



MEMORANDUM

PUBLIC HEARING – June 29, 2020

DATE: June 17, 2020

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P20CU00002 HALLEN – N. LAK A YUCCA RD.**
(Dale Hallen – Owner/Applicant)
Type I Conditional Use – Sanatorium/Campground

LOCATION:

The subject property, addressed as 5460 N. Lak A Yucca Road is located in Picture Rocks, adjacent to Saguaro National Park. The closest major intersection is at Sandario and Manville about 4500 feet to the south. The property is approximately 4.5 acres, and zoned RH (Rural Homestead).

SURROUNDING LAND USE OR CONTEXT:

Zoning in the vicinity is a mix of IR, RH, and SR that includes very low to medium density residential rural land. There is also a considerable amount of rural vacant property in the area. A majority of the land is part of the Saguaro National Park. Properties range in size from 1 to 20 acres. The Saguaro National Park is located to the east while Tucson Mountain Park is southeast of the property.

PUBLIC COMMENT:

Approximately three phone calls have been received from neighbors who received a mailed notice. They were inquiring on additional information for the project and what is being proposed. One letter of support was received. There has been approximately seventeen letters of support that have been submitted, along with a petition of opposition with approximately twenty-nine signatures.

PREVIOUS CASES ON PROPERTY:

There have been no previous conditional use permits on this parcel.

BACKGROUND INFORMATION

The proposed Type I Conditional Use Permit for a Sanatorium/Campground will be on property located at 5460 N. Lak A Yucca Road as shown in the site plan submitted. The Sanatorium / Campground will consist of four (4) individual sites complete with hookups for something as large as a trailer or RV. Each campsite will be constructed and located as depicted in the site plan provided. In addition to the individual campsites, the applicant proposes several other structures such as a community center, sweat lodge, outdoor facility, and chicken coop. Staff finds these uses ancillary and incidental to the proposed use, but suggests several conditions should the Hearing Administrator consider approval.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a campground in RH zoning. Sanatoriums / Campgrounds are permitted as an other conditional use which is similar in type, scale and intensity to other conditional uses listed in RH zoning. A Sanatorium is defined in the Pima County Zoning Code as "A building or group of buildings, arranged, intended, designed or used for the housing, care or treatment of sick people or convalescents other than those mentally ill or afflicted with infectious, contagious or communicable diseases." The applicant intends on using the property as described in his application as a "Sanctuary. A place of comfort, prayer, and healing. Veteran's facility. A quiet, safe place to live, to refresh, to renew."

DEPARTMENT OF TRANSPORTATION

The site has adequate access to the County roadway network. It is served directly by Lak A Yucca Rd, a paved two-lane undivided roadway maintained by the County. There are no available traffic counts for Lak A Yucca Rd but the capacity of this road is approximately 9,940 ADT. Development density along Lak A Yucca Rd indicates that this area is rural residential and the proposed Conditional Use Permit for the site will not significantly impact road capacity. Based on this request, a development plan will be required at time of permitting for the review of the driveway design, parking, and dust control. The Department of Transportation has no objection to this Conditional Use Permit Request subject the following conditions:

1. A Site Construction permit shall be submitted for review and approval by Development Services Department during the permitting process.

REGIONAL FLOOD CONTROL DISTRICT

Pima County Regional Flood Control District has reviewed the request and offer the following comments:

1. The site is entirely within a sheet flood area and also includes the Picture Rocks Wash flow corridor. The latter is largely avoided. The District has no objection subject to the following condition.

- a) A Floodplain Use Permit is required.

CULTURAL RESOURCES

Please be aware that Pima County Cultural Resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

Staff has no objection to the Conditional Use Permit request. Should the Hearing Administrator grant approval, staff recommends the following conditions:

- This Type I Conditional Use Permit applies to only four (4) sites for the purpose of temporary treatment and recovery, along with the other ancillary proposed structures/uses as depicted on the site plan.
- Any expansion of any size, scale, or intensity shall require an amendment to this Type I Conditional Use Permit by revisiting the Conditional Use Permit procedure.
- Any proposed outdoor lighting or fixtures shall be in compliance with the Pima County Outdoor Lighting Ordinance.
- Adherence to conditions from Department of Transportation and Regional Flood

Control District.

c: Tom Drzazgowski – Chief Zoning Inspector
Dale Hallen – Owner/Applicant