



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/17/2024

*= Mandatory, information must be provided

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

***Title:**

ORDINANCE: P23RZ00006 YARBROUGH TR – W. IRONWOOD HILL DRIVE REZONING

***Introduction/Background:**

The Board of Supervisors approved this rezoning on May 21, 2024.

***Discussion:**

The rezoning was for approximately 4.77 acres from the SR (BZ) (Suburban Ranch – Buffer Overlay) to the SR-2 (BZ) (Suburban Ranch Estate – Buffer Overlay) zone to split the property into two parcels and allow the current guest house to be permitted/converted to a single-family residence so that it may be located on its own parcel.

***Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

***Recommendation:**

Approval

***Fiscal Impact:**

0

***Board of Supervisor District:**


1 2 3 4 5 All


Department: Development Services - Planning


Telephone: 520-724-6675

Contact: Donna Spicola, Planner II

Telephone: 520-724-9513

Department Director Signature:  Date: 8-26-24

Deputy County Administrator Signature:  Date: 9/3/2024

County Administrator Signature:  Date: 9/3/2024



Subject: P23RZ00006

Page 1 of 1

SEPTEMBER 17, 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: August 27, 2024

ORDINANCE FOR ADOPTION

P23RZ00006 YARBROUGH TR- W. IRONWOOD HILL DRIVE REZONING
Owner: Leland & Velma Yarbrough Tr
(District 5)

If approved, adopt ORDINANCE NO. 2024 - _____

OWNER: Leland & Velma Yarbrough Tr
4375 W. Ironwood Hill Dr.
Tucson, AZ 85745

AGENT: Stephen Yarbrough
4375 W. Ironwood Hill Dr.
Tucson, AZ 85745

DISTRICT: 5

STAFF CONTACT: Donna Spicola, Planner II

STAFF RECOMMENDATION: APPROVAL

TD/DS
Attachments

c: Stephen Yarbrough

ORDINANCE 2024-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 4.77 ACRES OF PROPERTY (ADDRESSED AS 4375 W. IRONWOOD HILL DRIVE), FROM THE SR (BZ) (SUBURBAN RANCH – BUFFER OVERLAY) TO THE SR-2 (BZ) (SUBURBAN RANCH ESTATE – BUFFER OVERLAY) ZONE, IN CASE P23RZ00006 YARBROUGH TR - W. IRONWOOD HILL DRIVE REZONING, LOCATED ON THE SOUTH SIDE OF W. IRONWOOD HILL DRIVE APPROXIMATELY 1,000 FEET EAST OF THE T-INTERSECTION OF W. IRONWOOD HILL DRIVE AND N. CAMINO DE OESTE, AND AMENDING PIMA COUNTY ZONING MAP NO. 20.

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

Section 1. The 4.77 acres located on the south side of W. Ironwood Hill Drive approximately 1,000 feet east of the T-intersection of W. Ironwood Hill Drive and N. Camino de Oeste and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zonings Map No. 20, is rezoned from the SR (BZ) (Suburban Ranch – Buffer Overlay) to the SR-2 (BZ) (Suburban Ranch Estate – Buffer Overlay) zone 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 properties shall be limited to a single, shared access point to Ironwood Hill Drive. A one-foot no-access easement is required along the north property boundary with the exemption of the access point is required within six months of the Board of Supervisors' approval.
 - B. A shared access easement for legal access between the properties is required within six months of the Board of Supervisors' approval.
 - C. Surface treatment for dust control purposes, for the private drive(s), is required within six months of the Board of Supervisors' approval.
 - D. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.
3. Cultural Resources condition: A caution must be noted concerning human burials. 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.

4. Wastewater Reclamation condition: The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a tentative plat, development plan or request for a building permit is submitted for review.
5. Each lot is required to maintain 50% natural open space.
6. The guest house is required to be permitted/converted to a single-family residence.
7. Adherence to the sketch plan as approved at public hearing. (Exhibit B)
8. Maximum building height restriction of 24 feet as measured in accordance with the Pima County Zoning Code
9. 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.
10. 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)."

Section 3. Time limits of conditions. Conditions 1 through 10 of Section 2 shall be completed no later than May 21, 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 Chair of the Board of Supervisors signs this Ordinance.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2024.

Chair, Pima County Board of Supervisors

ATTEST:


Clerk, Board of Supervisors

APPROVED AS TO FORM:



Deputy County Attorney
Jacob Kavkewitz

APPROVED:



Executive Secretary
Planning and Zoning Commission

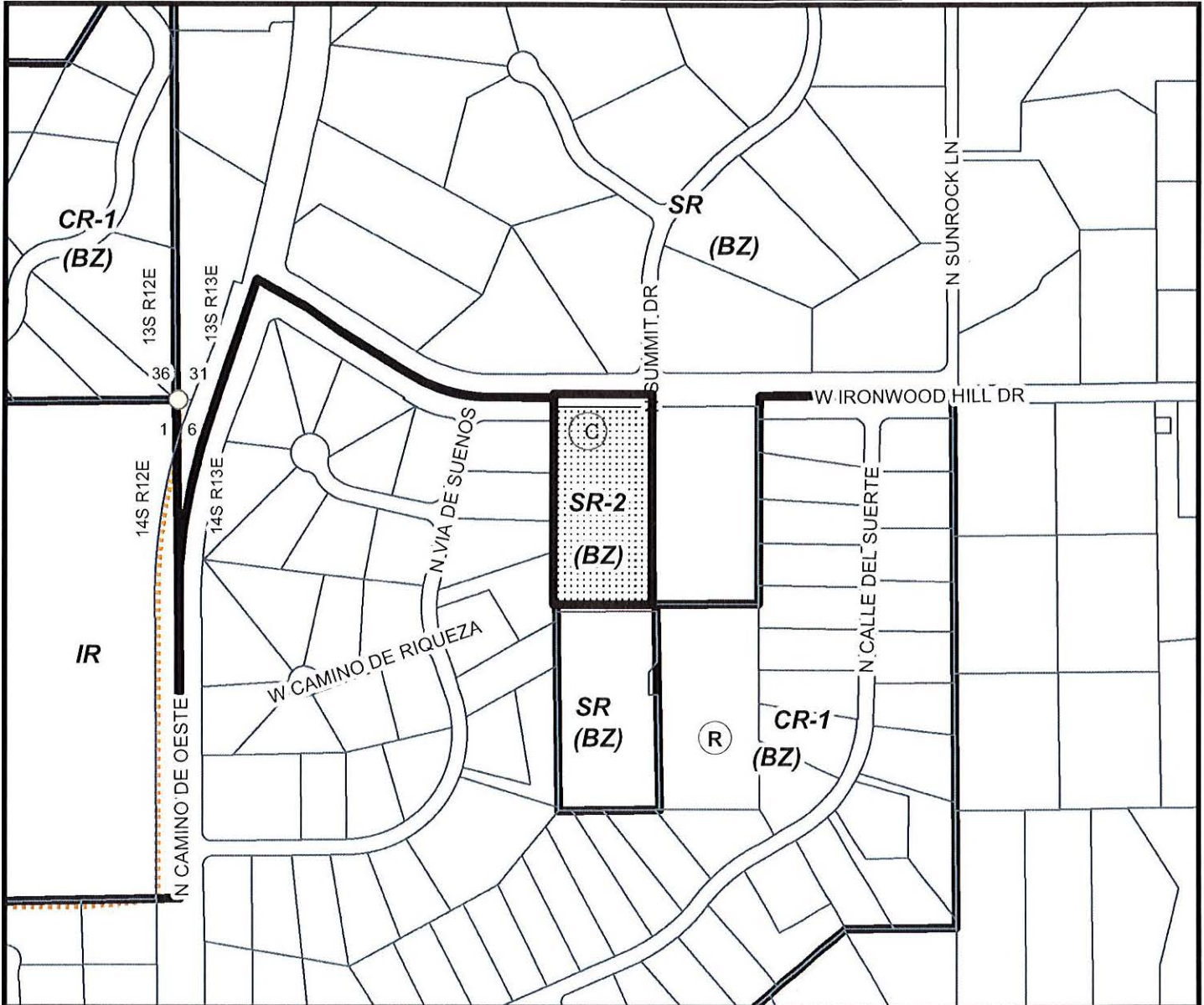
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 20 TUCSON AZ. BEING A
PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 6, T14S R13E.



0 120 240 480 Feet
[Scale bar with 4 segments]

ADOPTED: _____ EFFECTIVE: _____



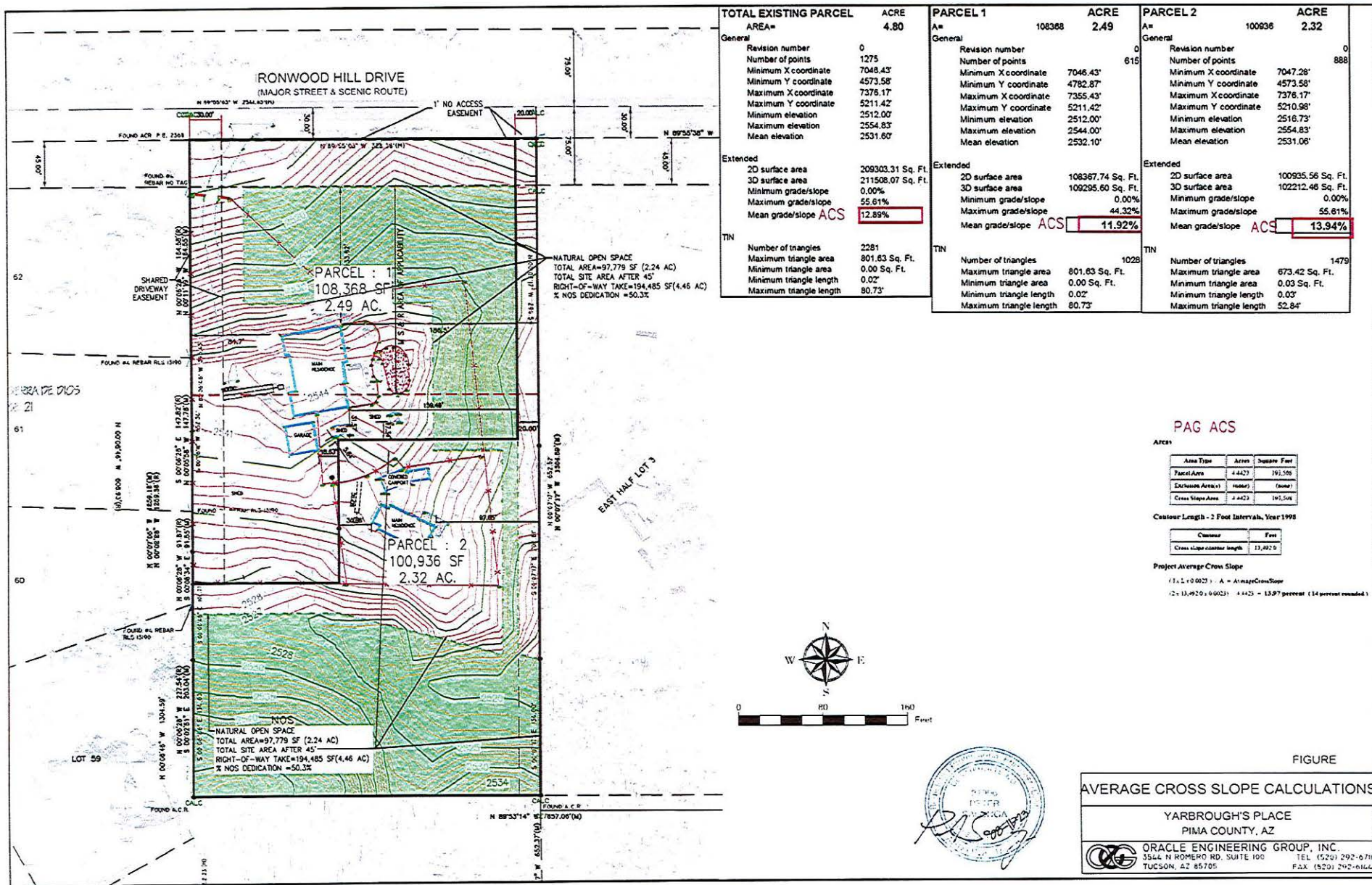
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

C NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR (BZ) 4.77 ac
ds-June 24, 2024

P23RZ00006
116-07-1580



Exhibit B



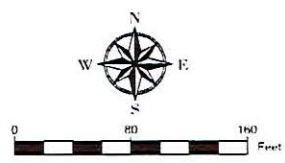
PAG ACS

Area Type	Acres	Surface Feet
Parcel Area	4.423	191,506
Exclusion Area(s)	(none)	(none)
Cross Slope Area	4.423	191,506

Contour Length - 2 Foot Intervals, Year 1998

Customer	Feet
Cross slope contour length	13,492.0

Project Average Cross Slope
 (1.1 x 0.002) + A = Average Cross Slope
 (2 x 13,492.0 x 0.0023) + 4.423 = 13.97 percent (14 percent rounded)



FIGURE

AVERAGE CROSS SLOPE CALCULATIONS

YARBROUGH'S PLACE
 PIMA COUNTY, AZ

ORACLE ENGINEERING GROUP, INC.
 3544 N ROMERO RD, SUITE 100
 TUCSON, AZ 85705

TEL (520) 292-0700
 FAX (520) 292-0166