

COB - BOSAIR FORM

09/10/2025 8:54 AM (MST)

Submitted by Donna.Spicola@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: RESOLUTION: P19RZ00008 UNISOURCE ENERGY CORP. - N. LA CHOLLA BOULEVARD REZONING

Introduction / Background: The Board of Supervisors approved a five-year time extension subject to modified standard and special conditions on July 1, 2025.

Discussion: The time limit and rezoning conditions contained in Rezoning Ordinance 2020-21 may be modified by resolution.

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

Recommendation: Approval

Fiscal Impact: 0

Support of Prosperity Initiative: 13. Support Small Business

Provide information that explains how this activity supports the selected Prosperity Initiative Resolution memorializes five-year time extension for business site.

Board of Supervisor District: • 1

Department: Development Services - Planning

Name:
Donna Spicola

Telephone:

5207248800

Department Director Signature: _____

 For _____

Date: _____

9/25/25

Deputy County Administrator Signature: _____



Date: _____

9/25/2025

County Administrator Signature: _____



Date: _____

9-21-25



Subject: P19RZ00008

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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

RESOLUTION FOR ADOPTION

P19RZ00008 UNISOURCE ENERGY CORP. – N. LA CHOLLA BOULEVARD REZONING
Owners: Plaza de Luna, LLC
(District 3)

If approved, adopt RESOLUTION NO. 2025 - _____

OWNERS: Plaza de Luna, LLC
Attn: Michael Baird
6600 E. Placita Alhala
Tucson AZ 85750

AGENT: Jeff Stanley
200 E. Yvon Drive
Tucson, AZ 85704

DISTRICT: 3

STAFF CONTACT: Donna Spicola, Planner II

STAFF RECOMMENDATION: APPROVAL

TD
Attachments

c: Jeff Stanley

RESOLUTION 2025-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN CASE P19RZ00008 UNISOURCE ENERGY CORP. – N. LA CHOLLA BOULEVARD REZONING; LOCATED APPROXIMATELY 270 FEET SOUTH OF W. RIVER ROAD ON THE WEST SIDE OF N. LA CHOLLA BOULEVARD, AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 AND TIME LIMIT SET FORTH IN SECTION 3 OF ORDINANCE NO. 2020-21.

The Board of Supervisors of Pima County, Arizona finds that:

1. On April 7, 2020, in rezoning case P19RZ00008, the Pima County Board of Supervisors approved the rezoning of approximately 1.74 acres located approximately 270 feet south of W. River Road on the west side of N. La Cholla Boulevard as shown on Exhibit A from the SH (Suburban Homestead) to the CB-2 (General Business) zone, subject to standard and special conditions.
2. On July 7, 2020, the Pima County Board of Supervisors adopted rezoning Ordinance 2020-21, recorded at Sequence 20201960724, rezoning the approximate 1.74 acres described in rezoning case P19RZ00008 and memorializing the standard and special conditions.
3. The owner of the rezoning site applied for a five-year extension of the time limit set forth in Section 3 of Ordinance No. 2020-21.
4. On July 1, 2025, the Pima County Board of Supervisors approved a five-year time extension subject to modified standard and special conditions.
5. Ordinance No. 2020-21 allows the Board of Supervisors to amend the time limit and rezoning conditions by resolution.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance No. 2020-21 are restated and modified as follows:

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. In accordance with the 2016 Subdivision and Development Street Standards, a traffic memorandum is required at the permitting process. The memorandum should focus on determining if a right-turn lane is required for the site and the impact to existing bus stop location, queuing analysis for the proposed driveway and impacts to the driveway to the north. Coordination with Sun Tran is required to determine if relocation or improvement to the existing bus stop is necessary.

- B. The property shall be limited to one (1) access point as depicted on the preliminary development plan (Exhibit B).
 - C. The design of the driveway shall be made to restrict vehicles from turning into existing southbound left-turn lane directly across from the proposed entrance.
 - D. Relocation/Removal of the existing guardrail shall be as determined by the Department of Transportation during the permitting process.
3. Regional Flood Control conditions:
- A. Fifty feet from the top of bank shall be dedicated, in fee, to the Pima County Regional Flood Control District.
 - B. At the time of development the developer shall be required to select a combination of Water Conservation Measures from Table A or 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 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 to that effect.
 - B. The owner 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 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 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 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 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(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include

chemical treatment, physical removal, or other known effective means of removal. This obligation transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the current 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 piluliferum	Stinknet
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

6. Cultural Resources conditions: 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 preliminary development plan (Exhibit B) 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 ~~Proposition 207~~ rights 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 2. The time limit in Section 3 of Ordinance 2020-21 is amended and extended as follows:

1. Conditions 1 through 9 shall be completed by April 7, ~~2025~~ 2030.

Section 3. The rezoning conditions may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Passed and adopted, this _____ day of _____, 2025.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors


APPROVED AS TO FORM:



Deputy County Attorney
Jacob Kavkewitz

8-29-25

APPROVED:



Executive Secretary
Planning and Zoning Commission

EXHIBIT A

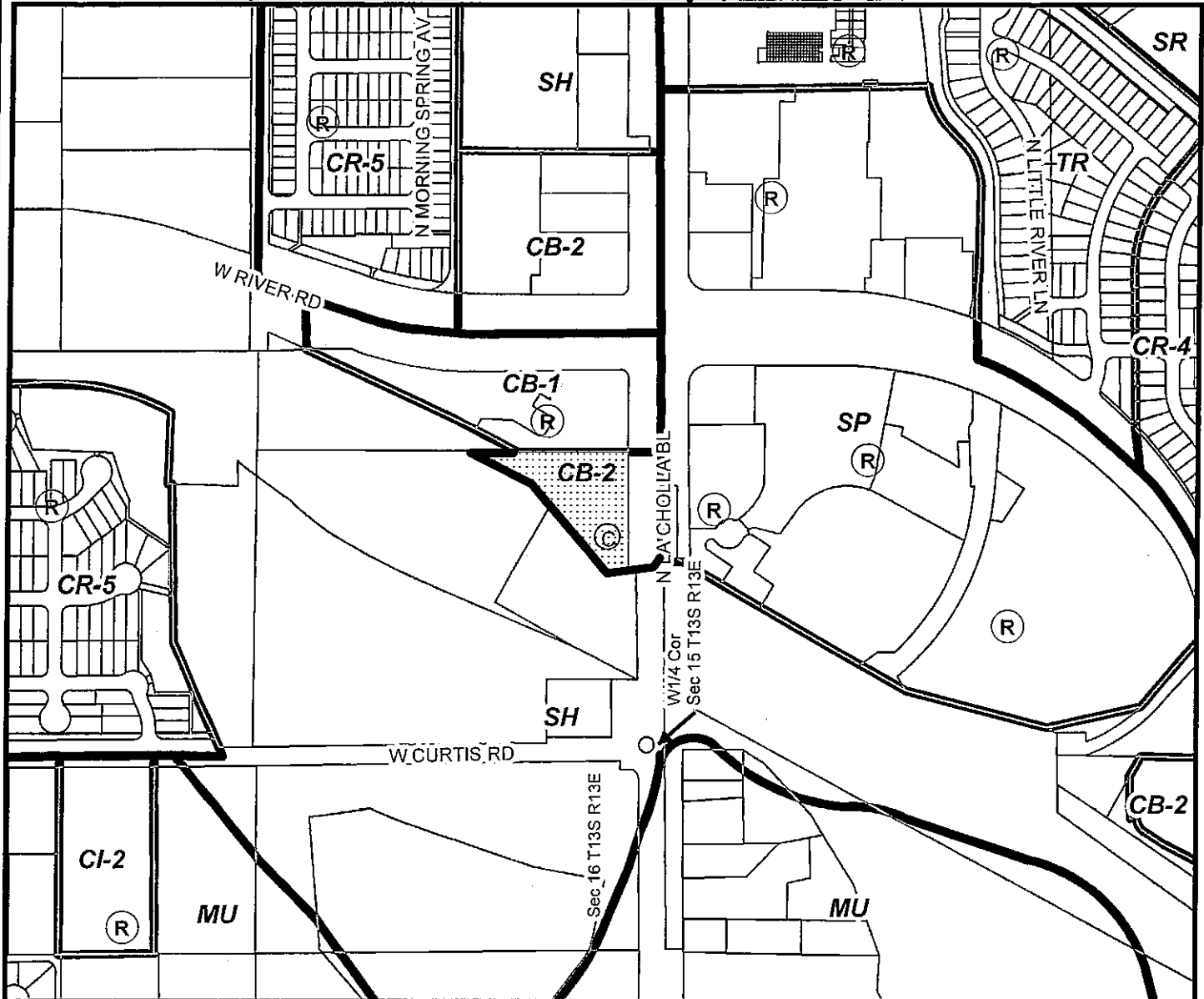
AMENDMENT NO. 108 BY ORDINANCE NO. 2020-021
TO PIMA COUNTY ZONING MAP NO. 45 TUCSON AZ. LOCATED
IN THE SE 1/4 OF THE NE 1/4 OF SECTION 16 OF T13S R13E.



0 120 240 480 Feet
[Scale bar]

ADOPTED: July 7, 2020

EFFECTIVE: July 7, 2020

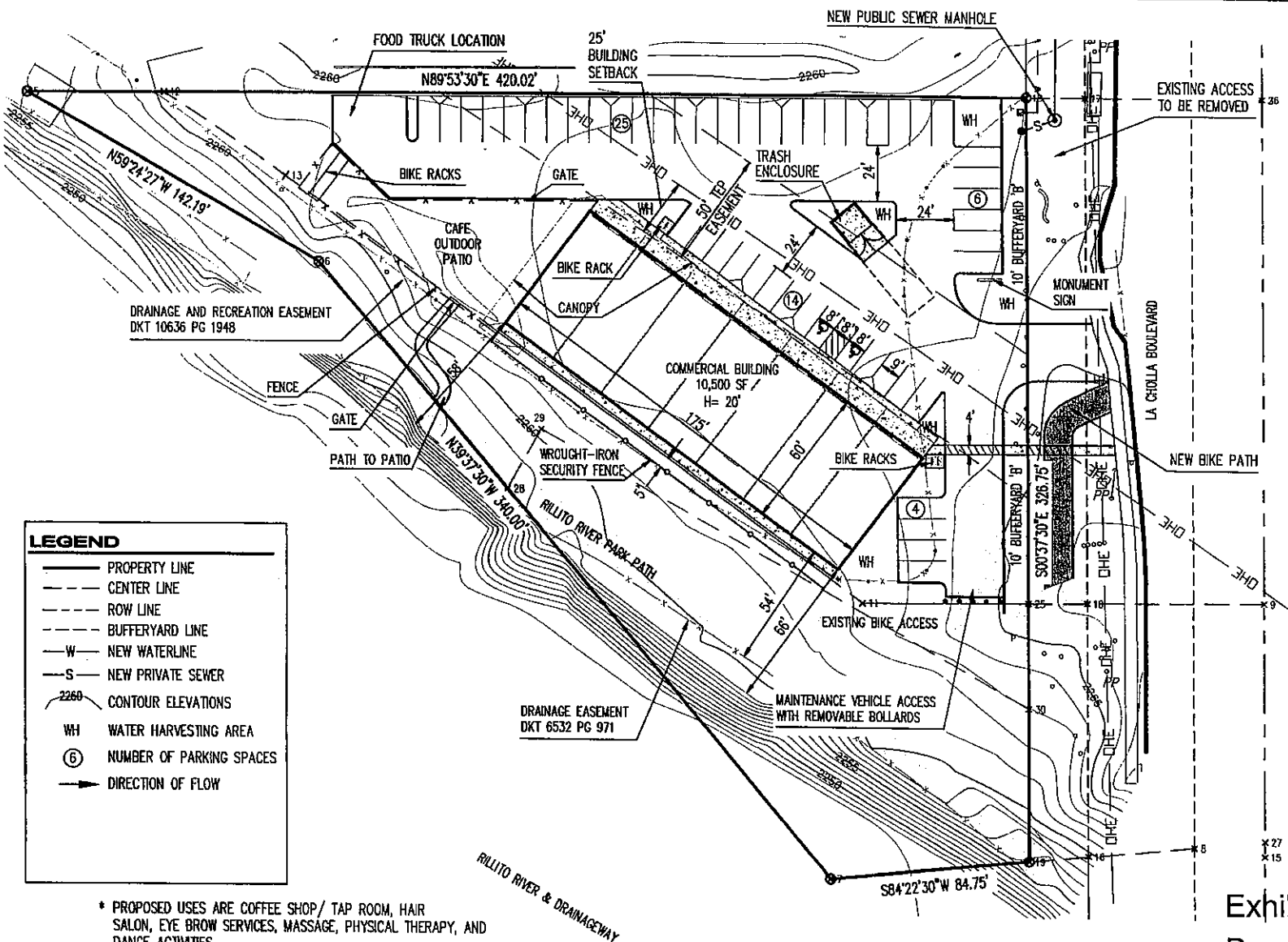


EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SH 1.74 ac
ds-May 26, 2020

P19RZ00008
10113015N





SCALE: 1"=40'

ENGINEERING
IPS
 1500 N. 10TH AVE.
 TULSA, OKLAHOMA 74102
 (918) 581-7820
 taylor@ipseng.com

**EXHIBIT II-B.1
 PRELIMINARY
 DEVELOPMENT
 PLAN**

101-13-015N
 1.74 AC
 SEC 16 T13S R13E

Exhibit B
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