



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/15/2025

*= Mandatory, information must be provided

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

***Title:**

ORDINANCE: P24SP00005 DCMi ENTERPRISES, LLC – W. VALENCIA ROAD SPECIFIC PLAN REZONING

***Introduction/Background:**

The Board of Supervisors approved the Tierra Valencia Specific Plan on January 21, 2025.

***Discussion:**

The specific plan rezoning was for a flexible commercial center with the potential for multi-family housing and/or self storage outside the Maeveen Marie Behan Conservation Lands System.

***Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

***Recommendation:**

Approval

***Fiscal Impact:**

0

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Planner III

Telephone: 520-724-6921

Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____



Subject: P24SP00005

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JULY 15, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department Planning Division

DATE: July 1, 2025

ORDINANCE FOR ADOPTION

P24SP00005 DMCI ENTERPRISES, LLC – W. VALENCIA ROAD SPECIFIC PLAN REZONING

Owners: DMCI Enterprises, LLC
(District 5)

If approved, adopt ORDINANCE NO. 2025 - _____

OWNERS: DMCI Enterprises, LLC
3680 W. Goshen Drive
Tucson, AZ 85741

AGENT: Lazarus & Silvyn, P. C.
Jackson Cassidy
5983 E. Grant Road, Suite 290
Tucson, AZ 85712

DISTRICT: 5

STAFF CONTACT: Terrill L. Tillman, AICP, Planner III

STAFF RECOMMENDATION: APPROVAL

TD/TT/ds
Attachments

c: Jackson Cassidy

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 14 ACRES (PARCEL CODES 137-22-026E AND 137-22-0270) FROM THE CB-2 © (GENERAL BUSINESS - CONDITIONAL) AND THE TR (TRANSITIONAL) ZONES TO THE SP (SPECIFIC PLAN) ZONE, IN CASE P24SP00005 DMCI ENTERPRISES, LLC – W. VALENCIA ROAD SPECIFIC PLAN REZONING, LOCATED AT THE NORTHEAST CORNER OF S. CAMINO DE LA TIERRA AND W. VALENCIA ROAD, AMENDING PIMA COUNTY ZONING MAPS NOS. 35, 36, 62 & 63.

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

Section 1. The 14 acres is rezoned from the CB-2 © (General Business - Conditional) and the TR (Transitional) zones to the SP (Specific Plan) (Tierra Valencia Specific Plan) zone, parcel codes 137-22-026E and 137-22-0270, located at the northeast corner of S. Camino De La Tierra and W. Valencia Road 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 Tierra Valencia 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 _____, 2025.

Chair, Pima County Board of Supervisors

Attest:

Clerk, Board of Supervisors

Approved As To Form:

 6-2-25
Deputy County Attorney
Jacob Kavkewitz

Approved:

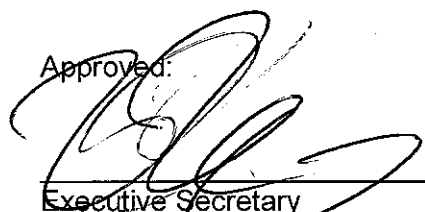

Executive Secretary
Planning and Zoning Commission

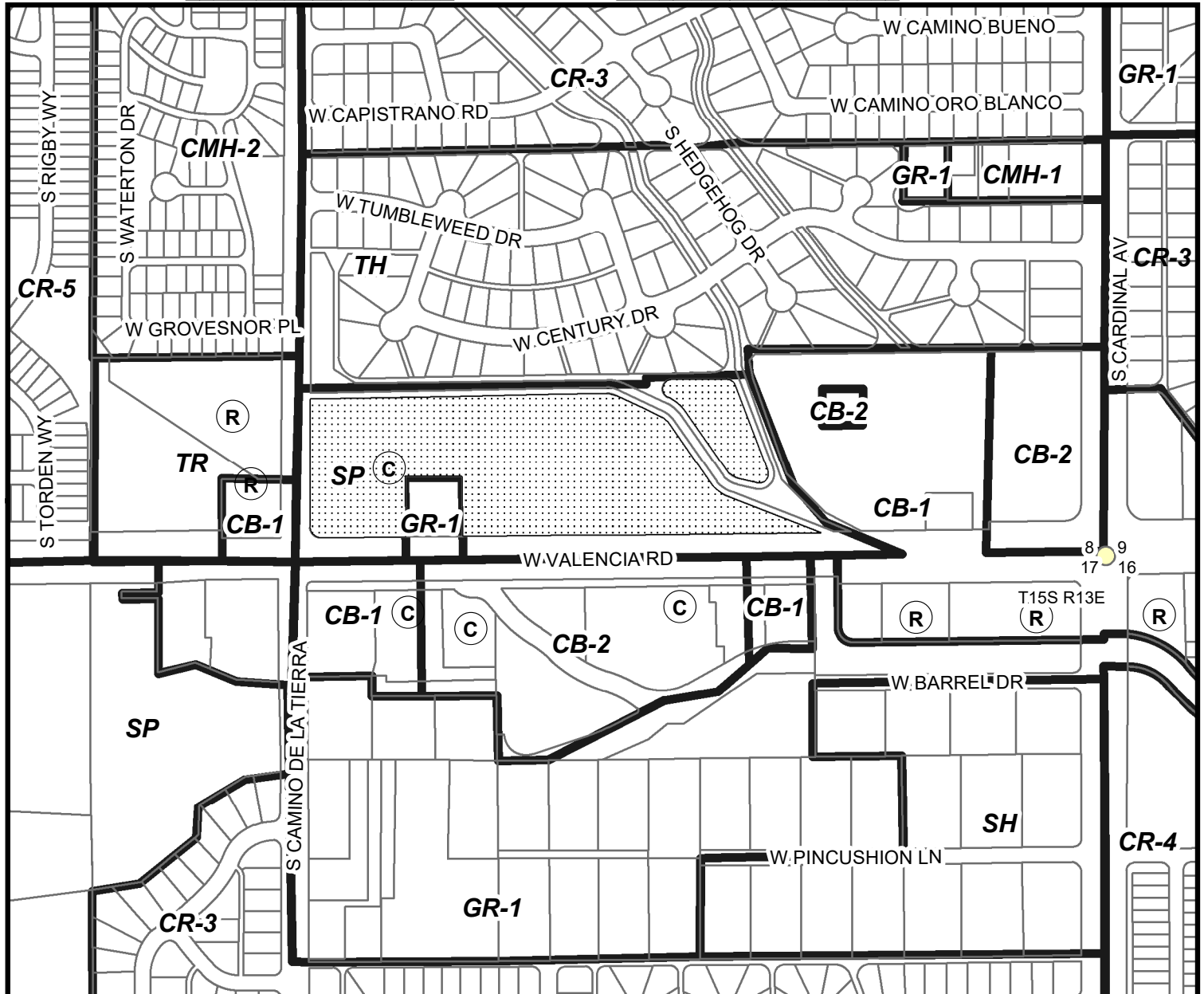
EXHIBIT A

AMENDMENT NO.'S. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO.'S _35, 36, 62 & 63_TUCSON AZ. BEING A PART
OF SUNKIST ACRES NO 4 (BK 17, PG 46) LOTS 26 AND 27 AND THE SE 1/4 OF
SECTION 8 T15S R13E.



0 125 250 500 Feet

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM CB-2 (C) AND TR 14.0 ac
ds-May 22, 2025

P24SP00005
137-22-026E &
137-22-0270

