



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 11/7/2023

\*= Mandatory, information must be provided

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

**\*Title:**

ORDINANCE: P22SP00003 UIP QUAIL CANYON I LLC, ET AL. – N. ORACLE ROAD SPECIFIC PLAN

**\*Introduction/Background:**

The Board of Supervisors approved this specific plan rezoning on July 11, 2023.

**\*Discussion:**

The specific plan rezoning was for approximately 53 acres from the CR-1 (Single Residence) to the SP (Specific Plan) zone for 210 apartments and a 100-unit single-family subdivision.

**\*Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

**\*Recommendation:**

APPROVAL

**\*Fiscal Impact:**




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**\*Board of Supervisor District:**

1    2    3    4    5    All

Department: Development Services - Planning      Telephone: 520-724-6675

Contact: Terrill L. Tillman, AICP, Principal Planner      Telephone: 520-724-6921

Department Director Signature:		Date:	<u>10/18/23</u>
Deputy County Administrator Signature:		Date:	<u>10/18/2023</u>
County Administrator Signature:		Date:	<u>10/19/2023</u>



Subject: P22SP00003

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**NOVEMBER 7, 2023 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division  
*Tom Prazgowski*  
**DATE:** October 24, 2023

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**ORDINANCE FOR ADOPTION**

**P22SP00003 UIP QUAIL CANYON I LLC, ET AL. - N. ORACLE ROAD SPECIFIC PLAN**

Owners: UIP Quail Canyon LLC, et al.  
(District 1)

**If approved, adopt ORDINANCE NO. 2023- \_\_\_\_\_**

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**OWNERS:** UIP Quail Canyon I, LLC, et al.  
600 Anton Boulevard, Ste. 100  
Costa Mesa, CA 92626-7100

**AGENTS:** Lazarus & Silvyn, P.C.  
Attn: Rory Juneman  
5983 E. Grant Road, Suite 290  
Tucson, AZ 85712

**DISTRICT:** 1

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

**STAFF RECOMMENDATION:** APPROVAL

TD/TT/ds  
Attachments

c: Lazarus & Silvyn, P.C.

ORDINANCE 2023-\_\_\_\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 53 ACRES OF PROPERTY (PARCEL CODES 102-21-062A, 102-21-070A, 105-01-136G, 105-01-136H AND 105-01-136J) IN CASE P22SP00003 UIP QUAIL CANYON I LLC, ET AL. – N. ORACLE ROAD SPECIFIC PLAN FROM THE CR-1 (SINGLE RESIDENCE) TO THE SP (QUAIL CANYON SPECIFIC PLAN) ZONE LOCATED ON THE SOUTH SIDE OF W. RUDASILL ROAD, APPROXIMATELY 525 FEET EAST OF THE T-INTERSECTION OF N. ORACLE ROAD AND W. RUDASILL ROAD AND ON THE EAST SIDE OF ORACLE ROAD AT THE T-INTERSECTION OF N. ORACLE ROAD AND W. KANMAR PLACE, AMENDING PIMA COUNTY ZONING MAP NO. 46.

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

Section 1. The 53 acres is rezoned from the CR-1 (Single Residence) zone to the SP (Quail Canyon Specific Plan) zone, parcel codes 102-21-062A, 102-21-070A, 105-01-136G, 105-01-136H and 105-01-136J, located on the south side of W. Rudasill Road, approximately 525 feet east of the T-intersection of N. Oracle Road and W. Rudasill Road and on the east side of Oracle Road at the T-intersection of N. Oracle Road and W. Kanmar Place and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), subject to the conditions identified in and incorporated by reference into, Section 2 of this Ordinance.

Section 2. Rezoning Conditions. The Quail Canyon Specific Plan, Exhibit B (which has not been recorded but may be viewed at the office of the Pima County Development Services Department – Planning Division) is hereby adopted, subject to amendments as required by the Board of Supervisors' action and to include Part V (Conditions of Approval).

Section 3. Amendments. The rezoning conditions adopted in Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Pima County Zoning Code, Chapter 18.90.

Section 4. The effective date of this Ordinance is 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 \_\_\_\_\_, 2023.

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Chair, Pima County Board of Supervisors

Attest:

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Clerk, Board of Supervisors

Approved As To Form:



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Deputy County Attorney  
Jacob Kavkewitz

Approved:



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Executive Secretary,  
Planning and Zoning Commission

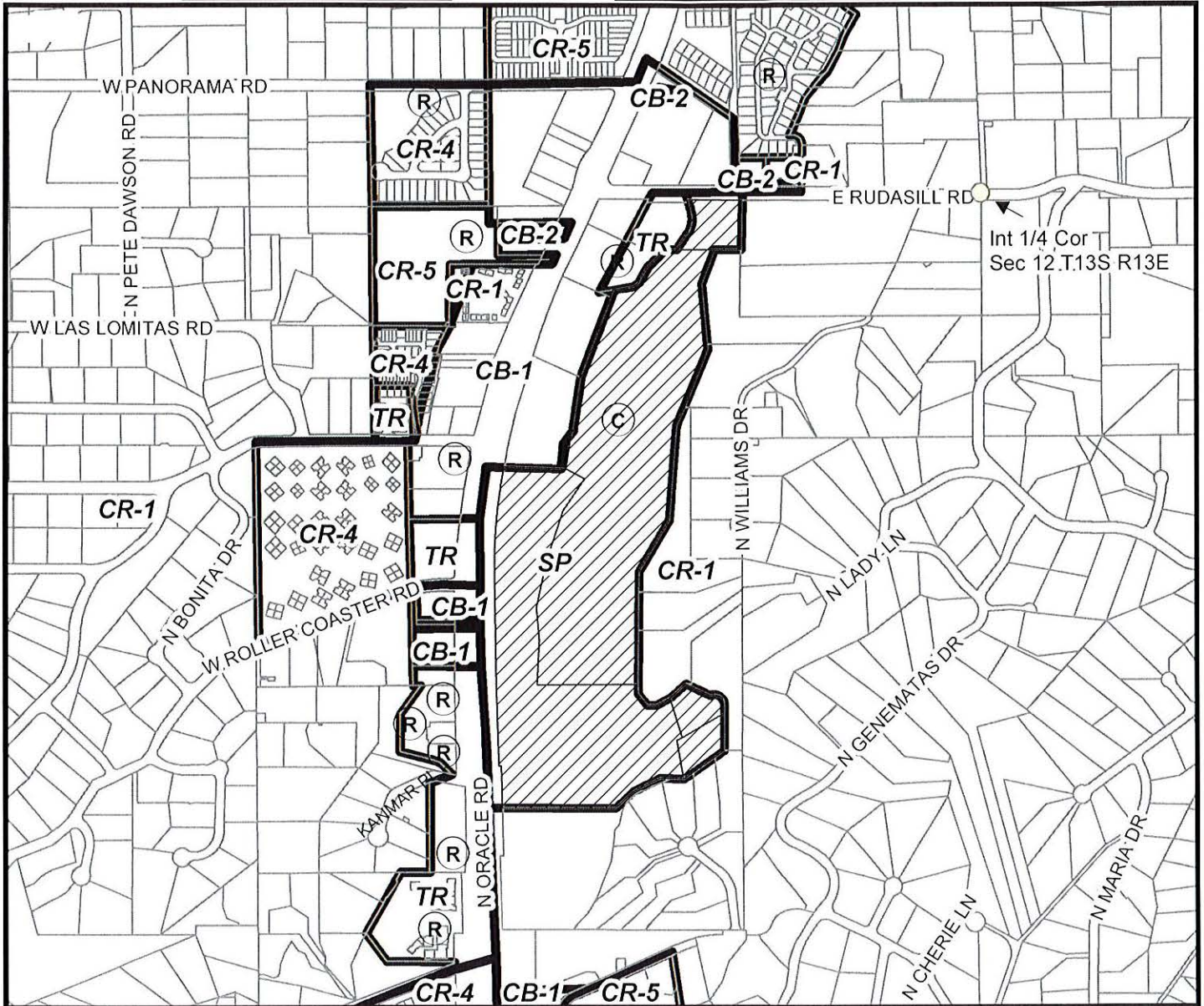
# EXHIBIT A

AMENDMENT NO. \_\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_  
 TO PIMA COUNTY ZONING MAP NO. 46 TUCSON AZ. BEING A PART OF THE  
 SW 1/4 OF SECTION 12 T13S R13E AND THE NW 1/4 OF SECTION 13, T13S R13E.



0 205 410 820 Feet

ADOPTED: \_\_\_\_\_ EFFECTIVE: \_\_\_\_\_



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

**(C)** NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
 FROM CB-1 53.0 ac  
 ds-August 18, 2023

P22SP00003  
 102-21-062A, 070A,  
 105-01-136G, 136H, 136J

