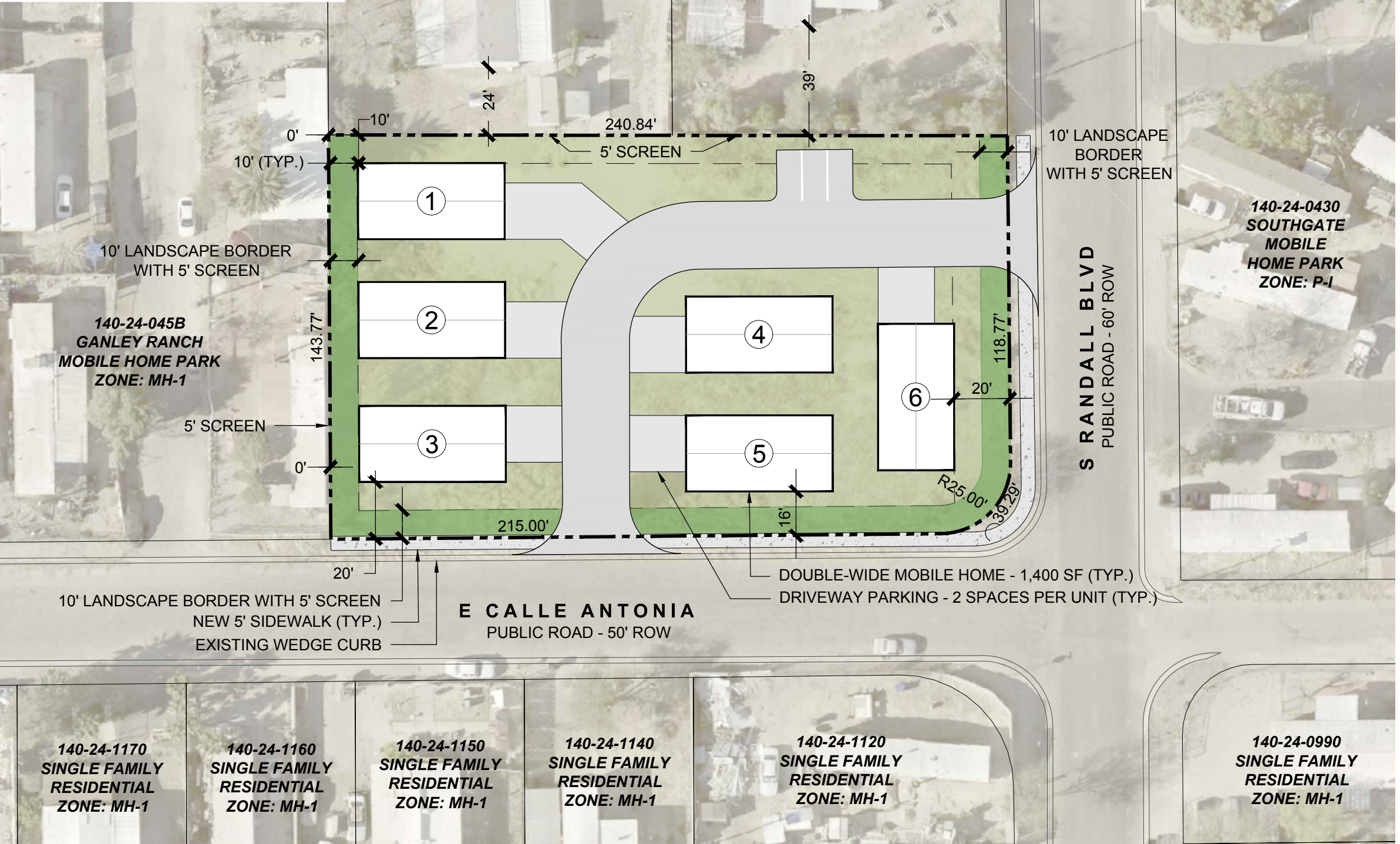


# PRELIMINARY DEVELOPMENT PLAN

**REZONING**  
 Preliminary Development Plan  
 TP-ENT-1123-00044 Date 01/12/2024  
 Planning & Development Services

**LEGEND**

- Property Boundary
- Parcels
- Required Building Setbacks
- Required Landscape Borders
- Landscape Common Area
- Access Lane
- Driveway
- Sidewalk



**NOTES:**

Project Area: 0.79 acre  
 Parcel: 140-24-044B  
 Address: 1251 E Calle Antonia  
 Jurisdiction: City of Tucson (Ward 5)  
 Existing Zoning: P-I Park Industrial  
 Existing Use: Vacant

Proposed Zoning: MH-1  
 Proposed Use: Mobile Home Park  
 Proposed Number of Units: 6  
 Proposed Density: 7.6 units per acre  
 Proposed Building height: 14 feet

**Required Building Setbacks:**

- North: Non-residential Zone = 10 feet or  $\frac{3}{4}$  x H
- South: Street Side = 10 feet
- East: Street Front = 20 feet
- West: Residential Zone = 6 feet or  $\frac{2}{3}$  x H

**Required Landscape Borders:**

- North: Industrial Zone = None
- South/East: Non-MS&R Street = 10 feet
- West: Residential Zone = 10 feet

**Required Screening:**

- North: Industrial Zone = None
- South/East: Non-MS&R Street = 5 foot
- West: Residential Zone = 5 foot

**Required Parking Spaces: 14 spaces**

- Mobile Home Units: 2 per unit = 12 spaces
- Guest Parking: 0.25 per unit = 2 spaces

**Provided Parking Spaces: 15 spaces**

- Spaces for Units = 12 spaces
- Guest Parking = 3 spaces

# CALLE ANTONIA MANUFACTURED HOMES



# CALLE ANTONIA MANUFACTURED HOMES

## CHANGE OF ZONING APPLICATION

NOVEMBER 2023

### REZONING

Preliminary Development Plan

TP-ENT-1123-00044 Date 01/12/2024

Planning & Development Services

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PLANNING | LANDSCAPE ARCHITECTURE





# **CALLE ANTONIA MANUFACTURED HOMES**

## **CHANGE OF ZONING APPLICATION**

1251 E. Calle Antonia  
Tucson, Arizona 85706

*Submitted to:*



### **CITY OF TUCSON**

Planning & Development Services Department  
201 North Stone Avenue  
Tucson, Arizona 85701

*Prepared for:*

### **LINDA S. BOYSEN TRUST**

6 Apple Ridge Lane  
Littleton, MA 01460

*Prepared By:*



### **THE PLANNING CENTER**

2 East Congress Street, Suite 600  
Tucson, Arizona 85701  
Telephone: (520) 623-6146

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# CALLE ANTONIA MANUFACTURED HOMES

## CHANGE OF ZONING APPLICATION

PART I: INTRODUCTION + POLICY

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# I. INTRODUCTION + POLICY

## A. PROJECT OVERVIEW

As Tucson continues to grow, so does the need for quality housing. Existing neighborhoods are ideal for new, compatible housing opportunities, offering new residents an established sense of community. Residential development can transform vacant neighborhood land into a home for families to call their own and become part of the community. It is important that these new homes fit the development pattern of the surrounding neighborhood, both in terms of density and style. These principles guide this proposal for manufactured housing on the subject property.

The vacant 0.79-acre property located at the northwest corner of Calle Antonia and South Randall Boulevard is an ideal candidate for manufactured housing. It is surrounded by

existing mobile home parks and would follow an organized and managed development style – similar to surrounding properties – which would lead to a more cohesive neighborhood design by developing housing on a vacant parcel in the middle of an otherwise developed neighborhood. Despite its proximity to Tucson International Airport, the property falls completely outside of the Airport Environs Overlay Zone, meaning that no extra limitations on land use govern this parcel.

Currently, the parcel is zoned P-I (Park Industrial Zone), which allows for various industrial uses, including automotive services, salvage yards, and manufacturing facilities, none of which would positively add to the character of the existing neighborhood, which primarily consists of residential development. For this reason, we are requesting a rezoning to MH-1 (Mobile Home Zone) so that a 6-unit mobile/manufactured home park may be built to the same standards as nearby manufactured housing within the MH-1 zone.

## B. APPLICABLE PLANS + ORDINANCES

The proposed manufactured housing site conforms with policy recommendations outlined in the City of Tucson’s General and Sustainability Plan, *Plan Tucson*, and the *Kino Area Plan (KAP)*. Both plans emphasize compatibility between land uses, protecting established neighborhoods, and managing traffic levels.

### PLAN TUCSON

Plan Tucson provides land use and policy direction for future growth within the city limits based on specific characteristics or ‘building blocks.’ The subject property is located within the ‘Existing Neighborhoods’ building block.

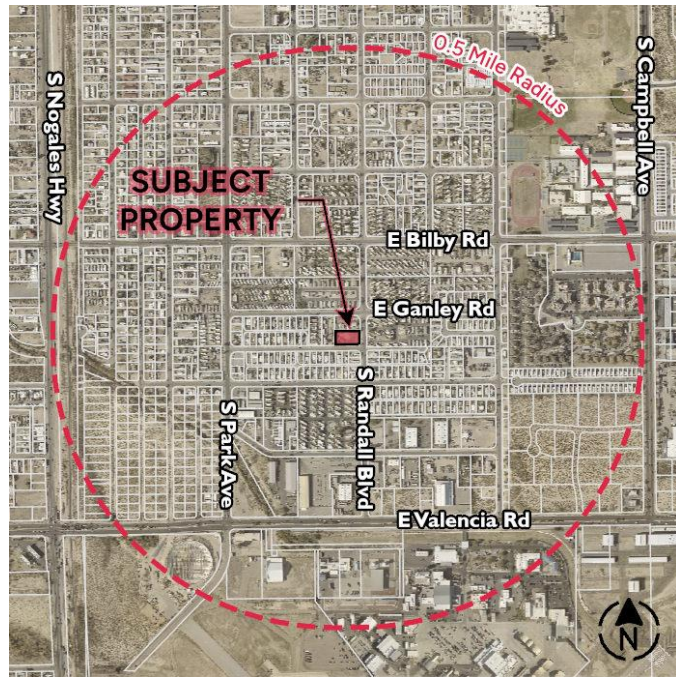


EXHIBIT I.A: SITE CONTEXT

Per *Plan Tucson*:

*“Existing neighborhoods are primarily developed and 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 maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.”*

Developing a vacant parcel in the middle of an existing neighborhood with additional housing rather than the light industrial uses currently permitted on the property further contributes to neighborhood stability.

The following policies found in *Plan Tucson* apply to the proposed development:

- H3: *Improve housing conditions in aging neighborhoods.*
- H6: *Take multiple approaches to reduce housing cost and increase affordability.*
- H7: *Increase access to safe, healthy, and affordable housing choices, including mitigating the impacts of foreclosure.*

This development project aims to increase attainable housing options in a largely built-out area, offering residents similar types of housing options to those in the surrounding neighborhood.

- LT28.1.7: *Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.*
- 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.*
- LT28.2.14: *Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.*

The development of manufactured housing on a vacant piece of land will both add to the character of the existing neighborhood surrounding it as well as prevent currently permitted but inappropriate land uses from being sited in close proximity to nearby residences.

## **KINO AREA PLAN (KAP)**

The KAP provides local land use guidance for an area generally bounded by 36th Street on the north, Country Club Road on the east, Los Reales Road on the south, and the Southern Pacific Railroad tracks (Nogales Branch) on the west (refer to **EXHIBIT I.B.2: KINO AREA PLAN**).



Among the residential policies within the Kino Area Plan, the proposed manufactured housing aligns most closely with the following:

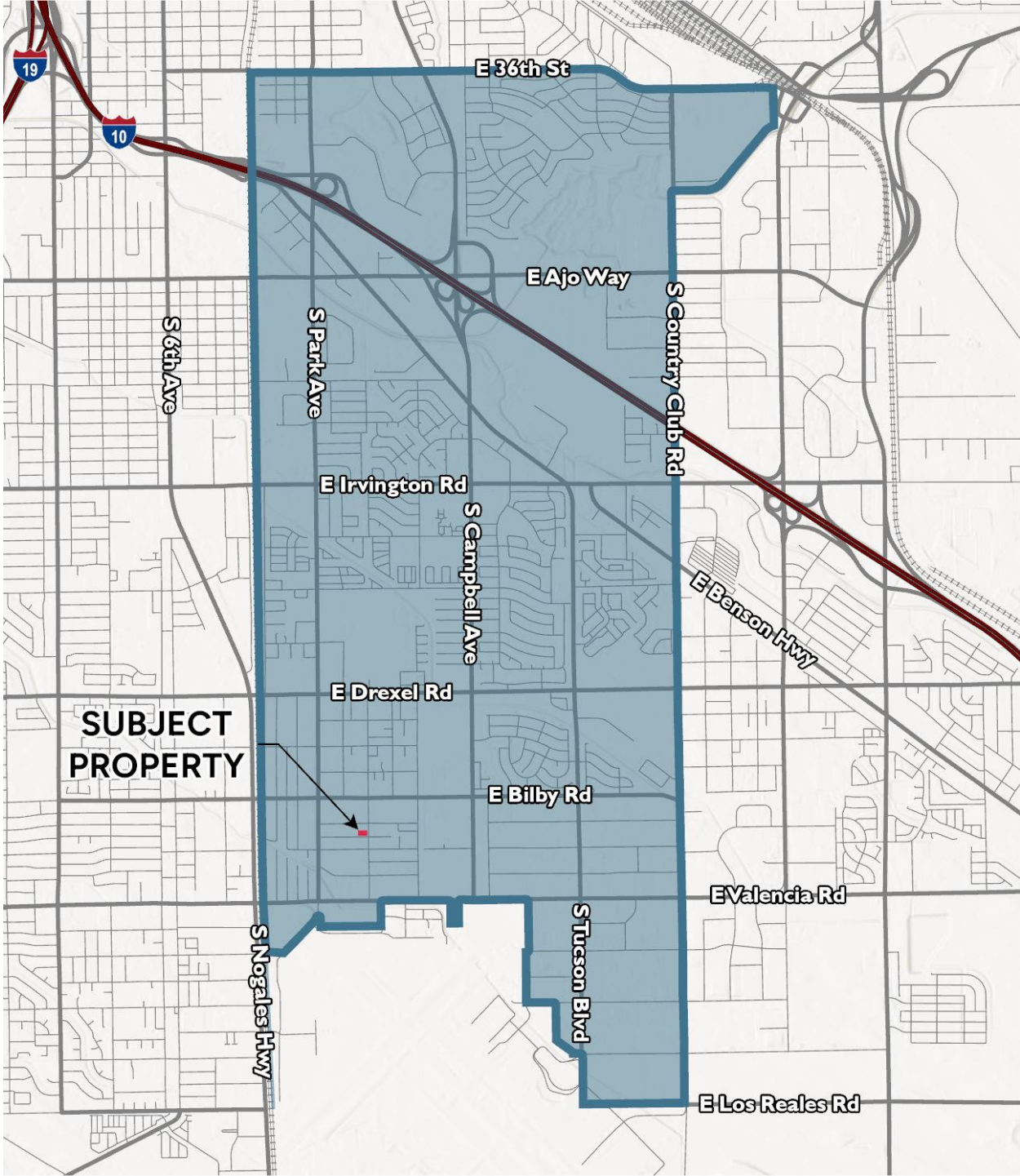
- *Sub-Goal: Achieve a variety of housing types, costs, and densities in those areas most suited for residential development in order to meet the needs of future Kino residents.*
- *Policy 3: Recognize that there is a higher proportion of mobile home development in the Kino area as compared with other areas of Tucson. Noting that the varieties of other types of residential units have been developed in the Kino area in recent years, the City should:*
  - a. *Allow additional mobile home zoning as long as the trend continues to indicate that a balance of residential uses is being provided in the Kino area;*
  - b. *Promote infill of existing vacant MH zoned land outside of the Ldn 65+ High Noise Exposure Area;*

As the proposed development is surrounded by existing mobile home parks and manufactured homes and falls outside of the High Noise Exposure Area, manufactured housing would be the most appropriate land use, considering that the Kino Area Plan recognizes there is a higher proportion of mobile home development in the Kino area than in other areas of Tucson.

### **C. CONFLICTS WITH ADOPTED CITY ORDINANCES OR POLICIES**

As described in the previous section, the proposed mobile/manufactured home park complies with all applicable City of Tucson adopted plans and ordinances. No amendments are necessary to support the proposed development.





LEGEND

- Subject Property
- Kino Area Plan
- Interstates
- Major Streets
- Streets
- Railroads



SOURCE: Pima County GIS  
 PROJECT: BFT-01 All Maps  
 FILE NAME: Area Plan Map DATE: 11/7/2023

# CALLE ANTONIA MANUFACTURED HOMES

CHANGE OF ZONING APPLICATION

PART II: SITE ANALYSIS

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## II. SITE ANALYSIS

The purpose of *Part II: Site Analysis* is to highlight the site’s physical characteristics, identify opportunities and constraints, and provide analysis that will guide development to be sensitive to the site and its surroundings. Information for this section was prepared per the City of Tucson Unified Development Code (UDC) and compiled from various sources, including site visits, referencing topographic, hydrological, archaeological, and traffic analyses, and correspondence with the property owner and city staff.

### A. GENERAL INFORMATION

#### PROJECT LOCATION

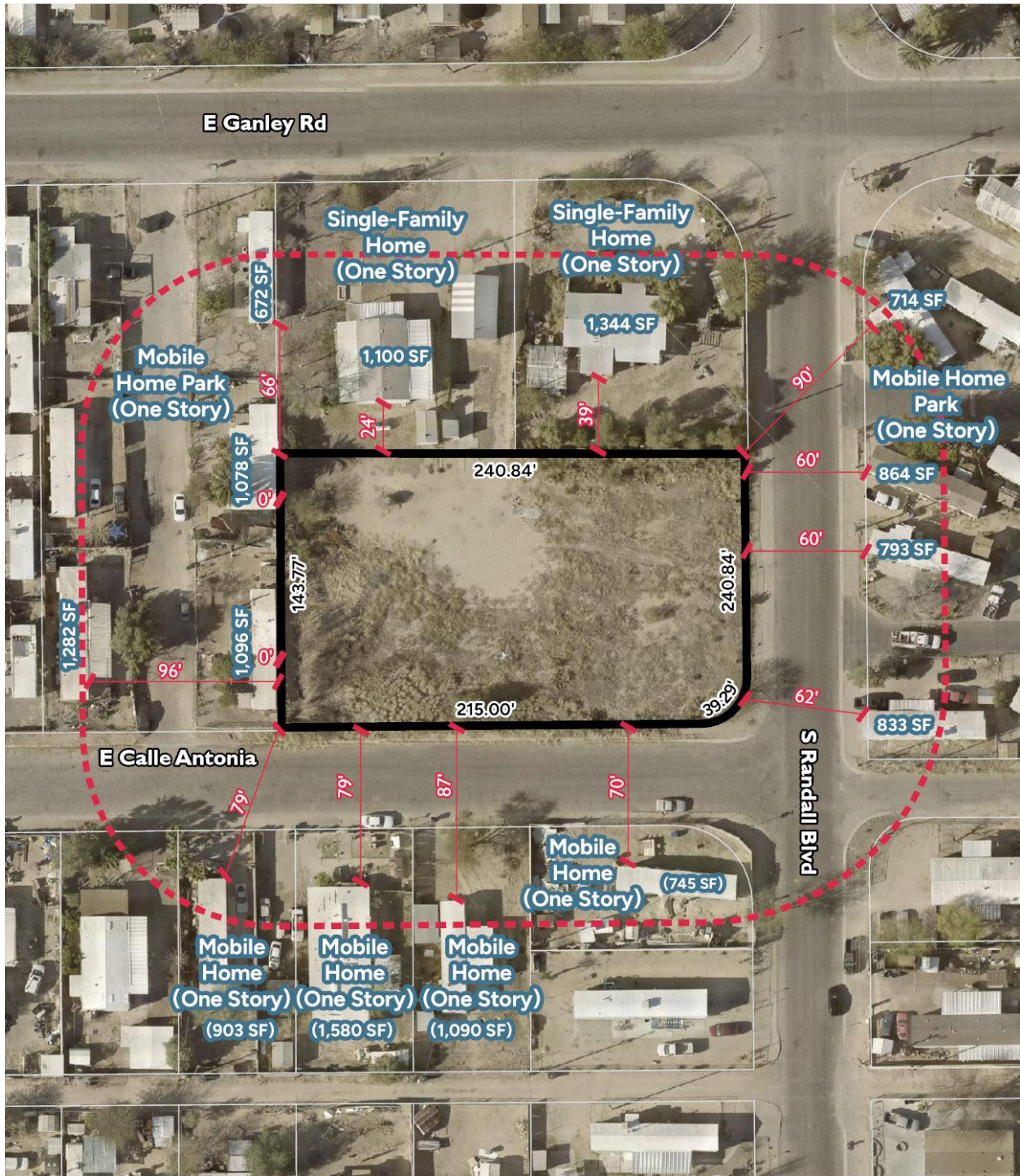
The proposed manufactured home park will be on one 0.79-acre parcel located at the northwest corner of East Calle Antonia and South Randall Boulevard in the City of Tucson in Township 15 South, Range 14 East, Section 7.




**EXHIBIT II.A.1: PROJECT LOCATION + EXISTING LAND USES** outlines the project boundary and provides the property’s dimensions, while the following table provides details for the parcel subject to this request.

PARCEL ID	ASSESSOR PARCEL NUMBER	ADDRESS	ACREAGE
1	140-24-044B	1251 E Calle Antonia	0.79



EXHIBIT II.A.1: PROJECT LOCATION + EXISTING LAND USES



- LEGEND**
-  Subject Property
  -  Parcels
  -  100-Foot Radius



SOURCE: Pima County GIS  
 PROJECT: BFT-01 All Maps  
 FILE NAME: Location Map DATE: 10/3/2023

## EXISTING LAND USES + STRUCTURES

Land uses within a half mile of the property generally consist of mobile homes and light industrial facilities, with some single family and multifamily residential areas located further away. Tucson International Airport, south of the property, is the most prominent land use within a half mile (refer to **EXHIBIT I.A: SITE CONTEXT**).

The subject property itself is entirely vacant and has been for decades.

Properties within 100 feet of the subject property consist of two single-family residences to the north. West is a mobile home court containing six manufactured homes. East Calle Antonia and South Randall Boulevard, both local streets, both fall within 100 feet of the subject property to the south and east, respectively. Four mobile homes on the south side of East Calle Antonia fall within 100 feet of the subject property, as do four manufactured homes within the Southgate Mobile Home Park to the east.

Refer to **EXHIBIT II.A.1: PROJECT LOCATION + EXISTING LAND USES**, which depicts these uses within 100 feet of the site.

## EXISTING ZONING

The property is currently zoned P-I. As shown in **EXHIBIT II.A.2: EXISTING ZONING** and outlined in the table below, properties immediately adjacent to the site are zoned for mobile home residential or industrial uses.

DIRECTION	ZONING
North	P-I (Park Industrial)
East	P-I (Park Industrial)
South	MH-1 (Mobile Home Zone)
West	MH-1 (Mobile Home Zone)

## EXISTING BILLBOARDS


There are no billboards on the subject property.



**EXHIBIT II.A.2: EXISTING ZONING**



**LEGEND**

-  Subject Property
-  Parcels
- City of Tucson Zones**
-  P-I
-  MH-1



SOURCE: Pima County GIS  
 PROJECT: BFT-01 All Maps  
 FILE NAME: Zoning Map DATE: 10/10/2023

## B. CIRCULATION + TRIPS

### EXISTING STREETS ABUTTING THE SITE

The property is at the northwest corner of the intersection of East Calle Antonia and South Randall Boulevard. Both streets are categorized as local streets, contain wedged curbs, and have a posted speed limit of 25 miles per hour. Calle Antonia has a right-of-way width of 50 feet, and Randall Boulevard has a right-of-way width of 56 feet. Neither street has curb cuts or a sidewalk. As the subject property is vacant and undeveloped, there is no established access point to the property.

### EXISTING + PROPOSED CURB CUTS

Currently, no curb cuts serve the subject property as mountable wedge curbs are installed along its street frontage. One curb cut is proposed along both Calle Antonia and Randall Boulevard to serve the proposed community.

### DECELERATION LANES + TURN LANES

No additional turn lanes are required for this proposal.

### PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAY

No additional improvements within the right-of-way are required to support the proposed manufactured housing community.

### TRANSPORTATION CHARACTERISTICS WITHIN ONE MILE

**EXHIBIT II.B: CIRCULATION** depicts all major streets, traffic signals, public transit stops, bike lanes, and park-and-ride facilities within a one-mile radius of the project site.

The subject property is served by Sun Tran Route 25, which connects Downtown Tucson and the Tucson International Airport. This route runs along Park Avenue, Bilby Road, Campbell Avenue, and Valencia Road. The nearest stops on this route are at the intersection of Bilby Road and Randall Boulevard, just three blocks or about 800 feet north of the subject property.

The table below provides the existing annual average daily traffic counts per the Pima Association of Governments (PAG) for all major streets within one mile of the property.

STREET	TRAFFIC COUNT	LOCATION ID
Bilby Road	5,715	A-274
Valencia Road	40,604	C-100
Park Avenue	9,240	A-43
Campbell Avenue	15,617	A-47
Nogales Highway	14,668	B-265
Drexel Road	8,424	C-31
6 <sup>th</sup> Avenue	3,132	TUC-10036

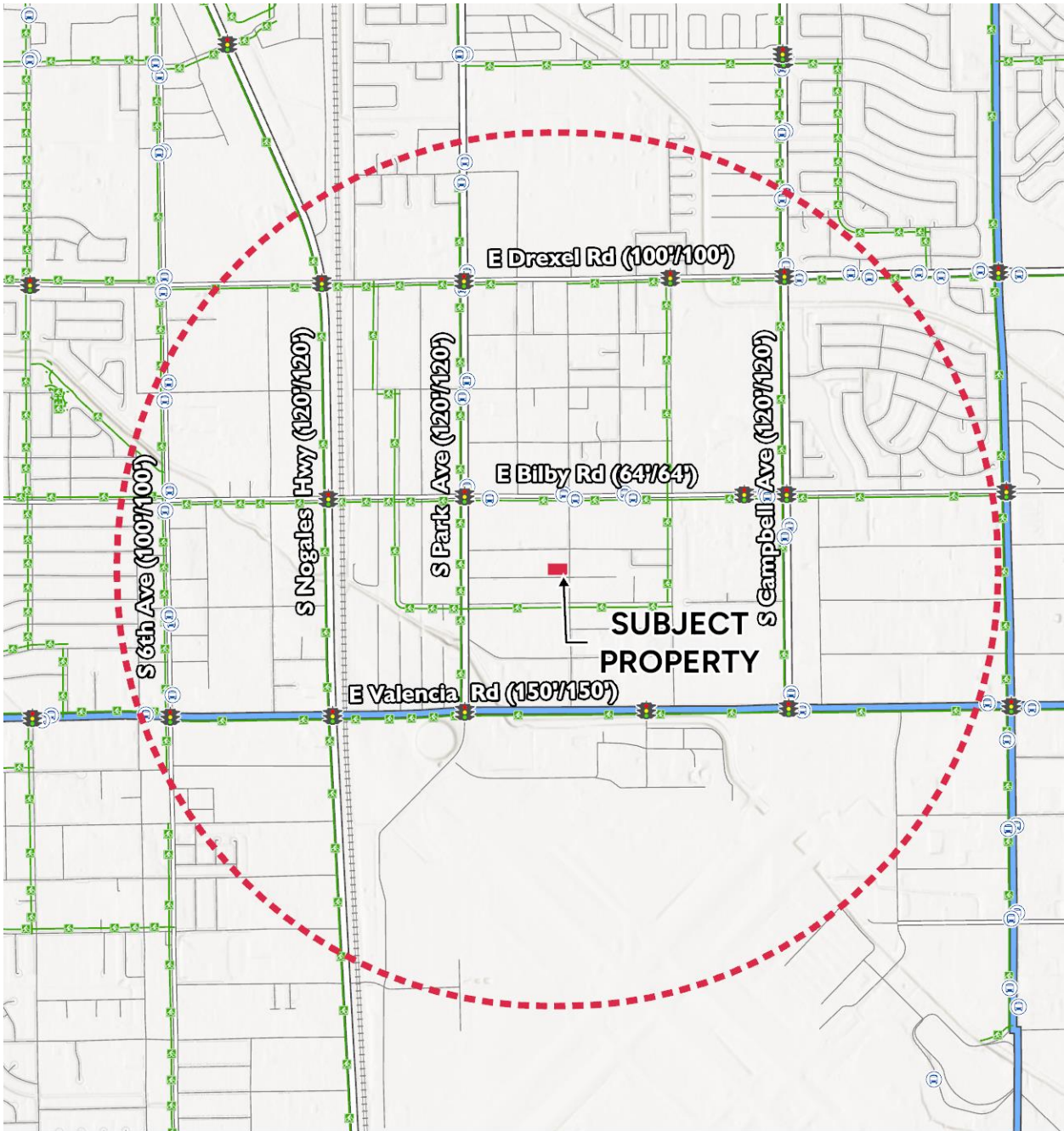
Source: Pima Association of Governments, 2022

## AVERAGE DAILY TRIPS

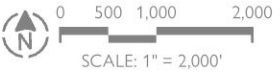
According to the Institute of Transportation Engineers, mobile home parks have a PM peak hour rate of 0.46 trips per unit. With only six manufactured homes proposed for the site, this equates to a PM peak hour rate of 2.76. This translates to between 30 and 35 trips per day for the entire project. Given the project's small scale, the amount of traffic generated can be served by the existing roadway network.



EXHIBIT II.B: CIRCULATION



- LEGEND**
- Subject Property
  - 1 Mile Radius
  - Traffic Signal
  - Bus Stop
  - Major Streets & Routes (Existing / Future R.O.W.)
  - Arterial
  - Gateway Arterial
  - Collector
  - Streets
  - Railroads
  - Bike Route



SOURCE: Pima County GIS  
 PROJECT: BFT-01 All Maps  
 FILE NAME: Transportation Map DATE: 11/14/2023

## C. CULTURAL RESOURCES

Because the subject property has been previously graded, it is unlikely that any archaeological or cultural resources are present on the site. A certified archaeologist will be contacted immediately if any resources are discovered on the site in the redevelopment process.

## D. PRE-DEVELOPMENT HYDROLOGY

The property is generally flat and drains from the northeast to the southwest. No washes are present on-site or in the immediate vicinity. The property is outside of any FEMA or Pima County Floodplains.

## E. SCHOOLS, RECREATION + CULTURAL FACILITIES

No schools, parks, libraries, or public lands adjoin the project site, and no adjacent property proposes such uses. However, schools, trails, and parks that are within one mile of the subject property are shown on **EXHIBIT II.E: SCHOOLS, RECREATION + CULTURAL FACILITIES**.

Three primary schools (Drexel Elementary, Sierra 2-8, and Ocotillo Learning Center) and one high school (Sunnyside High School) fall within one mile of the subject property. Given this project's small scale and the numerous educational options available in the area, the impact on school enrollment is expected to be minimal.

CSM Martin R. Gunny Barreras Memorial Park on South Campbell Avenue, north of Sunnyside High School, is the only park within one mile of the subject property. This park has ballfields, sports courts, a playground, a splash pad, ramadas, and walking paths.

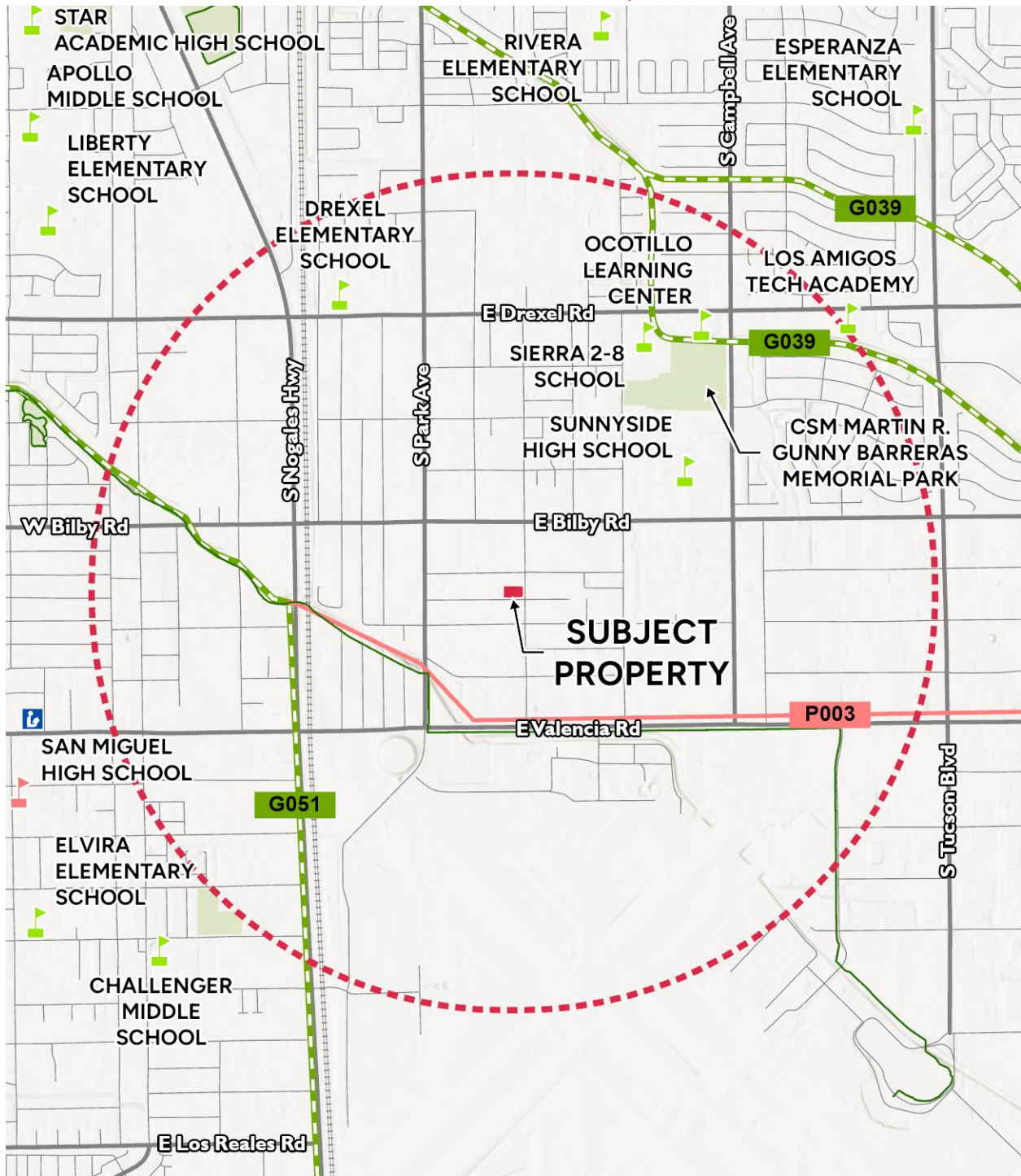
## F. EXISTING DISTURBANCE + SOILS

The site is vacant and entirely composed of both cave soils and urban land, 0-8% slopes, Sahuarita soils, Mohave soils, and urban land, 1-5% slopes. Both soil types are well-suited to urban development, with the caveat that their main limitations are depth to hardpan. Manufactured homes do not require deep foundations or any other structures, so a manufactured housing site would be ideal to build on this type of soil. There are no landfills within one mile of the site.

## G. TOPOGRAPHY

The site, which slopes at approximately 1.85% from east to west, is not within the Hillside Development Zone (HDZ). Refer to **EXHIBIT II.G: TOPOGRAPHY** for a depiction of the topographic characteristics of the site.

**EXHIBIT II.E: SCHOOLS, RECREATION + CULTURAL FACILITIES**



<b>LEGEND</b>	<span style="color: red;">■</span> Subject Property	Railroads	<b>Schools</b>
	<span style="border: 1px dashed red; border-radius: 50%; width: 20px; height: 20px; display: inline-block;"></span> 1 Mile Radius	Greenway	<span style="color: red;">▲</span> Private
	<span style="background-color: #d4edda; border: 1px solid #c3e6cb; display: inline-block; width: 20px; height: 10px;"></span> Parks	<span style="color: red;">—</span> Path	<span style="color: green;">▲</span> Public
	Major Streets	<span style="color: green;">—</span> Trail	Library
	Streets		



SOURCE: Pima County GIS  
 PROJECT: BFT-01 All Maps  
 FILE NAME: Schools, Recreation & Cultural Facilities DATE: 11/14/2023



EXHIBIT II.G: TOPOGRAPHY



SOURCE: Pima County GIS  
PROJECT: BFT-01 All Maps  
FILE NAME: Topography Map DATE: 10/17/2023

## H. UTILITIES

### SEWER

Pima County Regional Wastewater Reclamation Department currently serves the neighborhood surrounding the site. As shown in **EXHIBIT II.H: EXISTING SEWER CONNECTION**, the nearest potential connection is a six-inch vitrified clay pipe (VCP) north of the property near the intersection of South Randall Boulevard and East Ganley Road at manhole 5796\*01.

### WATER

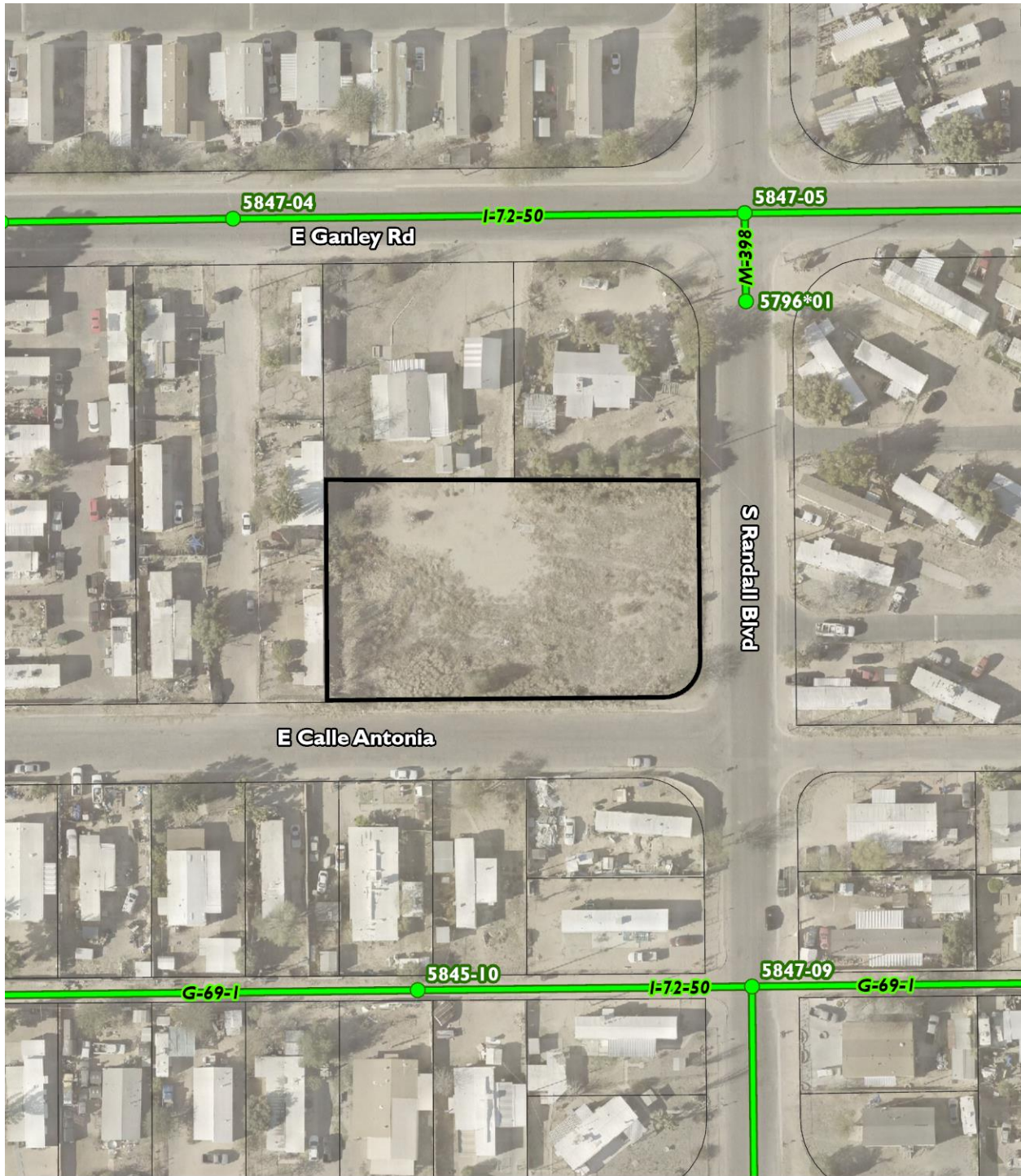
The site is within Tucson Water's obligated service area and is served by Tucson Water.

### ELECTRICITY

Tucson Electric Power (TEP) is the electric power provider in the project area. Overhead electrical distribution lines are located on the east side of South Randall Boulevard.



EXHIBIT II.H: EXISTING SEWER CONNECTION



- LEGEND**
- Subject Property
  - Parcels
  - Existing Manhole
  - Existing Sewer Network



SOURCE: Pima County GIS  
 PROJECT: BFT-01 All Maps  
 FILE NAME: Utility Map DATE: 11/14/2023

## I. VEGETATION + SCREENING

### EXISTING VEGETATION ON-SITE

The property has been previously graded and left vacant and unmaintained for many years. On-site vegetation is sparse and consists of volunteer plants such as mesquite, palo verde, creosote, and prickly pear. A row of Giant Reed (*Arundo donax*) lines the western property boundary. The northwest corner of the property is completely graded and devoid of any vegetation.

### EXISTING LANDSCAPING+ SCREENING

As the subject property has been vacant for decades, there is no existing landscaping on-site. The eastern half of the northern property line is screened by a wooden fence. No fence or screen separates the western half of the property from the neighbor to the north. A four-foot chain link fence surrounds the south, west, and east property boundaries.

## J. VIEWS

Views to and across the property are dominated by neighboring residential developments. There are no prominent features or vistas in the area to be protected. Please see **EXHIBIT II.J.1: SITE PHOTO LOCATIONS** and **EXHIBIT II.J.2: SITE PHOTOS**.



EXHIBIT II.J.1: SITE PHOTO LOCATIONS



LEGEND

- Parcels
- Streets
- Subject Property

# Photo Location

0 15 30 60  
SCALE: 1" = 60'

SOURCE: Pima County GIS  
PROJECT: BFT-01 All Maps  
FILE NAME: Views Map DATE: 10/23/2023



**EXHIBIT II.J.2: SITE PHOTOS**



**PHOTO #1: View of the site looking from the northeast corner of the property**



**PHOTO #2: View looking southeast from the northwestern corner of the subject property**



**EXHIBIT II.J.2: SITE PHOTOS (CONTINUED)**



**PHOTO #3: View looking east along Calle Antonia street frontage**



**PHOTO #4: View looking north across property from Calle Antonia**



**EXHIBIT II.J.2: SITE PHOTOS (CONTINUED)**



**PHOTO #5: View looking west along Calle Antonia street frontage**



**PHOTO #6: View looking north along Randall boulevard street frontage**





# CALLE ANTONIA MANUFACTURED HOMES

CHANGE OF ZONING APPLICATION

PART III: PLAN PROPOSAL

THE  
**PLANNING CENTER**

PLANNING | LANDSCAPE ARCHITECTURE





### III. PLAN PROPOSAL

To address the growing need for housing and promote continued residential development in this neighborhood, we propose rezoning this vacant parcel from P-I (Park Industrial) to MH-1 (Mobile Home Residential). This rezoning will allow for a new mobile home park hosting six double-wide units, contributing additional housing options to the neighborhood while aligning with the existing residential character of the area.

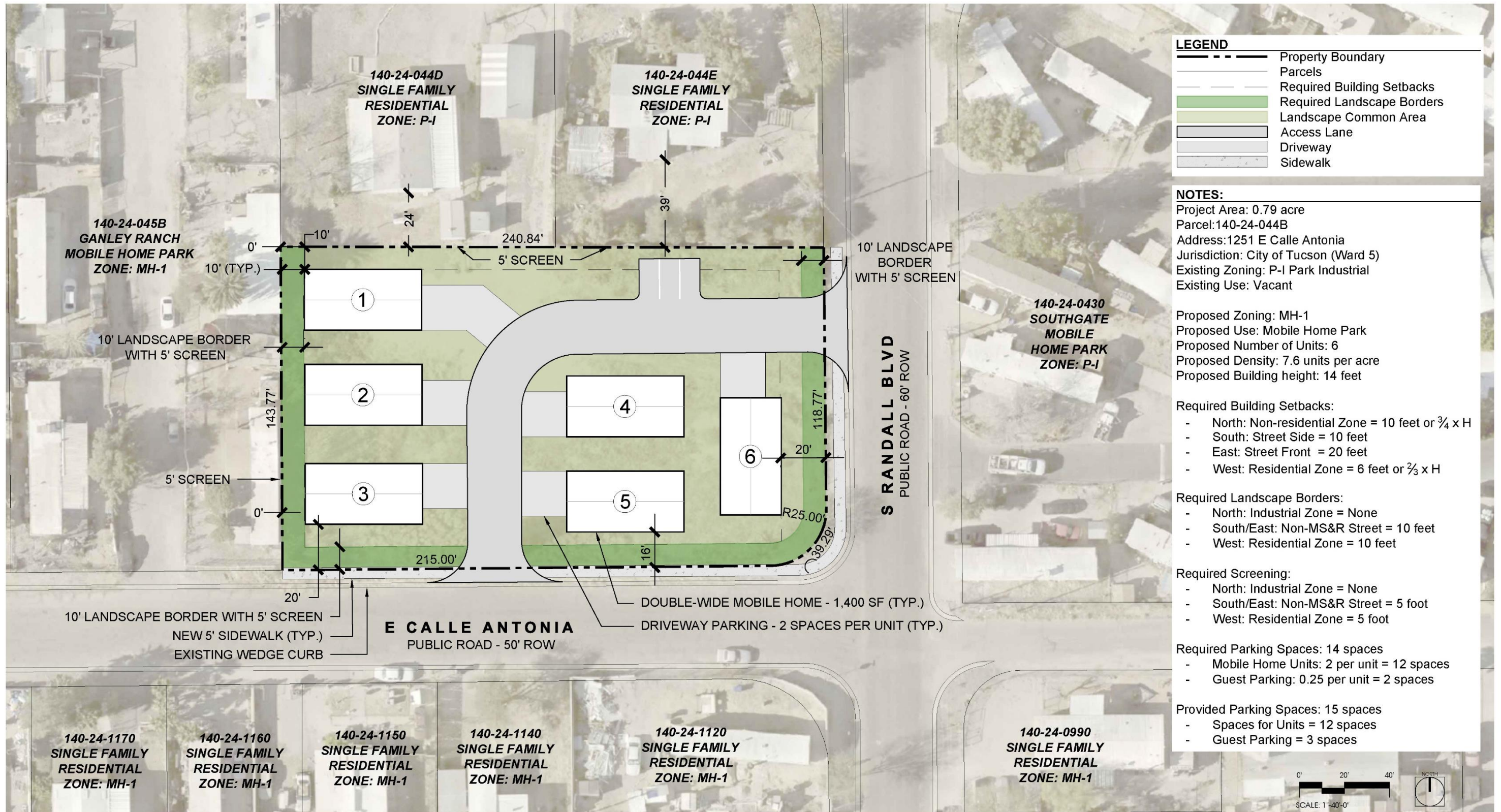
The purpose of *Part III: Plan Proposal* is to demonstrate the proposed project's compatibility with surrounding uses, properties, and neighborhoods by explaining project features and design, including building layout, height, the transition of intensity, landscaping and screening, traffic, and lighting.

#### A. BUILDING LAYOUT

The proposal is to construct six double-wide mobile homes on the subject property, each measuring approximately 1,400 SF and one story in height. A private access drive will connect each of the proposed homes with Calle Antonia and Randall Boulevard. Two parking spaces will be provided for each mobile/manufactured home, and an additional three parking spaces along the northern property line will be provided for visitors, bringing the total number of parking spaces to fifteen.

Other improvements to the property include the construction of a new five-foot-wide sidewalk along the public street frontage, two new curb cuts for the access driveway, a five-foot screen surrounding the property, and a ten-foot landscape border along the public street frontage.

Refer to **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**.





## B. DESIGN COMPATIBILITY

The proposed mobile home park is compatible with surrounding land uses as nearby properties also contain similar homes. To ensure compatibility, the proposed manufactured homes are oriented to optimize privacy, accommodate private yard space, and provide separation from local streets and surrounding properties with setbacks, landscaping, and screening.

### MITIGATION ENSURING THE PRIVACY OF ADJACENT RESIDENCES

As the adjacent residences are similar to the proposed manufactured homes, no major mitigation efforts are needed aside from the UDC's standard screening measures. A ten-foot landscape border with a five-foot screen will be provided along the southern and eastern street frontages. To ensure privacy for the neighboring residents, the western property line will also have a ten-foot landscape border with a five-foot screen and a five-foot screen will be provided on the northern property line.

### DESIGN CRITERIA

The site will feature six manufactured homes. Each home will use materials that complement the neighborhood. Landscaped areas will also use water-conscious vegetation appropriate for the Sonoran Desert environment.

### CONSERVATION + URBAN HEAT ISLAND EFFECT REDUCTION

This new community will use native and desert-adapted vegetation in landscape areas to shade residences and paved surfaces. The landscape will be watered with a water-efficient irrigation system, and rainwater harvesting will be incorporated into the landscape and common areas wherever possible.

### SITE + BUILDING CONFIGURATION

As shown in **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**, the proposed manufactured homes are positioned on the site in a manner that exceeds all minimum setback requirements. The following table depicts the required and provided setbacks for the structures nearest to each respective property boundary.

DIRECTION	ADJACENT ZONING OR STREET	REQUIRED SETBACK	PROVIDED SETBACK
North	P-I	10 Feet or 3/4 Building Height	10 Feet
South	Non MS&R	10 Feet (Residential Street, Side)	16 Feet
East	Non MS&R	20 Feet (Residential Street, Front)	20 Feet
West	MH-1	6 Feet or 2/3 Building Height	10 Feet

## TRANSITION OF BUILDING HEIGHTS + NUMBER OF STORIES

The proposed manufactured housing units, each one story in height, are similar in height to surrounding residences, ensuring consistency with the neighborhood.

## TRANSITION OF DENSITIES

The proposed manufactured homes have been positioned evenly to mimic the existing density of the surrounding neighborhood. The planned density of 6 units on a 0.79-acre parcel falls within the standard of 8 units per acre and follows a similar level of density as surrounding residences. The result of this new development will be an organized and cohesive neighborhood profile.

## LANDSCAPE + SCREENING

A ten-foot landscape border will be provided along Calle Antonia and Randall Boulevard. The landscaping provided along the street frontage serves the purpose of maintaining separation between the residences and public right-of-way, as well as defining the separation between public and private spaces. Additional landscaping will be provided in common areas throughout the site.

A five-foot screen will surround the property to separate the new development from neighbors to the north and west, ensuring privacy between residences. This screen will also ensure privacy for the new community by obscuring direct views from the streets to the south and east.

## STREET IMPROVEMENTS

No improvements are needed to Calle Antonia or Randall Boulevard to facilitate the proposed manufactured housing.

## DEFENSIBLE SPACE TECHNIQUES

The community is designed to provide a balance of private and public space to ensure safety throughout the property. Landscape borders will be designed to define access solely through the planned entrances. Landscaping and screening in the borders along Calle Antonia and Randall Boulevard will also be designed with vehicular and pedestrian safety in mind. Vegetation at the entrances to the property will be kept low in order to maintain a clear field of view of both streets, ensuring that both passing traffic and pedestrians are visible to vehicles entering and leaving the community. Common area landscaping will be designed to ensure visibility from multiple residences, creating community vigilance against unwanted activity in the neighborhood. Vegetation in the landscape border, as well as in common areas, will be maintained so that individuals cannot easily conceal themselves.

## VIEW CORRIDORS

Because the proposed mobile home park will be built in a similar style and height to surrounding manufactured housing, there will be minimal impact on the viewsheds of other property owners. Removing overgrown vegetation, which presently creates visibility issues in the corners of the subject



property and invites the potential for unwanted activity to occur, will also improve the views from neighboring properties. Views of the property from the western and northern neighbors will be replaced with adequate screening in order to protect the privacy of all residents.

### CHANGES IN ELEVATION DUE TO GRADING

Since the site is already flat, grading will be minimal, with no substantial changes in the site's elevation needed to support the proposed manufactured housing.

## C. POST-DEVELOPMENT HYDROLOGY

Stormwater will generally follow the property's existing flows from the northeast corner to the southwest corner of the subject property. On-site retention, including first flush retention, will be contained in basins and swales in common areas and landscape borders. The size and location of these features will be determined in the development plan stage.

## D. LANDSCAPED AREAS + SCREENING

Refer to **EXHIBIT III.A: PRELIMINARY DEVELOPMENT PLAN**, which depicts required landscape borders, proposed and existing screening, and on-site common areas where landscaping will be installed.

### LANDSCAPING (MATERIALS + LOCATIONS)

A ten-foot landscape border will be installed on the property's street frontage along Calle Antonia and Randall Boulevard and the western property boundary. This landscaping will include native and desert-adapted plants, with canopy trees located a minimum of every 33 linear feet, as well as 50% of the landscape border being covered by vegetation.

### SCREENING (MATERIALS + LOCATIONS)

The property is currently screened by a four-foot chain link fence along all property boundaries except the northern boundary. This fence will be removed. A five-foot screen will be provided along all four property lines to create a formalized perimeter for the community.

## E. LIGHTING

Lighting provided on-site will be shielded, downward-directed, and in compliance with the City of Tucson Outdoor Lighting Code. Final lighting types and their location will be detailed in the development plan process.

## F. PEDESTRIAN ACCESS

Pedestrian access will be provided via improved sidewalks along Calle Antonia and Randall Boulevard, which abut the southern and eastern property boundaries, respectively. No other pedestrian access to the property has been included, as this development is not expected to increase pedestrian activity at this intersection. Within the property, a concrete driveway with ADA-accessible curb cuts will facilitate pedestrian movement between the homes and the sidewalk leading off-property.

## G. SIGNS

Signage, if any, will be provided in the landscape border and may include monumentation and directional signs to guide residents and guests through the property.

## H. TOPOGRAPHY

The parcel targeted for redevelopment is flat, and the topography on-site is not expected to change after development.

## I. TRAFFIC

Vehicular traffic will be directed onto the subject property through an access drive connecting to both Calle Antonia and Randall Boulevard.

## J. UNDISTURBED AREAS

The entire site has been previously disturbed and sat vacant for decades. No undisturbed areas will be preserved.

## K. UTILITIES

### SEWER

The Pima County Regional Wastewater Reclamation Department provided a letter indicating there is available capacity in the sewer network for the proposed project. Please see **EXHIBIT III.K.1: PIMA COUNTY WASTEWATER CAPACITY LETTER**.

### WATER

The subject property is within the Tucson Water Obligated Service Area. Tucson Water has provided a letter indicating they will provide service to the subject property. Please see **EXHIBIT III.K.2: TUCSON WATER WILL SERVE LETTER**.

### ELECTRICITY

The property will make use of existing electrical service in the area. New electrical connections will be completed through the improvements to the property.

**EXHIBIT III.K.1: PIMA COUNTY WASTEWATER CAPACITY LETTER**

**JACKSON JENKINS**  
DIRECTOR



PH: (520) 724-6500  
FAX: (520) 724-9635

September 14, 2023

Ethan Stoneburner  
The Planning Center  
2 E Congress Street, Suite 600  
Tucson, Arizona 85701

**Sewerage Capacity Investigation No. P23WC00277 Type I**

**RE: Type I: Calle Antonia Manufactured Home Site, Parcel 14024044B  
Estimated Flow 1,296 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Old Nogales Interceptor and the Southeast Interceptor.

Capacity is currently available for a project this size in the public sewer I-72-050, downstream from manhole 5847-04.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If you need further information, please feel free to contact me at (520) 724-6642.

Reviewed by: Olivia Cañez, Administrative Specialist Sr.

EXHIBIT III.K.2: TUCSON WATER WILL-SERVE LETTER



September 15, 2023

acall  
2 E. Congress Street Suite 600  
Suite 600  
Tucson, AZ 85701  
Attn: Adam Call

**SUBJECT: Water Availability for Project: 1251 E. Calle Antonia, APN: 14024044B, Case#: TW-WAV-0923-00254, 15S14E07, Location Code: TUCSON, Total Area: 0.78ac, Zoning: P-I**

**Water Supply**

Tucson Water will provide water service to this project based on the subject zoning of the above parcel. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

**Water Service**

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easement/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs. This letter shall be null and void two years from the date of issuance.*

**Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.**

If you have any questions, please call New Development at (520) 791-4718.

Sincerely,

Michael Mourreale, P.E.  
Engineering Manager  
Tucson Water Department

P.O.BOX 27210 • TUCSON, AZ 85726-7210  
(520) 791-4718 • [www.tucsonaz.gov/water](http://www.tucsonaz.gov/water)



## **L. VEHICULAR USE AREAS**

### **MOTOR VEHICULAR + BICYCLE PARKING**

Two parking spaces are provided in the driveway of each manufactured home. An additional three guest parking spaces are provided along the northern property boundary. The fifteen total parking spaces exceed the number of spaces required by the UDC. Bicycle parking is not required for this project.

### **PUBLIC OR PRIVATE STREETS**

The proposed 24-foot wide access drive running through the site will be privately owned and maintained by the owner of the manufactured home park.

### **LOADING AREAS**

There are no loading areas required for the proposed project.

### **SOLID WASTE + RECYCLING COLLECTION AREA**

Solid waste will be collected via curbside collection in a manner identical to surrounding manufactured housing.

## RESOURCES

Aerial Photographs, Pictometry, 2020.

City of Tucson Unified Development Code, 2016.

Institute of Transportation Engineers, Trip Generation Manual, 10<sup>th</sup> Edition, 2017

MapTucson, City of Tucson GIS, 2023

Pima Association of Governments, Transportation Data Management System, 2023

PimaMaps, Pima County GIS, 2021

Pima Regional Trail System Master Plan, Revised May 2012

Plan Tucson, City of Tucson General & Sustainability Plan, ratified 2014.

## MEMORANDUM

**DATE:** September 27, 2023 **CASE NO:** BFT-01

---

**TO:** Samuel Paz, Lead Planner  
City of Tucson Planning and Development Services Department

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**FROM:** Adam Call, Planner

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**SUBJECT:** Calle Antonia Manufactured Housing Rezoning  
Neighborhood Meeting Summary

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This letter summarizes the neighborhood meeting held on Tuesday, September 26, 2023, as part of the rezoning request for the property (APN: 140-24-044B) located at 1251 East Calle Antonia, at the northwest corner of the East Calle Antonia and South Randall Boulevard intersection. The meeting was held virtually via Zoom and was noticed correctly using mailing labels provided by the City of Tucson Planning and Development Services Department. Notices were sent to property owners within 400 feet of the subject property and neighborhood associations within one mile. Mayor Romero and Councilmember Fimbres were also notified.

The meeting began at 5:45 p.m. via Zoom. Adam Call of The Planning Center hosted the meeting. Brian Underwood, also from The Planning Center, attended with representatives of the property owner, the Linda S. Boysen Family Trust. None of the surrounding property owners or members of the public attended. After waiting for 30 minutes and with no one else in attendance, the meeting ended at 6:15 p.m.



September 7, 2023

Dear Neighbor,

On behalf of the property owner, the Linda S. Boysen Family Trust, we invite you to attend a neighborhood meeting to discuss a change of zoning for a small manufactured home park with six new homes located at 1251 East Calle Antonia.

As Tucson continues to grow, so does the need for more housing. Existing neighborhoods are ideal for new, compatible housing opportunities, offering new residents an established sense of community. Residential development can transform vacant land in a neighborhood into a home for families to call their own and become part of the community. It is important that these new homes fit the development pattern of the surrounding neighborhood, both in terms of density and style. These principles guide this proposal for manufactured housing on the subject property.



The 0.79-acre vacant property is located at the northwest corner of Calle Antonia and Randall Boulevard. This is an ideal location for new manufactured homes as it:

- Replaces a vacant lot with new residences;
- Is situated between established manufactured home parks; and
- Fits the neighborhood's existing character by following a similar development pattern of manufactured and single-family homes.

This project proposes the property be developed with six manufactured homes arranged along a shared internal driveway. The homes are distributed across the site, with parking and yard space for each residence. New landscaping beautifies the streetscape, and new sidewalks improve circulation in the neighborhood.

To develop the proposed manufactured home park, we are requesting a change of the property's existing zoning from P-I (Park Industrial) to MH-1 (Mobile Home). This change of zoning request, or "rezoning,"

[TURN PAGE](#) 



is a public process considered by the City of Tucson that allows a property owner to change how their property is used. This rezoning would allow the property to be used for residential development rather than the currently allowed Park Industrial uses, such as manufacturing, salvaging and recycling, or auto repair shops.

Please join us:

**TUESDAY, SEPTEMBER 26<sup>TH</sup>**

**5:45 PM**

**VIRTUAL - ZOOM**

<https://us06web.zoom.us/j/9844761151>

Meeting ID: 984 476 1151

Call-In Number: +1 669 444 9171 US

Representatives of the owner will be present to discuss the proposed project, site plan, and the rezoning process and answer any questions you may have. If you would like to discuss this proposal before the meeting or if you cannot attend but have questions, please do not hesitate to contact me at the information provided below.

Comments on this proposal may also be submitted to the City of Tucson Planning and Development Service Department by email: [Rezoning@tucsonaz.gov](mailto:Rezoning@tucsonaz.gov); mail: 201 North Stone Avenue, Tucson, AZ 85701; or phone: (520) 791-5550. Additionally, comments may be made verbally and/or in writing at an upcoming public hearing to be announced.

I appreciate your time and look forward to discussing this project with you.

Sincerely,

**THE PLANNING CENTER**



Adam Call

Planner

(520) 623-6146

[acall@azplanningcenter.com](mailto:acall@azplanningcenter.com)



ACOSTA ABIEZER  
1211 E GINTER RD  
TUCSON, AZ 85706

ACUNA HERIBERTO  
1111 E CALLE ANTONIA  
TUCSON, AZ 85706

ACUNA HERLINDA  
1201 E GINTER RD  
TUCSON, AZ 85706

ALLRED GARY WAYNE & JENNIFER MICHELE  
CP/RS  
PO BOX 1627  
SAHUARITA, AZ 85629

BANDA TERESA & PLASENCIA MARIA D  
JT/RS  
1202 E CALLE ANTONIA  
TUCSON, AZ 85706

BOYER MARIA D  
2275 E CALLE GRAN DESIERTO  
TUCSON, AZ 85706

BOYSEN LINDA S TR  
6 APPLE RIDGE LN  
LITTLETON, MA 1460

CAMPA ALEJANDRO & MONGE MARTHA  
LUCIA RIOS CP/RS  
10400 S SUMMIT CREEK RD  
TUCSON, AZ 85756

CASTELLANOS DELMA ALEJANDRA & QUICK  
MATTHEW J JT/RS  
5581 E SHADOW RIDGE DR  
TUCSON, AZ 85750

DOHENY ESTATES LLC  
9454 WILSHIRE BLVD PH  
BEVERLY HILLS, CA 90212

FELIX JULIO & JACQUELINE JT/RS  
5765 N SILVERBELL RD  
TUCSON, AZ 85743

FERNIZA LUCY E  
1320 E CALLE ANTONIA  
TUCSON, AZ 85706

FIERROS GUADALUPE  
6024 S HOLLY DR  
TUCSON, AZ 85706

FIMBRES ANA MARIA & SANTACRUZ RUBEN  
OCEJO JT/RS  
6253 S RANDALL BLVD  
TUCSON, AZ 85706

GARCIA HORTENCIA & MUNOZ GUILLERMO  
JT/RS  
6244 S RANDALL BLVD  
TUCSON, AZ 85706

GARCIA RAMONA T TR  
1131 E GINTER RD  
TUCSON, AZ 85706

GASTELUM ANITA TRINIDAD DRUM  
1081 E CALLE ANTONIA  
TUCSON, AZ 85706

HERNANDEZ QUINTANA ENRIQUE ALBERTO  
& ABRIL DENNISE ADRIANA REY JT/RS  
1302 E GINTER RD  
TUCSON, AZ 85706

IKAIKA ROSANNA FAMILY TR  
2412 W KESSLER PL  
TUCSON, AZ 85705

JUAREZ JAIME COLMENERO  
PO BOX 30331  
TUCSON, AZ 85751

KMS ENTERPRISES LLC  
5225 E PIMA ST  
TUCSON, AZ 85712

LEON YURIDIA LIZBETH BUSTAMANTE  
1319 E GINTER RD  
TUCSON, AZ 85706

LEWIS BARBARA E  
1353 E BILBY RD  
TUCSON, AZ 85706

LONG CARL J  
PO BOX 39  
PRIEST RIVER, ID 83856

LOPEZ FRANK JR  
1110 E GANLEY RD  
TUCSON, AZ 85706

LUNA ESTHER  
1138 E CALLE ANTONIA  
TUCSON, AZ 85706

MARTINEZ PEDRO & MARIA E JT/RS  
1102 E GANLEY RD  
TUCSON, AZ 85706

MC ADAMS SARA J, ATTN: EFRAIN ACOSTA  
RUIZ  
1211 E GINTER RD  
TUCSON, AZ 85706

MEZA ELIAZAR VALENZUELA & FIMBRES  
CYNTHIA LIZBETH OCEJO CP/RS  
6261 S RANDALL BLVD  
TUCSON, AZ 85706

MONREAL SOCORRO V  
1080 E CALLE ANTONIA  
TUCSON, AZ 85706

MUNGARRO LUIS ARTURO ROMERO  
2941 W CRANBROOK ST  
TUCSON, AZ 85746

ORTEGA SHERRY LYNN  
5357 S CHISWICK LN  
TUCSON, AZ 85706

QUINTERO ARMANDO GALLEGOS & ARVIZU  
NATALIA JT/RS  
1101 E CALLE ANTONIA  
TUCSON, AZ 85706

REDWOOD THUNDERBIRD MHPS LLC  
1914 TERRACINA DR STE 130  
SACRAMENTO, CA 95834

RIOS BLASS G & NANCY M CP/RS  
1130 E CALLE ANTONIA  
TUCSON, AZ 85706

RIOS ELEAZAR & RIOS REBECA S JT/RS  
1123 E GINTER RD  
TUCSON, AZ 85706

RODRIGUEZ HENRY A III & LUPITA CP/RS  
1312 E CALLE ANTONIA  
TUCSON, AZ 85706

SOUTHGATE/CABANA PROPERTIES LLC  
9030 N HESS ST PMB 274  
HAYDEN, ID 83835

STRUVE RICHARD ANCHOR  
1336 E CALLE ANTONIA  
TUCSON, AZ 85706

TROMBLE JOHN M II  
1409 E SOUTH COUNTY LINE RD  
SHEPERD, MI 48883

TUREAUD PATRICIA ANN  
6245 S RANDALL BLVD  
TUCSON, AZ 85706

VALDEZ JOSE ARMANDO & VALDEZ OMAR  
JT/RS  
1311 E GINTER RD  
TUCSON, AZ 85706

VAZQUEZ LUIS PABLO & RIOS SILVIA KARINA  
JT/RS  
1115 E GINTER RD  
TUCSON, AZ 85706

ZAPATA HUGH F & VILLALPANDO MARIA L  
1139 E GINTER RD  
TUCSON, AZ 85706

THE PLANNING CENTER  
RE: BFT-01  
2 E. CONGRESS ST, SUITE #600  
TUCSON, AZ 85701

REGINA ROMERO - MAYOR  
255 W. ALAMEDA ST  
TUCSON, AZ 85701

YOLANDA HERRERA - N.A. - SUNNYSIDE  
P.O. BOX 11411  
TUCSON, AZ 85734-1411

BARBARA J. BACCHUS - N.A. - CHERRY  
AVENUE  
5126 S ALEPPO DR  
TUCSON, AZ 85706

DAVID BARFUSS - N.A. - BARRIO NOPAL  
ASSOCIATION  
25 E LOS REALES RD  
TUCSON, AZ 85756

ALBERTA HOPKINS - N.A. - COPPER VISTA  
5807 S RANDALL BLVD  
TUCSON, AZ 85706

MARK ALBRECHT - N.A. - SUNNYSIDE  
518 W CALLE MARGARITA  
TUCSON, AZ 85706

REBECCA "BEKI" QUINTERO - N.A. -  
SUNNYSIDE  
247 W CALLE FRANCITA  
TUCSON, AZ 85706

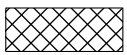
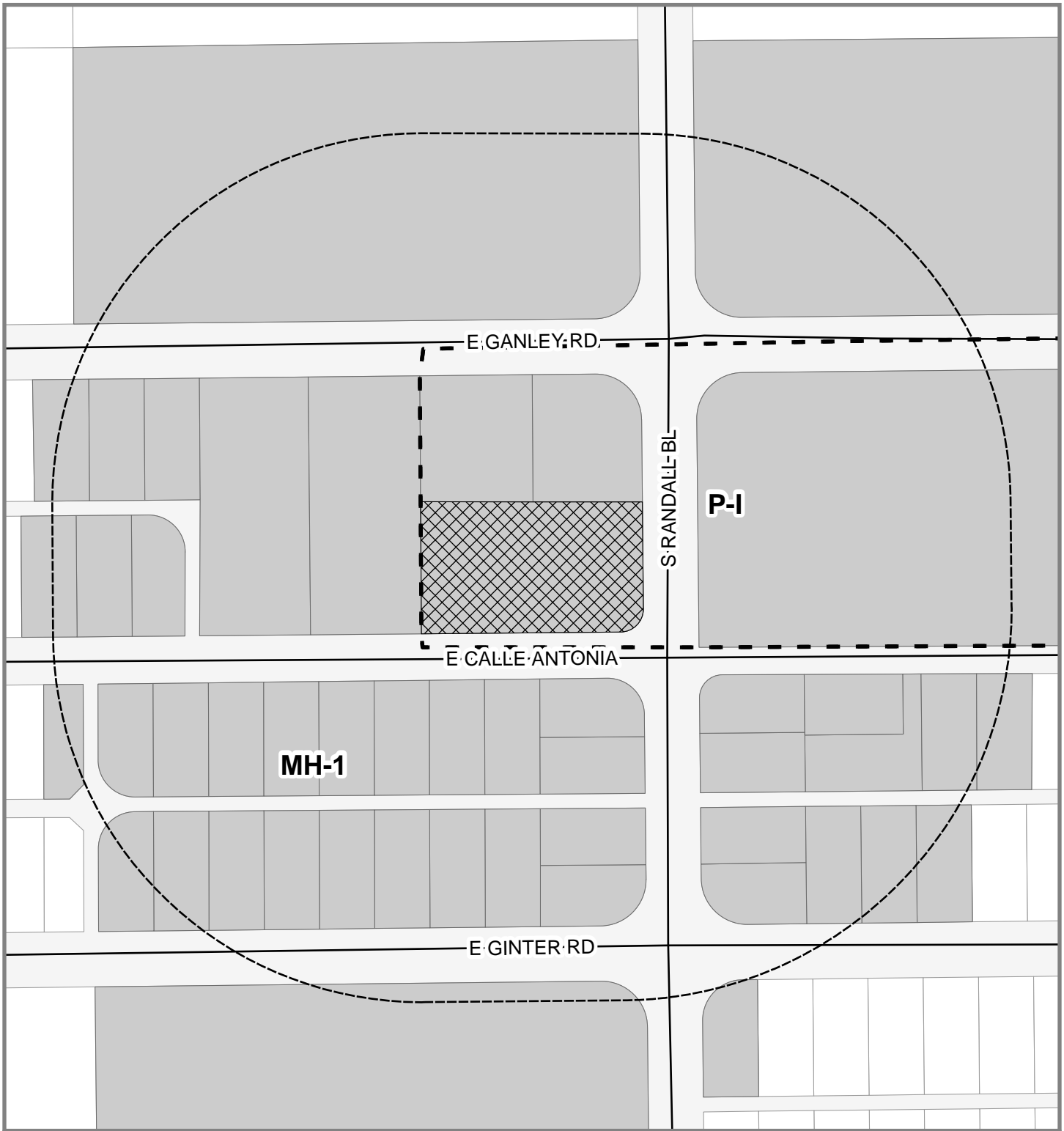
SHERRY JACOBS - N.A. - CHERRY AVENUE  
5057 S CHERRY  
TUCSON, AZ 85706

MARGIE MORTIMER - N.A. - BARRIO NOPAL  
ASSOCIATION  
P.O. BOX 11631  
TUCSON, AZ 85734

LANE SANTA CRUZ - WARD 1  
940 W. ALAMEDA ST.  
TUCSON, AZ 85745

RICHARD G. FIMBRES - WARD 5  
4300 S. PARK AVE.  
TUCSON, AZ 85714

# TP-PRE-0823-00288 - 1251 E Calle Antonia



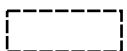
Subject Property



Zone Boundaries

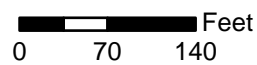


Properties Notified



400' Notification Area

Address: 1251 E CALLE ANTONIA  
Base Maps: Twp. 1503 Range 1402 Sec. 07  
Ward(s): 5

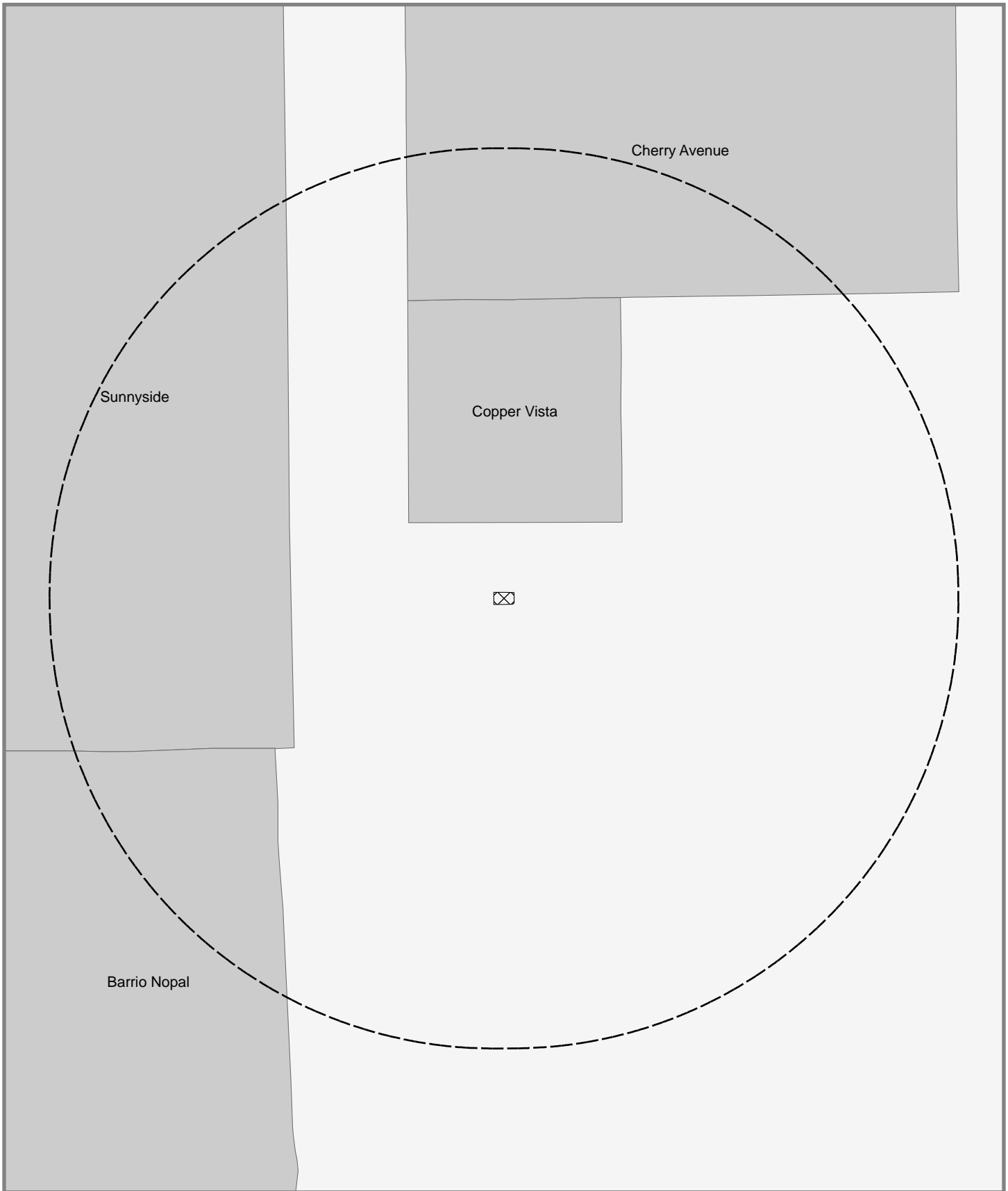


1:1,834

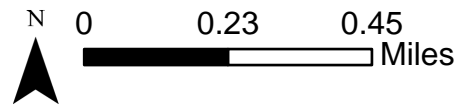




TP-PRE-0823-00288 - 1251 E Calle Antonia



-  Subject Property
-  1 Mile Notification Area



DATE: 9/12/2023

City of Tucson  
Planning & Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: TP-PRE-0823-00288

PROJECT LOCATION: 1251 E. Calle Antonia, Tucson, AZ 85706

This serves to place on record the fact that on 9/12/2023, Adam Call,  
(date) (name)

mailed notice of the 9/26/2023 neighborhood meeting such that the notice was  
(date of meeting)

received at least ten (10) days prior to the date of the meeting.

Signature: 

Date: 9/12/2023

# **CALLE ANTONIA MANUFACTURED HOUSING SITE**

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Rezoning | Neighborhood Meeting  
September 26, 2023



# PROJECT LOCATION



Sunnyside High School

Existing Manufactured Housing

E Bilby Rd

Existing Manufactured Housing

S Randall Blvd

Existing Manufactured Housing

S Del Moral Blvd

Multifamily Housing

S Campbell Ave

Existing Manufactured and Single-Family Housing

**SUBJECT PROPERTY**  
(0.79 AC)

E Calle Antonia

Automotive Salvage/ Recycling

Existing Manufactured Housing

Vacant

Vacant

Manufacturing and Automotive Repair

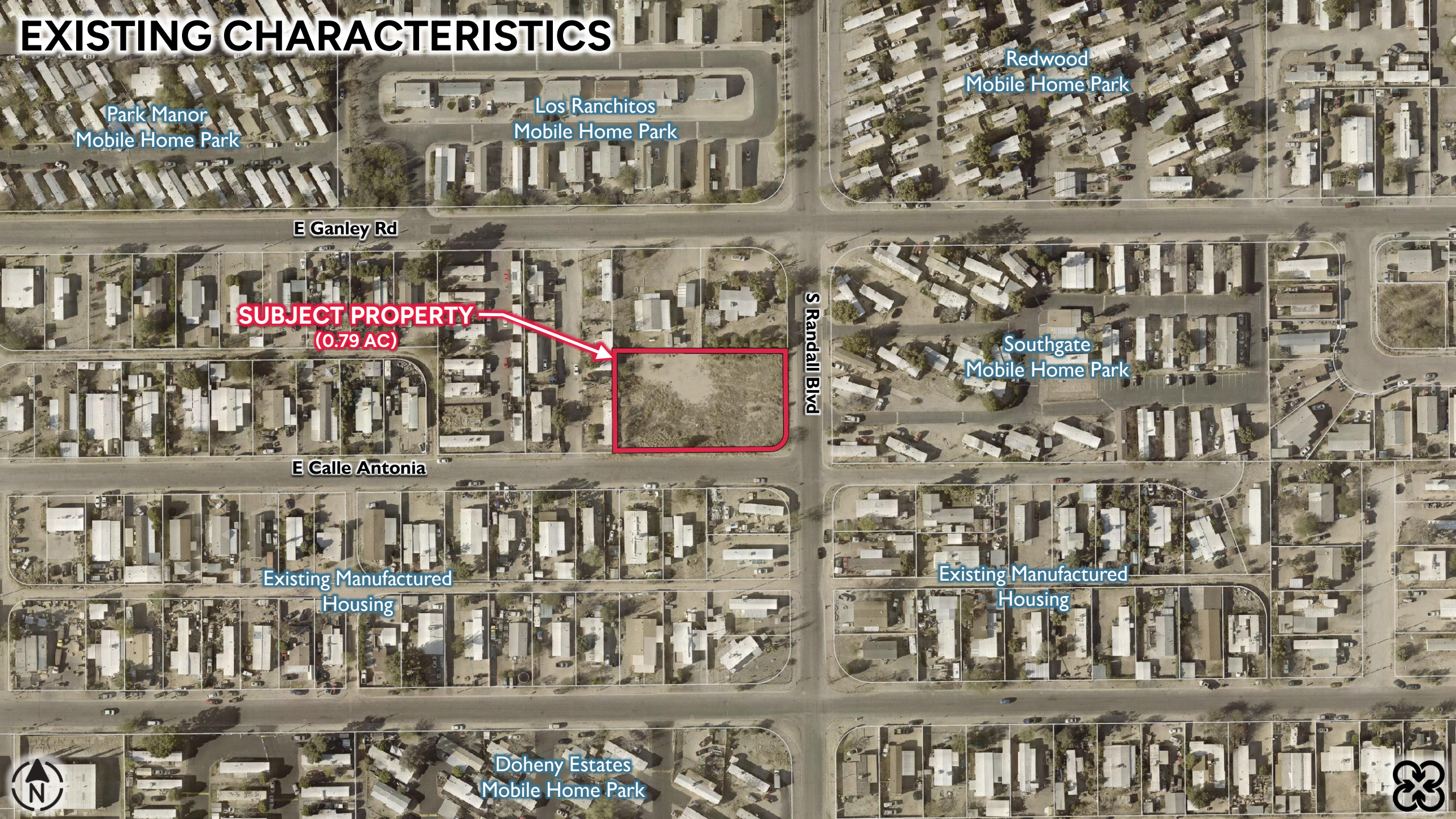
Manufacturing and Repair Shops

E Valencia Rd





# EXISTING CHARACTERISTICS



Park Manor  
Mobile Home Park

Los Ranchitos  
Mobile Home Park

Redwood  
Mobile Home Park

E Ganley Rd

**SUBJECT PROPERTY**  
(0.79 AC)

S Randall Blvd

Southgate  
Mobile Home Park

E Calle Antonia

Existing Manufactured  
Housing

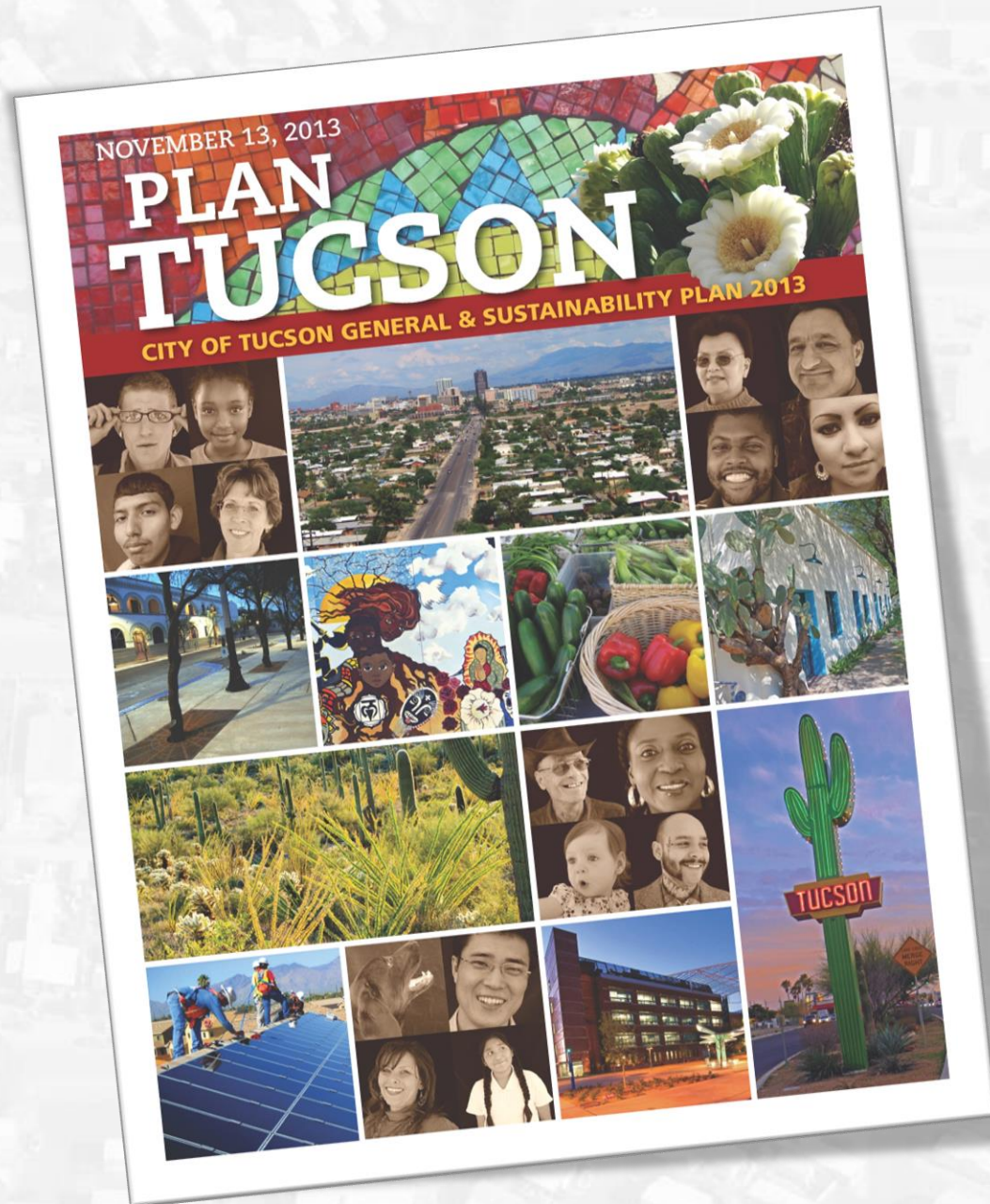
Existing Manufactured  
Housing

Doheny Estates  
Mobile Home Park





# PLAN TUCSON



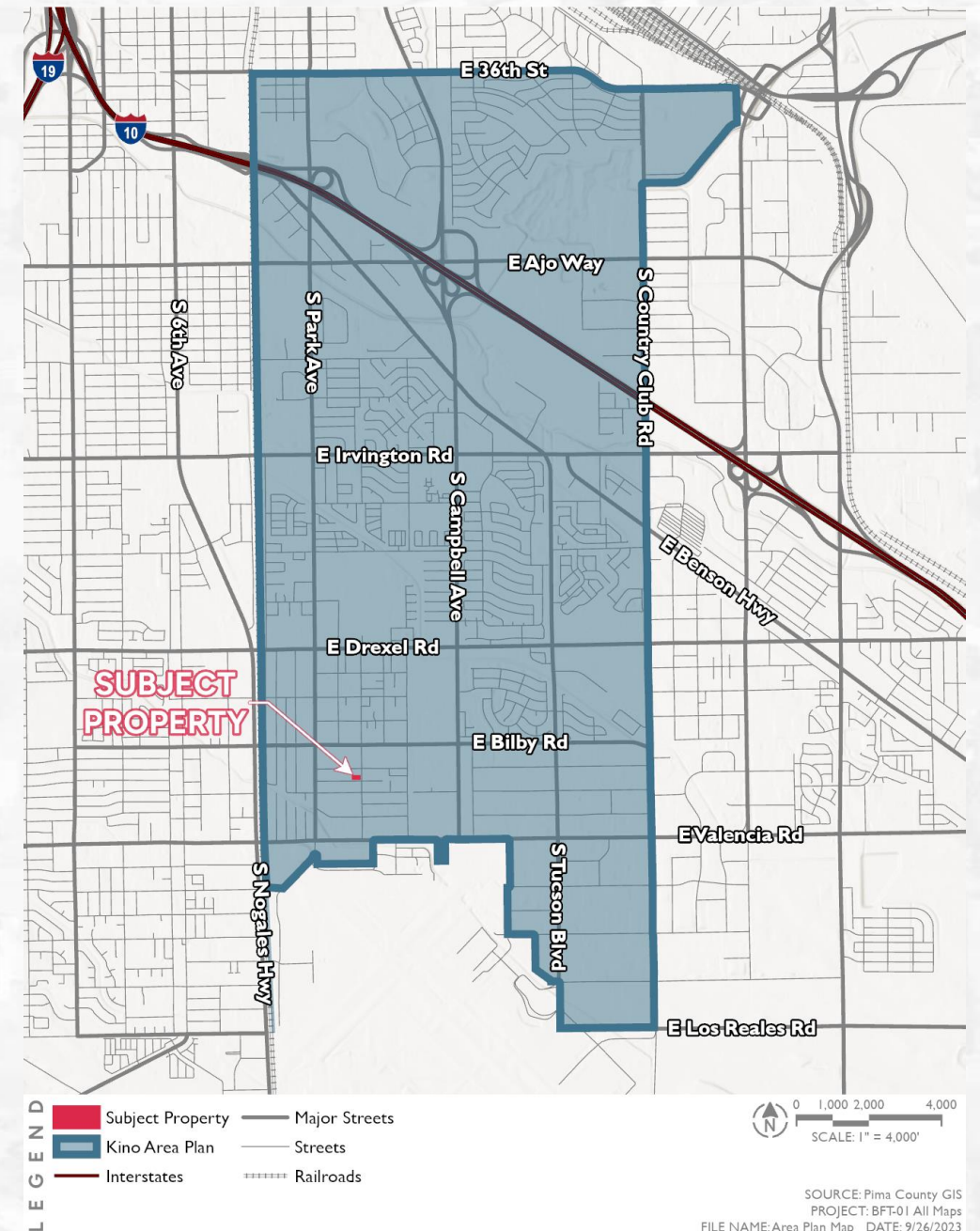
Tucson's long-term policy document that guides decisions affecting housing, land use, transportation, etc.

- **Housing Policy H3:** Improve housing conditions in aging neighborhoods.
- **Housing Policy H6:** Take multiple approaches to reduce housing cost and increase affordability.
- **Land Use, Transportation, & Urban Design Policies:**
  - 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.
  - LT28.2.14:** Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.



# KINO AREA PLAN







- Establishes guidelines for future growth to provide a balance of land uses and activities
- **Residential Sub-Goal:** Achieve a variety of housing types, costs, and densities in areas suited for residential development.
- **Residential Policy #3:** Recognize the higher proportion of mobile home development in this area compared to others in Tucson.
  - a. Allow additional mobile home zoning
  - b. Promote infill of existing vacant MH-zoned land





# EXISTING ZONING

**Legend**

-  Subject Property
-  MH-1 (Mobile Home Zone)
-  MH-2 (Mobile Home Zone)
-  P-1 (Park Industrial Zone)
-  I-1 (Light Industrial Zone)
-  C-1 (Commercial Zone)

Note:  
The subject property is subject to the Kino Area Plan.



MH - 1

E Ganley Rd

This inset map provides a closer look at the subject property and its neighbors. The subject property is clearly outlined in black and labeled with 'P-1'. It is situated between a residential street to the north and another residential street to the south, with a larger industrial lot to the east.

MH - 2

P - I

P - I

E Calle Antonia

S Randall Blvd

I - 1

E Ginter Rd







C - 1





# PROPOSED ZONING

## Legend

-  Subject Property
-  MH-1 (Mobile Home Zone)
-  MH-2 (Mobile Home Zone)
-  P-I (Park Industrial Zone)
-  I-1 (Light Industrial Zone)
-  C-1 (Commercial Zone)

Note:  
The subject property is subject to the Kino Area Plan.



MH - 1

E Ganley Rd

P - I

MH - 2

MH - I

E Calle Antonia

I - 1

S Randall Blvd

E Ginter Rd

C - 1

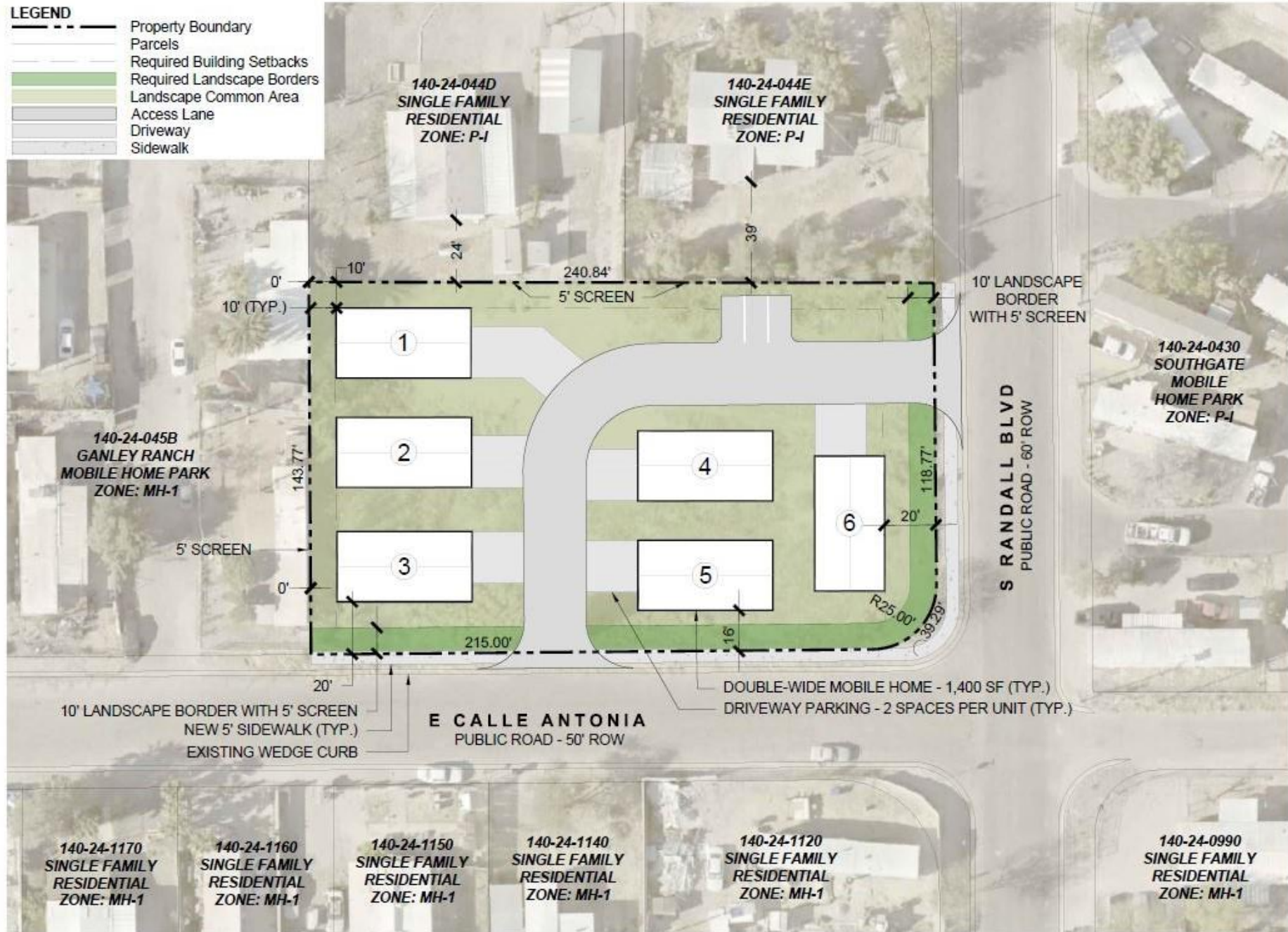




# PRELIMINARY DEVELOPMENT PLAN

**LEGEND**

- Property Boundary
- Parcels
- Required Building Setbacks
- Required Landscape Borders
- Landscape Common Area
- Access Lane
- Driveway
- Sidewalk



**NOTES:**  
 Project Area: 0.79 acre  
 Parcel: 140-24-044B  
 Address: 1251 E Calle Antonia  
 Jurisdiction: City of Tucson (Ward 5)  
 Existing Zoning: P-I Park Industrial  
 Existing Use: Vacant

Proposed Zoning: MH-1  
 Proposed Use: Mobile Home Park  
 Proposed Number of Units: 6  
 Proposed Density: 7.6 units per acre  
 Proposed Building height: 14 feet

**Required Building Setbacks:**

- North: Non-residential Zone = 10 feet or  $\frac{3}{4}$  x H
- South: Street Side = 10 feet
- East: Street Front = 20 feet
- West: Residential Zone = 10 feet or  $\frac{3}{4}$  x H

**Required Landscape Borders:**

- North: Industrial Zone = None
- South/East: Non-MS&R Street = 10 feet
- West: Residential Zone = 10 feet

**Required Screening:**

- North: Industrial Zone = None
- South/East: Non-MS&R Street = 5 foot
- West: Residential Zone = 5 foot

**Required Parking Spaces: 14 spaces**

- Mobile Home Units: 2 per unit = 12 spaces
- Guest Parking: 0.25 per unit = 2 spaces

**Provided Parking Spaces: 15 spaces**

- Spaces for Units = 12 spaces
- Guest Parking = 3 spaces





**WE ARE HERE**



**Pre-Application Meeting Conference**

**Neighborhood Meeting**

- Mailing list for notification supplied by city

**SUBMITTAL** -

*not less than 15 days or more than 60 days after neighborhood meeting*

**Zoning Application Submittal**

**Staff & Agency Review**

**PUBLIC NOTICE** -

*not less than 15 days or more than 30 days prior to hearing*

**Planning Director's Recommendation**

- Not less than 15 day prior to public hearing

**Zoning Examiner's Public Hearing**

- Within 70 days of acceptance of application

*Within 1 week of hearing -*

**Zoning Examiner's Recommendation**

- 14 days to reconsider  
Party of Record may appeal

**Mayor and Council Decision to Approve**

**Compliance with Rezoning Conditions**

- Public meeting of hearing

*After compliance with rezoning - conditions complete*

**Mayor and Council Adoption**

*Amended after effective - date of the rezoning*

**City Zoning Map Change**

**REZONING PROCESS**





# **CALLE ANTONIA MANUFACTURED HOUSING SITE**

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Questions????

**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-ENT-1123-00044–Mobile Home Development, 1251 E. Calle Antonia, P-I to MH-1, (Ward 5)**

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

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

**Reason(s):**

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PLEASE PRINT YOUR NAME	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT 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-ENT-1123-00044 SP**

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

**IMPORTANT LAND USE CHANGE NOTICE ENCLOSED**