





# MEMORANDUM

**DATE:** June 25, 2024

**TO:** Honorable Chairman and Members of the Board of Supervisors

**FROM:** Chris Poirier, Deputy Director 

**SUBJECT:** P23RZ00008 Wohlford – N. Bonanza Avenue Rezoning  
June 18, 2024 Agenda Item No. 68 continued to July 2, 2024 Board of Supervisors' Agenda - Revised Rezoning Conditions

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In response to the June 18, 2024, Board of Supervisors meeting for the above-reference rezoning and neighborhood concerns, three conditions are being proposed for addition to the standard and special conditions. Condition #9 is being added in order to minimize floodplain impacts. Condition #10 requires that new residences be reviewed by the Pima County Design Review Committee (DRC) to ensure that the aesthetic qualities of the area are maintained. Limited information has been provided as to the design, height and aesthetics of the future homes. Requiring new single-family residences to be reviewed and approved by the DRC will ensure that the new homes will integrate into the existing landscape and reduce potential adverse impacts to existing neighbors. Condition #11 limits new single-family residences to single story with a maximum height of 20 feet. The addition of this condition addresses neighbor concerns regarding two-story homes.

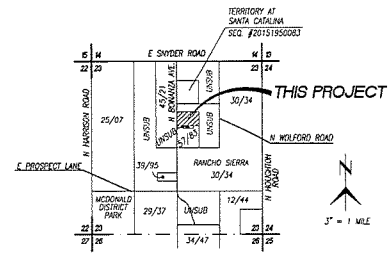
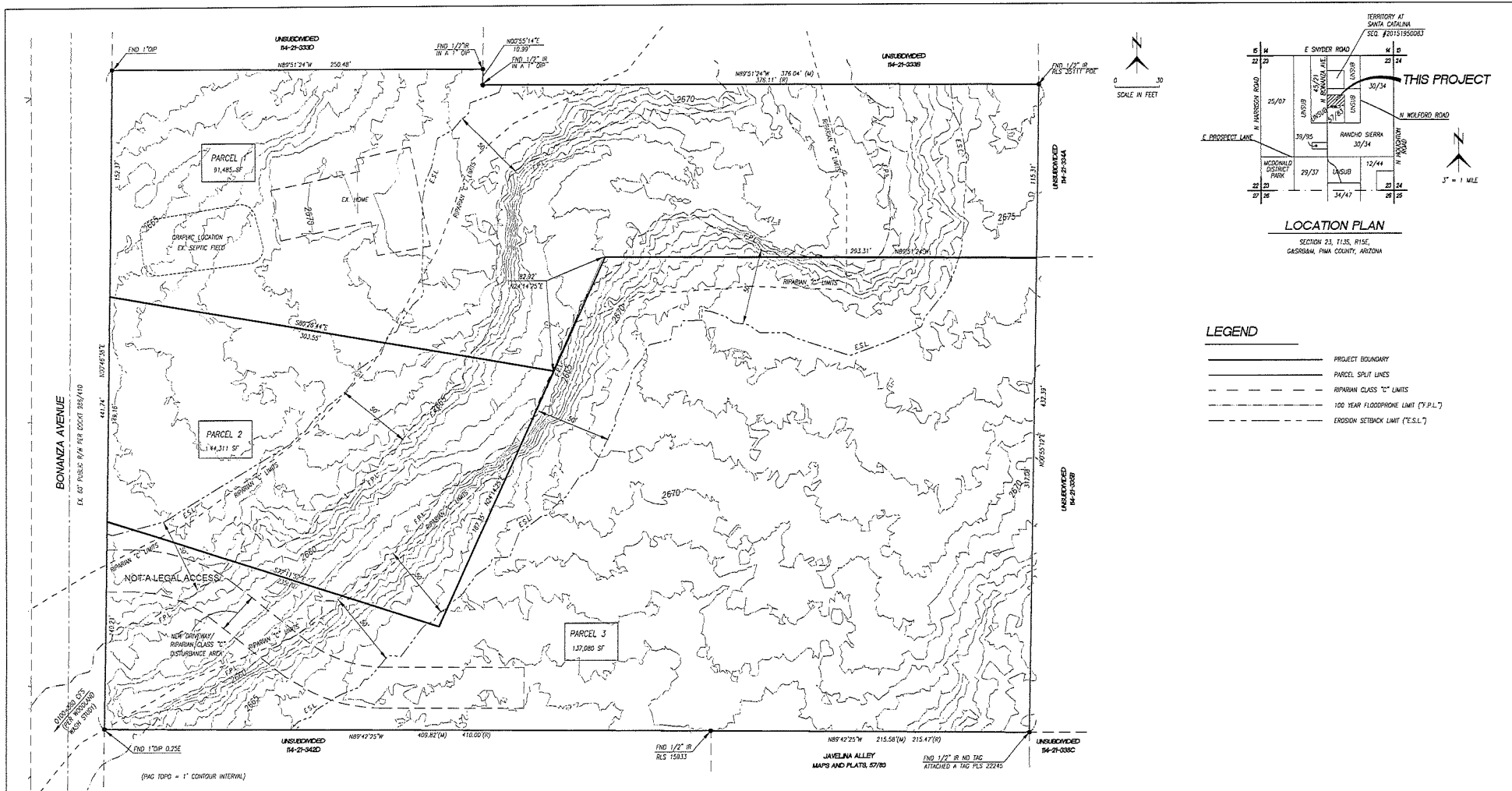
Attached is a revised sketch plan that removes access across the wash to lot 3 to align with proposed condition #9.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

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. The properties shall be limited to a single access point per lot onto Bonanza Avenue.
  - B. Access point to each lot shall be determined at time of building permit submittal.
3. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use an on-site sewage disposal system at the time a tentative plat, development plan or request for building permit is submitted for review.

4. Cultural Resources condition: A caution must be noted concerning human burials. 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.
5. Adherence to the sketch plan as approved at public hearing.
6. No more than one single-family residence allowed on the proposed 3.14-acre parcel located east of existing wash without the written approval of the Board of Supervisors.
7. 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.
8. The property owner shall execute the following disclaimer regarding the Private Property 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)."
9. In order to minimize floodplain impacts, there shall be no encroachment into or development within the El Duro Wash floodplain. Development of Lot 3 on the sketch plan will require that the owner obtain legal access from the south or east of the subject property.
10. All new residences will be reviewed and approved by the Design Review Committee to ensure that the new homes integrate into the existing community.
11. New residences shall be limited to single story with a maximum height of 20 feet.



**LOCATION PLAN**  
SECTION 23, T11S, R15E,  
G4SRM, PIMA COUNTY, ARIZONA

- LEGEND**
- PROJECT BOUNDARY
  - PARCEL SPLIT LINES
  - - - RIPARIAN CLASS "C" LIMITS
  - - - 100 YEAR FLOODPROOF LIMIT ("F.F.L.")
  - - - EROSION SETBACK LIMIT ("E.S.L.")

**GENERAL NOTES**

1. - EXISTING ZONING = SR
1. - PROPOSED ZONING = CR-1
2. - MINIMUM LOT SIZE REQUIRED PER CR-1 ZONING = 36,000 S.F.
2. - MINIMUM LOT SIZE PROPOSED = 44,300 S.F. (INCL. SEPTIC SYSTEMS)

**LEGAL ACCESS STATEMENT**  
EXISTING LEGAL ACCESS FOR ALL PARCELS IS FROM THE FOLLOWING PUBLIC RIGHT-OF-WAY:  
- BONANZA AVENUE, 50' PUBLIC RIGHT-OF-WAY AS RECORDED IN DOCKET 398/410

**HDZ CALCULATIONS**

"A" - AREA OF PROJECT:	6.3 AC (272,877 S.F.)
"I" - CONTOUR INTERVAL:	1 FOOT
"L" - LENGTH OF CONTOURS:	30,757 LF
CONV. OF "S" INTO "ACRES X 100":	0.0023
AVG X-SLOPE CALCULATION = $1 \times L \times 0.023 / A$ :	11.2% AVERAGE CROSS-SLOPE

**RIPARIAN CLASS "C" CALCULATIONS**

PROPOSED RIPARIAN DISTURBANCE/OBSTRUCTION, PARCEL 3 ONLY:  
0.08 AC (3,513 S.F.)

**RIPARIAN CLASS "C" NOTES**

- 1) FUTURE BUILDING DEVELOPERS WILL REMAIN OUTSIDE OF THE RIPARIAN "C" LIMITS
- 2) SINCE DISTURBANCE IS LESS THAN 1/3 ACRE, NO RIPARIAN DISTURBANCE/ MITIGATION REQUIRED PER SECTION 16.30.050

Revised sketch plan 8/25/2024

**REZONING/FEASIBILITY EXHIBIT FOR 4510 N. BONANZA AVENUE**  
EX. ASSESSOR'S PARCEL #114-21-333C  
LOCATED IN SECTION 23, T11S, R15E, G4SRM, PIMA COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
3561 E. Sunrise Drive, Suite #205, Tucson, Arizona 85718 (520) 316-1960 Fax (520) 318-1950

SCALE:	1ST DATE PREPARED: 12/23/2023	DRAWING #:	0001	SHEET:
NOISE: 1" = 30'	2ND DATE PREPARED: 1/15/2024	2ND DATE REVISION: 1/15/2024	1	1 of 1
CONTOUR INT. ("F.F.L.")	3RD DATE PREPARED:	3RD DATE REVISION:	PLAN #224	