



Zoning Examiner

Preliminary Report

December 28, 2023

Adam Call

The Planning Center

2 E. Congress Street, Suite 600

Tucson, AZ 85701

**SUBJECT: TP-ENT-1023-00038 RV Storage – Old Vail Road SR to I-1 (Ward 4)
Valencia & Kolb RV Storage**

Public Hearing: December 21, 2023

Dear Mr. Call:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case TP-ENT-1023-00038 RV Storage – Old Vail Road SR to I-1 (Ward 4).

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

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BACKGROUND

This is a request by The Planning Center, on behalf of 6971 LLC to rezone a 4.32-acre area from SR Suburban Ranch to I-1 Industrial to allow for an RV Storage facility under the Personal Storage land use class. The property owner is proposing to develop an RV Storage Site across two parcels, the subject parcel and the parcel to the east, already zoned I-1 with an approved development package. The subject site is proposed to be primarily composed of approximately 130 recreational vehicle storage spaces, a 40-foot access lane to access those spaces, and a detention/retention basin within the northern portion of the parcel. Vehicular access to this site will be through a driveway attaching to the adjacent parcel. The storage area is to be screened with 6-foot chain link fencing. Ten-foot landscape borders with a 30-inch screen are planned along the north and south property boundaries.

SUMMARY OF FINDINGS

The subject site is located on the north side of Old Vail Road approximately 1500 feet west of Kolb Road.

Existing Land Use: Undeveloped land.

Zoning Descriptions:

Existing: SR (Suburban Ranch) – This zone provides for very low density, large lot, single-family, residential development, and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

Proposed: I-1 (Light Industrial) – This zone provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones. Selecting other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted.

Adjacent Zones and Land Uses:

North: Zoned County CI-2; Industrial zoning, vacant land across Valencia Road, a designated scenic route per the MS&R Overlay.

South: Zoned County CI-2; Industrial zoning, undeveloped land.

West: Zoned County CB-2/CI-2; Business and Industrial zoning, undeveloped land.

East: Zoned I-1; Industrial zoning, RV Storage in development.

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Project Background – The property owner wishes to create an RV Storage Lot across two parcels. One parcel, adjacent to the subject site to the east, is already zoned I-1 and a development package has been approved as Phase I. The subject parcel requires rezoning to I-1 in order to develop Phase II of the RV Storage Project.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson* and the *Rincon/Southeast Subregional Plan*.

Plan Tucson – The site lies within the Port of Tucson Industrial Area building block in the Future Growth Scenario Map in Plan Tucson. Industrial Areas are strategically located for efficient handling of intermodal freight movements. These areas support national and international freight movement through Tucson by connecting existing major regional commercial transportation routes, including railway, major highways, and the airports.

Plan Tucson also provides the following policies related to the proposed rezoning:

LT7 Use the Future Growth Scenario Map:

a. As a general guide for determining the general location of development opportunities, development patterns, and land use and transportation concepts, while also considering area and site-specific issues

b. In conjunction with the Guidelines for Development Review for discretionary rezonings, variances, special exceptions, and other land use decisions.

LT22 Participate in efforts to develop a coordinated regional, multi-modal transportation system that improves the efficiency, safety, and reliability of transporting people and goods within the region and to destinations outside of the region.

LT23 Ensure that proposed land uses comply with all applicable Arizona Revised Statutes with respect to military and airport operations, coordinating with all stakeholders in planning for such uses by amending the Airport Environs Overlay Zone regulations in the event of future changes in mission and/or flight operations.

LT25 Promote compatibility of military operations and existing and potential adjacent development by coordinating with all stakeholders in planning for operational changes so that they will not impair existing residential uses in affected areas.

Rincon/Southeast Subregional Plan – The proposed development is located within the Rincon/Southeast Subregional Plan, which provides the following policy direction:

I.A.2.a Applicants for rezonings within this subregion shall submit an Environmental Resource Report prepared in accordance with City of Tucson Development Standard 1- 07.0.

I.A.2.b The development plan shall be based on the site analysis and implement plan policies



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through sensitive design and mitigation techniques that respond to site features and to the character of the surrounding neighborhood.

I.B As appropriate to the development proposal and site characteristics, policies for natural and cultural resources specified in this section may be applicable.

Design Considerations

Land Use Compatibility – The site is predominantly surrounded by undeveloped land. The parcel to the south is part of an existing RV Storage lot unrelated to the applicant’s proposal, and outside the city limits. There are no residential uses adjacent to the site, and the nearest developed subdivision is approximately one mile away. There is one mobile-home-style dwelling 800 feet southwest of the project site, adjacent to existing wrecking and materials yards. The proposed rezoning is aligned with *Plan Tucson* and *Rincon/Southeast Subregional Plan* policies.

Design Compatibility – The Design Compatibility Report and the proposed preliminary development plan include the parking area comprised of storage spaces and a standard 40-foot access lane covering the majority of the parcel. The north section of parcel includes a water retention/detention basin behind a ten-foot landscaped buffer. As phase two of a planned RV Storage yard, the parking requirements in phase one will meet overall project requirements and no additional parking is required.

Road Improvements/Vehicular Access/Transit – The project faces a dirt/unpaved portion of Old Vail Road to the south. Vehicular access is provided through the vehicle access lane through phase one of the RV Storage project to the east, which will be accessed from the south through Old Vail Road.

Landscaping and Screening – The required 10-foot landscape borders on the north and south edges of the parcel are depicted on the preliminary development plan, and will be planted with native, drought-tolerant trees, shrubs, and groundcover vegetation. While the undeveloped right-of-way to the west requires a 10-foot landscaped border, it is unlikely to be developed and may be abandoned in the future. The developer will seek to remove this buffer through the Design Development Option process during the development stage.

December 21, 2023, Zoning Examiner Hearing

The Applicant’s representative spoke in support of the requested rezoning at the December 21, 2023, 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.

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Conclusion

The proposed rezoning of the site from SR to I-1 is appropriate for this location, is compatible with existing surrounding land uses, and is in compliance with *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. Subject to compliance with the preliminary conditions proposed by PDSO, approval of the requested I-1 zoning is recommended.

Sincerely,

John Iurino

Zoning Examiner

ATTACHMENTS:

Case Location Map

Rezoning Case Map

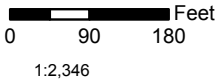
Cc: Mayor and Council

TP-ENT-1023-00038 from SR to I-1

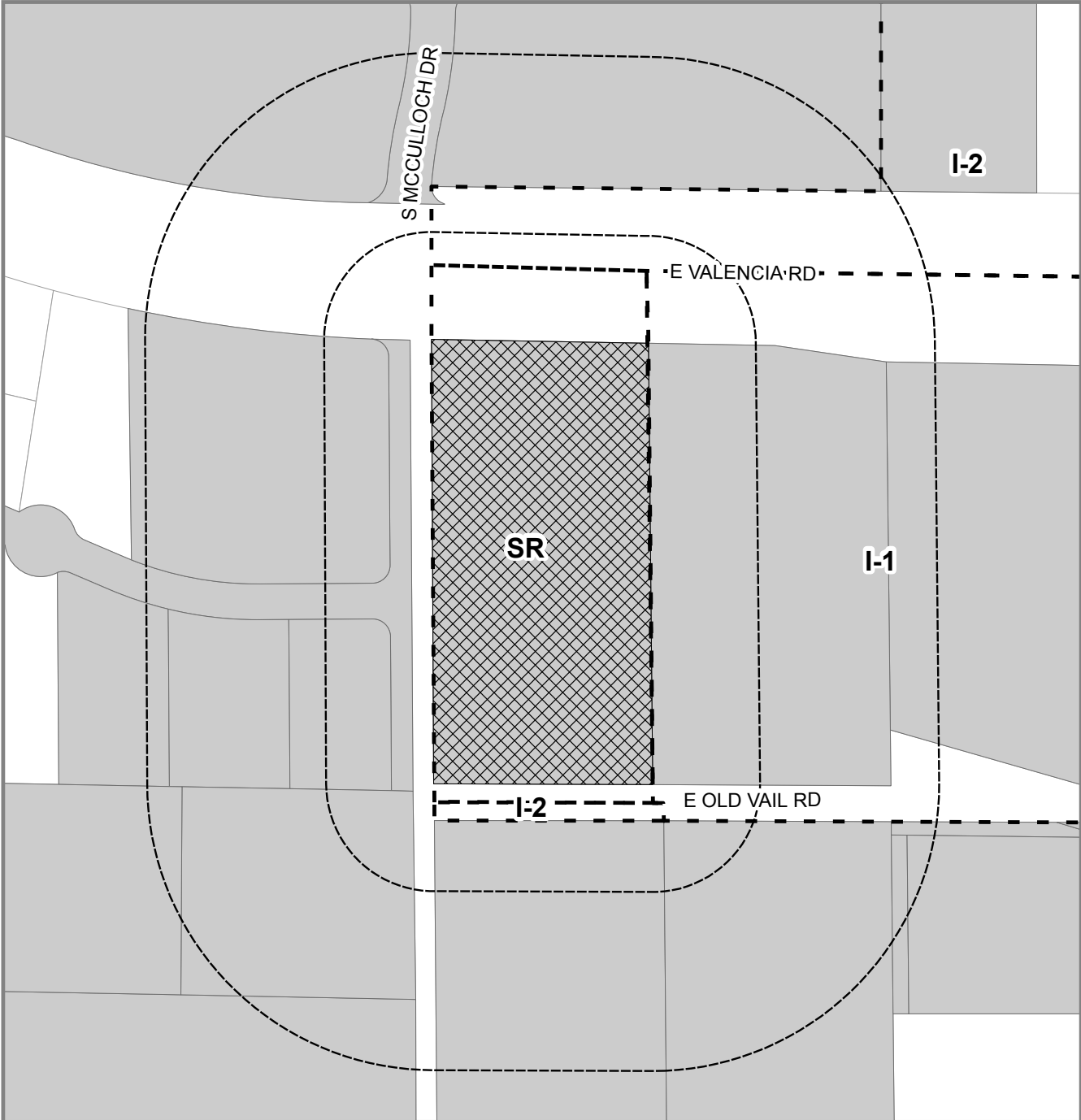





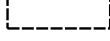

 Area of Rezoning

Address: No Address on Record
Base Maps: Twp. 1503 Range 1502 Sec. 07
Ward(s): 4

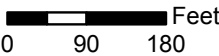


TP-ENT-1023-00038 from SR to I-1



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

Address: 6991 E OLD VAIL RD
 Base Maps: Twp. 1503 Range 1502 Sec. 07
 Ward(s): 4



1:2,346



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