



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/21/2024

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P24SP00001 UNFIED HOLDINGS, LLC – S. ARCADIA AVENUE SPECIFIC PLAN REZONING

***Introduction/Background:**

The applicant requests a specific plan rezoning for Best Auto Salvage Specific Plan, an approximate 9.92 acre rezoning from the CI-2 (AE) General Industrial – Airport Environs) to the SP (AE) (Specific Plan – Airport Environs) zone located at the southwest corner of E. Canada Street and S. Arcadia Avenue.

***Discussion:**

The specific plan rezoning proposes the continued use of a one-story, 11,000 square-foot auto workshop and associated automobile salvage yard and a 36,000-square-foot, two-story building expansion for retail and administrative offices within the Tucson International Airport/I-10 Economic Development Corridor Focused Development Investment Area. The property is located outside the Maeveen Marie Behan Conservation Lands System.

***Conclusion:**

A rezoning to the SP zone allows for the existing and proposed expansion and conforms to its Military Airport Comprehensive Plan land use designation. The Davis Monthan Airforce Base, the Tucson Airport Authority and the policies of the comprehensive plan are supportive of the expansion and continued use of the site.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions.

***Fiscal Impact:**

0

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Planner III

Telephone: 520-724-6921

Department Director Signature: _____

Date: _____

5-1-24

Deputy County Administrator Signature: _____

Date: _____

5/3/2024

County Administrator Signature: _____

Date: _____

5-3-24



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Dr. Matt Heinz, Supervisor, District 2

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: May 7, 2024

SUBJECT: P24SP00001 UNIFIED HOLDINGS, LLC – S. ARCADIA AVENUE SPECIFIC PLAN REZONING

The above referenced Specific Plan Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, MAY 21, 2024** hearing.

REQUEST: For a **specific plan rezoning** for approximately 9.92 acres (parcel codes 140-01-0920, 140-01-091D, and 140-01-091F) from the CI-2 (AE) (General Industrial – Airport Environs) to the SP (AE) (Specific Plan - Airport Environs) zone, located at the southwest corner of E. Canada Street and S. Arcadia Avenue. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Military Airport.

OWNERS: Unified Holdings, LLC
5550 S. Arcadia Avenue
Tucson, AZ 85706

AGENT: The Planning Center
Lexy Wellott
2 E. Congress Street, Suite 600
Tucson, AZ 85701

DISTRICT: 2

STAFF CONTACT: Terrill L. Tillman, AICP, Planner III

PUBLIC COMMENT TO DATE: As of May 7, 2024, no public comment has been received.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 7-0** (Commissioners Becker, Hook and Maese were absent)

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject site is located outside the Maeveen Marie Behan Conservation Lands System.

TD/TT/ds
Attachments



DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24SP00001

Page 1 of 4

FOR MAY 21, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: May 7, 2024

ADVERTISED ITEM FOR PUBLIC HEARING

SPECIFIC PLAN REZONING

P24SP00001 UNIFIED HOLDINGS, LLC – S. ARCADIA AVENUE SPECIFIC PLAN REZONING

Unified Holdings, LLC, represented by The Planning Center, request a **specific plan rezoning** for approximately 9.92 acres (parcel codes 140-01-0920, 140-01-091D, and 140-01-091F) from the CI-2 (AE) (General Industrial – Airport Environs) to the SP (AE) (Specific Plan - Airport Environs) zone, located at the southwest corner of E. Canada Street and S. Arcadia Avenue. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Military Airport. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 7-0** (Commissioners Becker, Hook and Maese were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 2)

Planning and Zoning Commission Public Hearing Summary (March 27, 2024)

The public hearing was held in person and virtually. The commissioners and staff attended virtually while the applicant attended in person.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions added to Section V of the final specific plan.

The applicant's representative presented additional information about the proposed project.

A commissioner asked for clarification regarding the location of the proposed bufferyard. The applicant responded that the bufferyard was planned along the area of redevelopment.

The hearing was opened to the public and there was no one from the public to speak. The public hearing was closed.

Commissioner Truitt made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Gungle gave second.

A commissioner stated that he was in favor of the rezoning but asked the developer to consider continuing the bufferyard the full length of the property adjacent to Arcadia Avenue.

The commission voted to recommend **APPROVAL** of the specific plan rezoning 7 – 0 (Commissioners Becker, Hook and Maese were absent), subject to the following Standard and Special conditions added to Section V of the Specific Plan:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Traffic Memorandum shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan. Offsite improvements determined necessary as a result of the Traffic Memorandum, shall be provided by the property owner.
 - B. The number, location, and design of access points on Arcadia Avenue shall be determined at the time of development plan submittal and is subject to Department of Transportation's approval.
 - C. Corner spandrel right-of-way dedication shall be provided by the property owner(s) at the northeast corner of the project boundary adjacent to the Arcadia Avenue and Canada Street intersection, prior to development plan approval. A curve radius of twenty-five (25) feet is required. The private metal fence will need to be reconfigured to be located out of the right-of-way dedication, or a license agreement is obtained.
5. Flood Control District conditions:
 - A. Low Impact Development practices shall be distributed throughout the site area proposed for redevelopment.
 - B. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Environmental Planning condition: Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
7. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate

vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

8. Adherence to the specific plan document as approved at the Board of Supervisors' public hearing.
9. Tucson Airport Authority conditions:
 - A. 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.
 - B. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops every project applicant must file FAA Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
 - C. Applicable to residential uses only: 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.
 - D. 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.

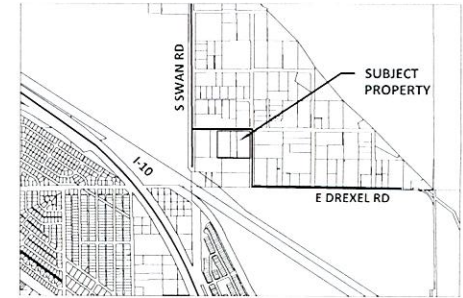
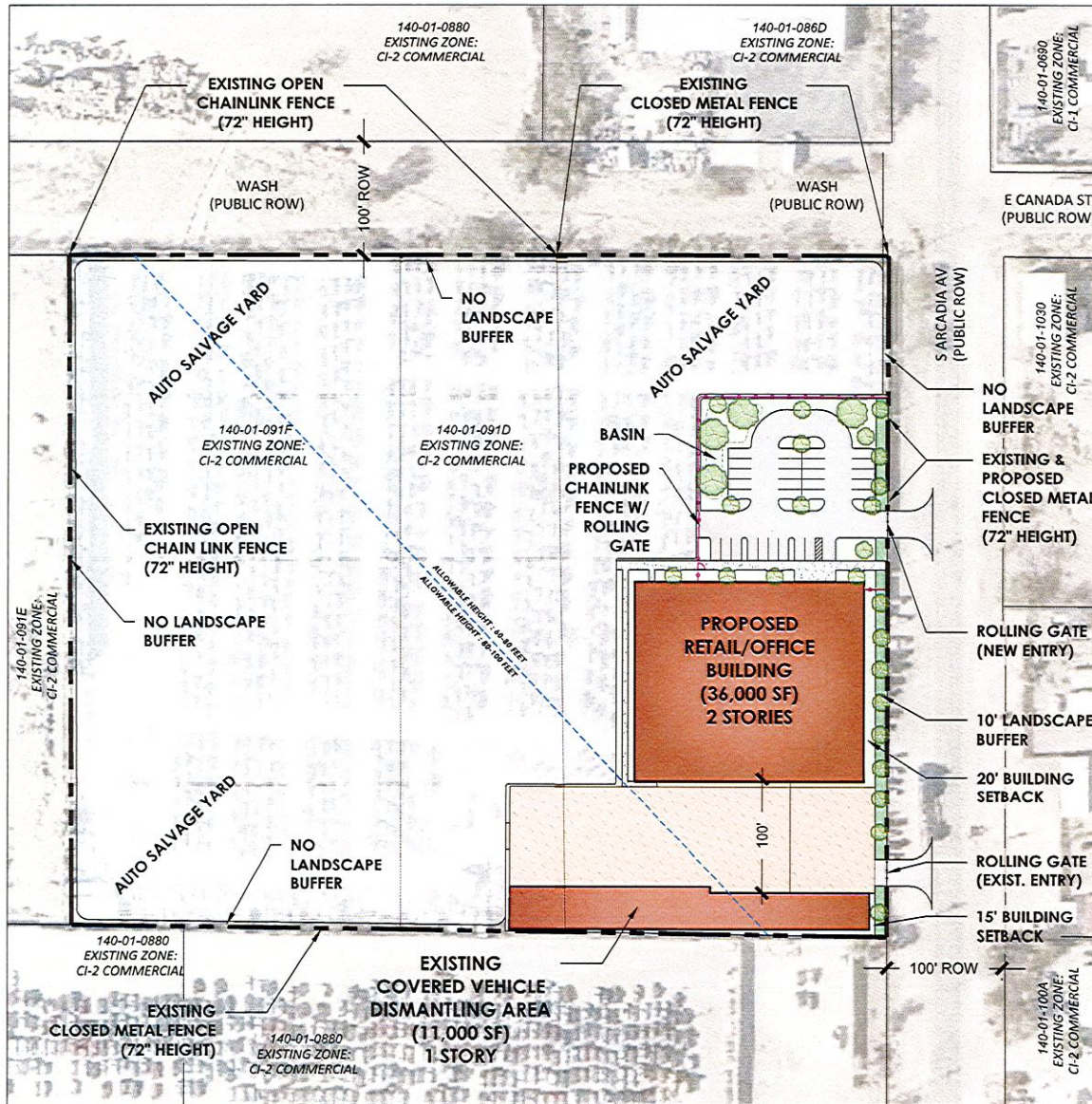
Scott Robidoux, Manager of Planning
Tucson Airport Authority
7250 South Tucson Boulevard, Suite 300
Tucson, AZ 85756
10. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private

Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ds
Attachments

c: Lexy Wellott

PRELIMINARY DEVELOPMENT PLAN



NOTES:

Property Acreage: 9.92 Acres
 Parcels: 140-01-091F, 140-01-091D, 140-01-0920
 Address: 5550 South Arcadia Avenue, Tucson AZ
 Jurisdiction: Pima County

Existing Zoning: CI-2 (Industrial)
 Existing Use: Auto Salvage
 Overlay Zones: Davis-Monthan AFB
 NCZ-A / Height Overlay Zone

Proposed Use: Auto Salvage
 Proposed Zoning: Specific Plan

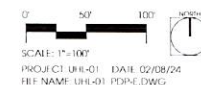
Proposed Building: 36,000 SF,
 Proposed Building Height: 40 Feet, 2 Stories
 1st Story: Retail, 2nd Story: Admin. Offices

Existing Building: 11,000 SF, 1 Story
 1st Story: Auto Workshop

Required Building Setbacks:
 - North/West/South: None per Specific Plan
 - East: 20 Feet per Specific Plan (2 Stories),
 15 Feet per Specific Plan (1 Story)

LEGEND

	Property Boundary		AEZ Height Limitations
	Building (Existing or Proposed)		Parcels
	Landscape Buffer		
	Landscaped Common Area		
	Parking/Access Lanes (Asphalt)		
	Aggregate Base Surface		
	Auto Salvage Yard		
	Proposed Open Chain Link Fence (CLF)		

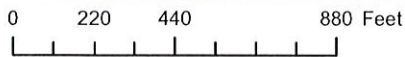
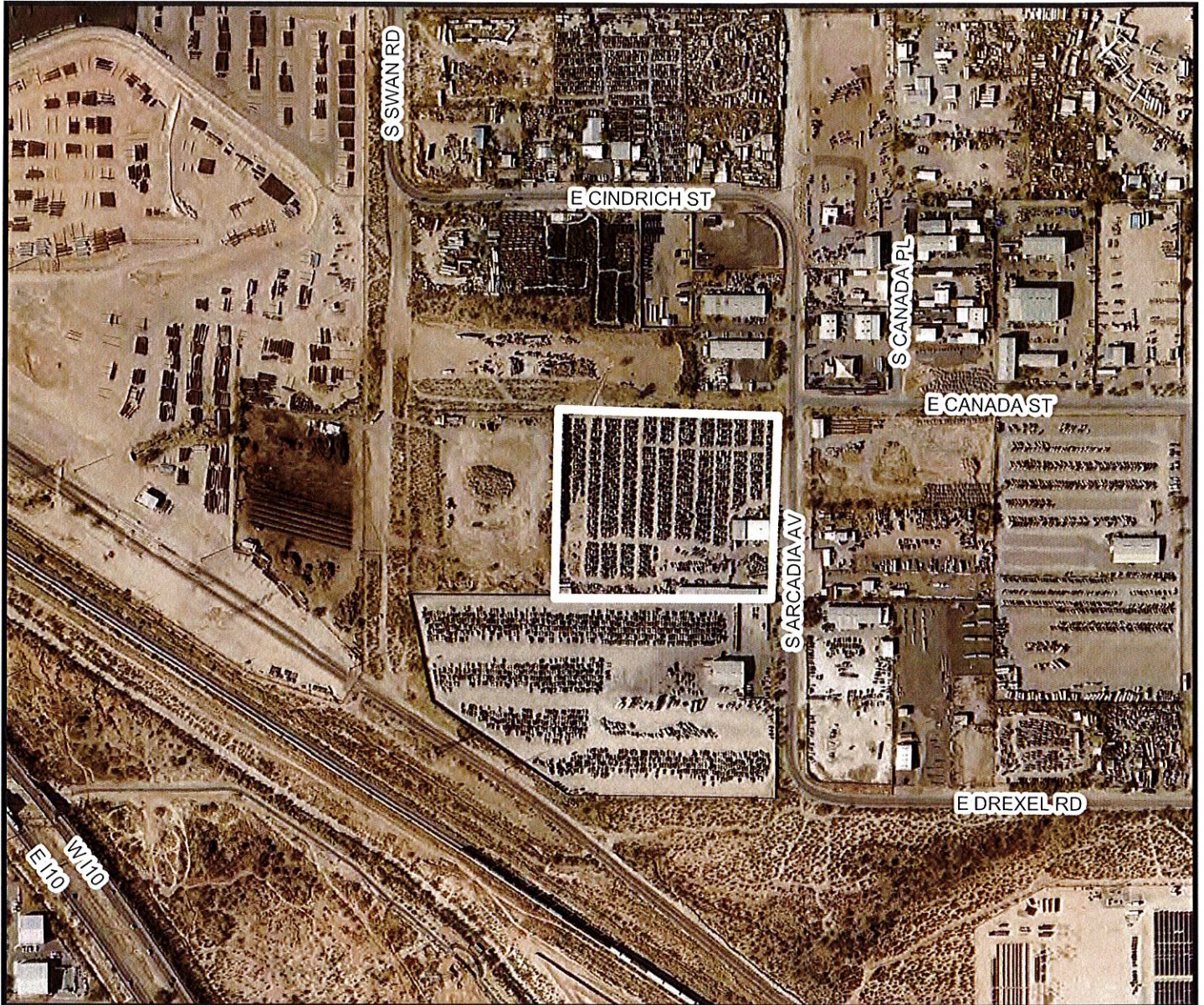


PLANNING CENTER
 PLANNING • LANDSCAPE ARCHITECTURE

BEST AUTO SALVAGE SPECIFIC PLAN

Case #: P24SP00001
 Case Name: UNIFIED HOLDINGS, LLC -
 S. ARCADIA AVENUE SPECIFIC PLAN REZONING
 Tax Code(s): 140-01-2920, 140-01-091D & 140-01-091F

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION



Notes:	
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10	
Map Scale: 1:6,000	Map Date: 2/29/2024 - ds



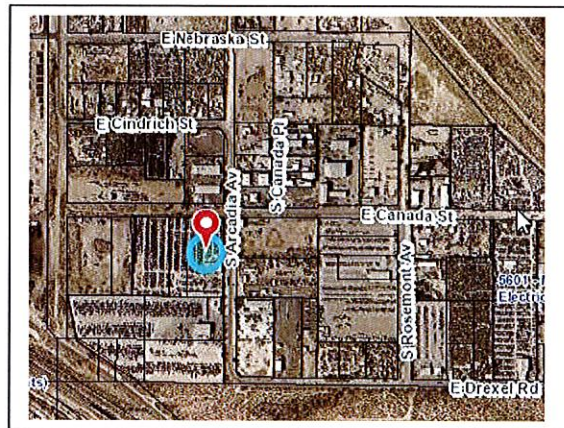


**SPECIFIC PLAN
PLANNING AND ZONING COMMISSION
STAFF REPORT**

HEARING DATE	March 27, 2024
CASE	P24SP00001 Unified Holdings, LLC – S. Arcadia Avenue Specific Plan (Best Auto Salvage Specific Plan)
PLANNING AREA	Central
DISTRICT	2
LOCATION	The site is located at the southwest corner of E. Canada Street and S. Arcadia Avenue.
ACREAGE	9.92 (+/-) acres
REQUEST	A Specific Plan Rezoning for an existing one-story, 11,000-square-foot auto workshop and associated automobile salvage yard and a 36,000-square-foot, two-story building expansion for retail and administrative offices. The rezoning request is from the CI-2 (AE) (General Industrial-Airport Environs) to the SP (AE) (Specific Plan-Airport Environs) zone.
OWNER	Unified Holdings, LLC 5550 S. Arcadia Avenue Tucson, AZ 85706
AGENT	The Planning Center Lexy Wellott 2 E. Congress Street, Suite 600 Tucson, AZ 85701

APPLICANT’S PROPOSED USE

The applicant proposes a specific plan rezoning for an approximate 9.92-acre site comprised of three parcels for a 36,000-square-foot expansion to an existing auto salvage yard that currently contains a one-story, 11,000-square-foot auto workshop building along with the associated salvage yard. The planned uses of the new two-story building are for retail uses on the first floor and administrative offices on the second floor with a proposed height of 40 feet.



APPLICANT’S STATED REASON

“The Best Auto Salvage Specific Plan (BASSP) looks to create standards tailored to the business's existing salvage operations and existing conditions on the 9.92-acre property located at 5550 S. Arcadia Avenue to achieve compliance with the Pima County Zoning Code while not placing a large burden on the property owners regarding redevelopment costs. The standards introduced in this specific plan will ensure that Best Auto Salvage can continue to operate while creating a safer environment for customers through the creation of a parking lot and improving the visual aesthetics of the property through

new landscaping and a proposed new building. The BASSP is necessary to help retain and expand a local business while also allowing for site improvements that create better conditions for the public without requiring cost-prohibitive improvements to the entirety of the property to achieve compliance.”

STAFF REPORT SUMMARY

Staff recommends **APPROVAL** of the Best Auto Salvage Specific Plan (SP) rezoning. The plan adheres to comprehensive plan policies, is located within the Tucson International Airport/I-10 Economic Development Corridor Focused Development Investment Area (FDIA) and is an existing site that conforms to its Military Airport (MA) land use designation. Davis Monthan Air Force Base (DMAFB) and the Tucson Airport Authority (TAA) are supportive of the continued use of the site.

PUBLIC COMMENT

As of the writing of this report, March 12, 2025, staff has not received any written comment.

Published and mailed notice of the proposal along with the website posting of the application and specific plan will occur a minimum of fifteen days prior to public hearing. A draft staff report will be available a minimum of fifteen days prior to public hearing with the final version posted to the website. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN POLICIES AND REGIONAL PLAN POLICIES

The land use designation of the subject site is Military Airport (MA). The MA designation provides guidance for compatible land uses that protect the health, safety and welfare of the community, and promotes the long-term viability of DMAFB and its missions. There are no special area or rezoning policies applicable to the property.

The proposal is supported by the Comprehensive Plan Regional Policies listed below:

Use of Land:

- Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County
- Ensure that DMAFB and National Guard operations are not adversely impacted by encroaching incompatible development

Economic Development Goals and Policies:

- Aid the protection of our existing employers
- Create and maintain a positive climate for business
- Repair and restore our streets and highways

The policies of Pima Prospers are implemented within the specific plan rezoning by supporting the protection of an existing business and for the expansion within a FDIA in the County with an appropriate use within the MA land use designation.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CI-2	Material Yard/Diamondback Collision
South:	CI-2	Auto Salvage
East:	CI-2	Auto Repair/Metal Sales/Vacant Developed Property
West:	CI-2	Contractor's/Materials Yard

The area is primarily characterized with heavy industrial outdoor uses including multiple salvage yards, auto repair and collision services, materials, and contractor's yards. Further southeast of the subject site is a solar farm, and a power plant is located northwest of the site. The nearest residential uses are located south of Interstate-10, approximately 1/2 mile away.

PREVIOUS REZONING CASES ON PROPERTY

A previous rezoning from the CI-1 (Light Industrial) to the CI-2 (General Industrial) zone by case Co9-57-106 and adopted by Ordinance 1958-49, was approved August 19, 1958 with no conditions.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

There have been no recent rezonings within one mile of the subject site.

Past activity:

There has been a substantial amount of land in the vicinity of the site that has been rezoned from original CI-1 (Light Industrial) to the CI-2 zone in the late 50's through the 60's resulting in few industrial subdivisions and mostly lot splitting.

MAVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The site is located outside the Maveen Marie Behan CLS.

PLANNING REPORT

Staff supports the request because the proposed Specific Plan will bring the three-parcel site into conformance with the Pima County Zoning Code that allows for a maximum of 2 acres of salvage with an additional 2 acres as approved by the Board of Adjustment in the site's current CI-2 (Industrial) zoning. Since the site is 9.92 acres, the appropriate path to conformance with the zoning code is to rezone to SP (Specific Plan) zoning. The specific plan uses, and planned heights are consistent with the MA land use designation and the expansion is supported by the policies of Pima Prospers, Pima County's comprehensive land use plan.

The site is located within the DMAFB NCZ-A Noise Control Zone A, the noise overlay zone 65-70 LDN and the airport environs height overlay zone (60 – 80 and the 80-100-foot height limits). Sound attenuation for buildings will be required and the allowable uses within the NCZ-A zone conforms with Section 18.57.0361 of the Pima County Zoning Code. The noise generated from the DMAFB furthers the compatibility of industrial uses on the subject site. The DMAFB has no objection nor concern regarding the ongoing use and further expansion of the site. The site is also located within the TAA aviation easement requirements and public disclosure area, Federal Aviation Administration (FAA) traffic pattern airspace and FAA Part 77 airspace. TAA is supportive of the rezoning subject to rezoning conditions #9.

The subject site is mass graded, currently developed, contains little or no vegetation and is flat. There is an existing 11,000-square-foot covered dismantling area that will remain and an existing 7,719 square foot office/retail building that will be razed. The new expansion is planned in the same location as the existing building and will be a two-story, 36,000-square-foot, 40-foot maximum height building for retail and office uses. The site will be accessed from the two existing driveways on S. Arcadia Avenue. A 10-foot-wide bufferyard is planned along most of the S. Arcadia Avenue frontage with amenity landscaping adjacent to the proposed retail/office building and around and within the paved parking area. Adequate site setbacks are proposed for the buildings and no setbacks are planned for the auto salvage storage yard which is appropriate given its industrial use and location.

Concurrency of Infrastructure:

Concurrency of infrastructure exists to serve the proposed development.

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
DEPARTMENT OF ENVIRONMENTAL QUALITY	Yes	No objection
WATER	Yes	Served by an on-site well
SCHOOLS	N/A	

TRANSPORTATION REPORT

Arcadia Avenue is a paved, two-lane roadway maintained by the County. Arcadia Avenue is a local road with a posted speed limit of 35 miles per hour (mph). The existing right-of-way width for Arcadia Avenue is 100 feet and is neither a Major Street nor Scenic Route. There are no available traffic counts for Arcadia Avenue. The most recent traffic count for Drexel Road which lies approximately 1,000 feet to the south is 1,564 average daily trips (ADT). The traffic capacity of Arcadia Avenue is 10,360 ADT.

Right-of-way for Canada Street exists along the site's northern boundary, but the right-of-way is unimproved. The Department of Transportation does not have a plan to improve Canada Street in the near future, nor is listed on the Regional Mobility and Accessibility Plan (RMAP) or the short-range Transportation Improvement Program (TIP). Moreover, improvements to Canada Street are not proposed with this project. Any future access onto Canada Street must be reviewed and approved by the Department of Transportation.

The site has been utilized as an automobile salvage yard for over two decades. The proposed specific plan will allow for the existing use to remain on the property, but with an increase in the size of their indoor operations. Because no new uses are proposed, a Traffic Memorandum will be a condition of approval.

The Department will review the number, location, and design of the proposed driveway(s) on Arcadia Avenue during the development plan review process.

The Department of Transportation supports the request subject to rezoning conditions #4A-C.

FLOOD CONTROL REPORT

The Regional Flood Control District (District) offers the following comments:

1. This property is not impacted by a Flood Control Resource Area. Therefore, this property is not impacted by a Federal Emergency Management Agency or local floodplain and does not

- have mapped Regulated Riparian Habitat.
2. A regulatory wash is located just off-site at the northeast corner of the subject property and flows from east to west along a 100-foot right-of-way. The District's estimate of approximate peak discharge of the wash is under 500 cubic feet per second (cfs) and has an associated erosion hazard setback of 25 feet.
 3. The proposed design is supportive of Pima Prospers Comprehensive Plan Policy, Goal 14, Policy 2 where Low Impact Development (LID) Practices will utilize the site drainage from proposed impervious surfaces as a resource for the required landscaping in addition to water harvesting within landscape areas. A condition will be applied to this rezoning to ensure that LID practices will be incorporated into the proposed site design.
 4. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B (commercial) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

Regional Flood Control District has no objection to the specific plan subject to rezoning conditions #5A-B.

WASTEWATER RECLAMATION REPORT

The existing automobile salvage business utilizes a private on-site sewage disposal system. The property is outside the Pima County Regional Wastewater Reclamation Department (PCRWRD) service area.

PCRWRD has no objection to the proposed rezoning. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use an on-site sewage disposal system at the time a tentative plat, development plan, or request for a building permit is submitted for review.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection subject to rezoning condition #6.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #7.

DEPARTMENT OF ENVIRONMENTAL QUALITY

The existing septic system needs to be evaluated at the time of permitting to ensure it is sized appropriately for the planned expansion.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation have no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service have no comment.

WATER DISTRICT REPORT

The Specific Plan site will be served by an on-site well and there will be little increase in usage.

FIRE DISTRICT REPORT

The State Fire Marshall has no comment.

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Traffic Memorandum shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan. Offsite improvements determined necessary as a result of the traffic memorandum, shall be provided by the property owner.
 - B. The number, location, and design of access points on Arcadia Avenue shall be determined at the time of development plan submittal and is subject to Department of Transportation's approval.
 - C. Corner spandrel right-of-way dedication shall be provided by the property owner(s) at the northeast corner of the project boundary adjacent to the Arcadia Avenue and Canada Street intersection, prior to development plan approval. A curve radius of twenty-five (25) feet is required. The private metal fence will need to be reconfigured to be located out of the right-of-way dedication, or a license agreement is obtained.
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 - B. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Environmental Planning condition: Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
7. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
8. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.
9. Tucson Airport Authority conditions:
 - A. 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.

- B. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops every project applicant must file FAA Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- C. Applicable to residential uses only: 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.
- D. 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

- 10. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
- 11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Respectfully Submitted,

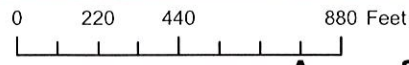
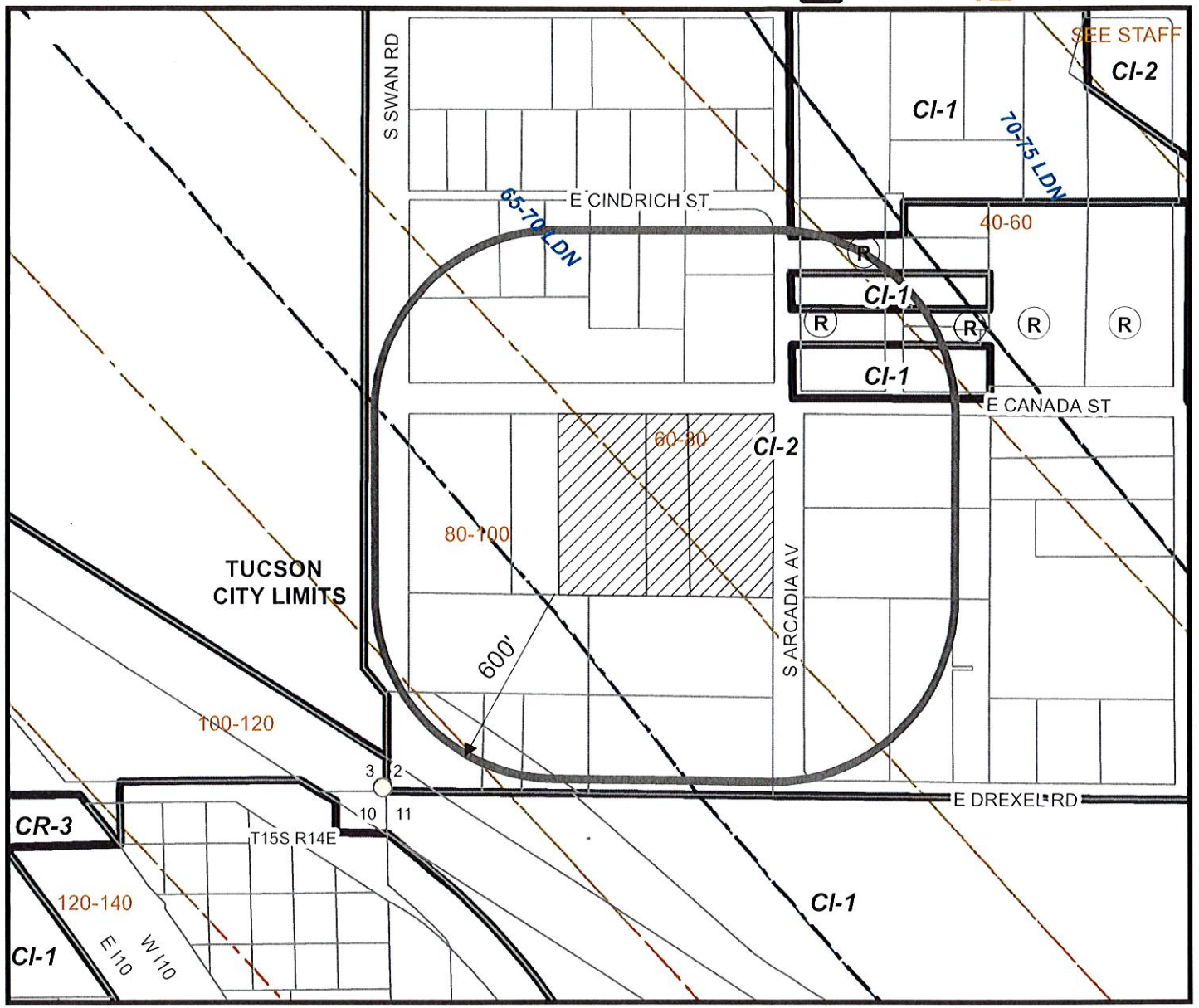


Terrill L. Tillman, AICP
Planner III

c: Lexy Wellott



Case #: P24SP00001
Case Name: UNIFIED HOLDINGS, LLC -
S. ARCADIA AVENUE SPECIFIC PLAN REZONING
Tax Code(s): 140-01-2920, 140-01-091D & 140-01-091F

-  Subject Site
-  600' Notification Area
-  Zoning Boundary
-  AE Land Use Overlay Zone
-  AE Noise Overlay Zone
-  AE Height Overlay Zone



Area of proposed rezoning from CI-2 (AE) to SP (AE) 

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes:			
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10			
	Planning & Zoning Hearing: 3/27/24 (scheduled)	Board of Supervisors Hearing: TBA		
	Base Map(s): 32	Map Scale: 1:6,000	Map Date: 2/29/2024 - ds	



Military Airport (MA)


Objective: To recognize Davis-Monthan Air Force Base (DMAFB) as a unique and significant factor in shaping the history, character, and economy of Eastern Pima County; provide guidance for future compatible land uses to promote the health, safety and welfare of the community; and, to promote the long-term viability of the base and its missions.

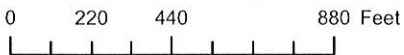
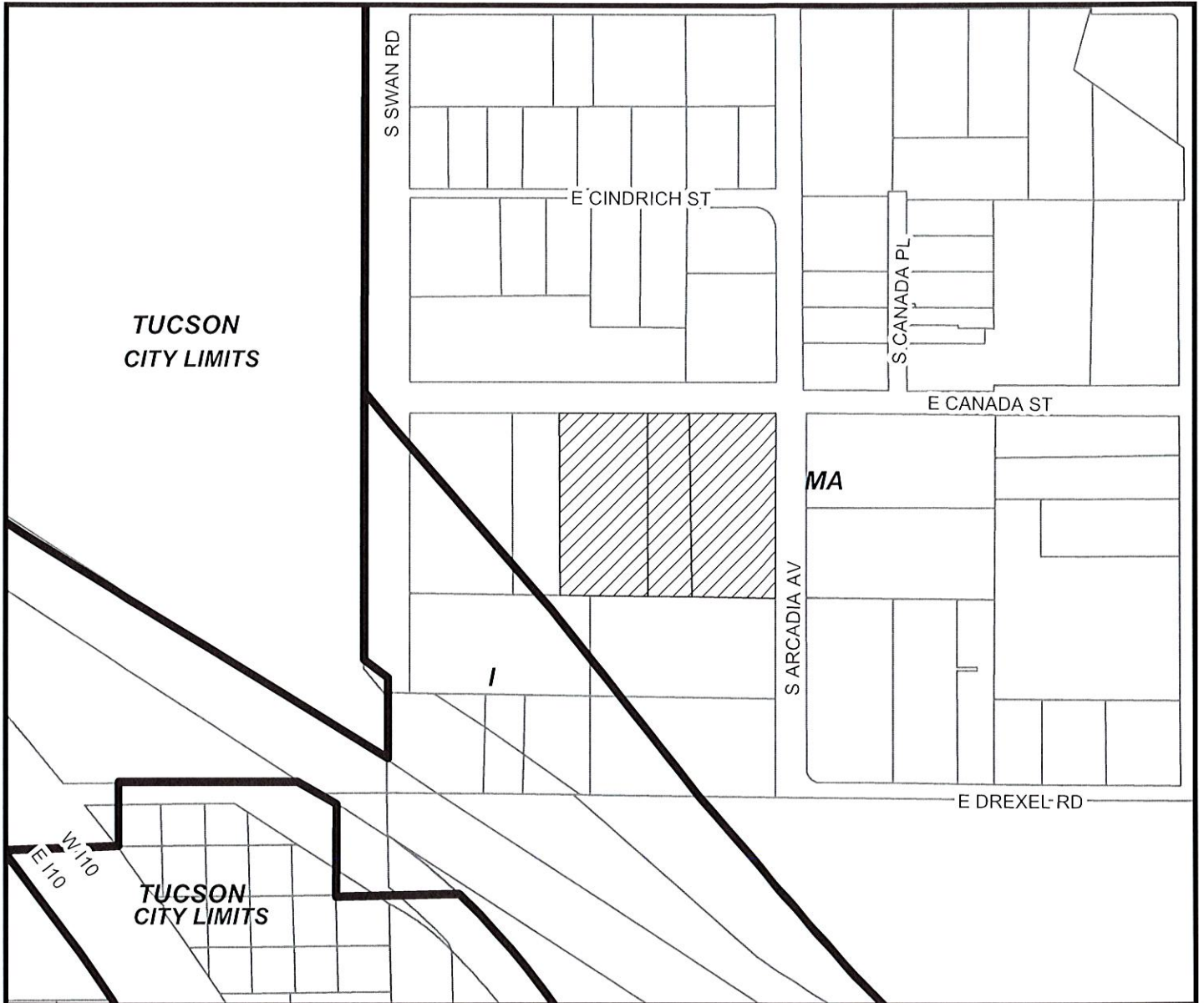
- Residential Gross Density: New residential development is not a compatible use.
- Zoning Districts: Only the following zoning districts shall be allowed:

1. CB-1 Local Business Zone
2. CB-2 General Business Zone
3. CPI Campus Park Industrial Zone
4. CI-1 Light Industrial/Warehousing Zone
5. CI-2 General Industrial Zone
6. SP Specific Plan Zone



Case #: P24SP00001
 Case Name: UNIFIED HOLDINGS, LLC -
 S. ARCADIA AVENUE SPECIFIC PLAN REZONING
 Tax Code(s): 140-01-2920, 140-01-091D & 140-01-091F

COMPREHENSIVE PLAN EXHIBIT

 Subject Site



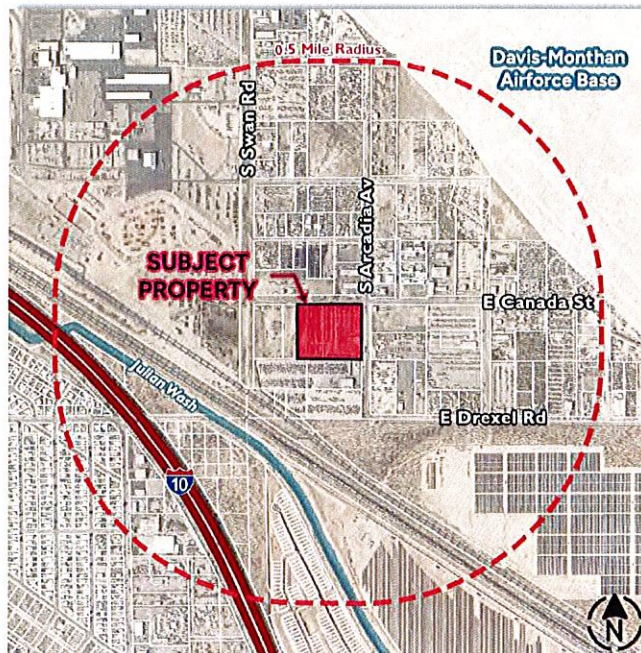
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Map Scale: 1:6,000		Map Date: 2/29/2024 - ds

January 30, 2024

Hello Neighbor,

On behalf of the property owner, Best Auto Salvage, we invite you to attend a neighborhood meeting to discuss a change of zoning request so that Best Auto Salvage can make improvements to their existing automobile salvage yard at 5550 South Arcadia Avenue. As such, Best Auto Salvage is pursuing to rezone their property from CI-2 to SP (Specific Plan) which will enable them to craft zoning regulations specific to their site and operations.



Best Auto Salvage is proposing to replace the existing building that houses their internal operations and administrative offices with a new facility that allows them to better serve their employees and customers. The new 18,000-square foot building will be constructed in the southwest corner of the site, generally where the existing structure lies, and will be two-stories in height. In addition to providing a new building, a new parking lot will be constructed along the building's north side. Drainage infrastructure and landscaping will also be installed in the parking area to capture stormwater runoff. The remainder of the site will remain as it is currently.

Automobile salvage yards have become a common occurrence throughout the country and their popularity continues to grow because the high cost of new parts, they're a potential source for hard to find parts, and the growing interest in vintage cars. Best Auto Salvage wishes to continue providing this much needed and popular service and is ideally suited for the proposed rezoning because:

- The site is currently used as an automobile salvage yard.
- The automobile salvage use is appropriate in this area of the county which consists of industrial uses on industrially zoned properties.
- It continues the trend of having a low population working near Davis-Monthan Airforce Base (DMAFB), helping further the goals of Pima County and DM to limit the proximity of uses with large numbers of employees or customers.

[TURN PAGE](#) 



Please join us:

TUESDAY, FEBRUARY 13TH
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 rezoning process and site plan and answer any questions you may have. If you cannot attend the meeting and have questions, please don't hesitate to contact me at the information provided below with your questions or comments, and we can arrange an alternative time to discuss the proposal.

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

Sincerely,

THE PLANNING CENTER

Garrett Aldrete

Garrett Aldrete

Planner

(520) 623-6146

galdrete@azplanningcenter.com



S Swan Rd


E Cindrich St

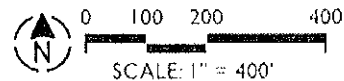
S Arcadia Av

E Canada St

E Drexel Rd

LEGEND

-  Subject Property
-  400-Foot Buffer
-  Noticed Parcels
-  Parcels



Copart Of Arizona Inc
14185 Dallas Pkwy Ste 300
Dallas, TX 75254

Dorris John
220 Anniston Way
Elizabethtown, KY 42701

Grubaugh Family Living TR
ATTN: George M & Serita Janell
Grubaugh TR
932 S Baylor Dr
Tucson, AZ 85710

Krenzer Scott Alan & Murphy Karen
Ann Living TR
5170 N Sabino Hills Dr
Tucson, AZ 85749

Martin Jack Harold
5181 E Drexel Rd
Tucson, AZ 85706

Mega Furniture Liquidations LLC
28206 N 31St Ave
Phoenix, AZ 85083

MJ Equity Investments LLC 50.5% &
DBR Investment Properties 49.5%
6783 E Camino Principal
Tucson, AZ 85715

Moso LLC
9641 E Paseo Juan Tabo
Tucson, AZ 85747

Pike Michael E & Jeannette M TR
7241 E Tamara Dr
Tucson, AZ 85730

Ruiz John
9550 S Nogales Hwy
Tucson, AZ 85756

Unified Holdings LLC
5550 S Arcadia Ave
Tucson, AZ 85706

Walcott Ronald W
6625 E Nelson Dr
Tucson, AZ 85730

Western States Decking Holdings LLC
901 W Watkins St
Phoenix, AZ 85007

The Planning Center
2 E Congress St
Tucson, AZ 85701

MEMORANDUM

DATE: February 26, 2024 **CASE NO:** UHL-01
TO: To Whom It May Concern
FROM: Garrett Aldrete, Planner
SUBJECT: Best Auto Salvage Specific Plan Summary

The following summarizes the neighborhood meeting held to discuss the proposed Best Auto Salvage Specific Plan located at 5550 South Arcadia Avenue in Pima County, Arizona.

A virtual neighborhood meeting was held on Zoom on Tuesday, February 13, 2024. The meeting was noticed at least 14 days in advance using mailing labels generated using the most recent Pima County Assessor's parcel information. The required 300-foot notification area was increased to include all property owners within 400 feet of the property.

The meeting began at 5:45 p.m. Lexy Wellott and Garrett Aldrete of The Planning Center hosted the meeting and a representative of Best Auto Salvage, Richard Townsend, was also in attendance. No members of the public attended the meeting. After 15 minutes of waiting, the meeting ended at 6:00 p.m.

If there are any additional questions about the neighborhood meeting, please do not hesitate to contact me.

Thank you.



From: [DSD Application for Rezoning or Specific Plan](#)
To: [DSD Planning](#)
Subject: Application for Rezoning / Specific Plan Submission
Date: Tuesday, January 16, 2024 11:23:33 AM
Attachments: [Letter of Authorization Document - Authorization letter.pdf](#)
[Site Analysis Document - BestAutoSalvage_SpecificPlan_FINAL.pdf](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Hi!

A new submission just came in for your **Application for Rezoning or Specific Plans - Development Services** form.

Owner Name

Unified Holdings LLC

Owner Address

5550 S Arcadia Avenue

Owner City

Tucson

Owner State

AZ

Owner Zipcode

85706-2014

Owner Phone

5205742448

email

matthew@kms-rentals.com

Applicant Name

Lexy Wellott

Applicant Address

2 E Congress Street Suite 600

Applicant City

Tucson

Applicant State

AZ

Applicant Zipcode

85701

Applicant Phone

5206236146

Applicant_Email

lwellott@azplanningcenter.com

Property Address

5550 South Arcadia Avenue

Property Parcel Number

140-01-0920, 140-01-091D, 140-01-091F

Property Acreage

9.92

Property Present Zone

CI-2

Property Proposed Zone

Specific Plan

Policies

Central Planning Area/Military Airport/Tucson International Airport
/Interstate-10 Economic Development Area

Letter of Authorization Document

[authorization letter.pdf](#) 142225B

Site Analysis Document

[bestautosalvage_specificplan_final.pdf](#) 6996971B

FTP-Link**Signature**

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Application Date

16-Jan-2024

Submission received on January 16, 2024 - 11:22 AM

January 3, 2024

Pima County
Pima County Development Services
201 North Stone Avenue
Tucson, AZ 85701

**Subject: Rezoning to Specific Plan at 5550 South Arcadia Avenue
On Tax Parcels: 140-01-0920, 140-01-091D, 140-01-091F**

Pima County Development Services:

As the owners of the above-referenced tax parcel, I hereby authorize The Planning Center to act as our agent throughout the specific plan application process.

Sincerely,



Matthew Skidmore
Unified Holdings LLC, Member

Property Owner: UNIFIED HOLDINGS LLC
5550 S ARCADIA AVE
TUCSON AZ 85706-2014

Property Owner Description

Unified Holdings LLC Members:

- MATTHEW & MARCI SKIDMORE TRUST
- WILLIAM A JANSSEN TRSTEE