



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/2/2024

\*= Mandatory, information must be provided

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

**\*Title:**

P24RZ00002 1722 INA LLC – W. INA ROAD REZONING

**\*Introduction/Background:**

The applicant requests a rezoning of approximately .83 acres from the CR-1 (Single Residence) to the TR (Transitional) zone for a two-building, 10,000-square-foot development for semi-professional and professional office uses.

**\*Discussion:**

The proposed use provides a reasonable transition of uses from the higher intensity commercial uses south of the subject property and the lower to higher density residential uses along the Ina Road major transportation corridor.

**\*Conclusion:**

A rezoning to the TR zone for semi-professional or professional office uses conforms to the subject property's Comprehensive Plan land use designation of Medium Intensity Urban. The subject property lies outside the Maeveen Marie Behan Conservation Lands System.

**\*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: 6-11-24

Deputy County Administrator Signature: \_\_\_\_\_

Date: 6/12/2024

County Administrator Signature: \_\_\_\_\_

Date: 6/13/2024



**TO:** Honorable Rex Scott, Supervisor, District 1

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

**DATE:** June 11, 2024

**SUBJECT:** P24RZ00002 1722 INA LLC – W. INA ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 2, 2024** hearing.

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**REQUEST:** For a **rezoning** from the CR-1 (Single Residence) to the TR (Transitional) zone located on the north side of W. Ina Road, approximately 187 feet east of the corner of W. Ina Road and N. San Anna Drive, addressed as **1722 W. Ina Road**.

**OWNERS:** 1722 Ina LLC  
Daniel Hinojos  
7200 N. San Anna Drive  
Tucson, AZ 857048

**AGENT:** R. Bruce Woodruff  
4955 W. Indianhead Lane  
Tucson, AZ 85745

**DISTRICT:** 1

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

**PUBLIC COMMENT TO DATE:** As of June 11, 2024, no written comment has been received.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 7 – 1;** (Commissioner Membrilla voted NAY, Commissioners Maese and Gungle were absent)

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

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/TT/ds  
Attachments



## BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24RZ00002

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### FOR JULY 2, 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: June 11, 2024

### ADVERTISED ITEM FOR PUBLIC HEARING

#### REZONING

#### P24RZ00002 1722 INA LLC – W. INA ROAD REZONING

1722 Ina LLC, represented by R. Bruce Woodruff, request a **rezoning** of approximately .83 acres (parcel code 225-47-0070) from the CR-1 (Single Residence) to the TR (Transitional) zone located on the north side of W. Ina Road, approximately 187 feet east of the corner of W. Ina Road and N. San Anna Drive, addressed as **1722 W. Ina Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Urban. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 7 – 1**; (Commissioner Membrila voted NAY, Commissioners Maese and Gungl were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.  
(District 1)

#### Planning and Zoning Commission Public Hearing Summary (April 24, 2024)

The public hearing was held virtually and in person. Some of the commissioners were present and some attended virtually. Staff and the applicant attended and presented in person.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions.

A commissioner questioned the requirements of a viewshed analysis. Staff explained that the scenic corridor viewshed analysis is easily achieved by providing 20% of the length of the property boundary adjacent to the scenic street with a clear view.

The applicant discussed the merits of the application and stated that the existing encroachment in the northeastern corner was an acceptable condition to the property owner. Staff clarified that the existing encroachment will be required to be remedied during the permitting process.

The hearing was opened to the public.

The speaker stated that he is an adjacent neighbor to the east of the subject property. He is concerned that the development will prevent the enjoyment of the peacefulness for his family in the backyard and block the sunsets to the west. He stated that he is willing to sell his property to the owners of the development and believes that this will limit his ability to sell the property and will affect the value of his property.

There were no other speakers, and the public hearing was closed.

A commissioner questioned whether the applicant would consider lowering the height of the building from 28 feet to 24 feet. The applicant stated that they have not completed the building analysis and may need the verticality to make the development viable.

Commissioner Truitt made a motion to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS**, Commissioner Becker gave second.

A commissioner asked whether the maker of the motion would consider a friendly amendment to limit the height to 24-feet. The maker of the motion declined the requested amendment.

The commission voted to recommend **APPROVAL** of the rezoning 7 – 1; (Commissioner Membriola voted NAY, Commissioners Maese and Gungl were absent), subject to the following conditions:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

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. A Traffic Impact Study (TIS) 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 TIS shall be provided by the property owner.
  - B. The property shall be limited to a single access point on Ina Road.
  - C. The location and design of the access point shall be determined at time of development plan submittal and is subject to Department of Transportation's approval.
  - D. A 1-foot no access easement is required along the south property boundary along Ina Road, with the exception of the access point.
3. Regional Flood Control District condition: First flush retention shall be provided and distributed to the landscape areas.
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(s) shall enter into a written agreement addressing the option of funding,



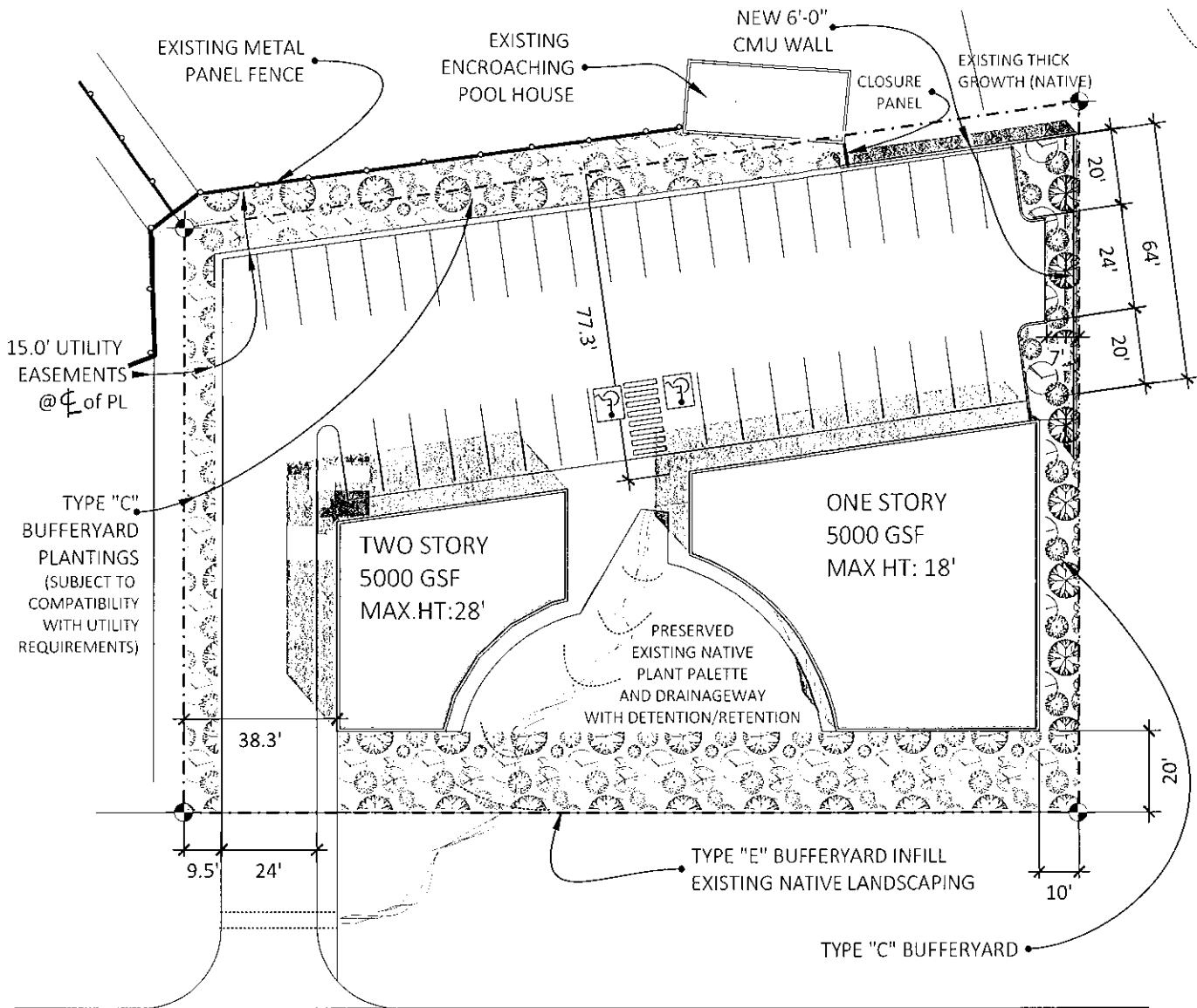
- designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) shall time all new development 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 condition: Upon the effective date of the Ordinance, the owner 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. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.
  - 6. 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.
  - 7. Adherence to the sketch plan approved at public hearing.
  - 8. The use of the property is limited to semi-professional and professional office uses.
  - 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)."

TD/TT/ds

Attachments

c: Bruce Woodruff



← INA ROAD westbound

NOTE: ALL SITE DESIGN SUBJECT TO  
UNDERLYING ZONING REQUIREMENTS  
AS PER PIMA COUNTY AZ TITLE 18

**1722 W. INA ROAD**  
**PROJECT INFORMATION**

OWNER	1722 INA LLC
ARCHITECT	R B WOODRUFF # 24239
CONTRACTOR	OWNER
ADDRESS	1722 W. INA RD
PARCEL NUMBER	225-47-0070
LEGAL	CASA ROMA ESTATES LOT 7
CODE	2018 IBC, 2018 IECC
MAXIMUM BLDG SF:	10,000
PARKING :	41 (w/ 2 VAN ACCESSIBLE ADA)
MAXIMUM BLDG HT:	28'
ZONE	CR-1
PROPOSED ZONE	TR-1



**PROPOSED SITE PLAN**

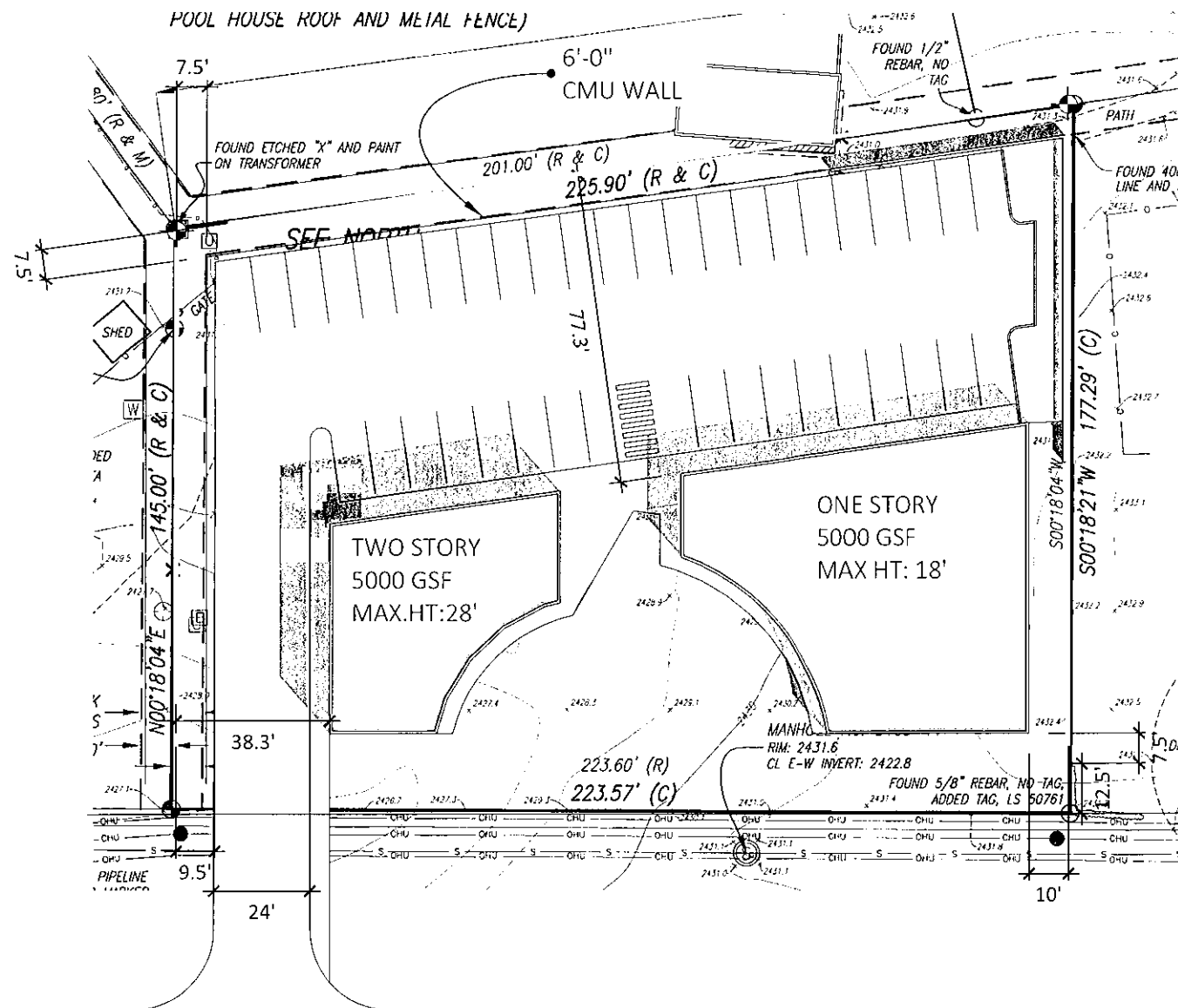
40 SCALE

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**P24RZ00002**

**1722 W INA RD RE-ZONE**

Casa Roma Estates, Lot 7



INA ROAD westbound

#### 1722 W. INA ROAD

##### PROJECT INFORMATION

OWNER	1722 INA LLC
ARCHITECT	R B WOODRUFF # 24239
CONTRACTOR	OWNER
ADDRESS	1722 W. INA RD
PARCEL NUMBER	225-47-0070
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MAXIMUM BLDG HT:	28'
ZONE	CR-1
PROPOSED ZONE	TR-1



**SURVEY UNDERLAY**

40 SCALE

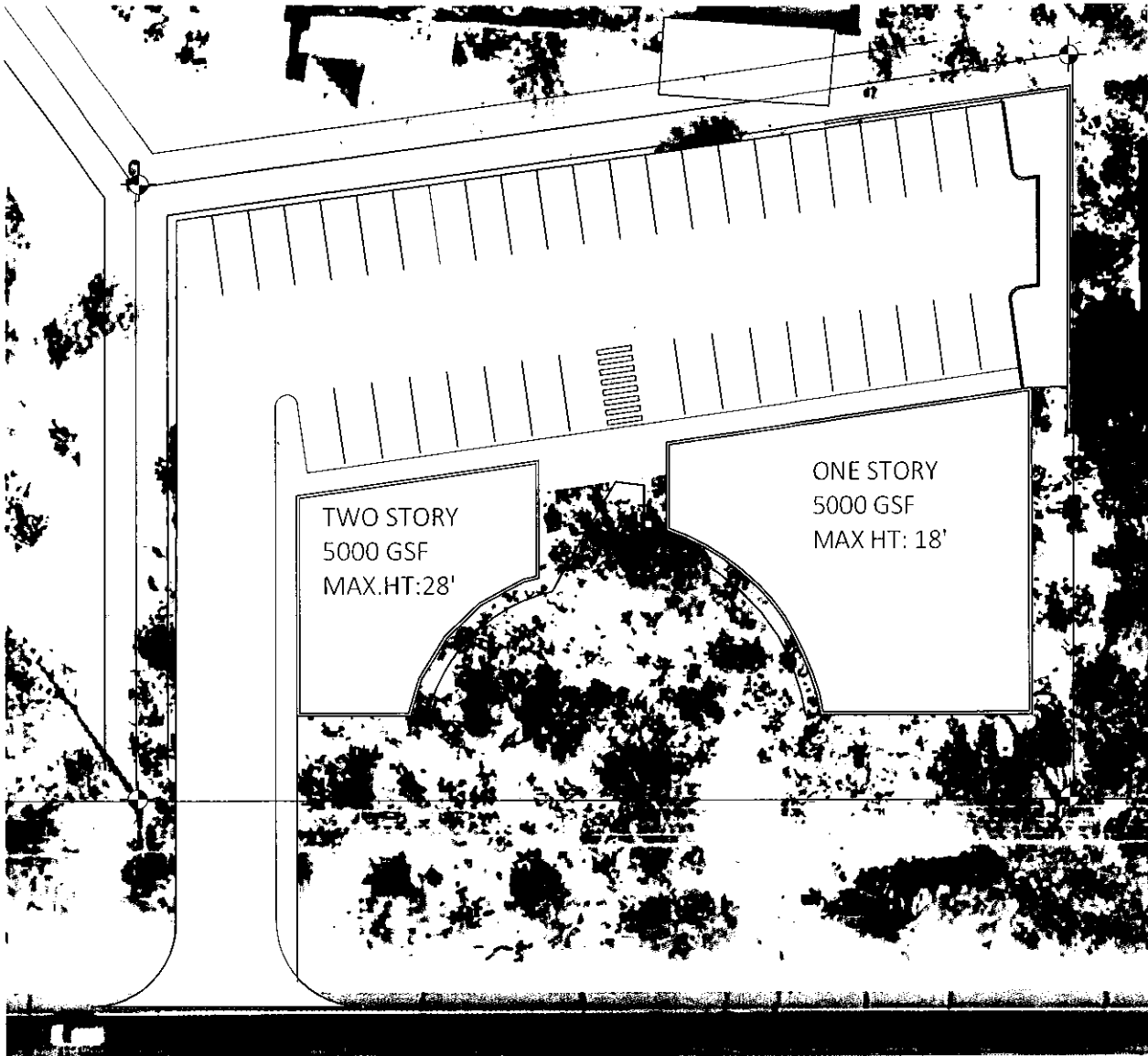
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**P24RZ00002**

**1722 W INA RD RE-ZONE**

Casa Roma Estates, Lot 7





#### 1722 W. INA ROAD

##### PROJECT INFORMATION

OWNER	1722 INA LLC
ARCHITECT	R B WOODRUFF # 24239
CONTRACTOR	OWNER
ADDRESS	1722 W. INA RD
PARCEL NUMBER	225-47-0070
LEGAL	CASA ROMA ESTATES LOT 7
CODE	2018 IBC, 2018 IECC
MAXIMUM BLDG SF:	10,000
PARKING :	41 (w/ 2 VAN ACCESSIBLE ADA)
MAXIMUM BLDG HT:	28'
ZONE	CR-1
PROPOSED ZONE	TR-1



#### SITE AERIAL

40 SCALE

Pg. 3 of 3

**P24RZ00002**

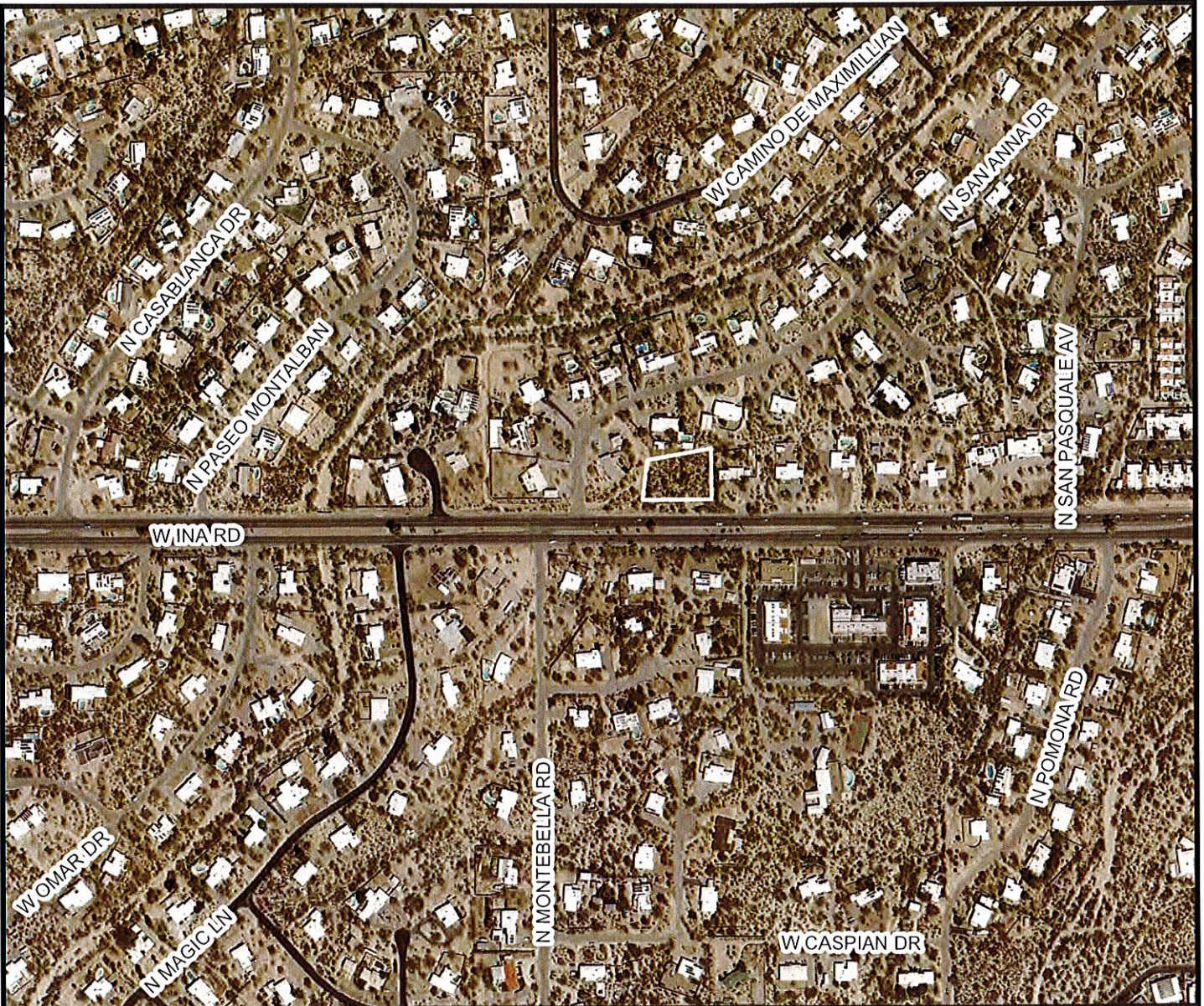
**1722 W INA RD RE-ZONE**

Casa Roma Estates, Lot 7



Case #: P24RZ00002  
Case Name: 1722 INA LLC - W. INA ROAD REZONING  
Tax Code(s): 225-47-0070

AERIAL EXHIBIT



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



Notes:



Map Scale: 1:6,000

Map Date: 3/29/2024 - ds



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION  
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**HEARING** April 24, 2024

**DISTRICT** 1

**CASE** P24RZ00002 1722 Ina LLC – W.  
Ina Road Rezoning

**REQUEST** Rezone from CR-1 (Single  
Residence) to the TR (Transitional)  
Zone (.83 acres)

**OWNER** 1722 Ina LLC  
Daniel Hinojos  
7200 N. San Anna Drive  
Tucson, AZ 85704

**APPLICANT** R. Bruce Woodruff  
4955 W. Indianhead Lane  
Tucson, AZ 85745



**APPLICANT'S PROPOSED USE**

The approximately .83-acre subject property is planned for two business office buildings containing 10,000 square feet. One 5,000 square foot building will have a maximum height of 18 feet and one story, and the other 5,000 square foot building will have a maximum height of 28 feet and two stories.

**APPLICANT'S STATED REASON**

"This office development caters to the evolving needs of businesses, bridging the gap between home offices and large corporate facilities. It targets small professional enterprises seeking well-designed office spaces, a commercial business address, and administrative support.

The location is ideal to serve the entire northwest Tucson region.

With the rise of remote work due to the pandemic, the emphasis is on virtual operations with minimal in-person client visits. Plans include a modern remote meeting facility and professional staff to serve internal clients. The development is expected to accommodate various industries such as insurance, real estate, accounting, finance, architecture, construction consulting, and possibly charitable organizations. Operating hours will be typical business hours."

**STAFF REPORT SUMMARY**

Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a .83-acre rezoning to the TR (Transitional) zone for professional and semi-professional office uses. The proposal conforms to its Medium Intensity Urban comprehensive plan land use designation and is an efficient use of existing infrastructure. The proposed is a compatible use and provides a reasonable transition of uses from the higher

intensity commercial uses south of the subject property and the lower to higher density residential uses adjacent to and along the Ina Road major transportation corridor.

#### **PUBLIC COMMENT**

As of the writing of this report, April 9, 2024, staff has not received any comments.

Published and mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. 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**

The comprehensive plan designates the subject property as Medium Intensity Urban (MIU) by plan amendment P22CA00002, approved by the Board of Supervisors, November 15, 2022, from Low Intensity Urban 1.2 (LIU 1.2) to MIU.

The objective of MIU is to designate areas for a mix of medium density housing and offices, medical offices, and hotels with special attention to site design to assure that the uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

The proposed rezoning conforms to the comprehensive plan. There are no Special Area or Rezoning policies applicable to the subject property.

#### **SURROUNDING LAND USES/GENERAL CHARACTER**

North	CR-1	Developed Residential Subdivision
South	CR-1/TR	Developed Residential Subdivision/Office Park
East	CR-1	Developed Residential Subdivision
West	CR-1	Developed Residential Subdivision

The area is characterized by well established, low-density residential uses with a few, converted office type or lower intensity commercially developed properties along the Ina Road thoroughfare. South of the subject property lies a more intense commercially developed medical office complex containing around 50,000 square feet of office area. A higher-density CR-5 (Multiple Residence) townhome subdivision is located approximately 1,350 feet to the east and a pocket of TR zoned properties lies adjacent to the townhome subdivision to the east and several TR rezoned properties are further east, all within one-mile of the subject property. Foothills Mall lies approximately two-thirds of a mile to the west and Tohono Chul Park is located approximately one-mile to the east.

#### **PREVIOUS REZONING CASES ON PROPERTY**

The subject property was rezoned by case Co9-61-082, part of a significantly larger rezoning from the original SR (Suburban Ranch) zone to its current CR-1 (Single Residence) zone. A subdivision plat was recorded for Casa Roma Estates, lots 1 -29 in 1961. The subject property is legally described as Lot 7 of the Casa Roma Estates. Several other subdivisions were created as a part of the larger rezoning.

## **PREVIOUS REZONING CASES IN GENERAL AREA**

### **Recent activity:**

- P21RZ00017 – W. Ina Road Rezoning from the CR-1 to the TR zone for an expansion to the existing approved adaptive re-use for a rejuvenation center as approved by the Board of Supervisors January 18, 2022 located approximately one-mile to the east.
- P21CR00001 - W. Ina Road Concurrent Plan Amendment and Rezoning from the LIU-1.2 to the LIU-1.2 land use designation with a rezoning policy and from the CR-1 to the TR zone for expansion to the approved adaptive re-use conditional use permit for a cosmetic clinic, located approximately 900 feet west of the subject property. The plan amendment and rezoning were approved by the Board of Supervisors on September 7, 2021.

### **Past activity:**

Most of the properties to the north and south of the subject property were rezoned from the original SR to CR-1 zoning. Some original CR-1 zoning lies approximately one-half mile east of the subject property. Pockets of TR zoning lie along the Ina Road major thoroughfare and commercial CB-1 (Local Business) and CB-2 (General Business) rezonings occurred in the 1980's through the 1990's at major intersections and contain well established developed commercial uses.

## **MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)**

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

## **PLANNING REPORT**

The rezoning proposal plans for two, 5,000 square-foot-buildings with maximum heights of 18- and 28-feet for semi-professional and professional office uses. Staff supports the request because the property conforms to its MIU comprehensive plan land use designation and is compatible with the residential and existing commercial uses along the major Ina Road corridor. Semi- professional and professional office uses tend to have a lower vehicular turnover rate than other commercial uses and are relatively quiet and non-intrusive. The creation of job opportunities near local neighborhoods enhances the economic viability of a region. Direct access to local jobs creates walkable urban environments and reduces commute times and green-house gas emissions creating a healthier, more vibrant community.

The subject property is a flat, vacant lot. The vegetative qualities of the site contain areas of somewhat dense mature mesquite and paloverde trees along and native cactus. There are several saguaros on the property. Some of the native vegetation will be transplanted on-site within the proposed bufferyards and the enhanced natural open space area. A native plant preservation plan will be submitted with the site construction permits.

Ina Road, at this location is a Major Street and Scenic Route which limits the height of structures to two-stories and 24 feet for any structure located within 200 feet of the scenic route unless a 20% view corridor is provided. The preliminary sketch plan demonstrates compliance with this requirement providing the minimum 20% view corridor with one 5,000-square-foot-building planned for a maximum height of 28 feet. The second, 5,000-square-foot-building will meet the scenic route height limitation with a planned height of 18 feet. The buildings are required to be earth tone in color and not exceed a light-reflective value of 80%. The development will be served by one access drive from Ina Road and plans a minimum, 10-foot-wide bufferyard adjacent to the east, a varying 0-foot to 15-foot bufferyard along the northern property and a 9.5-foot-wide bufferyard adjacent to the western boundary. Adjacent to Ina Road, a 20-foot-wide natural and enhanced bufferyard with an area of preservation in between both buildings is planned. An existing metal fence along property boundaries adjacent to the

surrounding neighbors and 15-foot-wide utility easements are located along the north and east boundaries of the subject property of which only 7.5 feet of the easement is located on the subject property. A variance may be required at the time of permitting to meet the bufferyard and screening requirements and the applicant has stated his intent to work with the utility companies regarding the possible easement conflicts. According to the underlying survey, it appears that the property to the north is encroaching into the subject property. The applicant has stated that they have no concerns regarding the encroachment but may be required to adjust lot lines at the time of permitting.

Concurrency of Infrastructure exists to serve the use.

Concurrency of Infrastructure

<b>CONCURRENCY CONSIDERATIONS</b>		
<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
PARKS AND RECREATION	N/A	
WATER	Yes	No comment
ENVIRONMENTAL QUALITY	Yes	No objection

**TRANSPORTATION REPORT**

Ina Road is a four-lane roadway with raised medians and paved shoulders maintained by the County. Ina Road has a posted speed limit of 45 miles per hour (mph). The existing right-of-way width of Ina Road is 175 feet, but the Major Streets Plan indicates a future width of 200 feet. The north half of Ina Road right-of-way has been established, therefore, dedication for Ina Road right-of-way is not required for this rezoning.

The most recent traffic count near the site on Ina Road is 26,452 average daily trips (ADT). Ina Road has an approximate capacity of 35,820 ADT. Since there is available traffic capacity on Ina Road, this rezoning will not generate a concurrency concern. To better determine any traffic impacts to Ina Road, a Traffic Impact Study will be required as a condition of rezoning approval.

A single access point on Ina Road will be allowed. The access point shown on the Sketch Plan may not meet driveway separation standards with San Anna Drive. The location and design of said access point shall meet the requirements of the Subdivision and Development Street



Standards at time of permit submittal.

The Department of Transportation has no objection to the rezoning request subject to the addition of rezoning conditions #2A-D.

#### **FLOOD CONTROL REPORT**

The Regional Flood Control District has the following comments:

1. This property is not impacted by a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area floodplain (SFHA), as such the property is mapped within a FEMA SFHA Zone X.
2. This property is not impacted by a locally designated floodplain and does not have mapped Regulated Riparian Habitat, therefore does not have Flood Control Resource Area (FCRA) where the District prefers development to set aside FCRA as open space in effort to maintain floodplain function and hydrologic integrity.

The Regional Flood Control District has no objection to the rezoning request subject to rezoning condition #3.

#### **WASTEWATER RECLAMATION REPORT**

Sewer service may be available via the existing 8-inch public sewer that runs along the south property line; however, the system's capacity availability needs to be evaluated.

For investigative approval regarding sewer service availability in the existing sewer system, the applicant will need to submit a Type I capacity request to [sewer@pima.gov](mailto:sewer@pima.gov).

The Pima County Regional Wastewater Reclamation Department has no objection to the rezoning request subject to the addition of rezoning conditions #4A-F.

#### **ENVIRONMENTAL PLANNING REPORT**

Environmental Planning has no objection to the rezoning request subject to the addition of condition #5.

#### **ENVIRONMENTAL QUALITY REPORT**

The Department of Environmental Quality has no objection to the rezoning request.

#### **CULTURAL RESOURCES REPORT**

Cultural Resources has no objection to the rezoning request subject to the addition of condition #6.

#### **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 concerns.

#### **WATER DISTRICT REPORT**

City of Tucson Water has no comment.

#### **TUCSON ELECTRIC POWER REPORT**

Tucson Electric Power has no objection to the rezoning request and will require a new service application from the owner/developer to extend service to the new location.

## **FIRE DISTRICT REPORT**

Golder Ranch Fire District has no comment.

### **IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:**

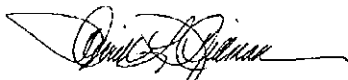
Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

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. A Traffic Impact Study (TIS) 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 impact study shall be provided by the property owner.
  - B. The property shall be limited to a single access point on Ina Road.
  - C. The location and design of the access point shall be determined at time of development plan submittal and is subject to Department of Transportation's approval.
  - D. A 1-foot no access easement is required along the south property boundary along Ina Road, with the exception of the access point.
3. Regional Flood Control District condition: First flush retention shall be provided and distributed to the landscape areas.
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(s) 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 condition: Upon the effective date of the Ordinance, the owner 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. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.
  6. 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.
  7. Adherence to the sketch plan approved at public hearing.
  8. The use of the property is limited to semi-professional and professional office uses.
  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)."

Respectfully Submitted,

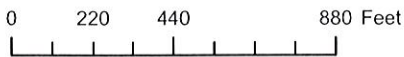
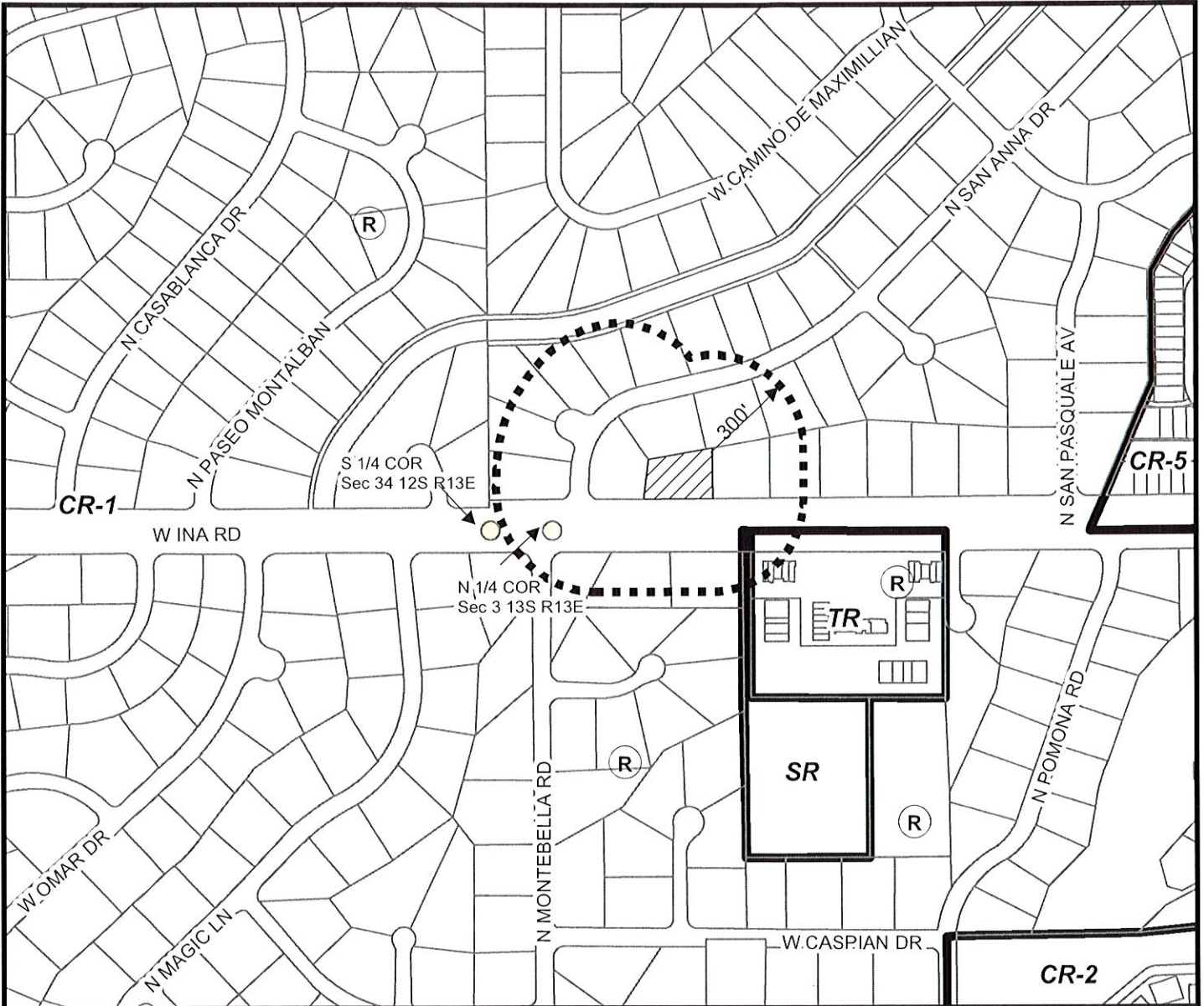
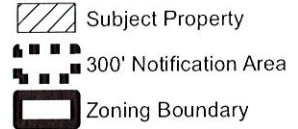


Terrill Tillman, AICP  
Planner III

c: R. Bruce Woodruff



Case #: P24RZ00002  
Case Name: 1722 INA LLC - W. INA ROAD REZONING  
Tax Code(s): 225-47-0070



Area of proposed rezoning from CR-1 to TR



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 4/24/24 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 76

Map Scale: 1:6,000

Map Date: 3/29/2024 - ds





## Land Use Legend and Map

### **Medium Intensity Urban (MIU)**

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC



Case #: P24RZ00002  
Case Name: 1722 INA LLC - W. INA ROAD REZONING  
Tax Code(s): 225-47-0070

COMPREHENSIVE PLAN EXHIBIT

 Subject Property



0 220 440 880 Feet  


PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:6,000

Map Date: 3/29/2024 - ds







P0230

PIMA CO CLERK OF THE BOARD  
PICKUP

RESOLUTION 2022- 72

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP, IN CASE P22CA00002 BELL WARREN JESSICA LIVING TR – W. INA ROAD PLAN AMENDMENT, FROM THE LOW INTENSITY URBAN 1.2 (LIU-1.2) TO THE MEDIUM INTENSITY URBAN (MIU) LAND USE DESIGNATION, FOR APPROXIMATELY 0.83 ACRES (PARCEL CODE 225-47-0070) LOCATED ON THE NORTH SIDE OF W. INA ROAD, APPROXIMATELY 200 FEET EAST OF THE INTERSECTION OF W. INA ROAD AND N. SAN ANNA DRIVE, IN SECTION 34 OF TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE CATALINA FOOTHILLS PLANNING AREA.

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Catalina Foothills Planning Area, is hereby amended to change the planned land use intensity category from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) for approximately 0.83 acres, as referenced in P22CA00002 Bell Warren Jessica Living TR – W. Ina Road Plan Amendment, located on the north side of W. Ina Road, approximately 200 feet east of the intersection of W. Ina Road and N. San Anna Drive, in Section 34, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference.

Section 2. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 3. This Resolution shall become effective on the date of adoption.

Passed and adopted, this 15th day of November, 2022.

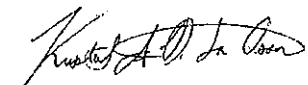
 NOV 15 2022  
Chair, Pima County Board of Supervisors

ATTEST:

  
Clerk, Board of Supervisors

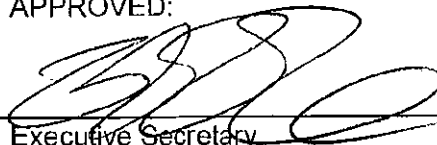
P22CA00002 ARIZONA

APPROVED AS TO FORM:



Deputy County Attorney  
Krystal De La Ossa

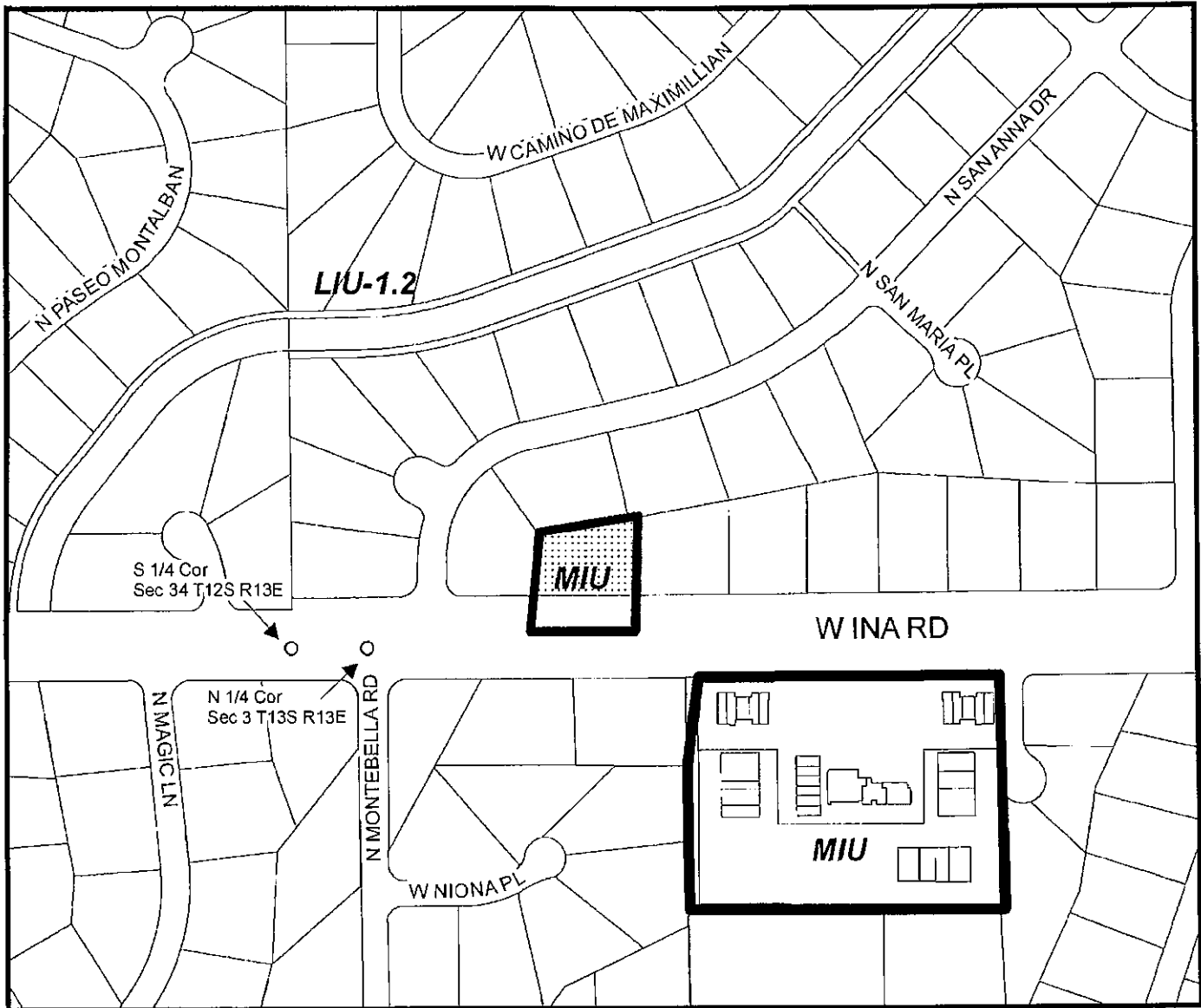
APPROVED:




Executive Secretary  
Planning and Zoning Commission

# COMPREHENSIVE PLAN AMENDMENT

## Planned Land Use



0 145 290 580 Feet

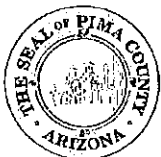
 Subject Property

Taxcodes:  
225-47-0070

**P22CA00002 BELL WARREN JESSICA LIVING TRUST -  
W. INA ROAD PLAN AMENDMENT**

Low Intensity Urban 1.2 (LIU-1.2) to  
Medium Intensity Urban (MIU) 0.83 Acres +/-

District 1  
Location:  
North side of  
W. Ina Road,  
approx. 200  
feet east of  
N. San Anna  
Drive



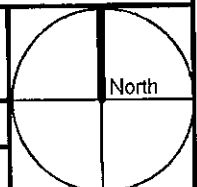
Catalina Foothills Planning Area under Pima Prospects  
Sections 34, Township 12 South, Range 13 East

Planning and Zoning Commission Hearing: June 29, 2022

Map Scale: 1:4,000

Board of Supervisors Hearing: August 2, 2022

Map Date: October 3, 2022 / dms



**From:** [DSD Application for Rezoning or Specific Plan](#)  
**To:** [DSD Planning](#)  
**Subject:** Application for Rezoning / Specific Plan Submission  
**Date:** Tuesday, February 27, 2024 4:58:27 PM  
**Attachments:** [Site Analysis Document - 1722\\_Rezone.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**

1722 Ina LLC

**Owner Address**

7200 N San Anna Dr

**Owner City**

Tucson

**Owner State**

AZ

**Owner Zipcode**

85704

**Owner Phone**

6025096721

**email**

daniel.hinojos@deih-usa.com

**Applicant Name**

R. Bruce Woodrauf

**Applicant Address**

4955 W. Indianhead LN

**Applicant City**

Tucson

**Applicant State**

AZ

**Applicant Zipcode**

85745

**Applicant Phone**

5203498090

**Applicant\_Email**

robertbrucewoodruff@gmail.com

**Property Address**

1722 W Ina Rd

**Property Parcel Number**

225-47-0070

**Property Acreage**

0.83

**Property Present Zone**

CR-1

**Property Proposed Zone**

TR

**Policies**

Catalina Foothills Planning Area

**Site Analysis Document**

[1722\\_rezone.pdf](#) 790480B

**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**

27-Feb-2024

Submission received on February 27, 2024 - 04:57 PM

**P24RZ00002**

1722 W INA RD RE-ZONE

Casa Roma Estates, Lot 7

***PROJECT INTENTION***

This office development caters to the evolving needs of businesses, bridging the gap between home offices and large corporate facilities. It targets small professional enterprises seeking well-designed office spaces, a commercial business address, and administrative support.

The location is ideal to serve the entire northwest Tucson region.

With the rise of remote work due to the pandemic, the emphasis is on virtual operations with minimal in-person client visits. Plans include a modern remote meeting facility and professional staff to serve internal clients. The development is expected to accommodate various industries such as insurance, real estate, accounting, finance, architecture, construction consulting, and possibly charitable organizations. Operating hours will be typical business hours.”





1722 WEST INA ROAD

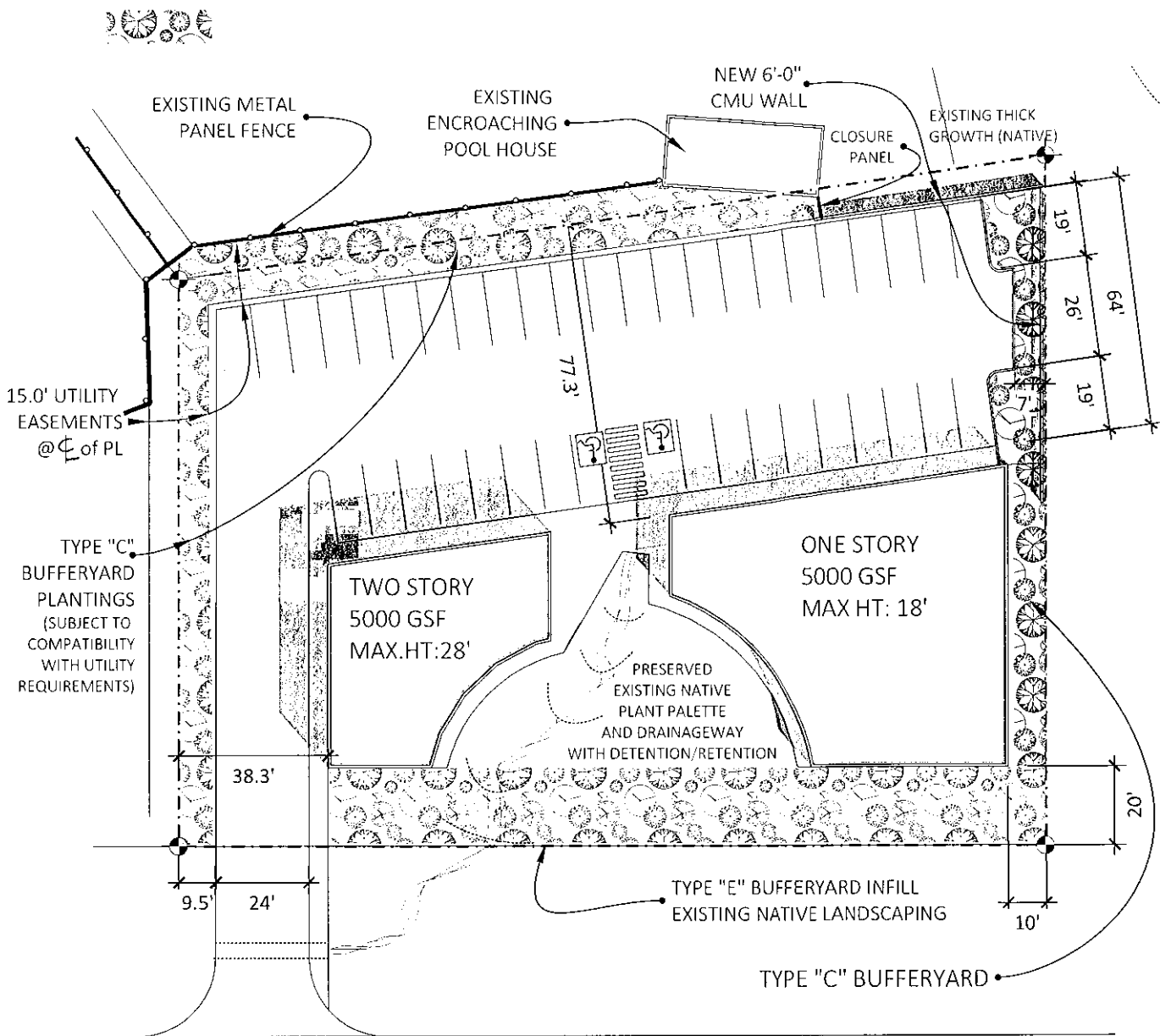


**AERIAL OF SUBJECT SITE**

*Pg. 1 of 4*

**Proposed Zone Change: CR-1 to TR Transitional  
Casa Roma Estates, Lot 7, Undeveloped**





← INA ROAD westbound

NOTE: ALL SITE DESIGN SUBJECT TO  
UNDERLYING ZONING REQUIREMENTS  
AS PER PIMA COUNTY AZ TITLE 18



## PROPOSED SITE PLAN

40 SCALE

### 1722 W. INA ROAD PROJECT INFORMATION

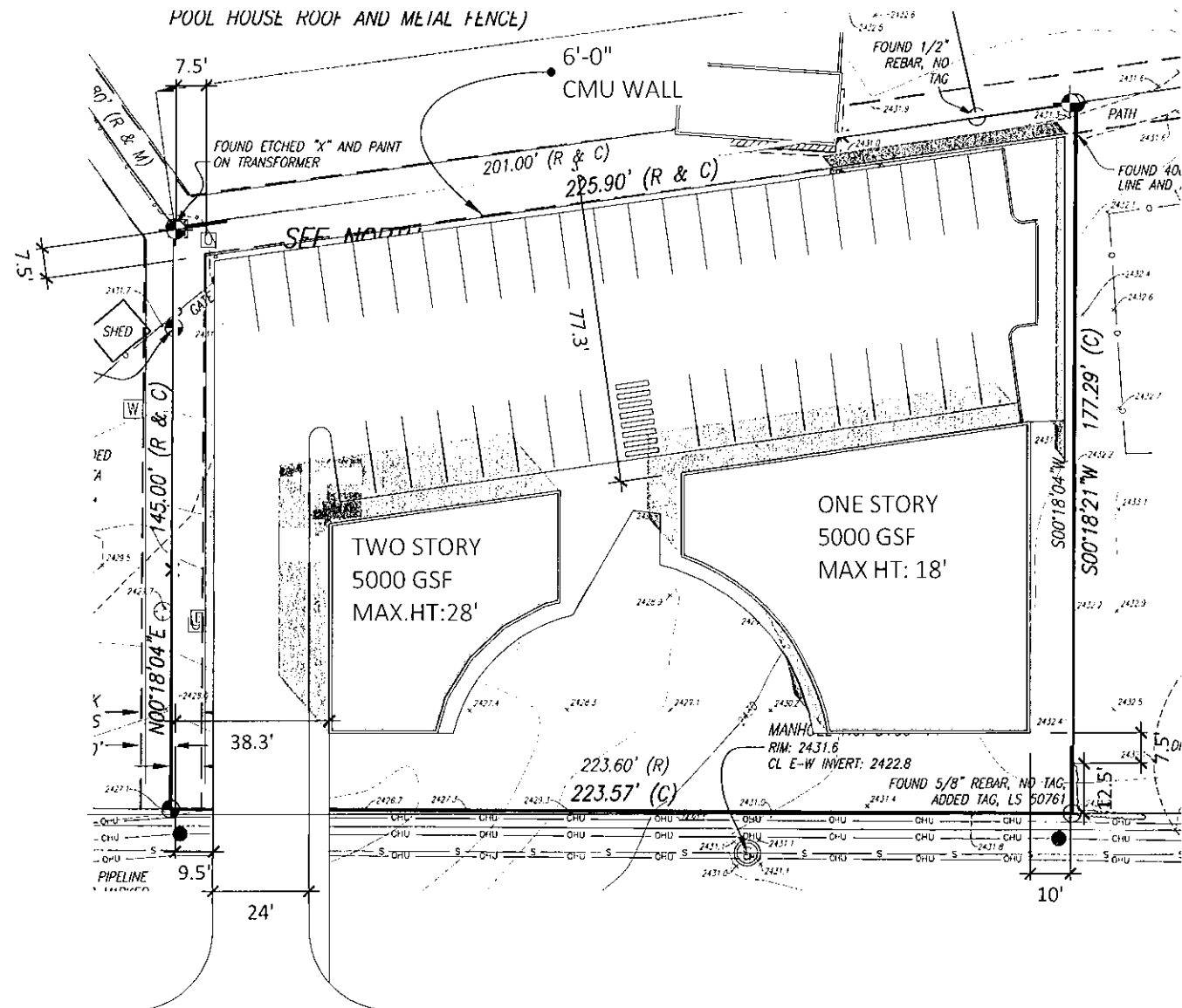
OWNER	1722 INA LLC
ARCHITECT	R B WOODRUFF # 24239
CONTRACTOR	OWNER
ADDRESS	1722 W. INA RD
PARCEL NUMBER	225-47-0070
LEGAL	CASA ROMA ESTATES LOT 7
CODE	2018 IBC, 2018 IECC
MAXIMUM BLDG SF:	10,000
PARKING:	41 (w/ 2 VAN ACCESSIBLE ADA)
MAXIMUM BLDG HT:	28'
ZONE	CR-1
PROPOSED ZONE	TR-1

Pg. 1 of 3

**P24RZ00002**

**1722 W INA RD RE-ZONE**

Casa Roma Estates, Lot 7



INA ROAD westbound

#### 1722 W. INA ROAD

##### PROJECT INFORMATION

OWNER	1722 INA LLC
ARCHITECT	R B WOODRUFF # 24239
CONTRACTOR	OWNER
ADDRESS	1722 W. INA RD
PARCEL NUMBER	225-47-0070
LEGAL	CASA ROMA ESTATES LOT 7
CODE	2018 IBC, 2018 IECC
MAXIMUM BLDG SF:	10,000
PARKING:	41 (W/ 2 VAN ACCESSIBLE ADA)
MAXIMUM BLDG HT:	28'
ZONE	CR-1
PROPOSED ZONE	TR-1



**SURVEY UNDERLAY**

40 SCALE

Pg. 2 of 3

**P24RZ00002**

**1722 W INA RD RE-ZONE**

Casa Roma Estates, Lot 7



# **1722 W. INA ROAD**

## **PROJECT INFORMATION**

OWNER	1722 INA LLC
ARCHITECT	R B WOODRUFF # 24239
CONTRACTOR	OWNER
ADDRESS	1722 W. INA RD
PARCEL NUMBER	225-47-0070
LEGAL	CASA ROMA ESTATES LOT 7
CODE	2018 IBC, 2018 IECC
MAXIMUM BLDG SF:	10,000
PARKING :	41 (w/ 2 VAN ACCESSIBLE ADA)
MAXIMUM BLDG HT:	28'
ZONE	CR-1
PROPOSED ZONE	TR-1



## **SITE AERIAL**

40 SCALE

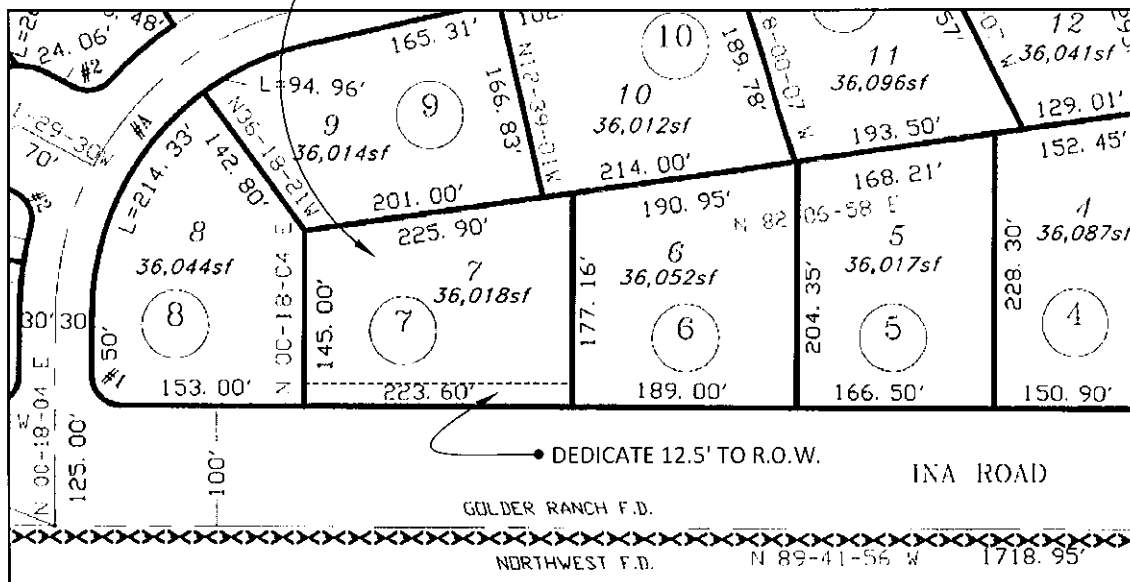
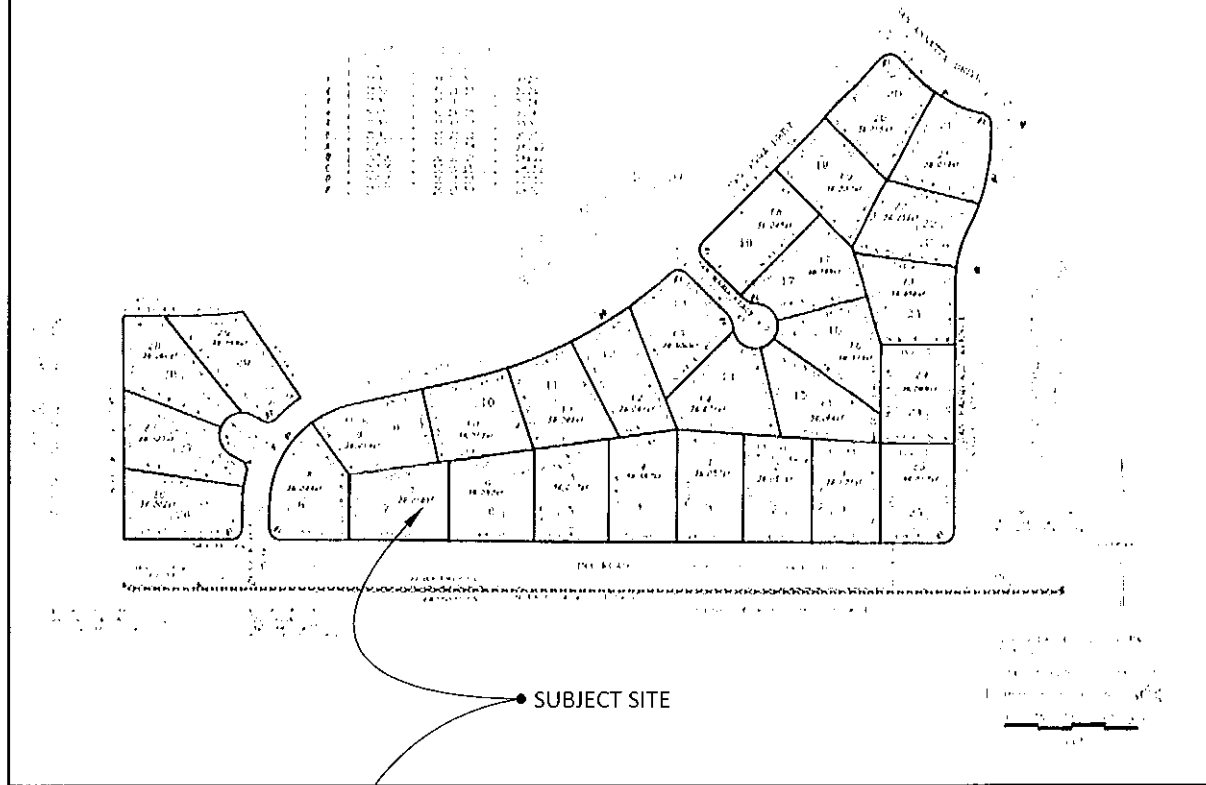
Pg. 3 of 3

**P24RZ00002**

**1722 W INA RD RE-ZONE**

Casa Roma Estates, Lot 7

ASSESSOR'S RECORD MAP  
CASA ROMA ESTATES  
LOTS 1-29



1722 WEST INA ROAD



PLAT INFO

Pg. 4 of 4

Proposed Zone Change: CR-1 to TR Transitional  
Casa Roma Estates, Lot 7, Undeveloped

# Arizona Corporation Commission Corporations Division

## Website Entity Detail. <http://ecorp.azcc.gov/>

### Entity Details

Entity Name:	1722 INA, LLC	Entity ID:	23617355
Entity Type:	Domestic LLC	Entity Status:	Active
Formation Date:	12/13/2023	Reason for Status:	<a href="#">In Good Standing</a>
Approval Date:	12/22/2023	Status Date:	
Original Incorporation Date:	12/13/2023	Life Period:	Perpetual
Business Type:	Any legal purpose	Last Annual Report Filed:	
Domicile State:	Arizona	Annual Report Due Date:	
Years Due:			

### Statutory Agent Information

Name:	FRANKLIN AGENCY, LLC	Appointed Status:	Active 12/22/2023
Attention:	KENNETH R. MOELLER		
Address:	3060 N. SWAN ROAD, TUCSON, AZ 85712, USA	Agent Last Updated:	12/22/2023
Attention:	KENNETH R. MOELLER	Mailing Address:	3060 N. SWAN ROAD, TUCSON, AZ 85712, USA
E-mail:	conwayla@mcazlaw.com	County:	Pima

### Principal Information

Title	Name	Address	Date of Taking Office	Last Updated
Manager	DANIEL R. HINOJOS	6341 N. PINNACLE RIDGE DRIVE, TUCSON, AZ, 85718, Pima County, USA	12/13/2023	12/22/2023
Manager	LYDIA P. HINOJOS	6341 N. PINNACLE RIDGE DRIVE, TUCSON, AZ, 85718, Pima County, USA	12/13/2023	12/22/2023
Member	HINOJOS FAMILY TRUST	6341 N. PINNACLE RIDGE DRIVE, TUCSON, AZ, 85718, Pima County, USA	12/13/2023	12/22/2023

### Entity Known Place of Business



# Arizona Corporation Commission Corporations Division

## Website Entity Detail. <http://ecorp.azcc.gov/>

Address:	7200 N. SAN ANNA DRIVE, TUCSON, AZ, 85704, USA	County:	Pima	Last Updated:	12/22/2023
----------	--	---------	------	---------------	------------

### Entity Principal Office Address

Address:	County:	Last Updated:
----------	---------	---------------

**Parcel Number:** 225-47-0070**Property Address**

Street Number	Street Direction	Street Name	Location
1722	W	INA RD	Pima County

**Contact Information****Property Owner Information:**

1722 INA LLC  
7200 N SAN ANNA DR  
TUCSON AZ

85704-1942

**Property Description:**

CASA ROMA ESTATES LOT 7

**Valuation Data**

**Property Appraiser:** Celina Lem **Phone:** (520) 724-8713

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2023	VACANT/AG/GOLF (2)	15.0	\$108,000	\$0	\$108,000	\$66,854	\$10,028
2024	VACANT/AG/GOLF (2)	15.0	\$139,000	\$0	\$139,000	\$70,197	\$10,530

**Property Information**

<b>Township:</b>	12.0	<b>Section:</b>	34	<b>Range:</b>	13.0E
<b>Map:</b>	16	<b>Plat:</b>	56	<b>Block:</b>	0
<b>Tract:</b>		<b>Land Measure:</b>	1.00S	<b>Lot:</b>	00007
<b>Census Tract:</b>	4603	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0011 (VACANT RESIDENTIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	8/26/2022

**Sales Information (2)**

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20221540617	1	3/2022	Vacant Land	\$175,000	\$179,578	N	W1 SAO
20170550629	2	1/2017	Single Family	\$325,000	\$325,000	Y	W1 DLM

**Valuation Area**

**District Supervisor:** REX SCOTT **District No:** 1

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
15	1101009 DEL	20461410	16056 DEL	5

**Recording Information (13)**

Sequence No.	Docket	Page	Date Recorded	Type
20233610405	0	0	12/27/2023	WTDEED
20221540617	0	0	6/3/2022	WTDEED
20171030158	0	0	4/13/2017	WTDEED
20170550629	0	0	2/24/2017	WTDEED
20142250571	0	0	8/13/2014	CTFDTH
20092070665	13672	2570	10/27/2009	DEED
20091370546	13602	2211	7/17/2009	DDISTR
20091370545	13602	2209	7/17/2009	DDISTR
20091370544	13602	2206	7/17/2009	AFFSTR
94087932	9783	920	5/2/1994	
94087931	9783	919	5/2/1994	
93123238	9592	1747	7/27/1993	
0	8643	1422	10/16/1989	

**Notes (4)**

**Created:** 9/5/2017      **Modified:** 9/5/2017      Golder Ranch Merger Per Res #2017-0007 STATE DOCKET #10-9475-18 change taxarea from 1061 to 1064 for 2018 tax year.

**Created:** 6/20/2017      **Modified:** 6/20/2017      ^20170550629 CORRECTED BY ^20171030158:

**Created:** 1/11/2016      **Modified:** 1/11/2016      2017 Tax Area Update: 1053 -> 1061 Casas Adobes Incorporation Cost District Dissolved 2007

**Created:** 8/5/2009      **Modified:** 8/5/2009      9783-920 ET AL CONT: REVOC DECEDENTS TR 30.35%

Daniel Hinojos  
7200 N San Anna Dr  
Tucson, AZ 85704  
daniel.hinojos@deih-usa.com  
602.509.6721  
03/21/2024

Terrill L. Tillman, AICP  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

Subject: Letter of Authorization for Rezoning Agent

Dear Terrill,

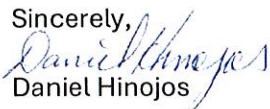
I, Daniel Hinojos, hereby authorize R. Bruce Woodruff to act as my representative in all matters concerning the rezoning of 1722 W Ina Rd., Tucson, AZ 85704 , Assessor Parcel Number: 225-47-0070 and record number P24RZ00002.

R. Bruce Woodruff is authorized to:

1. Represent me in all communications and discussions with relevant authorities regarding the rezoning process.
2. Submit all necessary documentation and applications on my behalf.
3. Attend meetings, hearings, or any other related events concerning the rezoning process.

This authorization is effective immediately and remains valid until the rezoning process is completed or until I revoke it in writing.

Thank you for your attention to this matter.

Sincerely,  
  
Daniel Hinojos