



DATE: February 13, 2015

TO: Pima County Board of Supervisors

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector  
Chris Poirier, Assistant Planning Official

SUBJECT: February 17, 2015 – Agenda Item #14 – P21-14-23 Fenster School - Staff Update

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The Planning and Zoning Commission heard the request for a Residential Substance Abuse and Diagnostic Treatment Facility on January 28, 2015. The Planning and Zoning Commission recommended approval of the conditional use permit with conditions, and added a condition that required substantial conformance with the applicant's submittal material. The applicant's submitted material clearly portrayed reuse of the existing school structures and the entire Fenster School properties (Tax codes 114-10-230C – Western property with equestrian facilities, 114-09-004B – Central property with existing school, 114-09-002D – Eastern property which Sabino Wash is located).

The property owner, Fenster Ranch School, is proposing to lease the school site to Sabino Recovery LLC. Upon further conversation with the applicant after the Planning and Zoning Commission hearing and Hearing Administrator analysis, staff has been informed that the conditional use request will be modified to reduce the scope of the project to only a portion of the 146 acre properties. To date the revised project scope has not been submitted to staff. Currently, per the applicant's submittal material the entire 146 acre property would be encumbered by the conditional use permit and associated conditions. This new change in the project area is potentially inconsistent with what was presented at the neighborhood meeting, the applicant's submitted material and is substantially different than what was evaluated and analyzed by the Pima County Hearing Administrator and the Planning and Zoning Commission.

At the Board of Supervisors hearing staff is anticipating that the applicant may be submitting a request for a smaller project scope. If a new project scope is submitted, staff is recommending one of the following;

- 1) The Board of Supervisors remand the request back to the Planning and Zoning Commission due to substantial change of project.

2) The Board of Supervisors approve the request subject to Planning and Zoning Commission conditions, amending the condition to allow development in conformance with SR development standards on property 114-09-002D (Eastern most property). This would allow the potential for the property owner to have some development of permitted uses on the eastern property, which is a significant distance from most neighbors.