

COB - BOSAIR FORM

09/09/2025 2:28 PM (MST)

Submitted by Terri.Tillman@pima.gov



Welcome to the [Board of Supervisors Agenda Item Report \(BOSAIR\)](#) Form.

This form is used to submit agenda items for Board of Supervisors consideration, including contracts, awards, grants, amendments, and other official actions.

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Award Type: Agenda Item

Requested Board Meeting Date: 10/14/2025

Agenda Item Report

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Title: ORDINANCE P24RZ00003 – HAWKS AZ LANDING LLC - W. PECOS WAY
REZONING

Introduction / Background: The Board of Supervisors approved this rezoning on March 4, 2025.

Discussion: The rezoning was approximately 114.2 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) (Cluster Development Option) and CR-1 (R) (Single Residence - Restricted) for a 101-lot, one- and two-story residential subdivision in the Maeveen Marie Behan Conservation Lands System (CLS) designated as Special Species Management. Compliance with the CLS has been achieved through preserving 80% of the natural open space on-site.

Conclusion: The Ordinance reflects the Board of Supervisors' approval.

Recommendation: Approval

Fiscal Impact: 0

Support of Prosperity Initiative: 1. Increase Housing Mobility and Opportunity

Provide information that explains how this activity supports the selected Prosperity Initiative: The Ordinance memorializes the rezoning that increases the ability to develop additional housing.

Board of Supervisor District: • 1

Department: Development Services - Planning

Name:

Terrill Tillman, AICP, Planner III

Telephone:

520-724-6921

Department Director Signature:

 For

Date:

9/25/25

Deputy County Administrator Signature:



Date:

9/25/2025

County Administrator Signature:



Date:

9-26-2025



Subject: P24RZ00003

Page 1 of 1

OCTOBER 14, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department Planning Division

DATE: September 23, 2025

ORDINANCE FOR ADOPTION

P24RZ00003 HAWKS AZ LAND LLC – W. PECOS WAY REZONING

Owners: Hawks AZ Land LLC
(District 1)

If approved, adopt ORDINANCE NO. 2025 - _____

OWNERS: Hawks AZ Land LLC
Attn: Karen Snow
14302 FNB Parkway
Omaha, NE 68154-5212

AGENT: Paradigm Land Design LLC
Paul Oland
1090 N. Oracle Road #178-193
Tucson, AZ 85704

DISTRICT: 1

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

STAFF RECOMMENDATION: APPROVAL

TD/TT
Attachments

c: Paul Oland

ORDINANCE 2025 - _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 114.2 acres (PARCEL CODES 224-44-050A, 224-44-051A, 224-44-051B, 224-44-051C, 224-44-052A, 224-44-052B, AND 224-44-052C) FROM THE SR (SUBURBAN RANCH) ZONE TO THE CR-1 (SINGLE RESIDENCE) (CLUSTER DEVELOPMENT OPTION) AND CR-1® (SINGLE RESIDENCE – RESTRICTED) ZONE, IN CASE P24RZ00003 HAWKS AZ LAND LLC – W. PECOS WAY REZONING, LOCATED ON THE NORTH AND SOUTH SIDES OF W. PECOS WAY, AT THE SOUTHEAST CORNER OF N. THORNYDALE ROAD AND W. LAMBERT LANE, AMENDING PIMA COUNTY ZONING MAPS NOS. 161 & 216.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The 114.2 acres located on the north and south sides of W. Pecos Way, at the southeast corner of N. Thornydale Road and W. Lambert Lane, and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Maps Nos. 161 & 216, is rezoned from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) (Cluster Development Option) and CR-1® (Single Residence – Restricted) zones subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The property shall be limited to two access points onto Pecos Way.
 - B. A revised Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation (DOT) with the Tentative Plat submittal. Off-site improvements determined necessary as a result of the TIS shall be provided by the property owner(s). The left-turn lanes identified within the TIS shall be required.
 - C. The TIS shall include recommendations for the Pecos Way and Thornydale Road intersection approach configuration. Intersection improvements to the Pecos Way/Thornydale Road intersection shall be provided by the property owner(s) and shall be constructed to Pima County Standards.
 - D. The TIS did not include a safety analysis of the current Pecos Way/Lambert Lane/Camino De La Tierra intersection. The revised TIS shall evaluate this intersection, and the property owner(s) shall coordinate with the Department of Transportation for the most appropriate intersection alignment and right-of-way dedication.
 - E. The Lambert Lane right-of-way width varies, is irregular along the northern property boundary and has a planned 150-foot right-of-way width per the Major Streets Plan. The property owner(s) shall dedicate sufficient right-of-way for Lambert Lane between Camino De La Tierra and Thornydale Road.

- F. Right-of-way dedication to align the intersection of Lambert Lane and Thornydale Road is required to be provided by the property owner(s).
 - G. Any required intersection corner spandrel right-of-way dedication shall be provided by the property owner(s).
3. Regional Flood Control District conditions:
- A. Encroachment into mapped Regulated Riparian Habitat, the FEMA and local floodplain not shown on the approved PDP is prohibited.
 - B. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B (Exhibit B) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning conditions:
- A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Conservation Guidelines by providing a total of 91.4 acres of Natural Open Space (NOS) entirely on-site and in

conformance with the approximate location and configuration shown on the approved Preliminary Development Plan. Should the developed area change from that which is reflected in the Preliminary Development Plan due to variations in the engineered survey boundary during the platting process, the property owner shall provide a minimum of four (4) acres of natural open space for every acre developed to achieve full compliance with the CLS Conservation Guidelines.

- B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. 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.

Invasive Non-Native Plant Species Subject to Control:

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Oncosiphon pilulifer	Stinknet
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schinus spp.	Pepper tree
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

6. Cultural Resources condition: In the event that ancestral remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are encountered during construction, all ground disturbing activities must cease within 50 ft of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the encounter or disturbance of the remains at (520) 626-0320 so that appropriate arrangements can be made for the repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The ancestral 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.

7. Adherence to the preliminary development plan (Exhibit C) as approved at public hearing.

8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.
9. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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)."
10. The use of cattle guards at the two entrance/exits and additional wildlife exclusionary fencing or walled areas to reduce wildlife movement into the development area, and reduce the potential risk of harm to wildlife as a result.
11. A written open space restrictive covenant as well as a monitoring and adaptive management plan to be used by the Homeowners' Association, with specific provisions dedicated to invasive species management on site. Growing threats from invasive species such as stinknet and buffelgrass can pose a risk if they are not proactively managed.
12. More specifics regarding plant transplantation and management, including prioritizing the transplantation of native plants on site, especially with old growth plants such as ironwood trees and saguaros, and the development of a watering plan.
13. A more detailed landscape plan that specifies hard and soft surfaces, and specifically that minimizes the use of decomposed granite in landscaping in favor of native groundcover plants, along with mulch, a shrub story, and a canopy layer.
14. An outdoor lighting plan that requires: all outdoor and residential lighting be shielded and downlit, to avoid light trespass; the use of warm LED light bulbs; the use of dimmers and motion-activated lighting to avoid excessive external lighting.
15. The Coalition for Sonoran Desert Protection also recommends re-evaluation of units at the development's southeast corner, which currently extend very close to the floodplain and erosion hazard setback area.

Section 3. Time limits of conditions. Conditions 1 through 15 of Section 2 shall be completed no later than March 4, 2029.

Section 4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 5. The effective date of this Ordinance is the date the Chairman of the Board of Supervisors signs this Ordinance.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2025.

Chair, Pima County Board of Supervisors

ATTEST:

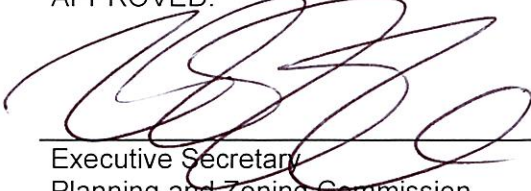
Clerk, Board of Supervisors

APPROVED AS TO FORM:

 8-7-25

Deputy County Attorney
Jacob Kavkewitz

APPROVED:



Executive Secretary
Planning and Zoning Commission

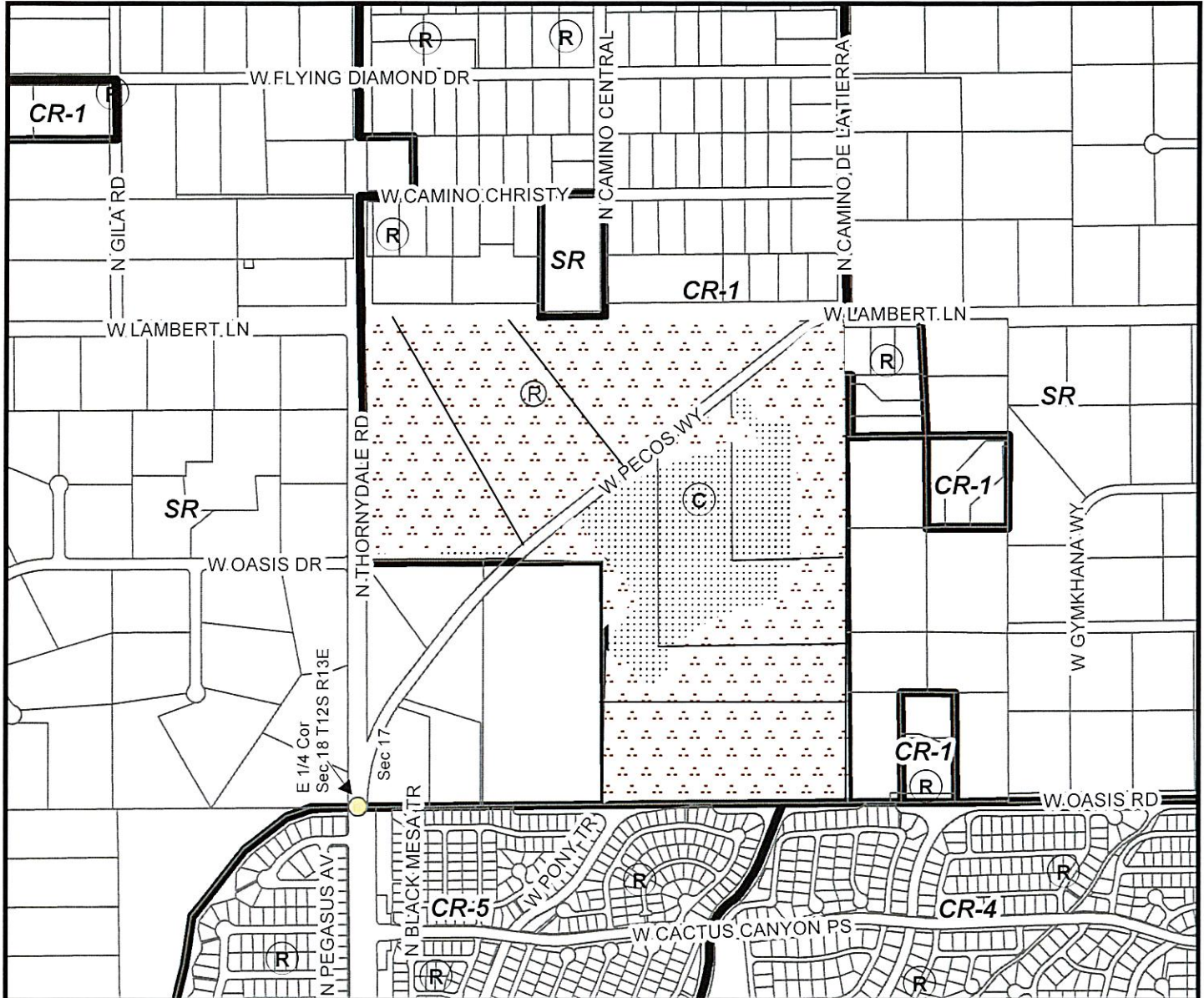
EXHIBIT A

AMENDMENT NO.'S _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO.'S 161 & 216 TUCSON AZ. BEING A
PART OF THE NW 1/4 OF SECTION 17, T12S R13E.



0 205 410 820 Feet
[Scale bar with markings at 0, 205, 410, and 820 feet]

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 114.2 ac
ds-April 23, 2025



P24RZ00003
224-44-050A, 051A,
051B, 051C, 052A,
052B, 052C

Indoor Options

[illegible][illegible]

O-6a	Irrigation system designed and installed by a certified professional (e.g. EPA Watersense TM).	1	
O-6b alt	Install an irrigation system with the following components: 1) Weather based irrigation controller or soil moisture sensor-based irrigation controller (e.g. EPA Watersense TM). Controller shall have two watering schedules posted at the controller: a) for the initial grow-in period and b) for the established landscape. Controller shall be set to irrigate during the hours of 10 p.m. to 8 a.m.; 2) Turf spray heads, if installed, shall only be used for turf and shall achieve a lower quarter distribution uniformity (DULQ) of 65 percent or greater and contain check valves to prevent gravity drainage of water from heads; 3) Separate sprinkler zones for beds, with plants grouped based on watering needs (hydro zoning); 4) Drip irrigation for all non-turf planting beds.	2.5	
O-7a	Use only native drought-tolerant, low-water use plants for 25% of the Landscape Area * landscaping plantings with a Water Use of 1 or 2, designed to be self-sustaining based upon water harvesting; OR **	1.5	
O-7b	Use only native and/or drought-tolerant, low-water use plants for 50% of Landscape Area* landscaping plantings with a Water Use of 1 or 2 designed to be self-sustaining based upon water harvesting; OR	3	
O-7c	Use only native and/or drought-tolerant, low-water use plants for 75% of Landscape Area* landscaping plantings with a Water Use of 1 or 2, designed to be self-sustaining based upon water harvesting; OR	4.5	
O-7d	Use only native and/or drought-tolerant, low-water use plants for 100% of Landscape Area* landscaping plantings with a Water Use of 1 or 2, designed to be self-sustaining based upon water harvesting.	6	
O-8	Complete a Parking Area Reduction Plan.	3	
O-9a	Maintain undisturbed buffer yards with native species landscaping with 50% of demand met with passive water harvesting.	2	
O-9b	Maintain undisturbed buffer yards with native species landscaping with 100% of demand met with passive water harvesting.	4	
O-10a	Avoid, other than incidental impacts, Flood Control Resource Area through use of cluster development, conservation subdivision, or modified development standards.	5	
O-10b	Avoid, other than incidental impacts, Flood Control Resource Area, developer mapped floodplains and Erosion Hazard Setback Areas through use of cluster development, conservation subdivision, or modified development standards.	10	
O-alt	Additional outdoor measures may be proposed by applicant.	#	
Sub-Total from Outdoor Options		94	0

Infrastructure Options

Inf-1	Relocate outside groundwater-dependent ecosystem or abandon active well(s) located in a groundwater-dependent ecosystem.	15	
Inf-2	Relocate outside groundwater-dependent ecosystem or abandon active well(s) located within a mile of a groundwater-dependent ecosystem.	7	
Inf-3	Seal off perched aquifers and recent alluvium in wells.	7	
Inf-4	Enhance native vegetation, including regulated riparian habitat, in on-site natural drainage patterns, using Low Impact Development and Green Infrastructure practices.	3	
Inf-5	Enhance groundwater recharge potential of detention basins in shallow groundwater areas.	5	
Inf-alt	Additional infrastructure options may be proposed by applicant.	#	
Sub-Total from Infrastructure Options		37	0
PROJECT TOTAL		126	0

* Landscape Area - Bufferyards and Common Area

To be Determined

Property Data

1. Property Area: 114.2± Ac.
2. Existing Zoning: SR - Suburban Ranch Zone
3. Existing Comp. Plan Land Use Designation: LIU-0.3 Low Intensity Urban
4. FEMA Floodplain: Zone X Except as Noted on Plan

Proposal Summary

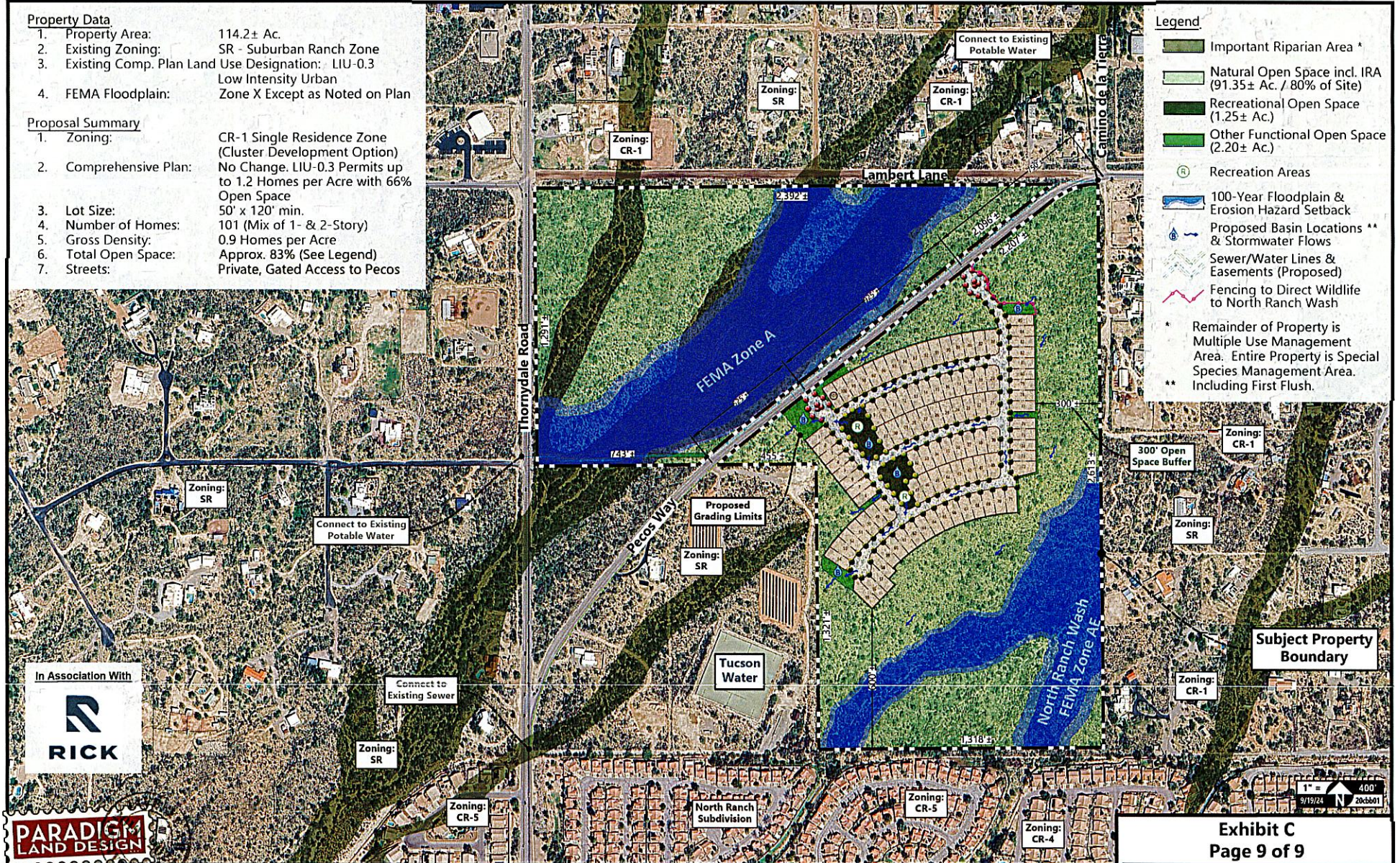
1. Zoning: CR-1 Single Residence Zone (Cluster Development Option) No Change. LIU-0.3 Permits up to 1.2 Homes per Acre with 66% Open Space
2. Comprehensive Plan: No Change. LIU-0.3 Permits up to 1.2 Homes per Acre with 66% Open Space
3. Lot Size: 50' x 120' min.
4. Number of Homes: 101 (Mix of 1- & 2-Story)
5. Gross Density: 0.9 Homes per Acre
6. Total Open Space: Approx. 83% (See Legend)
7. Streets: Private, Gated Access to Pecos

Legend

- Important Riparian Area *
- Natural Open Space incl. IRA (91.35± Ac. / 80% of Site)
- Recreational Open Space (1.25± Ac.)
- Other Functional Open Space (2.20± Ac.)
- Recreation Areas
- 100-Year Floodplain & Erosion Hazard Setback
- Proposed Basin Locations **
- Sewer/Water Lines & Easements (Proposed)
- Fencing to Direct Wildlife to North Ranch Wash

* Remainder of Property is Multiple Use Management Area. Entire Property is Special Species Management Area. Including First Flush.

**



In Association With

