

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/15/2022

*= Mandatory, information must be provided

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

*Title:

P16RZ00011 AJO CAMINO DE OESTE LLC - W. AJO HIGHWAY REZONING

*Introduction/Background:

Applicant requests a five-year time extension for the remaining 10.88-acre portion of a rezoning from SR (BZ)(GZ-1)(TDR-RA) (Suburban Ranch - Buffer Overlay - Gateway Overlay - Transfer of Development Rights-Receiving Area) to the CB-1 (BZ)(GZ-1)(TDR-RA) (Local Business - Buffer Overlay - Gateway Overlay - Transfer of Development Rights-Receiving Area) (9.02 acres) and TR (BZ)(GZ-1)(TDR-RA) (Transitional - Buffer Overlay - Gateway Overlay - Transfer of Development Rights-Receiving Area) (1.86 acres) zones. The rezoning was approved in 2017 and expires March 21, 2022. The site is located at the southeast corner of S. Camino de Oeste and W. Ajo Highway, addressed as 4545 W. Ajo Highway, parcel code 119-45-013C.

*Discussion:

The applicant cites the need for a five-year time extension due to a potential sale of the property and the buyer will need additional time to complete a development plan.

*Conclusion:

The proposed commercial use remains a suitable land use for the area. The recommended original and modified conditions updates certain conditions to current standard language and policy treatment. The time extension will allow a total of 10 years from the original Board of Supervisors approval to complete rezoning conditions.

*Recommendation:

Staff recommends APPROVAL of a five-year time extension subject to original and modified standard and special conditions.

*Fiscal Impact:

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*Board of Supervisor District:

County Administrator Signature:

Γ1	All		
Department: Development Services - Planning	Telephone: 520-724-8800	<u> </u>	
Contact: Donna Spicola, Senior Planner	Telephone: 520-724-9513		
Department Director Signature:	<u> </u>	Date:	2/23/22
Deputy County Administrator Signature:		Date:	123/2022



DEVELOPMENT SERVICES

TO:

Honorable Adelita Grijalva, Supervisor, District 5

FROM:

Chris Poirier, Deputy Director

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Division

DATE:

February 22, 2022

SUBJECT:

P16RZ00011 AJO CAMINO DE OESTE LLC - W. AJO HIGHWAY REZONING

The above referenced **Rezoning Time Extension** is within your district and is scheduled for the Board of Supervisors' TUESDAY, MARCH 15, 2022 hearing.

REQUEST:

Request for a five-year time extension for a 10.88-acre portion of a rezoning (Parcel Code 119-45-013C) from the SR (BZ)(GZ-1)(TDR-RA) (Suburban Ranch Buffer Overlay – Gateway Overlay – Transfer of Development Rights-Receiving Area) zone to the CB-1 (BZ)(GZ-1)(TDR-RA) (Local Business – Buffer Overlay – Gateway Overlay – Transfer of Development Rights-Receiving Area) (9.02 acres) and TR (BZ)(GZ-1)(TDR-RA) (Transitional – Buffer Overlay – Gateway Overlay – Transfer of Development Rights-Receiving Area) (1.86 acres) zones, located at the southeast corner of S. Camino de Oeste and W. Ajo Highway, addressed as 4545 W. Ajo Highway. The subject site was rezoned in 2017 and the rezoning

expires on March 21, 2022.

OWNERS:

Ajo Camino de Oeste LLC

2850 E. Skyline Drive, Suite 100

Tucson, AZ 85718-8013

AGENT:

Baker & Associates Engineering, Inc.

Attn: Michael Baker, P.E., R.L.S. 3561 E. Sunrise Drive. Suite 225

Tucson, AZ 85718

DISTRICT:

5

STAFF CONTACT: Donna Spicola, Senior Planner

PUBLIC COMMENT TO DATE: As of February 22, 2022, staff has received no written public comments.

STAFF RECOMMENDATION: APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Land System (MMBCLS).

TD/DS Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P16RZ00011

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FOR MARCH 15, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Div

DATE:

February 22, 2022

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING TIME EXTENSION

P16RZ00011 AJO CAMINO DE OESTE LLC - W. AJO HIGHWAY REZONING

Ajo Camino de Oeste LLC, represented by Baker & Associates Engineering, Inc., requests a five-year time extension for a 10.88-acre portion of a rezoning (Parcel Code 119-45-013C) from the SR (BZ)(GZ-1)(TDR-RA) (Suburban Ranch - Buffer Overlay - Gateway Overlay - Transfer of Development Rights-Receiving Area) zone to the CB-1 (BZ)(GZ-1)(TDR-RA) (Local Business - Buffer Overlay -Gateway Overlay - Transfer of Development Rights-Receiving Area) (9.02 acres) and TR (BZ)(GZ-1)(TDR-RA) (Transitional – Buffer Overlay – Gateway Overlay – Transfer of Development Rights-Receiving Area) (1.86 acres) zones, located at the southeast corner of S. Camino de Oeste and W. Ajo Highway, addressed as 4545 W. Ajo Highway. The subject site was rezoned in 2017 and the rezoning expires on March 21, 2022. Staff recommends APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS.

(District 5)

STAFF RECOMMENDATION

Staff recommends APPROVAL of a five-year time extension to March 21, 2026 as per the applicant's request for an approximately 10.88-acre portion of a rezoning from SR (BZ)(GZ-1)(TDR-RA) (Suburban Ranch – Buffer Overlay – Gateway Overlay – Transfer of Development Rights-Receiving Area) zone to the CB-1 (BZ)(GZ-1)(TDR-RA) (Local Business – Buffer Overlay - Gateway Overlay - Transfer of Development Rights-Receiving Area) (9.02 acres) and TR (BZ)(GZ-1)(TDR-RA) (Transitional – Buffer Overlay – Gateway Overlay – Transfer of Development Rights-Receiving Area) (1.86 acres) zones subject to original and modified standard and special conditions as follows:

The owner shall:

A. Submit a development plan and subdivision as determined necessary by the appropriate County agencies.

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B. Record the necessary development related covenants as determined appropriate by the various County agencies.

- C. Provide development related assurances as required by the appropriate agencies
- D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
- 2 <u>1</u>. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 3 <u>2</u>. Transportation conditions:
 - A. Written certification from Arizona Department of Transportation, stating satisfactory compliance with all its requirements shall be submitted to Development Services Department prior to approval of a Site Development Permit or Subdivision Plat Traffic Impact Study.
 - B. The property shall be limited to 5 access points, two serving the commercial site on SR-86, two access points serving the commercial site on Camino de Oeste, and one access point serving the residential site on Camino de Oeste. The number, location and design of access point(s) on Ajo Highway shall be subject to approval by the Arizona Department of Transportation.
 - C. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation. Offsite improvements determined by the TIS shall be provided by the property owner/developer.
- 4 3. Regional Flood Control District conditions:
 - A. Water conservation measures that provide 15 points per the Preliminary Integrated Water Management Plan methodology in place at the time of development shall be submitted by the applicant with the Site Construction Permit for approval by the Pima County Regional Flood Control District.
 - A. First Flush retention will be distributed throughout the site to supplement landscaping irrigation and to reduce stormwater runoff volumes, instead of being directed and located within a detention basin.
 - B. If the improvements are proposed within the effective FEMA Special Flood Hazard Area, both a CLOMR and LOMR are required. The CLOMR shall be approved by FEMA prior to District approval of the site construction permit. If improvements impact only Zone Shaded X, then only a LOMR will be needed.
 - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B depending on the type of development found in Attachment A Preliminary Integrated Water Management Plan Requirements in the Site Analysis Rezoning Packet. The point total shall equal or exceeds 15 points and includes a combination of indoor and outdoor measures.
- 5 <u>4</u>. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

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C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

- D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 6 <u>5</u>. Environmental Planning conditions: Upon the effective date of the Ordinance, the owner(s)/developer(s) 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.
- 7 6. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
- 8 7. Natural Resources, Parks and Recreation conditions:
 - A. Construct Ajo Way Greenway G003 with a 30-foot buffer along Ajo Way for the multiuse path, a decomposed path being 15-foot width on the east property line to the wash and 20-foot width along Camino de Oeste to the wash, and a 20-foot path from the eastern boundary to western boundary between the commercial development and residential subdivision, using the Pima County Greenway cross-section details.
 - B. Construct a pedestrian link from the residential subdivision to the commercial development.
- 9 8. Adherence to the preliminary development plan as approved at public hearing (Exhibit B).
- 40 9. The property is subject to both Gateway Overlay Zone and Buffer Overlay Zone.
- 41-10. No access is permitted from Avenida Paisano to the residential or commercial development.
- 42 11. The area rezoned to SR-® shall remain natural as depicted on the Preliminary Development Plan (exclusive of the bank protection along the commercial and residential edges as well as the equestrian trail). The applicant shall provide adequate signage and barriers to restrict access to the natural area from the west and east. In addition, barriers are required, where necessary to prevent access to the natural area, along the subdivision

lots to the south and commercial areas to the north that abut the natural area.

- 13 If any retail store in excess of 40,000 square feet is proposed to be developed on the property, the owner must enter into a development agreement that applies the same Operating Constraints and Enhancement Contribution described in Articles 4 and 7 of the Development Agreement recorded in the Office of the Pima County Recorder at Book 12939, Page 7309-7376. This condition will not apply to the property if the Enhancement Contribution is terminated as provided in Article 8 of that Development Agreement.
- 44 12. During the development plan process, the applicant shall contact Tucson Unified School District concerning the provision of adequate space for safe bus stops, bus turnarounds and pedestrian access to the appropriate schools.
- 45 13. Neighbor/Owner conditions:

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- A. The owner shall install a barrier, where necessary, along both the Avenida Paisano and the Camino de Oeste frontages for the purposes of preventing vehicles, including automobiles and ATVs, from entering the open space. The barrier shall consist of boulders and/or of post & cable, or other such similar & equally effective forms. The barrier shall be installed at strategic locations, identified as the most likely entrance points into the open space. The Regional Flood Control District shall review these locations prior to installation to insure that there will be no negative drainage impacts. This condition shall be satisfied by the time of release of assurances for the residential subdivision, or prior to the final inspection for the first commercial building.
- B. The owner shall install signage along both the Avenida Paisano and the Camino de Oeste frontages to indicate that the open space property is privately owned, that there should be no trespassing, and specifically that no vehicles or ATVs are allowed. This condition shall be satisfied by the time of release of assurances for the residential subdivision, or prior to the final inspection for the first commercial building.
- C. The owner shall plant at least 5 trees, similar in type as those which already exist on the subject property, within the residential development 50 foot bufferyard, along Avenida Paisano. This condition shall be satisfied by the time of release of assurances for the residential subdivision.
- D. Where there is a driveway or parking spaces adjacent to the south boundary of the commercial development the owner shall build a barrier to prevent vehicles from driving directly into the open space. The barrier shall be a sufficient curb or some other form to accomplish the goal stated above. This condition shall be satisfied prior to the final inspection for the first commercial building.
- E. The agreement between the owner and neighboring property owners, as represented by the document dated March 10, 2017, shall be recorded with the Pima County Recorder's Office.
- 16 14. 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.
- 47 15. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act 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(I)."

STAFF REPORT:

Staff supports the five-year rezoning time extension requested by the applicant, which if approved,

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will provide a total of 10 years from the original Board of Supervisors approval to complete the rezoning conditions. The original rezoning consisted of 34.13-acres; this request is for the remaining 10.88-acre commercial/office portion from SR (BZ)(GZ-1)(TDR-RA) zone to the CB-1 (BZ)(GZ-1)(TDR-RA) (9.02 acres) and TR (BZ)(GZ-1)(TDR-RA) (1.86 acres) zones, approved by the Board of Supervisors in 2017. The request letter states the "...time extension request is due to the intent to sell the parcel and the buyer will need additional time in order to complete their development plan." Because of the continued appropriateness of the P16RZ00011 rezoning, including the rezoning conditions and the site plan layout, staff supports the time extension. This is a good commercial project to serve the immediate residential homeowners. Additionally, the rezoning supports the goals and policy of the Community Activity Center (CAC) land use designation. A five-year time extension will provide a new case expiration date of March 21, 2027.

As part of the current Development Services Department standard practice, condition #'s 1A-D as listed in Ordinance 2018-21 are recommended for deletion to reduce redundant requirements and ease processes.

The Department of Transportation's two original conditions are recommended for modification to current standards and one new condition was added requesting a traffic impact study. The transportation conditions are renumbered as condition #2A-C.

Regional Flood Control District's original condition is recommended for replacement with three new conditions. The new conditions provide the following: FEMA reviews, combination of water conservation measures and first flush retention to provide distribution throughout the site. The conditions are renumbered as #3A-C.

Regional Wastewater Reclamation has provided no changes to their original rezoning conditions. The conditions are renumbered as #4A-F.

The recommended modifications to conditions do not constitute a substantial change, which would require review by the Planning and Zoning Commission.

The Board of Supervisor approved the 34.13-acre rezoning. The remaining subject property, known as Parcel Code 119-45-013C, is located at the southeast corner of S. Camino de Oeste and W. Ajo Highway, addressed as 4545 W. Ajo Highway. This 10.88-acre portion of the rezoning to the CB-1 (BZ)(GZ-1)(TDR-RA) (9.02 acres) and TR (BZ)(GZ-1)(TDR-RA) (1.86 acres) zones was approved on March 21, 2017. The Board subsequently adopted ordinance 2018-21 memorializing the standard and special conditions. The approved preliminary development plan shows a commercial/office area fronting Ajo Highway, with six buildings, and to access points along Ajo Highway and two additional access points located along Camino de Oeste proposed for the "Shopping Center."

The CB-1 (BZ)(GZ-1)(TDR-RA) and TR (BZ)(GZ-1)(TDR-RA) rezoning is compliant with the CAC plan designation. CAC promotes medium and higher intensity mixed uses designated to provide a full range of goods and services.

The property is subject to Special Area Policy S-29, Southwest Infrastructure Plan (SWIP), which evaluates infrastructure needs and provides criteria for evaluating the sustainability of area planning efforts; and, Rezoning Policy RP-21 Kinney and Ajo Activity Center, which restricts the use of retail uses for properties within CAC that are not currently zoned commercial.

The site is also subject to the Gateway Overlay Zone, which applies to major entry points of the community to protect and enhance the scenic quality of the area; and, the Buffer Overlay Zone,

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which preserves and protects open space on land within one mile of identified public preserves. The subject site is located outside the Maeveen Marie Behan Conservation Lands System.

Denial of the time extension will cause the site to revert to unrestricted SR (BZ)(GZ-1)(TDR-RA) zoning, which would not conform to the CAC plan designation. Closure of the rezoning would not preclude the possibility of a future CB-1 (BZ)(GZ-1)(TDR-RA) and TR (BZ)(GZ-1)(TDR-RA) rezoning.

SURROUNDING LAND USES/GENERAL CHARACTER

North SR Residential, Church, Undeveloped South SR/CR-4 Open Space / Residential subdivision

East SR/CR-1 Undeveloped / Residential / Residential subdivision

West CB-1/CB-2 Undeveloped

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS			
Department/Agency	Concurrency Considerations Met: Yes / No / NA	Other Comments	
TRANSPORTATION	Yes	No objection subject to conditions	
FLOOD CONTROL	Yes	No objection subject to conditions	
WASTEWATER	Yes	No objection subject to conditions	
PARKS AND RECREATION	Yes	No objection subject to conditions	
WATEŔ	Yes	No objection	
SCHOOLS	N/A	No comments	

TRANSPORTATION DEPARTMENT

This rezoning time extension is for the commercial center portion of rezoning case P16RZ00011. The site is located at the southeast corner of S. Camino de Oeste and W. Ajo Highway. Proof of coordination with the Arizona Department of Transportation will be required for access and any traffic impacts on Ajo Highway.

Camino de Oeste is a paved two-lane roadway maintained by the County with 35 miles per hour (mph) posted speed limit. Camino de Oeste is an Urban Major Collector by its federal functional classification, and the current right-of-way width exceeds the required 80 feet of the Major Streets Plan. The 2019 traffic counts for Camino de Oeste is 4,438 average daily trips (ADT). The previous staff report indicates a capacity of 13,122 ADT for Camino de Oeste, and an expected 6,821 ADT generated by the entire rezoning site. It also indicates that off-site improvements were required per a traffic impact analysis: this includes a median at the intersection of Camino de Oeste and Ajo Highway and limiting the northern driveway on Camino de Oeste to right-in/right-out turning movements only. A current traffic impact study shall be submitted for review and

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approval by the Department of Transportation.

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There are no concurrency concerns with this request. The Department of Transportation has no objection to this rezoning time extension subject to the addition of one condition and modification of the original conditions. Transportation conditions are renumbered as #2A-C.

REGIONAL FLOOD CONTROL DISTRICT

The District has reviewed the site conditions and offers the following information:

- * Flood Control Resource Area (FCRA) impacts this project and avoidance of the FCRA is required by Pima Prospers Comprehensive Plan policies, when appropriate. Site planning, use of modified development standards should be implemented, among other design considerations.
- * Since the rezoning, the Flood Control District has conducted an engineering study, *Red Butte/Saginaw Hill Area Study*, dated July 8th, 2019. This study revised the floodplain boundaries that impact this project. As a result, the project is impacted by a FEMA Special Flood Hazard Area (SFHA) Zone A, Zone Shaded X shallow 100-year floodplain, and a Special Study Local Floodplain. The Preliminary Development Plan associated with the rezoning shows that development will be impacted by the SFHA Zone A, Shaded Zone X and the Local Floodplain.

The Pima County Regional Flood Control District (PCRFCD) has no objection to the time extension subject to replacing the existing RCRFCD in Ordinance 2018-21. The PCRFCD conditions are shown above as #3A-C.

REGIONAL WASTEWATER RECLAMATION DEPARTMENT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection to the request for the rezoning time extension. The existing wastewater conditions in rezoning Ordinance 2018-21 do not require revision and are renumbered as conditions #4A-F.

CULTURAL RESOURCES

Cultural Resources reviewed the current condition. The condition remains unchanged and is renumbered as condition #6.

DEPARTMENT OF ENVIRONMENTAL QUALITY

The Department of Environmental Quality has reviewed the time extension request and has no objection.

UNITED STATES FISH AND WILDLIFE SERVICE

United States Fish and Wildlife Service has concerns relating to the subject site. Habitat on this property may support federally listed or sensitive species such as, but not limited to, the Pima pineapple cactus, the cactus ferruginious pygmy owl, lesser long-nosed bats, the Sonoran desert tortoise or the Tucson shovel-nosed snake. Other species of potential conservation concern in this region are identified in the Pima County Multi-Species Conservation Plan. If one or more sensitive species could be affected then surveys are recommended.

TRICO ELECTRIC COOPERATIVE

Trico Electric Cooperative has no comment.

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TUCSON UNIFIED SCHOOL DISTRICT Tucson Unified School District has no comment.

TUCSON CITY WATER

Tucson City Water has no comment.

DREXEL HEIGHTS FIRE DISTRICT

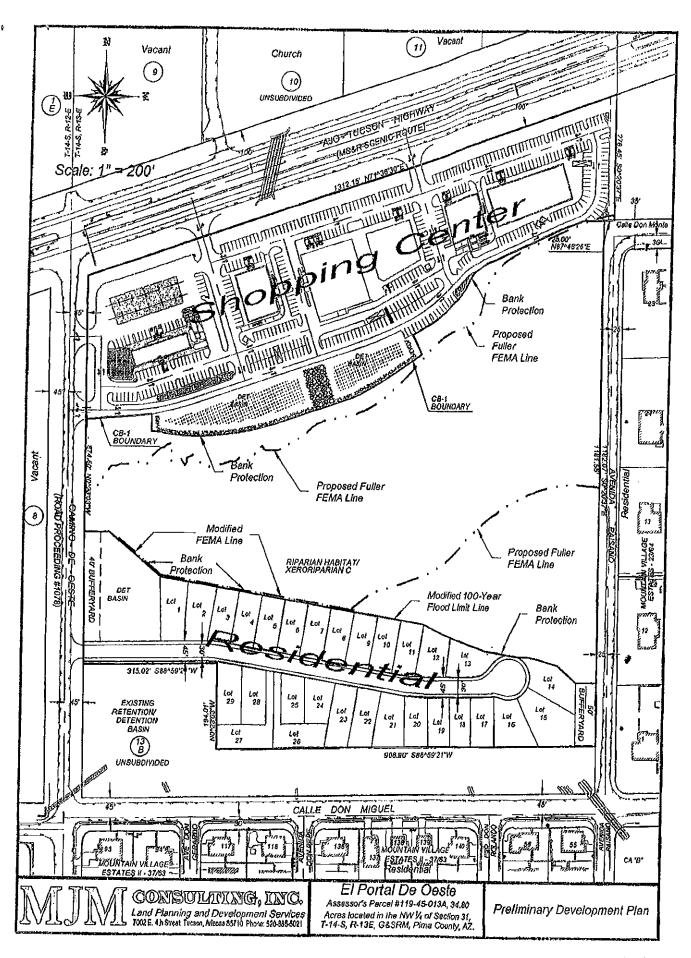
Drexel Heights Fire District has no comment.

PUBLIC COMMENTS

As of February 22, 2022, staff has received no written public comments.

TD/DS Attachments

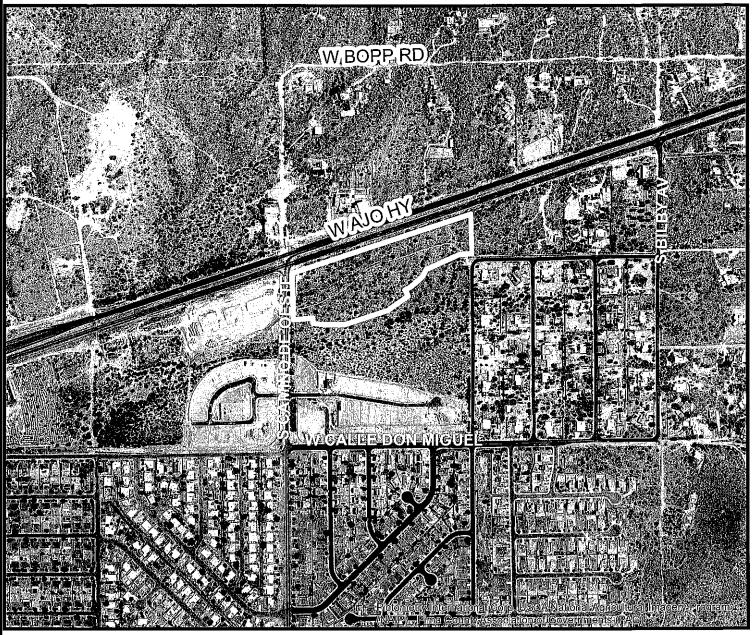
c: Baker & Associates Engineering, Inc., Attn: Michael Baker, P.E., R.L.S., 3561 E. Sunrise Drive, Suite 225, Tucson, AZ 85718



Case #: P16RZ00011 - AJO CAMINO DE OESTE LLC - W. AJO HIGHWAY REZONING

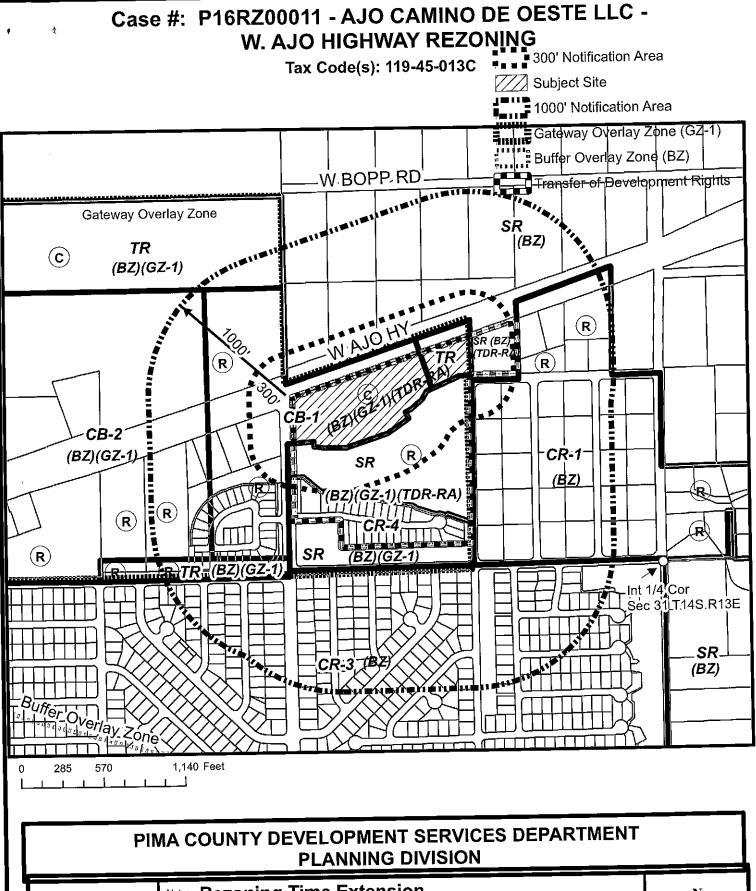
Tax Code(s): 119-45-013C

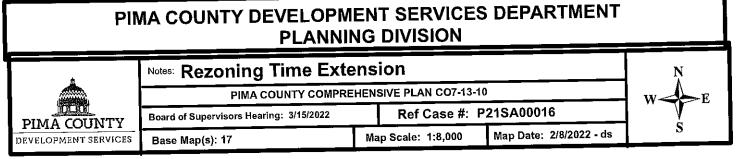
AERIAL EXHIBIT

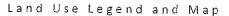


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PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION Notes: Rezoning Time Extension Ref Case #: P21SA00016 Map Scale: 1:8,000 Map Date: 2/8/2022 - ds









Community Activity Center (CAC)

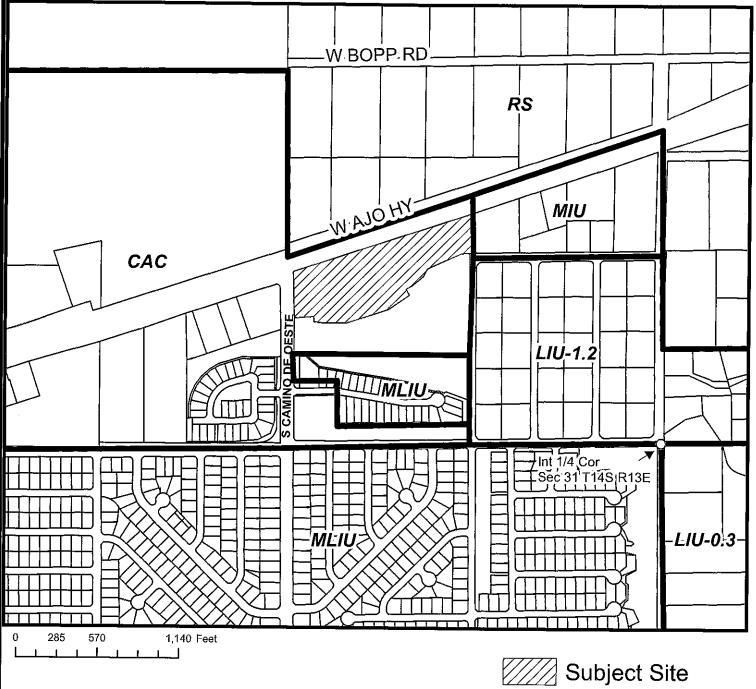
Objective: To designate medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other similar uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49); and compatible medium to higher density housing. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how it serves to create or enhance the mixed use character of the designated activity center as a whole. Larger centers may include a regional mall. Smaller centers may provide goods and services needed on a more frequent basis. These may include a major supermarket, discount department stores, large variety stores, or specialty stores such as a hardware/building/home improvement stores. Community Activity Centers may be located on major arterial roadways with access to public transportation. All centers will have direct pedestrian and bicycle access to surrounding neighborhoods. Community Activity Centers may range from 25 acres to up to 100 acres or more in size depending on the area served and services provided.

- Residential Gross Density: (if any) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC

Case #: P16RZ00011 - AJO CAMINO DE OESTE LLC - W. AJO HIGHWAY REZONING

Tax Code(s): 119-45-013C

COMPREHENSIVE PLAN EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION Notes: Rezoning Time Extension PIMA COUNTY PIMA COUNTY Ref Case #: P21SA00016 Map Scale: 1:8,000 Map Date: 2/8/2022 - ds

BOS APPROVAL - 3/21/17 MINUTES

23. Hearing - Rezoning

P16RZ00011, AJO CAMINO DE OESTE, L.L.C. - W. AJO HY. REZONING Request of Ajo Camino de Oeste, L.L.C. represented by MJM Consulting, Inc. (Mike Marks) for a rezoning of approximately 34.13 acres from the SR (Suburban Ranch) (BZ) (GZ-1) (TDR-RA) zone to the CR-4 (Mixed Dwelling Type) (BZ) (GZ-1) (TDR-RA) (7.24 acres) and CB-1 (Local Business) (BZ) (GZ-1) (TDR-RA) (9.02 acres) and TR (Transitional) (BZ) (GZ-1) (TDR-RA) (1.86 acres) and SR (Suburban Ranch) (16.01 acres) (BZ) (GZ-1) (TDR-RA) zone, on property located at the southeast corner of N. Camino de Oeste and W. Ajo Highway. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Community Activity Center (21.69 acres) and Medium Low Intensity Urban (12.44 acres). On motion, the Planning and Zoning Commission voted 8-0 (Commissioners Peabody and Bain were absent) to recommend APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS. Staff recommends APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS. (District 5)

- 1. The owner shall:
 - A. Submit a development plan and subdivision as determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
- There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- Transportation conditions:
 - A. Written certification from Arizona Department of Transportation, stating satisfactory compliance with all its requirements shall be submitted to Development Services Department prior to approval of a Site Development Permit or Subdivision Plat.

 B. The property shall be limited to 5 access points the submitted to 10 access points.
 - B. The property shall be limited to 5 access points, two serving the commercial site on SR-86, two serving the commercial site on Camino de Oeste, and one access point serving the residential site on Camino de Oeste.
- 4. Regional Flood Control District condition:
 - A. Water conservation measures that provide 15 points per the Preliminary Integrated Water Management Plan methodology in place at the time of development shall be submitted by the applicant with the Site Construction Permit for approval by the Pima County Regional Flood Control District.
- 5. Regional Wastewater Reclamation conditions:
 - A. The owner (s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected

- parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 6. Environmental Planning conditions: Upon the effective date of the Ordinance, the owner(s)/developer(s) 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.
- 7. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
- 8. Natural Resources, Parks and Recreation conditions:
 - A. Construct Ajo Way Greenway G003 with a 30-foot buffer along Ajo Way for the multi-use path, a decomposed path being 15-foot width on the east property line to the wash and 20-foot width along Camino de Oeste to the wash, and a 20-foot path from the eastern boundary to western boundary between the commercial development and residential subdivision, using the Pima County Greenway cross-section details.
 - B. Construct a pedestrian link from the residential subdivision to the commercial development.
- 9. Adherence to the preliminary development plan as approved at public hearing.
- 10. The property is subject to both Gateway Overlay Zone and Buffer Overlay Zone.
- 11. No access is permitted from Avenida Paisano to the residential or commercial development.
- 12. The area rezoned to SR-® shall remain natural as depicted on the Preliminary Development Plan (exclusive of the bank protection along the commercial and residential edges as well as the equestrian trail). The applicant shall provide adequate signage and barriers to restrict access to the natural area from the west and east. In addition, barriers are required, where necessary to prevent access to the natural area, along the subdivision lots to the south and commercial areas to the north that abut the natural area.
- 13. For development of retail stores in excess of 40,000 square feet as outlined in a development agreement recorded at Book 12939 Pages 7309-7306 shall be required.

Should the development agreement be extinguished, this requirement would not apply. If any retail store in excess of 40,000 square feet is proposed to be developed on the property, the owner must enter into a development agreement that applies the same Operating Constraints and Enhancement Contribution described in Articles 4 and 7 of the Development Agreement recorded in the Office of the Pima County Recorder at Book 12939, Page 7309-7376. This condition will not apply to the property if the Enhancement Contribution is terminated as provided in Article 8 of that Development Agreement.

14. During the development plan process, the applicant shall contact Tucson Unified School District concerning the provision of adequate space for safe bus stops, bus turnarounds and

pedestrian access to the appropriate schools.

15. Neighbor/Owner conditions:

- A. The owner shall install a barrier, where necessary, along both the Avenida Paisano and the Camino de Oeste frontages for the purposes of preventing vehicles, including automobiles and ATVs, from entering the open space. The barrier shall consist of boulders and/or of post & cable, or other such similar & equally effective forms. The barrier shall be installed at strategic locations, identified as the most likely entrance points into the open space. The Regional Flood Control District shall review these locations prior to installation to insure that there will be no negative drainage impacts. This condition shall be satisfied by the time of release of assurances for the residential subdivision, or prior to the final inspection for the first commercial building.
- B. The owner shall install signage along both the Avenida Paisano and the Camino de Oeste frontages to indicate that the open space property is privately owned, that there should be no trespassing, and specifically that no vehicles or ATVs are allowed. This condition shall be satisfied by the time of release of assurances for the residential subdivision, or prior to the final inspection for the first commercial building.
- C. The owner shall plant at least 5 trees, similar in type as those which already exist on the subject property, within the residential development 50 foot bufferyard, along Avenida Paisano. This condition shall be satisfied by the time of release of assurances for the residential subdivision.
- D. Where there is a driveway or parking spaces adjacent to the south boundary of the commercial development the owner shall build a barrier to prevent vehicles from driving directly into the open space. The barrier shall be a sufficient curb or some other form to accomplish the goal stated above. This condition shall be satisfied prior to the final inspection for the first commercial building.

E. The agreement between the owner and neighboring property owners, as represented by the document dated March 10, 2017, shall be recorded with the Pima County Recorder's Office.

1516. 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.

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(I)."

Lucinda Abril thanked District 5 and other County staff along with Mr. Mike Marks and the Tucson Mountain Village Estates for all their cooperation in resolving the rezoning issues

It was moved by Supervisor Elías, seconded by Supervisor Christy and unanimously carried by a 5-0 vote, to close the public hearing and approve P16RZ00011 subject to standard and special conditions.

24. Hearing - Rezoning Ordinance

ORDINANCE NO. 2017 - <u>6</u>, P16RZ00009, King Cone, L.L.C. - N. Oracle Road Rezoning. Owners: King Cone, L.L.C., Attention: Claire and Larry Klingler. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was then moved by Chair Bronson, seconded by Supervisor Christy and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

25. Hearing - Rezoning Resolution

RESOLUTION NO. 2017 - 18, Co23-04-01, Swan Southlands Specific Plan. Owner: South Wilmot Land Investors, L.L.C., Attention: Robert Tucker. (District 2)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was then moved by Chair Bronson, seconded by Supervisor Christy and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Resolution.

TRANSPORTATION

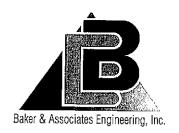
26. Hearing - Traffic Resolution

RESOLUTION NO. 2017 - 19, of the Board of Supervisors, permitting the temporary closure of portions of La Cañada Drive from Calle Concordia to Rancho Feliz Drive and portions of Calle Concordia from La Cañada Drive to Calle Loma Linda in Pima County, Arizona, for the Oro Valley Sprint Triathlon/Duathlon on Saturday, March 25, 2017. Staff recommends APPROVAL. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was then moved by Chair Bronson, seconded by Supervisor Christy and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Resolution.

27. Hearing - Traffic Resolution

RESOLUTION NO. 2017 - <u>20</u>, of the Board of Supervisors, permitting the temporary closure of portions of Wilmot Road in Pima County, Arizona, for the construction of a new two lane asphalt road between July 1, 2016 and June 30, 2017. Staff recommends APPROVAL. (District 4)



William H. Baker Jr., P.E., R.L.S. Martin V. Magelfi, P.E.

3561 E. Sunrise Dr., Suite 225 Tucson, Arizona 85718 520.318.1950 Fax 318.1930

February 11, 2022

Attn: Donna Spicola Pima County Planning and Zoning Department 201 N. Stone Tucson, Arizona 85701

Re: 4545 West Ajo Highway - APN 119-45-013C - Approximately 10.88 acres Related to - Ordinance 2018-21 / Rezoning Case P16RZ00011 -Ajo Camino De Oeste LLC - W. Ajo Hy. Rezoning Rezoning Time Extension Request File #2246.2

On behalf of Ajo Camino de Oeste LLC, as their representative, we are resubmitting the attached/approved Biological Impact Report (BIR). This report, dated November 21, 2016, covers the entire 34.13 acres (APN 119-45-031A) as it was re-zoned per the above referenced Ordinance and Rezoning Case, dated March 21, 2017. Since then, the parcel has been split. A new APN has been assigned to the above referenced 10.88 acres, which is now APN 119-45-013C. The BIR still applies to this undeveloped parcel. Please refer to the attached BIR to process the time extension.

Please let us know if anything further is needed.

Thank you.

Michael Baker Michael Baker, P.E. Mike@baetucson.com

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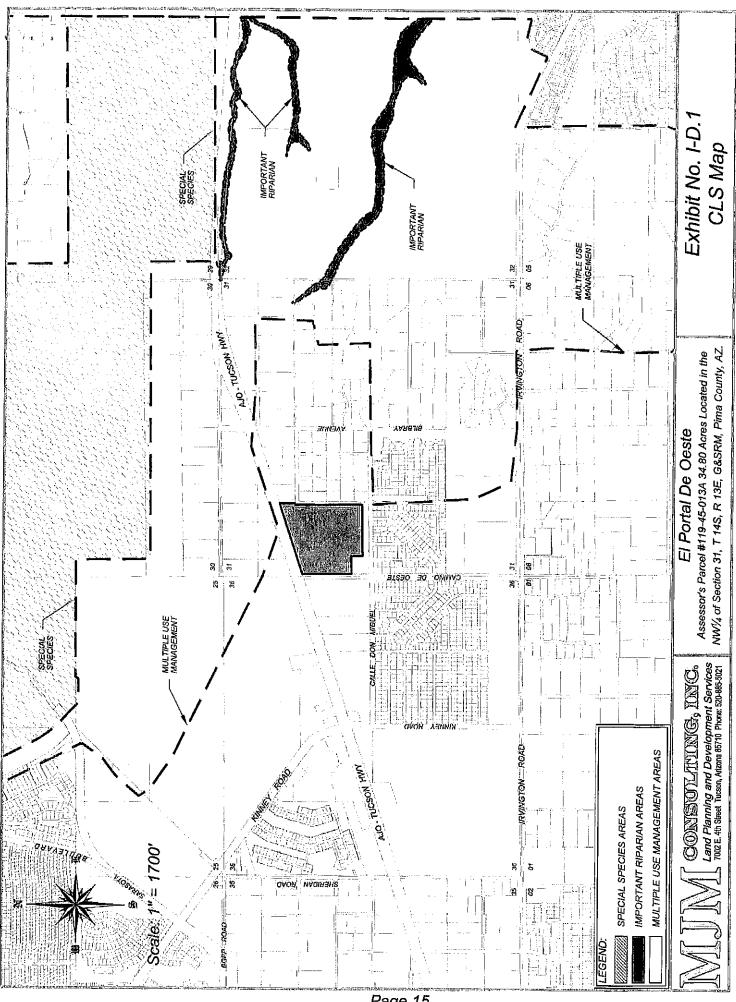
Original Biological Impact Report

northwest corner of the site which carries 5 cfs that flows south in the shoulder in the east side of the Camino de Oeste right-of-way.

- g. There are no onsite sources of perennial surface water.
- g. A 50-footerosion hazard setback is shown on both sides of the 'Proposed Fuller FEMA Line' for the main east-west wash and the flow out of the Ajo Hwy box culvert. These erosion setbacks area based on requirements set forth in the Pima County Floodplain and Erosion Hazard Management Ordinance and would go away if there is bank protection. The flow entering from the box culvert will be channelized and therefore there will be no erosion hazard setback.
- a. A 50-foot erosion hazard setback is shown on both sides of the 'Proposed Fuller FEMA Line' for the main east-west wash and the flow out of the Ajo Hwy box culvert; and for the sheet flow area along the south boundary of the property. These erosion setbacks area based on requirements set forth in the Pima County Floodplain and Erosion Hazard Management Ordinanse and would go away if there is bank protection. The flow entering from the box culvert will be channelized and therefore there will be no erosion hazard setback.
- 5. The onsite flows exit the site along the west boundary. This flow is spread out over a large portion of the entire west boundary, but a concentration occurs near the center of that boundary. That runoff sheet flows over a Camino de Oeste dip section condition.

I-D. BIOLOGICAL RESOURCES

- 1. The property is outside of the Conservation Land System (CLS). That is made clear by Exhibit I-D.1, the CLS Map, which shows the conditions in a regional context.
- 2. The property is not within or adjacent to one of the Critical Landscape Connections.
- 3. The property is not within the Priority Conservation Area for the Pima Pineapple Cactus
- 4. The property is not within the Priority Conservation Area for the Needle-spined Pineapple Cactus.
- 5. The property is not within the Priority Conservation Area for either the Cactus Ferruginous Pygmy-Owl or the Western Burrowing Owl.
- 6. A copy of the Arizona Game & Fish Department Heritage Data Management System is enclosed as Exhibit I-D.6a. It shows a number of Special Status Species known to exist within a 3-mile radius of the subject property. Those species are the Arizona Striped Whiptail, the Pima Pineapple Cactus, the Sonoran Desert Tortoise, the Chiricahua Leopard Frog, the California Leaf-nosed Bat, the Thornber Fishhook Cactus, the Cave Myotis, and the Tumamoc Globeberry. The likelihood of each species was evaluated by GRS Landscape Architects and the results are presented in Exhibit I-D.6b which indicates a very low likelihood for each one (plus an addendum by Karen Cesare).
- 7. Greg Shinn, RLA of GRS Landscape Architects performed a vegetative inventory of the site. No Ironwoods were found. The saguaros are shown on Exhibit I-D.7.
- 8. The SDCP MapGuide does not classify the property as either Habitat Protection or Community Open Space priority acquisition property under the 2004 Conservation Bond Program.
- 9. There are no areas onsite where the vegetation is especially important for scenic value, screening and/or buffering, or for soil stabilization.
- 10. Exhibit I-D.10 shows three separate onsite Vegetative communities, entitled 1) Palo Verde Uplands, 2) Floodplain, and 3) Creosote Flat. The Palo Verde Uplands is characterized by Foothills Palo Verde, Mesquite, Saguaro Cactus, Prickly Pear, Pencil Cholla, Barrel Cactus, Creosote Bush, and Triangle Leaf Bursage. The Floodplain area



Page 15

Arizona Game and Fish Department Project ID: HGIS-02864

project_report_portal_de_oeste_17314_17641.pdf Review Date: 1/11/2016 07:26:18 PM

Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

等的证例。此一点,	Commontante	en ews	题。自如:	श्री‡्रह(लेख्र ी।
Aspidosceljs arizonae	Arizona Striped Whiptail		Si	1B
Bat Colony			,	
Coryphantha scheeri var. robustispina	Pima Pineapple Cactus	ALE:		HS 1
Gopherus morafkai	Sonoran Desert Tortoise	CCA S		1A
Lithobates chiricahuensis	Chiricahua Leopard Frog		A WALL	1 4.
Macrotus californicus	California Leaf-nosed Bat	SC	S	1B
Mammillaria thomberi	Thomber Fishhook Cactus			SR
Myotis velifer	Cave Myotis	sc	S	1B
San Xavier Indian Reservation	San Xavier Indian Reservation	李子孙。 和李子	W WEEK	JUNEAU ST
Tumamoca macdougalii	Tumamoc Globeberry	S		SR

Note: Status code definitions can be found at http://www.azgfd.gov/w_c/edits/hdms_status_definitions.shtml.

May 9, 2011

Michael Marks MJM Consulting 7002 E. 4th Street Tucson, AZ 85710

RE: Ajo and Camino de Oeste Listed Special Status Species known to exist within a 3 mile radius of the Site

Dear Mike,

I have reviewed the above referenced site and offer the following opinions as to likelihood of encountering the listed species:

<u>California Leaf-nosed Bat, Cave Myotis and Pocketed Free-tailed Bat</u> – These bats generally roost in caves, mines and rock outcrops. Since none of these features are found on the site, the likelihood of their presence on the site is low. The site is listed in the Sonoran Desert Conservation Plan as a Level 4 Priority Conservation Area for the California Leaf-nosed Bat.

Sonoran Desert Tortoise – During the course of our extensive Saguaro inventory, we did not see any evidence of desert tortoise burrows on the property.

<u>Pima Pineapple Cactus</u> – While we did not conduct a survey using the Pima Pineapple Protocol, we did spend significant time on the site. During our inventories, we were aware to be looking for the pineapple cactus and did not see any. Additionally, the soils and floodplains on much of the site do not appear conducive to Pima Pineapple Cactus growth. The Sonoran Desert Conservation Plan lists this as High in their modeled habitat.

<u>Tumamoc Globeberry</u> – No Globeberries were encountered during the field inventories. The Sonoran Desert Conservation Plan lists this as Medium in their modeled habitat. <u>Thornber's Fishhook Cactus</u> – This small pincushion cactus is often found under the protection at the base of larger plants. During the course of extensive saguaro inventory, no specimens were noted under the larger trees which serve as nurse plants for the young saguaros. Because of the relatively small size, additional detailed searchs may be appropriate during future development planning. The Sonoran Desert Conservation Plan does not provide any mapping for this species.

This letter is meant to serve as a general overview as to the likelihood of encountering these species. During development planning, the then-current protocols for each of these species should be researched and appropriate measures taken in conformance with these protocols.

Should you have any questions please feel free to contact me.

Respectfully,

Gregory R. Shinn, RLA

GRS LANDSCAPE ARCHITECTS, INC.

November 7, 2016

Novak Environmental, Inc. 4574 N. 1st Ave., Suite 100 Tucson AZ 85718

Tel: 520-206-0591 Fax: 520-882-3006

Mr. Mike Marks MJM Consulting 7002 E. 4th Street Tucson, AZ 85710

Subject: El Portal de Oeste Supplemental Information for Biological Resources

Dear Mike:

This letter provides supplemental information for the Biological Resources portion of the Site Analysis for El Portal de Oeste project on Ajo and Camino de Oeste in Pima County, AZ.

Specifically, this letter addresses two Species of Concern and their likelihood of occurring on the subject property.

The two Species of Concern are 1) Arizona Striped Whiptail (Aspidoscelis arizonae) and 2) Chiricahua leopard frog (Rana chiricahuensis). These two species have been added to the Arizona Game and Fish on-line review tool since the previous report, by others, was prepared in 2011.

Based on the existing condition on the subject property neither of these species would be expected to be found on site.

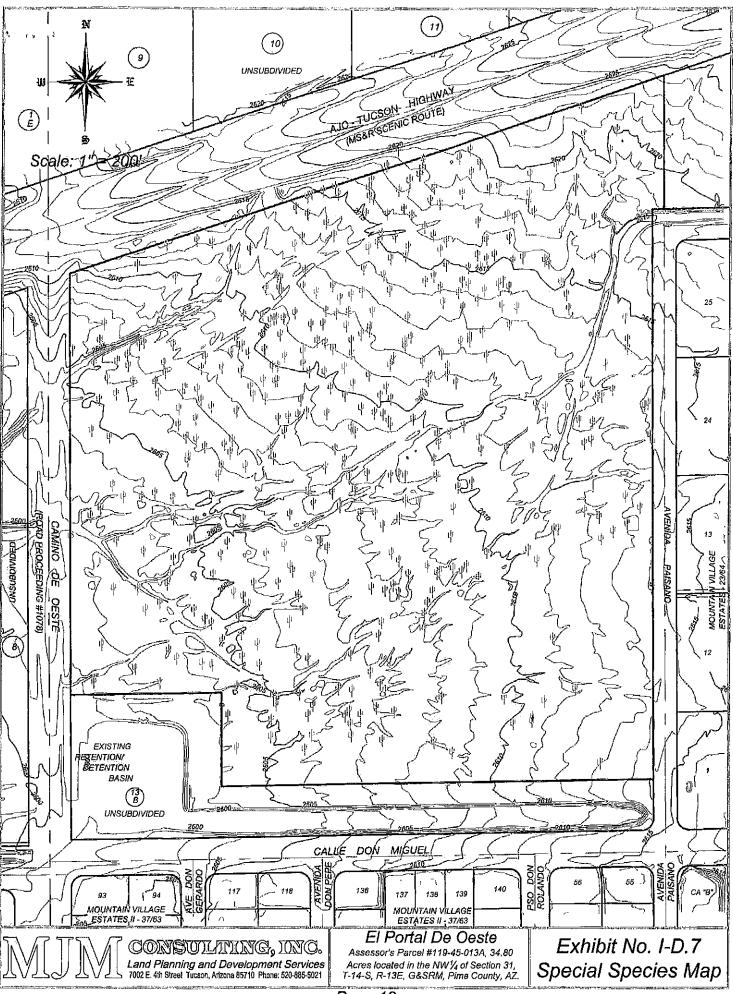
- 1) Arizona Striped Whiptail (Aspidoscelis arizonae) is a species of lizard that is primarily found in Cochise County in Semidesert Grasslands and Chihuahuan Desertscrub. (source: reptilesofaz.org). Neither of these plant communities are found on site.
- 2) Chiricahua leopard frog (Rana chiricahuensis) is an aquatic species that requires a permanent water source. (Pima County Priority Vulnerable Species report May 2001.) There is no permanent water source on the site to support this species.

Please let me know if you have any questions or need further information on this. Thank you.

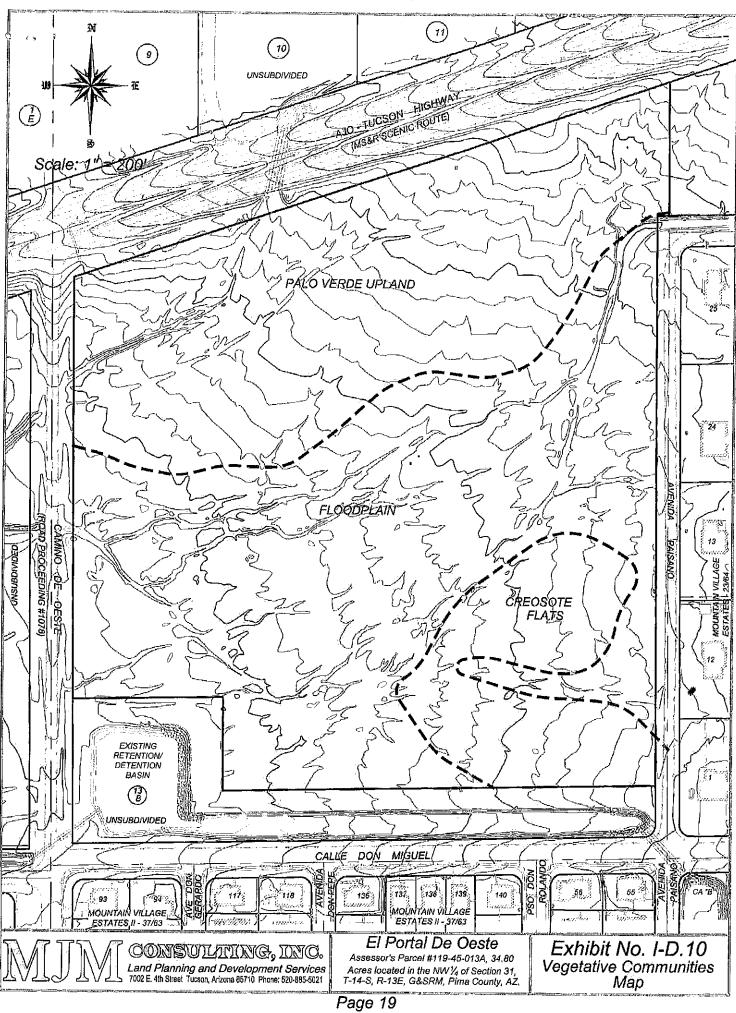
Very Truly,

Karen M. Cesare, RLA

President



Page 18



contains Mesquite, Whitethorn Acacia, Greythorn, Saguaro Cactus, Prickly Pear, Pencil Cholla, Jumping Cholla, Christmas Cholla, Barrel Cactus, Creosote Bush, and Triangle Leaf Bursage. The Creosote Flat community contains Saguaro Cactus, Pencil Cholla, Jumping Cholla, Christmas Cholla, Barrell Cactus, and Creosote Bush.

I-E. VIEWSHEDS

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- The Cluster Option will not be utilized and therefore this section will not apply.
- 2. See Exhibit I-E.2 for photos of the site, taken from offsite.

I-F. TRANSPORTATION

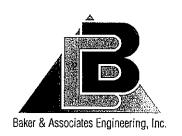
1. The property has access to both Ajo Highway and Camino de Oeste and theoretically to Avenida Paisano. Exhibit I-F shows these streets abutting the site. Both Ajo Highway and Camino de Oeste are designated on the Major Streets & Routes Plan, with Ajo Highway being a State Route and a Scenic Route and Camino de Oeste a Major Route. Below information is presented for those two roads, the only roads to be impacted with any significance.

Ajo Highway

- a. The existing right-of-way, in the vicinity of the subject property, is 200 feet.
- b. The Pima County MS&R does not officially regulate the right-of-way width of State routes, but rather that is the purview of ADOT. Based on information from ADOT that agency is not looking to increase the existing right-of-way width.
- c. Ajo Highway (i.e. State Route 86) exists for about 9 miles to the east to Alvernon Way and roughly 100 miles to the west to Three Points.
- d. Access will be from Ajo Highway.
- e. There are two travel lanes in each direction (and a left turn lane at the westbound Camino de Oeste approach), paved shoulders, and a wide dirt median in the vicinity of the subject property. The capacity of a roadway with this cross-section is 35,700 ADT. The posted speed limit is 55 mph.
- f. According to the PAG traffic volume online report, based on a 2010 count, Ajo Highway between Kinney Road and La Cholla Blvd is 31,397 ADT.
- g. There are no bike or pedestrian paths.
- h. With Ajo Highway being a State route (State Route 86) the Pima County's 5 Year Transportation Plan does not apply. ADO'R recently implemented a pavement overlay project for the segment of Ajo Hwy from Kinney Road westerly, and with Pima County installed a traffic signal at the Camino de Oeste intersection in 2010. There is a preliminary assessment going on at ADOT as to whether there should be improvements to Ajo Hwy from Kinney Road easterly to beyond the subject property, but no decision has been made on that as of yet.

Camino de Oeste

- a. The existing full right-of-way is 90 feet, with 45 feet on both sides.
- b. The ultimate MS&R Plan right-of-way is 90 feet, so no additional r/w is needed.
- c. Camino de Oeste exists from Ajo Highway south for about 1.3 miles south to Dakota Street. Other segments of this street exist to the north on the other side of the Tucson Mountains and to the south.
- d. Access will be taken from Camino de Oeste.
- e. There are two travel lanes (and a northbound left turn lane at Ajo Hwy) with dirt shoulders. The capacity of such a road is 14,600 ADT. The posted speed limit is 35 mph.



12 1

William H. Baker Jr., P.E., R.L.S. Martin V. Magelli, P.E.

3561 E. Sunrise Dr., Suite 225 Tucson, Arizona 85718 520.318.1950 Fax 318.1930

December 16, 2021

Pima County Planning and Zoning Department 201 N. Stone Tucson, Arizona 85701

Re: 4545 West Ajo Highway - APN 119-45-013C - Approximately 10.88 acres Related to - Ordinance 2018-21 / Rezoning Case P16RZ00011 -Ajo Camino De Oeste LLC - W. Ajo Hy. Rezoning Rezoning Time Extension Request File #2246.2

On behalf of Ajo Camino de Oeste LLC, as their representative, we are hereby requesting a time extension of the above referenced parcel located at 4545 W Ajo Highway, APN 119-45-013C. A copy of the approved Board of Supervisor's Ordinance 2018-21, dated March 21, 2017 is attached for reference. Also attached is an excerpt from Pima Maps showing the parcel in reference.

The specific reason for the time extension request is due to the intent to sell the parcel and the buyer will need additional time in order to complete their development plan.

Please let us know if anything further is needed.

Thank you.

Michael Baker, P.E.

Mike@baetucson.com

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LETTER OF AUTHORIZATION

As required by Arizona Revised Statues I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

4545 West Ajo Highway - APN 119-45-013C Property Address Rezoning Time Extension Request - Related to Ordinance / Rezoning P16RZ00011 - Ajo Camino De Oeste LLC - W Ajo Hy. Rezoning Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence-or Wall/Home Occupation/Child-Care/Adult-Care/Secondary Dwelling/Assisted Living/Group Home) Signature of Applicant Mike Baker Baker & Associates Engineering, Inc. AUTHORIZED BY: 12/16/2021 Signature of Property Owner Ajo Camino de Oeste, LLC Its Manager: Western Land Investments, Inc. By: Louis B, Christensen Title: President

Entity Information

Search Date and Time: 1/21/2022 7.42.35 4\()

Emilty Name: A/O CAMINO DE CESTE, LLC Domestic LLC 9/12/2007 Entity Type: Formation Date: 9 14/2007 Approval Date: Original tricorporation Date: Business Type: Domicile State:

Last Annual Report Fifed: Annual Report Due Date:

Original Fublish Date:

Statutory Agunt Information

MUNGER CHACAVICK PLC Attentions

Appointed Status: Active Address:

10, 29: 2007 Agent Last Updated: Attention

533 N WILMOT RD, STE 300 , TUCSO'L AZ 85711 LSA E-mail: Maring Address: 293 N W/LMIOT FD, STE 300 , TUCSON, AZ 88711, USA

Entity ID: L13923350

In Good Standing

Entity Status: 40% o

Ole Period: Perpetual

Reason for Status

Status Date:

Years Due:

County:

Principal Information

Tible North	Attention (Address	Dets of Teking Office	Lest Optierad
Manager	2850 E SKYLINE DR. STE 100, TLOSON, AZ, 85718, USA	9 12/2007	9/14/2007
Member	2850 E \$474,5 E DR. STE 100, TVOSON, AZ, 6571B, USA	9,12,2007	9/14/2007

Page 1 of 1 records 1 to 2 of 2

Entity Details

Entity Name: WESTERN LAND JAVESTMENTS, INC. Entity Type: Domestic For-Profit (Business) Corporation Formation Date: 8 11/1932 Approval Date; 5, 29, 2018

Reason for Status: Status Date: Life Petiod: 8/11/1982 Real Estate and Rental and Leasing Last Annual Report Filed: Annual Report Due Date:

Years Due:

Entity Status:

Original Publish Date:

Original Incorporation Date:

Name: 100/5/5/CHRISTENSEN Attention:

Active 8-12, 2021 Appointed Status: Address:

Entity ID: 0JJ493854

In Good Stending

Perpetual

2021 6/11/2022

2850 E SAYLINE DRISUITE 100 , TUCSON. AZ 85718, USA

Agent Last Updated: 6/2/2021 Attentions

County: Pints

Domicile State: Arizona

E-mail; Mailing Address.

2850 E SKYLINE DRISURE LOG , TUCSON, AZ 85716, USA

Principal Information

TiSa	Name	theritor Address	Date of Taking Office	Lind Updated
Director	LOUIS BIOHRISTENSEN	4410 N PONT RIOC, TUC SON, AZ, 85718, U SA	10/15/2002	5/14/2019
President	LOUIS & CHRISTENSEN	4410 N Pemaroc, TLOSON, AZ, 85718, USA	1/14/2021	6/2/2021
Secretary	LDUIS S CHRISTEVISEN	4410 N Pontatos, TUCSON, AZ, 65718, USA	1/14/2021	6·2/2021
Treasurer	LOUIS 5 CHRISTENSEN	4410 N Pontatos, TCCSON, 42, 85718, USA	1/14/2021	6/2/2021
Vice-President	LOUIS B CHRISTENSEN	4410 N POVTAROC, TUCSON, AZ, 65728, USA	19/15/2002	5/14/2019

Page 1 of 1 records 1 to 9 of 9