



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 19, 2016

Title: P15RZ00002 JEWELL REVOC TR – N. HIDDEN VALLEY ROAD REZONING

Introduction/Background:

The Board of Supervisors approved this rezoning on December 1, 2015.

Discussion:

The rezoning was for approximately 3.9 acres from the SR (Suburban Ranch) / BZ (Buffer Overlay) zone to the CR-1 (Single Residence) / BZ (Buffer Overlay) zone for the sale of a portion of the site to an adjacent property owner which would leave the site undersized for the SR zone.

Conclusion:

This Ordinance reflects the Board of Supervisors' approval of the rezoning and conditions.

Recommendation:

Staff recommends that the Board of Supervisors approve this Ordinance.

Fiscal Impact:

0

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services - Planning Telephone: 724-9000

Department Director Signature/Date: [Signature] 12/23/2015

Deputy County Administrator Signature/Date: [Signature] 1/5/16

County Administrator Signature/Date: [Signature] 12/31/15



Subject: P15RZ00002

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FOR JANUARY 19, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Arlan M. Colton, Planning Director *AMC*
Public Works-Development Services Department-Planning Division
DATE: December 28, 2015

ORDINANCE FOR ADOPTION

P15RZ00002 JEWELL REVOC TR – N. HIDDEN VALLEY ROAD REZONING

Owner: Jewell Revoc TR
(District 1)

If approved, adopt ORDINANCE NO. 2016 - _____

OWNER: Jewell Revoc TR
6760 E. Loma del Bribon
Tucson, AZ 85750-6371

AGENT: MJM Consulting, Inc.
Attn: Michael Marks, AICP
7002 E. 4th Street
Tucson, AZ 85710

DISTRICT: 1

STAFF CONTACT: Artemio Hoyos

CP/AH/ar
Attachments

cc: Chris Poirier, Assistant Planning Director
P15RZ00002 File

ORDINANCE 2016-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA RELATING TO ZONING; REZONING APPROXIMATELY 3.9 ACRES OF PROPERTY, LOCATED SOUTH OF E. OCOTILLO DRIVE APPROXIMATELY ¾ MILES EAST OF SABINO CANYON ROAD, FROM THE SR (SUBURBAN RANCH) / BZ (BUFFER OVERLAY) ZONE TO THE CR-1 (SINGLE RESIDENCE) / BZ (BUFFER OVERLAY) ZONE, IN CASE P15RZ00002 JEWELL REVOC TR – N. HIDDEN VALLEY ROAD REZONING, AND AMENDING PIMA COUNTY ZONING MAP NO. 50.

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

Section 1. The 3.9 acres located south of E. Ocotillo Drive approximately ¾ miles east of Sabino Canyon Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 50, is rezoned from the SR (Suburban Ranch) / BZ (Buffer Overlay) zone to the CR-1 (Single Residence) / BZ (Buffer Overlay) zone subject to the conditions in this ordinance.

Section 2. Rezoning Conditions.

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
5. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
6. Environmental Planning condition:
The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System conservation guidelines by providing a minimum of 2.81 acres as perpetual Natural Open Space (NOS), as shown on the Sketch Plan (Exhibit B), to be conserved by a separately recorded legal instrument that is approved by the Pima County Planning Director or his/her designee. Said instrument shall grant Pima

County the right to enter onto the designated NOS property, as the need arises, to inspect said property to determine compliance with the 'natural open space' status. Said instrument shall be recorded prior to the adoption of the final rezoning ordinance.

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 Sketch Plan as approved at public hearing.
9. The property owner shall execute and record the following disclaimer regarding Proposition 207 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)."
10. 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.

Section 3. Time limits of conditions. Conditions 1 through 10 of Section 2 shall be completed no later than December 1, 2020.

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. This Ordinance is effective 30 days after adoption by the Board of Supervisors.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day
of _____, 2016.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

Approved As To Form:

 12/14/15

Deputy County Attorney
Lesley M. Lukach

Approved:

 12/23/15

Executive Secretary,
Planning and Zoning Commission

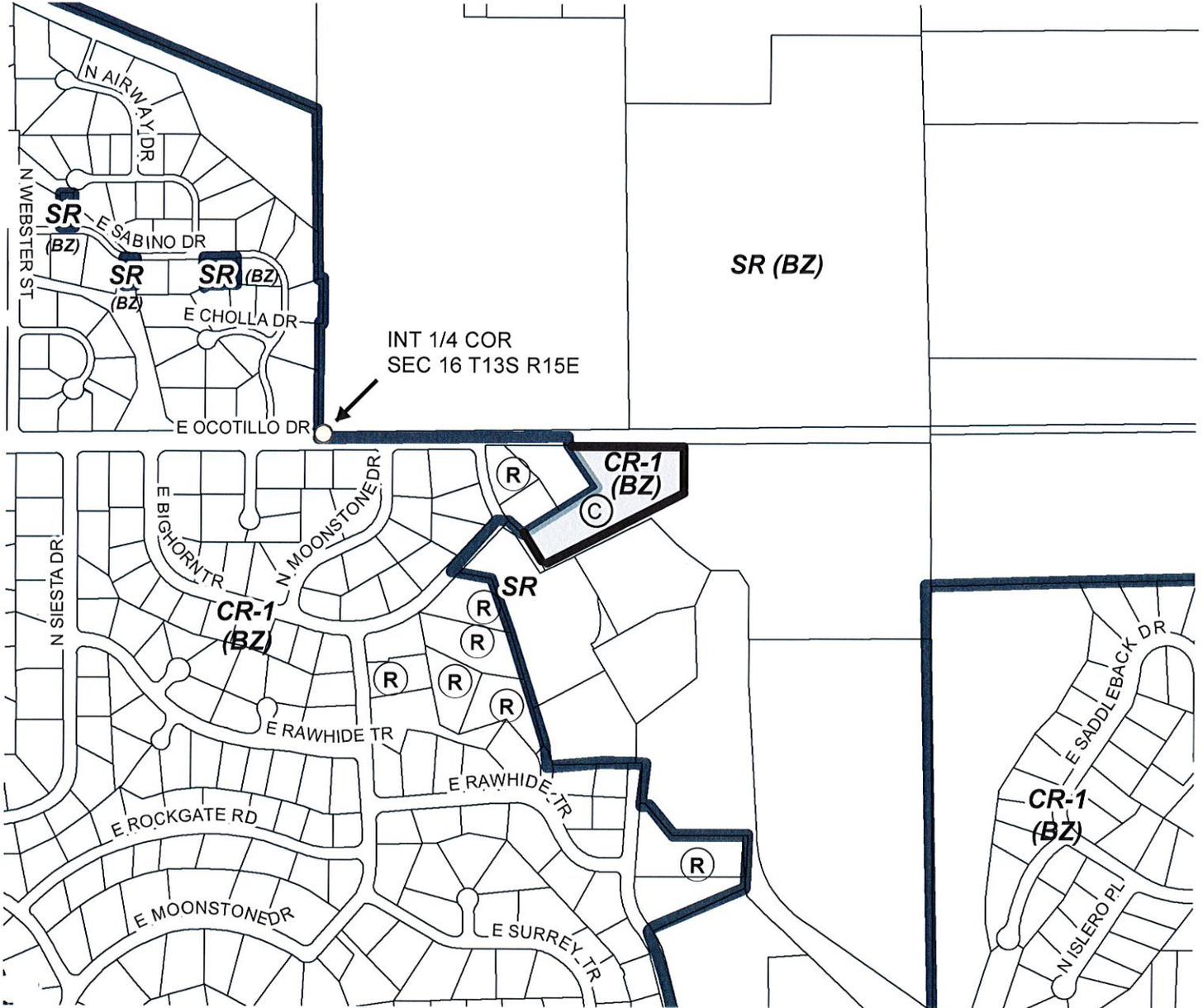
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 50 TUCSON AZ.
PARCEL 75 BEING A PART OF THE N 1/2 OF THE SE 1/4
OF SEC. 16 T13S R15E.



0 170 340 680 Feet
[Scale bar with markings at 0, 170, 340, and 680 feet]

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

Ⓒ NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR (BZ) 3.9 ac[±]
ds-December 11, 2015

P15RZ00002
Co7-13-10
114-12-0750

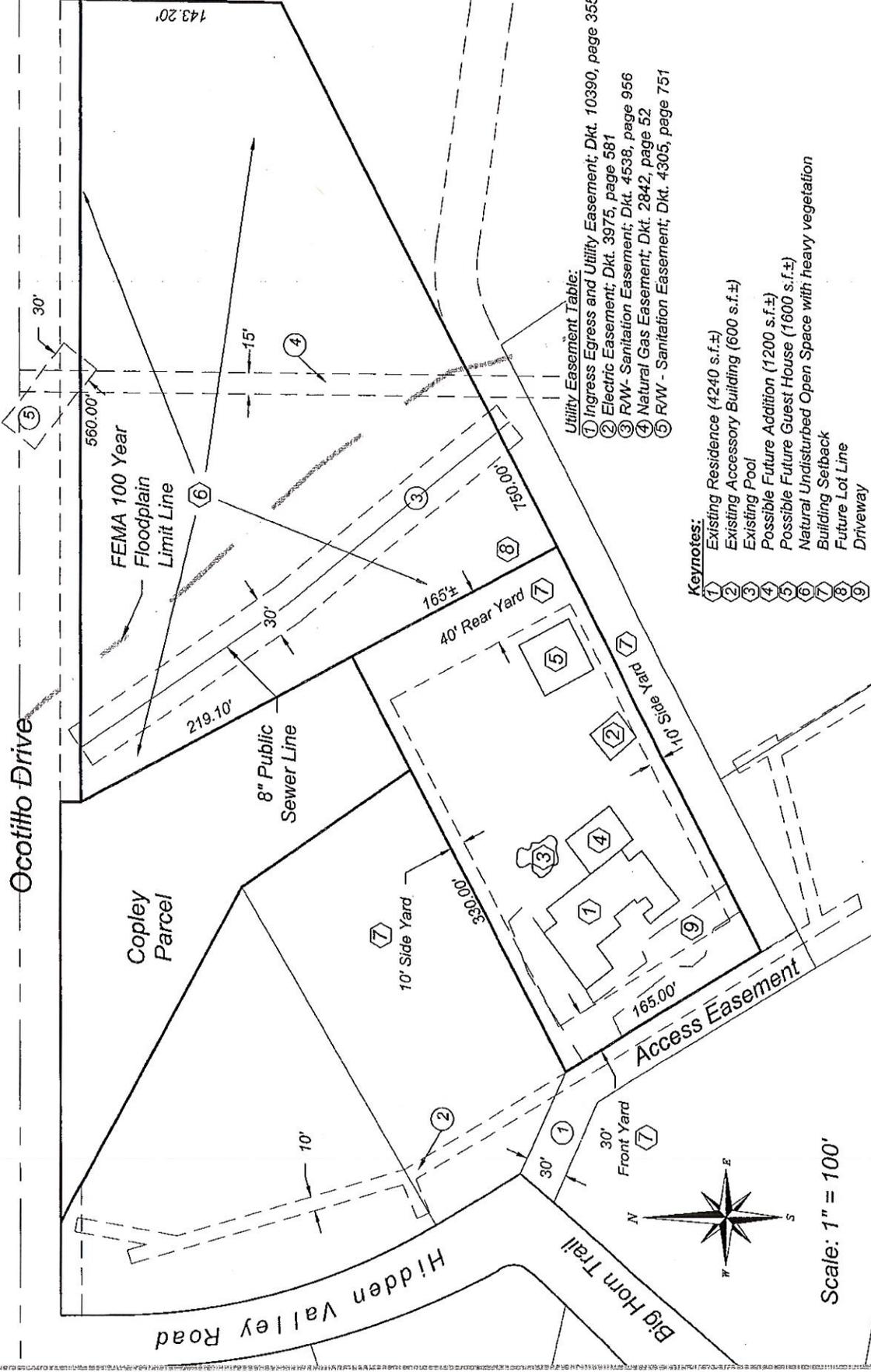


Ocotillo Drive

Copley Parcel

Hidden Valley Road

Big Horn Trail



- Utility Easement Table:
- ① Ingress Egress and Utility Easement; Dkt. 10390, page 3552
 - ② Electric Easement; Dkt. 3975, page 581
 - ③ RW - Sanitation Easement; Dkt. 4538, page 956
 - ④ Natural Gas Easement; Dkt. 2842, page 52
 - ⑤ RW - Sanitation Easement; Dkt. 4305, page 751

Keynotes:

- ① Existing Residence (4240 s.f.±)
- ② Existing Accessory Building (600 s.f.±)
- ③ Existing Pool
- ④ Possible Future Addition (1200 s.f.±)
- ⑤ Possible Future Guest House (1600 s.f.±)
- ⑥ Natural Undisturbed Open Space with heavy vegetation
- ⑦ Building Setback
- ⑧ Future Lot Line
- ⑨ Driveway



Scale: 1" = 100'

MJMM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

Jewell/Copley Project

Approved 12-1-15
 Sketch Plan
 P15R2000Z

EXHIBIT B

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