



Zoning Examiner

REPORT TO MAYOR AND COUNCIL

February 15, 2024

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

Public Hearing: February 1, 2024

BACKGROUND

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).

PUBLIC HEARING SUMMARY

February 1, 2024, Zoning Examiner Hearing

The Applicant spoke in support of the requested rezoning at the February 1, 2024, Zoning Examiner hearing. No other person spoke.

As of the date of the Zoning Examiner hearing, there were no (0) written approvals and no (0) written protests.

FINDINGS OF FACT

Background Information

Existing Land Use: Vacant lot



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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

Applicant's Request – 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. The Applicant seeks to rezone this now vacant site from P-I to MH-1. 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 costs and increase affordability.



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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 homes 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



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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.

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.

RECOMMENDATION

The Zoning Examiner recommends approval of the requested rezoning, subject to compliance with the preliminary conditions proposed by PDSO.

Sincerely,

John Iurino

Zoning Examiner



Zoning Examiner

ATTACHMENTS:

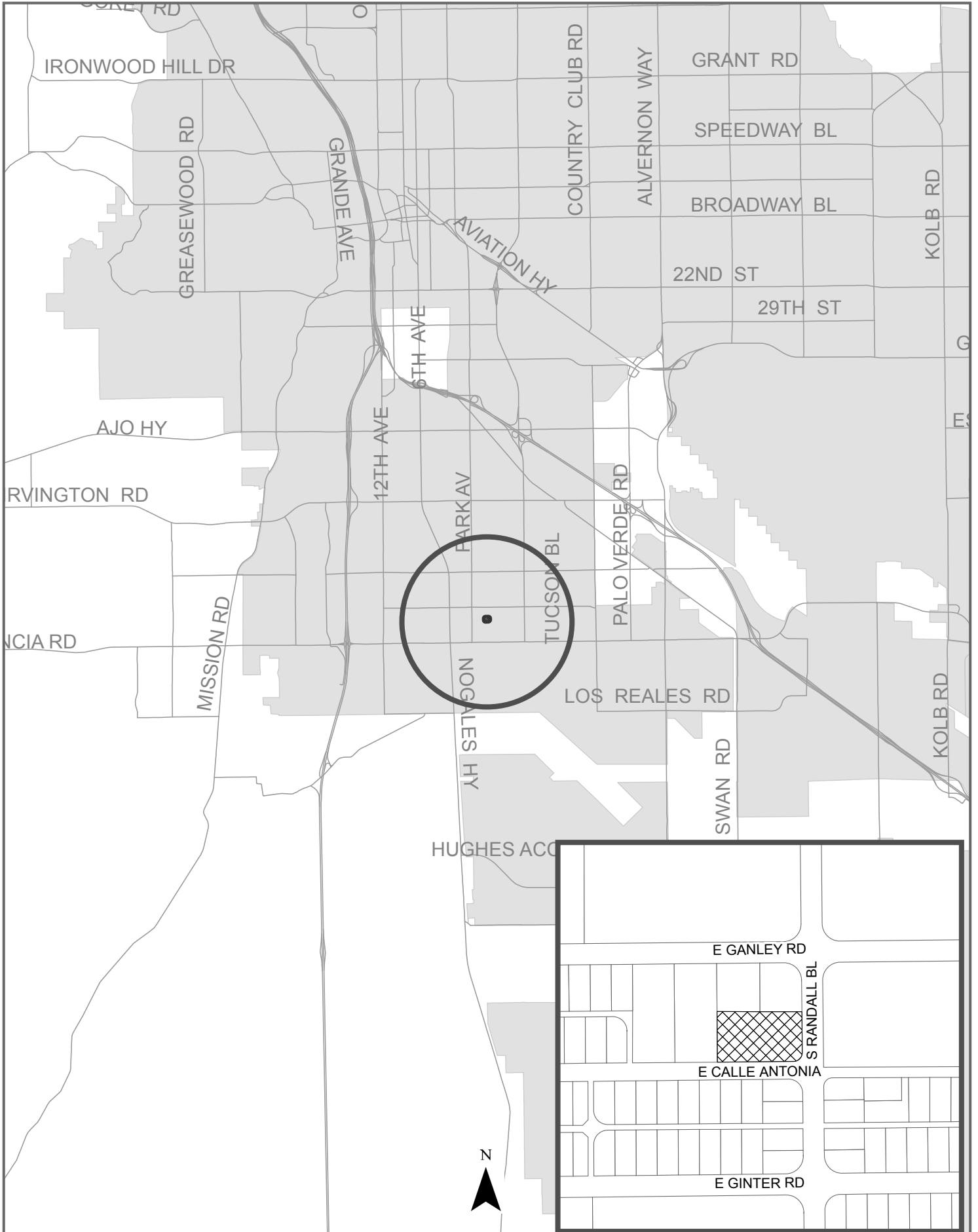
Case Location Map

Rezoning Case Map

Public Hearing Minutes

Cc: Mayor and Council

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

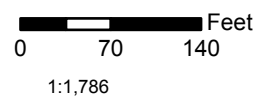


TP-ENT-1123-00044, P-1 to MH-1

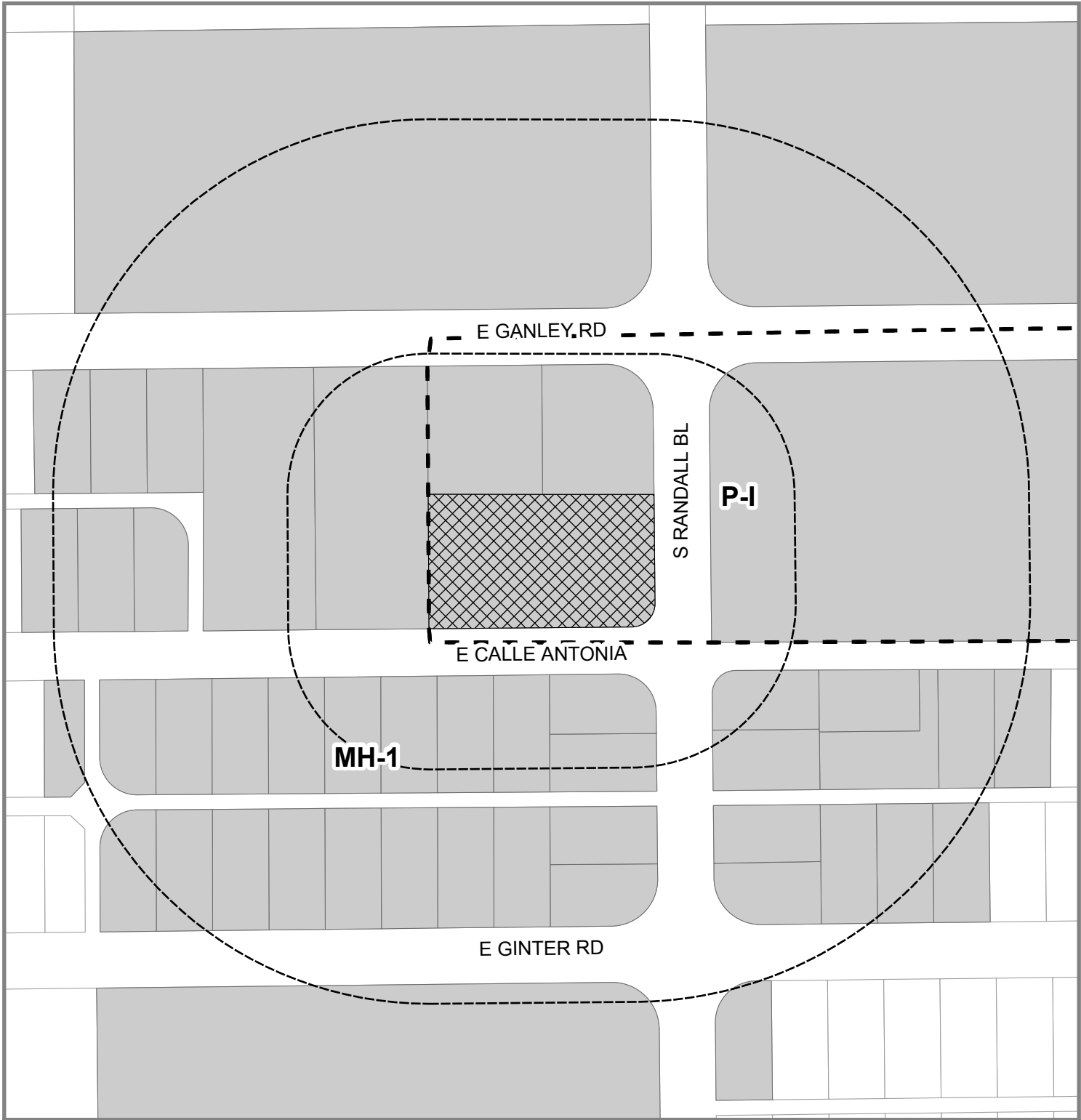


 Area of Rezoning

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



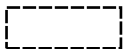
Area of Rezoning



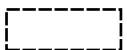
Zone Boundaries



Properties Notified

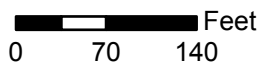


400' Notification Area



Protest Area (150 ft. Radius)

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



1:1,786



PUBLIC HEARING MINUTES ARE NOT YET TRANSCRIBED

THEY WILL BE CIRCULATED WHEN COMPLETED