ARIZONA ARIZONA TRINOS

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 15, 2016

Title: Co9-09-11 KOLAN FAMILY TRUST - RIVER HILLS DRIVE #2 REZONING (ZONING PLAN)

Introduction/Background:

The Board of Supervisors approved the Catalina Foothills Zoning Plan (C13-59-4) on May 19, 1964. The Zoning Plan allows CR-1 zoning with an acceptable subdivision plat for areas covered by the Plan. On December 23, 2009 the owners of tax parcel 114-35-0340 applied for rezoning (Co9-09-11) of the parcel to CR-1 with the intent to record a subdivision plat. Tax parcel 114-35-0340 is within an area covered by the Catalina Foothills Zoning Plan. On July 26, 2012, a subdivision plat for tax parcel 114-35-0340 was recorded at Sequence 20122080071.

Discussion:

The recording of an acceptable plat for tax parcel 114-35-0340 within the area of the Catalina Foothills Zoning Plan allows for the adoption of a rezoning ordinance from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone. The Ordinance is for 3.87 acres located at the terminus of N. River Hills Drive, approximately 3,200 feet north of River Road. The plat contains three lots and a private road common area.

Conclusion:

This Ordinance is in accordance with the Board of Supervisor's approval of the Catalina Foothills Zoning Plan.

Recommendation:

Staff recommends that the Board of Supervisors approve this Ordinance.

Fiscal Impact:						
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Board of Supervisor District:						
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Department: Development Service	s Department,	Planning	Telephone: 520-724-90	00		
Department Director Signature/Dat	// h) .				
Deputy County Administrator Signature/Date: Misselfor John Besnel 2/34/16						
County Administrator Signature/Da	C	C.M	Melban	1 2/24/4		
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Subject: Co9-09-11

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FOR MARCH 15, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Interim Planning Official

Public Works-Development Services Department-Planning Division

DATE:

February 22, 2016

ORDINANCE FOR ADOPTION

Co9-09-11

KOLAN FAMILY TRUST - RIVER HILLS DRIVE #2 REZONING (ZONING PLAN)

Owner: Landmark Title TR 18367T

(District 1)

If approved, adopt ORDINANCE NO. 2016 - _____

OWNER:

Landmark Title TR 18367T Attn: Kolan Family Trust 3091 W. Cactus Tree Trail

Tucson, AZ 85742-8608

AGENT:

Charles Corrales

1008 W. St. Mary's Road

Tucson, AZ 85745

DISTRICT:

STAFF CONTACT:

David Petersen

CP/DP/ar Attachments

CC:

Co9-09-11 File

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA RELATING TO ZONING; REZONING APPROXIMATELY 3.87 ACRES OF PROPERTY, LOCATED AT THE TERMINUS OF RIVER HILLS DRIVE, APPROXIMATELY 3,200 FEET NORTH OF RIVER ROAD (PARCEL CODES 114-35-2500, 2510, 2520, AND 2530) FROM THE SR (SUBURBAN RANCH) ZONE TO THE CR-1 (SINGLE RESIDENCE) ZONE IN CASE Co9-09-11 KOLAN FAMILY TRUST — RIVER HILLS DRIVE #2 REZONING (ZONING PLAN) AND AMENDING PIMA COUNTY ZONING MAP NO. 26.
IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:
Section 1. The 3.87 acres located on at the terminus of River Hills Drive, approximately 3,200 feet north of River Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 26, is rezoned from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone.
Section 2. Rezoning Condition.
The Catalina Foothills Zoning Plan requires the recording of an acceptable subdivision plat; and a plat was recorded on July 26, 2012 (Sequence No. 2012080071).
Section 3. The effective date of this Ordinance shall be on the date of signing of this Ordinance by the Chairman of the Board of Supervisors.
Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this
day of, 2016.

ORDINANCE 2016-____

Chair, Pima County of the Board of Supervisors

ATTEST:	
Clerk, Board of Supervisors	

Approved As To Form:

Lesley M. Lukach
Deputy County Attorney

Approved:

Executive Secretary, Planning and Zoning Commission

OF THE NE 1/4 OF SE	NING MAP NO. 26 TUCSON AZ. 2520 & 2530 BEING A PART OF THE NW 16 C. 30 T13S R15E. EFFECTIVE:	0 125 250 500 Feet
S) R	SEC 19	
R	CR-1 N 1/4 COR SEC 30 T438 R15E R R R CR-1 CR-1	R R
	R	
NAWERHILLS DR		WENIDA LA VALLITA

O NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE FROM SR 3.87 ac ±

ds-February 2, 2016



Co9-09-011 Co13-59-04 P1209-003 114-35-2500, 2510, 2520 & 2530 Page 2 of 3