



MEMORANDUM

PUBLIC HEARING – December 11, 2019

DATE: December 10, 2019

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P19CU00012 MILLAR – E. KATER RD**
(Joyce Millar – Owner/Applicant)
Type I Conditional Use – Campground

LOCATION:

The subject property, addressed as 105 E. Kater Road is located on the west side of Highway 85 in Why, Arizona. The closest major intersection is directly southeast at the highway junction of Highways 85 and 86. The property is approximately 2.50 acres, and is zoned GR-1 (Rural Residential).

SURROUNDING LAND USE OR CONTEXT:

Zoning in the immediate vicinity is a mix of GR-1, CB-2, TH, and IR and includes medium to low density residential with a few commercial uses. There is a considerable amount of rural residential property in the area. Properties range in size from 1 to 5 acres. To the north is developed rural residential property - south is developed rural residential property. West of the subject property is Coyote Howls West RV Park and to the east is vacant property adjacent to Highway 85.

PUBLIC COMMENT:

One phone call was received inquiring about the CUP proposal.

PREVIOUS CASES ON PROPERTY:

There have been no previous conditional use permits on this parcel. There has been a rezoning that was withdrawn within the past year.

BACKGROUND INFORMATION

The proposed Type I Conditional Use Permit for a Small Campground will be located at 105 E. Kater Road as shown in the site plan submitted. The parcel used to belong to the adjacent property to the west at one time before a split that occurred in 1997. The applicant intends to use the property to accommodate snowbirds and travelers to Mexico. The proximity to the border and security checkpoints are a few of the reasons the applicant quoted the need for such an establishment. She has expressed that she plans on only having a conservative number of campers or trailers. Also proposed to be allotted are vans/rv's/and tents.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I Conditional Use Permit for a Small Campground in GR-1 zoning. Small Campgrounds within GR-1 zoning are subject to Section 18.14.030B of the Pima County Zoning Code as an “other conditional use” which is similar in type, scale and intensity as other conditional uses listed.

DEPARTMENT OF TRANSPORTATION

The Department of Transportation has no objection to this Conditional Use Permit Request. The site is located approximately 250 feet west of the intersection of Kater Rd and Arizona State Highway 85. Kater Rd is a private easement not maintained by the County. The owner/developer may need to provide proof of coordination with Arizona Department of Transportation (ADOT) to Pima County Development Services prior to any permit approval related to this Conditional Use Permit Request.

REGIONAL FLOOD CONTROL DISTRICT

There are no historic drainage studies or floodplain maps available for the project area. It appears flows are not regulatory at the project site. The local drainage pattern is apparently south to north and may include shallow, distributed flows across the site. The Regional Flood Control District will review the Type I grading permit. The natural drainage pattern should not be obstructed or diverted onto adjacent properties. Water harvesting may be required if surface treatment increases storm water runoff.

CULTURAL RESOURCES

The Office of Cultural Resources had no comments.

Department of Environmental Quality

No objection.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** subject to conditions as follows:

1. Adherence to the approved site plan.
2. No expansion or modification of the type I CUP is permitted.
3. Property owner will secure all building permits and a Type I grading permit for the site work that will be required.

c: Tom Drzazgowski – Chief Zoning Inspector
Joyce Millar – Owner/Applicant