



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: June 19, 2018

Title: P17RZ00010 HAYMORE - W. SUNKIST ROAD REZONING (Ordinance)

Introduction/Background:

The Board of Supervisors approved this rezoning subject to conditions as recommended by the Planning and Zoning Commission on March 20, 2018.

Discussion:

The rezoning was for 2.09 acres from the SR (Suburban Ranch) zone to the SR-2 (Suburban Ranch Estate) zone to allow the split of a 9.51-acre parcel into two SR parcels and one SR-2 parcel (the subject area of the rezoning).

Conclusion:

The Ordinance reflects the Board of Supervisor's approval of the rezoning.

Recommendation:

Approval

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

JUN 06 10:02 AM '18 PCC/KDF/HD MW

Department: Development Services Department - Planning Telephone: 520-724-9000

Contact: David Petersen Telephone: 520-724-9000

Department Director Signature/Date: [Signature] 6/5/18

Deputy County Administrator Signature/Date: [Signature] 6/6/18

County Administrator Signature/Date: [Signature] 6/7/18



DEVELOPMENT SERVICES

Subject: P17RZ00010

Page 1 of 1

FOR JUNE 19, 2018 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official *Tom Drzazgowski*
Public Works-Development Services Department-Planning Division
DATE: June 1, 2018

ORDINANCE FOR ADOPTION

P17RZ00010 **HAYMORE – W. SUNKIST ROAD REZONING**
Owners: David and Barbara Haymore
(District 1)

If approved, adopt ORDINANCE NO. 2018 - _____

OWNERS: David and Barbara Haymore
1052 Turnberry Court
Midway, UT 84049-6457

AGENT: None

DISTRICT: 1

STAFF CONTACT: David Petersen

STAFF RECOMMENDATION: APPROVAL

TD/DP/ar
Attachments

cc: P17RZ00010 File
Tom Drzazgowski, Chief Zoning Inspector

ORDINANCE 2018-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA RELATING TO ZONING; REZONING APPROXIMATELY 2.90 ACRES OF PROPERTY, LOCATED APPROXIMATELY 336 FEET SOUTH OF W. SUNKIST DRIVE AND APPROXIMATELY 2,840 FEET EAST OF N. LA CHOLLA BOULEVARD AND APPROXIMATELY 2,000 FEET WEST OF N. LA CANADA DRIVE, FROM THE SR (SUBURBAN RANCH) ZONE TO THE SR-2 (SUBURBAN RANCH ESTATE) ZONE, IN CASE P17RZ00010 HAYMORE – W. SUNKIST ROAD REZONING, AND AMENDING PIMA COUNTY ZONING MAP NO. 280.

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

Section 1. The 2.90 acres located approximately 336 feet south of W. Sunkist Drive and approximately 2,840 feet east of N. La Cholla Boulevard and approximately 2,000 feet west of N. La Canada Drive and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 280, is rezoned from the SR (Suburban Ranch) zone to the SR-2 (Suburban Ranch Estate) zone subject to the conditions in this ordinance.

Section 2. Rezoning Conditions.

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Adherence to the sketch plan (Exhibit B) for one dwelling as approved at public hearing.
3. A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Conservation Guidelines for the Multiple Use Management Area designation, which calls for two conserved acres for each acre developed, by limiting the total amount of grading to no more than 42,108 square feet (.97 acres), or approximately one-third of the site.
B. 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 also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the 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
 Peganum harmala African rue
 Pennisetum ciliare Buffelgrass
 Pennisetum setaceum Fountain grass
 Rhus lancea African sumac
 Salsola spp. Russian thistle
 Schinus spp. Pepper tree
 Schismus arabicus Arabian grass
 Schismus barbatus Mediterranean grass
 Sorghum halepense Johnson grass
 Tamarix spp. Tamarisk

4. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "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.
5. 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.
6. Any common, private roadway/driveway serving more than one dwelling unit shall be paved (chip sealed) within six (6) months of the issuance of building permits.
7. The rezoning is subject to SR (Suburban Ranch) development standards with exception of minimum site area and minimum lot area per dwelling unit.
8. (In addition to the conservation restrictions of condition #3.A) grading shall be limited to 10 percent of the rezoning site area.

Section 3. Time limits of conditions. Conditions 1 through 8 of Section 2 shall be completed no later than March 20, 2023.

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 Chairman of the Board of Supervisors signs this Ordinance.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2018.


Chairman, Pima County Board of Supervisors

ATTEST:

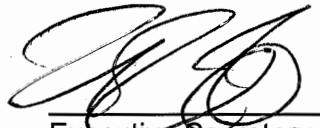
Clerk, Board of Supervisors

Approved As To Form:

Approved:

 5/21/18

Deputy County Attorney
Lesley M. Lukach

 For

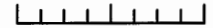
Executive Secretary,
Planning and Zoning Commission

EXHIBIT A

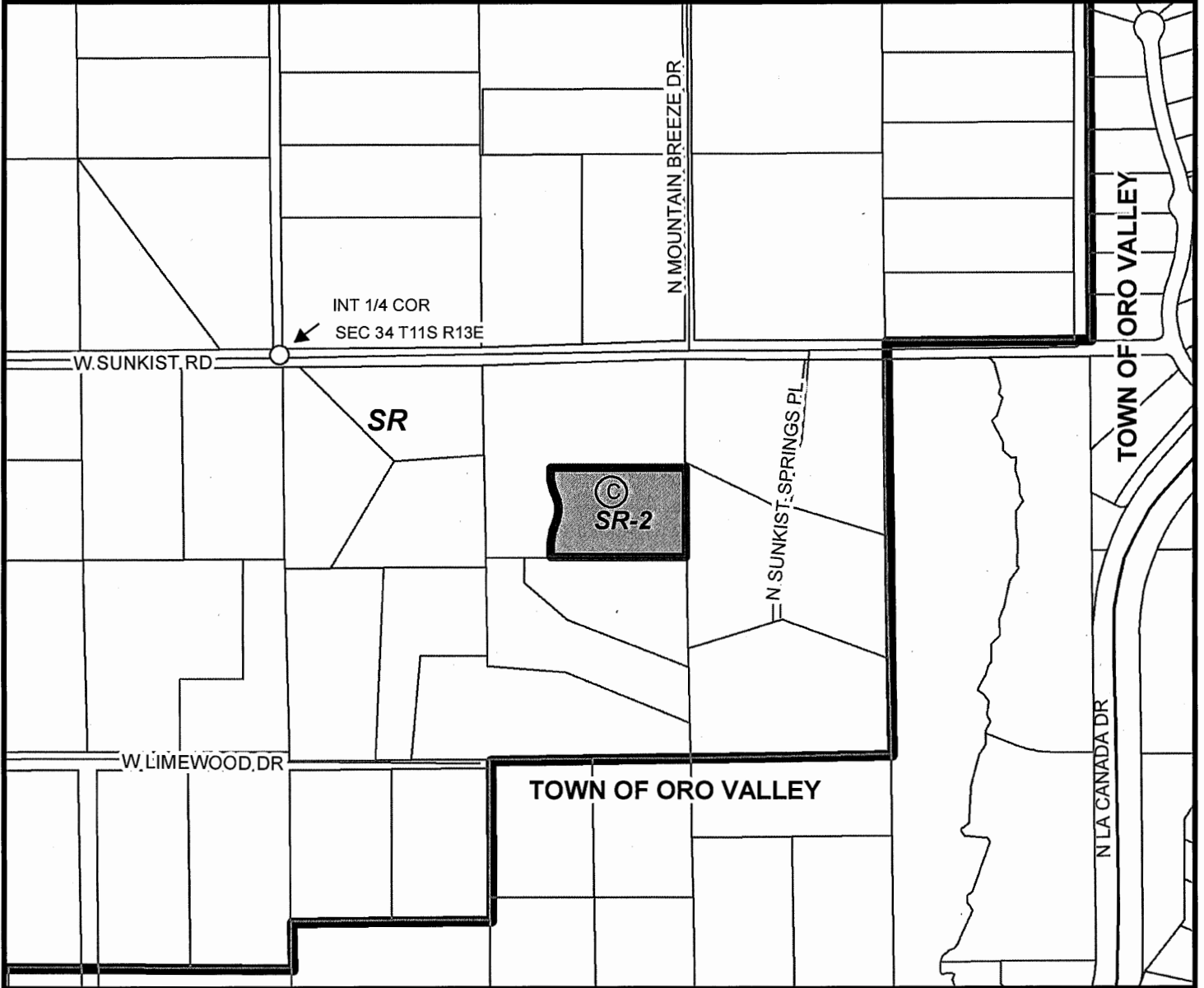
AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 280 _____ TUCSON AZ.
PORTION OF PARCEL 2A BEING A PART OF THE SE 1/4 OF SEC 34 T11S R13E.



0 125 250 500 Feet



ADOPTED: _____ EFFECTIVE: _____



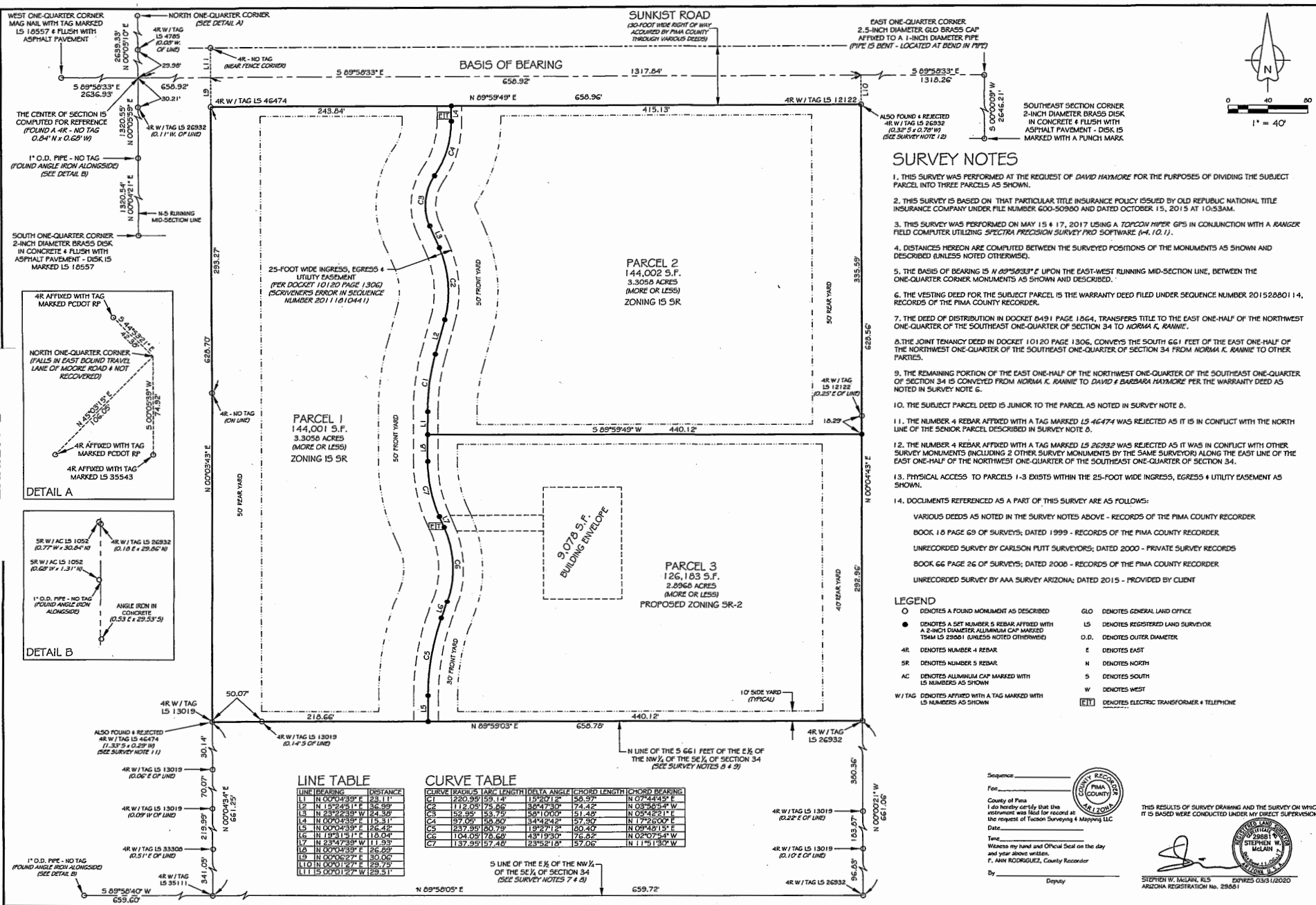
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 2.9 ac
ds-March 20, 2018

P17RZ00010
Co7-13-10
Portion of 21947002A



PARCEL 219-47-002A
(MINOR LAND DIVISION)



SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID HAYMORE FOR THE PURPOSES OF DIVIDING THE SUBJECT PARCEL INTO THREE PARCELS AS SHOWN.
2. THIS SURVEY IS BASED ON THAT PARTICULAR TITLE INSURANCE POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY UNDER FILE NUMBER 600-50980 AND DATED OCTOBER 15, 2015 AT 10:53AM.
3. THIS SURVEY WAS PERFORMED ON MAY 15 & 17, 2017 USING A TOPCON HIPER GPS IN CONJUNCTION WITH A RANGIER FIELD COMPUTER UTILIZING SPECTRA PRECISION SURVEY PRO SOFTWARE (v4.10.1).
4. DISTANCES HEREON ARE COMPUTED BETWEEN THE SURVEYED POSITIONS OF THE MONUMENTS AS SHOWN AND DESCRIBED (UNLESS NOTED OTHERWISE).
5. THE BASIS OF BEARING IS $N 89^{\circ}58'33'' E$ UPON THE EAST-WEST RUNNING MID-SECTION LINE, BETWEEN THE ONE-QUARTER CORNER MONUMENTS AS SHOWN AND DESCRIBED.
6. THE VESTING DEED FOR THE SUBJECT PARCEL IS THE WARRANTY DEED FILED UNDER SEQUENCE NUMBER 20152880114, RECORDS OF THE PIMA COUNTY RECORDER.
7. THE DEED OF DISTRIBUTION IN DOCKET 8491 PAGE 1864, TRANSFERS TITLE TO THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34 TO NORMA K. RAINIE.
8. THE JOINT TENANCY DEED IN DOCKET 10120 PAGE 1306, CONVEYS THE SOUTH 661 FEET OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34 FROM NORMA K. RAINIE TO OTHER PARTIES.
9. THE REMAINING PORTION OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34 IS CONVEYED FROM NORMA K. RAINIE TO DAVID & BARBARA HAYMORE PER THE WARRANTY DEED AS NOTED IN SURVEY NOTE 6.
10. THE SUBJECT PARCEL DEED IS JUNIOR TO THE PARCEL AS NOTED IN SURVEY NOTE 6.
11. THE NUMBER 4 REBAR AFFIXED WITH A TAG MARKED L5 46474 WAS REJECTED AS IT IS IN CONFLICT WITH THE NORTH LINE OF THE SENIOR PARCEL DESCRIBED IN SURVEY NOTE 6.
12. THE NUMBER 4 REBAR AFFIXED WITH A TAG MARKED L5 26932 WAS REJECTED AS IT WAS IN CONFLICT WITH OTHER SURVEY MONUMENTS (INCLUDING 2 OTHER SURVEY MONUMENTS BY THE SAME SURVEYOR) ALONG THE EAST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34.
13. PHYSICAL ACCESS TO PARCELS 1-3 EXISTS WITHIN THE 25-FOOT WIDE INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN.
14. DOCUMENTS REFERENCED AS A PART OF THIS SURVEY ARE AS FOLLOWS:
 VARIOUS DEEDS AS NOTED IN THE SURVEY NOTES ABOVE - RECORDS OF THE PIMA COUNTY RECORDER
 BOOK 18 PAGE 69 OF SURVEYS; DATED 1999 - RECORDS OF THE PIMA COUNTY RECORDER
 UNRECORDED SURVEY BY CARLSON PUTT SURVEYORS; DATED 2000 - PRIVATE SURVEY RECORDS
 BOOK 66 PAGE 26 OF SURVEYS; DATED 2008 - RECORDS OF THE PIMA COUNTY RECORDER
 UNRECORDED SURVEY BY AAA SURVEY ARIZONA; DATED 2015 - PROVIDED BY CLIENT

LEGEND

- O DENOTES A FOUND MONUMENT AS DESCRIBED
- DENOTES A SET NUMBER 5 REBAR AFFIXED WITH A 2-INCH DIAMETER ALUMINUM CAP MARKED T5M L5 29881 (UNLESS NOTED OTHERWISE)
- 4R DENOTES NUMBER 4 REBAR
- 5R DENOTES NUMBER 5 REBAR
- AC DENOTES ALUMINUM CAP MARKED WITH L5 NUMBERS AS SHOWN
- W/TAG DENOTES AFFIXED WITH A TAG MARKED WITH L5 NUMBERS AS SHOWN
- GLS DENOTES GENERAL LAND OFFICE
- L5 DENOTES REGISTERED LAND SURVEYOR
- O.D. DENOTES OUTER DIAMETER
- E DENOTES EAST
- N DENOTES NORTH
- S DENOTES SOUTH
- W DENOTES WEST
- ETI DENOTES ELECTRIC TRANSFORMER & TELEPHONE

Sequence: _____
 For: _____
 County of Pima
 I do hereby certify that the instrument was filed for record as the request of Tucson Surveying & Mapping LLC
 Date: _____
 Title: _____
 Witness my hand and Official Seal on the day and year above written.
 F. ANN RODRIGUEZ, County Recorder
 By: _____ Deputy

THIS RESULTS OF SURVEY DRAWING AND THE SURVEY ON WHICH IT IS BASED WERE CONDUCTED UNDER MY DIRECT SUPERVISION.

 STEPHEN W. McLEAN, RLS
 ARIZONA REGISTRATION No. 29881

LINE TABLE

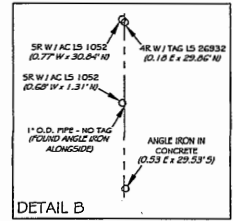
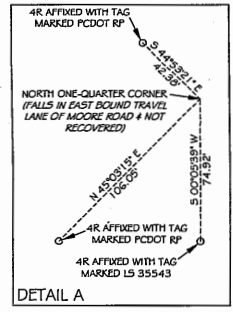
LINE BEARING	DISTANCE
L1 N 00°00'00" E	23.11
L2 N 15°24'51" E	36.39
L3 N 23°02'39" W	24.38
L4 N 00°43'39" E	115.31
L5 N 00°04'39" E	26.42
L6 N 1°39'15" E	118.04
L7 N 23°47'39" W	111.93
L8 N 00°04'39" E	26.39
L9 N 00°02'27" E	50.06
L10 N 00°01'27" E	29.79
L11 S 00°01'27" W	129.51

CURVE TABLE

CURVE	BEARING	CHORD LENGTH	CHORD BEARING
C1	N 25°09'14" E	56.97	N 07°44'42" E
C2	N 112°09'75.86" E	74.42	N 03°36'54" W
C3	S 52°58'53.79" E	81.49	N 05°25'11" E
C4	S 71°05'30.90" E	57.90	N 17°25'00" E
C5	S 237°39'00.79" E	80.40	N 09°49'15" E
C6	N 104°09'17.66" E	76.82	N 02°00'00" E
C7	S 157°32'19.40" E	57.06	N 11°31'30" W

S LINE OF THE E 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34 (SEE SURVEY NOTES 7 & 8)

EXHIBIT B



P17R200010 Sketch Plan (Parcel 3)
 Approved at 3-20-18 BOS Hearing D.P.

RESULTS OF SURVEY
 A PORTION OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 18 EAST, & 1/4 SALT RIVER WATERSHED, PIMA COUNTY, ARIZONA