



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 15, 2016

Title: Co9-15-06 Justins RV Park & Water World LLC - S. San Joaquin Road Rezoning (Ordinance)

Introduction/Background:

The Board of Supervisors approved this rezoning on May 3, 2016.

Discussion:

The rezoning was for 25.22 acres on property located on the north side of S. San Joaquin Road approximately 1,000 feet northwest of the intersection of W. Bopp Road and S. San Joaquin Road from the TH (BZ) (Trailer Homesite - Buffer Overlay) zone and the GR-1 (BZ) (Rural Residential - Buffer Overlay) zone to the TH (BZ) (Trailer Homesite - Buffer Overlay) zone subject to the conditions in the Ordinance.

Conclusion:

This ordinance reflects the Board of Supervisors' approval of the rezoning and conditions.

Recommendation:

Staff recommends that the Board of Supervisors approve this Ordinance.

Fiscal Impact:

None

Board of Supervisor District:

1 2 3 4 5 All

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

Department Director Signature/Date: [Signature] 7/25/16

Deputy County Administrator Signature/Date: [Signature] 7/27/16

County Administrator Signature/Date: [Signature] 7/28/16



Subject: Co9-15-06

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FOR AUGUST 15, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division
DATE: July 25, 2016

ORDINANCE FOR ADOPTION

Co9-15-06 **JUSTINS RV PARK & WATER WORLD LLC – S. SAN JOAQUIN ROAD**
REZONING #2 REZONING ORDINANCE
Owner: Justins RV Park & Water World LLC
(District 3)

If approved, adopt ORDINANCE NO. 2016 - _____

OWNER: Justins RV Park & Water World LLC
Pericles Wyatt
3551 S. San Joaquin Road
Tucson, AZ 85735

AGENT: Norris Design
Stacey Weaks
418 N. Toole Ave.
Tucson, AZ 85701

DISTRICT: 3

STAFF CONTACT: Janet Emel

TD/JE/ar
Attachments

cc: Co9-15-06 File
Tom Drzazgowski, Principal Planner

ORDINANCE 2016-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA RELATING TO ZONING; REZONING APPROXIMATELY 25.22 ACRES OF PROPERTY, LOCATED ON THE NORTH SIDE OF S. SAN JOAQUIN ROAD APPROXIMATELY 1000 FEET NORTHWEST OF THE INTERSECTION OF WEST BOPP ROAD AND SAN JOAQUIN ROAD, FROM THE TH (BZ) (TRAILER HOMESITE – BUFFER OVERLAY) ZONE AND THE GR-1 (BZ) (RURAL RESIDENTIAL – BUFFER OVERLAY) ZONE TO THE TH (BZ) (TRAILER HOMESITE – BUFFER OVERLAY) ZONE, IN CASE Co9-15-06 JUSTINS RV PARK & WATER WORLD LLC – S. SAN JOAQUIN ROAD, AND AMENDING PIMA COUNTY ZONING MAP NO. 67.

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

Section 1. The 25.22 acres located on the north side of S. San Joaquin Road approximately 1000 feet northwest of the intersection of West Bopp Road and San Joaquin Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 67, is rezoned from the TH (BZ) (Trailer Homesite – Buffer Overlay) zone and GR-1 (BZ) (Rural Residential – Buffer Overlay) zone to the TH (BZ) (Trailer Homesite – Buffer Overlay) zone subject to the conditions in this ordinance.

Section 2. Rezoning Conditions.

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
5. Adherence to the preliminary development plan (Exhibit B) as approved at public hearing subject to modifications as necessary to meet county ordinances and rezoning conditions including condition number 12.

6. Transportation condition: The property shall be limited to one access point as shown on the preliminary development plan.
7. Flood Control conditions:
 - A. An updated Drainage Report conforming to current requirements shall be submitted with the Development Plan. Based on this information, modifications to the existing improvements as shown on the preliminary development plan may be required.
 - B. Post development floodplains, Erosion Hazard Setbacks and Pima County Regulated Riparian Habitat shall be contained in permanently identified open space through easement or dedication.
 - C. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary, some measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management Plan shall be submitted to the District for review and approval with the Development Plan.
8. The owner/developer must secure approval from the Pima County Department of Environmental Quality (PDEQ) to use on-site sewage disposal systems within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.
9. Upon the effective date of the Ordinance, the owner(s)/developer(s) of the rezoned property shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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. Prior to issuance of the Certificate of Compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
10. The property owner shall execute and record the following disclaimer regarding Prop 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(I)."
11. 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.

12. A maximum of 212 RV park spaces shall be allowed.

Section 3. Time limits of conditions. Conditions 1 through 12 of Section 2 shall be completed no later than May 3, 2021.

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 Chair of the Board of Supervisors signs this Ordinance.


Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2016.

Chair, Pima County Board of Supervisors

ATTEST:

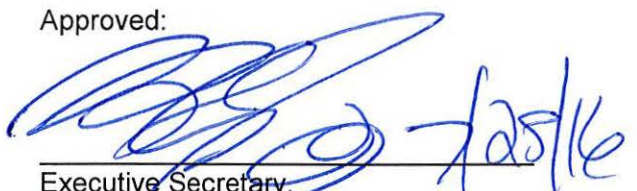
Clerk, Board of Supervisors

Approved As To Form:



Deputy County Attorney
Lesley Lukach

Approved:



Executive Secretary,
Planning and Zoning Commission

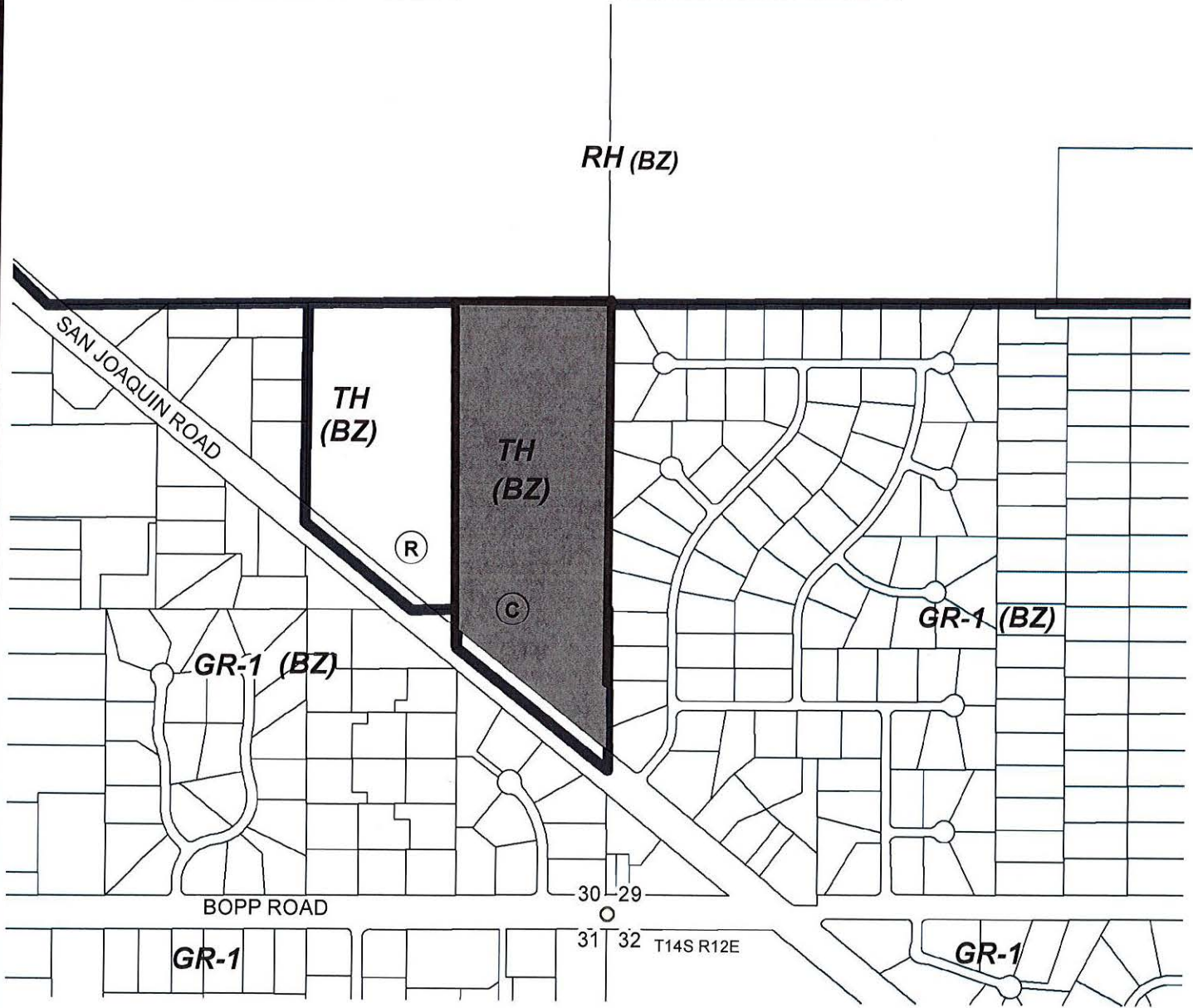
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 67 TUCSON AZ.
PARCEL 30 BEING A PART OF THE E 1/2 OF THE E 1/2
OF THE SE 1/4 OF SEC. 30 T14S R12E.



0 550 1,100 Feet

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

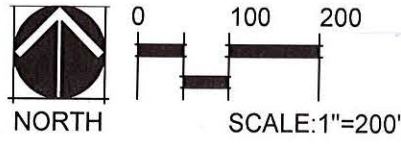
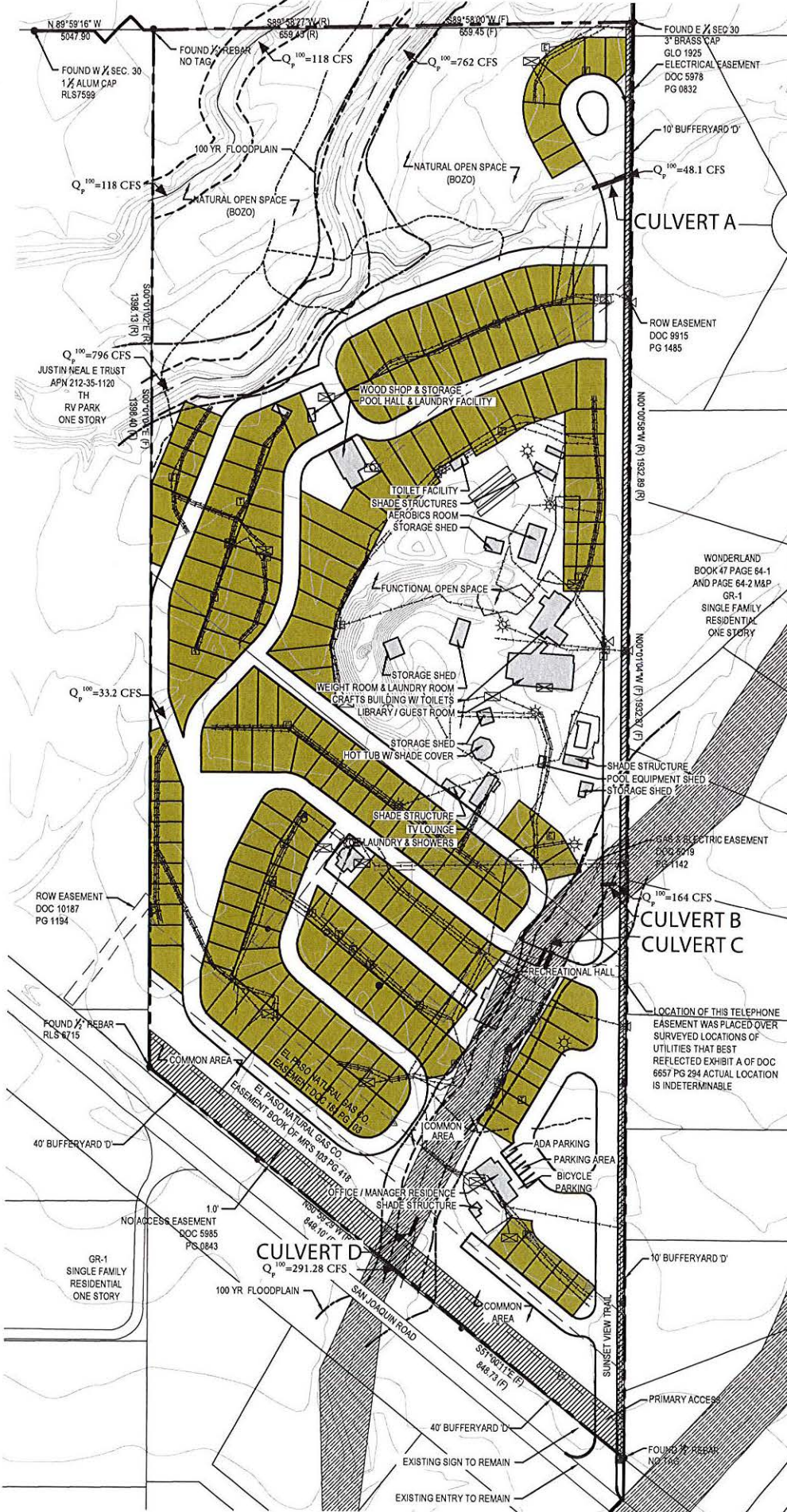
© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM GR-1 (BZ) & TH (BZ) 25.22 ac ±
ds-June 22, 2016

Co9-15-006
Co7-01-09
212-35-1300



EXHIBIT B

EXHIBIT II-B.1: PRELIMINARY DEVELOPMENT PLAN (PDP)



- LINETYPE LEGEND**
- PROPERTY LINE
 - SEPTIC LINE
 - ELECTRICAL LINE
 - WATER LINE
 - RV SITE BOUNDARY
 - EXISTING TRAIL
 - 25' EROSION HAZARD SETBACK
 - 100 YR FLOODPLAIN
 - RV USE AREA
 - PROPOSED RIPARIAN HABITAT MAPPING
 - BUFFERYARD
 - WATER VALVE
 - UTILITY POLE
 - TRANSFORMER BOX
 - ELECTRICAL PANEL
 - TELEPHONE RISER
 - SEPTIC TANK
 - LIGHTPOLE
 - EPNG MONUMENT
 - SURVEY MARKER
 - CULVERT

PROJECT SUMMARY

TOTAL RV SPACES - 212
 BUFFER OVERLAY ZONE OPEN SPACE - 6.0AC (34%)
 TOTAL ACREAGE - 25.27AC
 *Percentage based on proposed development area

CULVERT	SIZE/MATERIAL
A	18" STEEL
B	18" PVC
C	2 - 8" CONCRETE
D	30" PVC

DESERT TRAILS RV PARK

land use proposal