



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/5/2025

*\*= Mandatory, information must be provided*

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

**\*Title:**

RESOLUTION AND ORDINANCE: P25SP00002 PIMA COUNTY – S. HARRISON ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

**\*Introduction/Background:**

The Board of Supervisors approved the Specific Plan and Comprehensive Plan Amendment on June 16, 2025.

**\*Discussion:**

The comprehensive plan amendment and specific plan rezoning (Southeast Employment & Logistics Center Specific Plan) was for approximately 290.3 acres from the Military Airport (MA) and Resource Sensitive (RS) to the PDC (Planned Development Community) land use designation and from the RH (Rural Homestead) to the SP (Specific Plan) zone for a large-scale employment and logistics center located north of E. Brekke Road, and bounded by S. Harrison Road to the west and S. Houghton Road to the east, conforming to the Davis-Monthan Air Force Base Approach/Departure Corridor – 3 permitted uses.

**\*Conclusion:**

The Resolution and Ordinance reflect 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: 520-724-6675

Contact: Thomas Drzazgowski, Deputy Director

Telephone: 520-724-6675

Department Director Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Deputy County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_



Subject: P25SP00002

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**AUGUST 5, 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 15, 2025

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**RESOLUTION FOR ADOPTION**

**P25SP00002 PIMA COUNTY – S. HARRISON ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

Owners: Pima County  
(District 4)

**If approved, adopt RESOLUTION NO. 2025 - \_\_\_\_\_**

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**OWNERS:** Pima County  
Real Property  
130 W. Congress St.  
Tucson, AZ 85701-1317

**AGENT:** Pima County  
Economic Development Department – Heath Vescovi-Chiordi  
201 N Stone Av. - 2<sup>nd</sup> Floor  
Tucson, AZ 85701

**DISTRICT:** 4

**STAFF CONTACT:** Thomas Drzazgowski, Deputy Director

**STAFF RECOMMENDATION: APPROVAL**

TD/ds  
Attachments

c: Heath Vescovi-Chiordi

RESOLUTION 2025-\_\_\_\_\_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 290.3 ACRES LOCATED APPROXIMATELY ONE-HALF MILE SOUTH OF I-10 BETWEEN S. HARRISON ROAD AND S. HOUGHTON ROAD, IN SECTION 11, TOWNSHIP 16 SOUTH, RANGE 15 EAST IN THE SOUTHEAST PLANNING AREA IN CASE P25SP00002 PIMA COUNTY - S. HARRISON ROAD SPECIFIC PLAN REZONING AND COMPREHENSIVE PLAN AMENDMENT.

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map in the Southeast Planning Area is amended to change the planned land use intensity category for approximately 290.3 acres, as referenced in P25SP00002 Pima County – S. Harrison Road Specific Plan Rezoning and Comprehensive Plan Amendment, located approximately one-half mile south of I-10 between S. Harrison Road and S. Houghton Road, in Section 11, Township 16 South, Range 15 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from the Military Airport (MA) and the Resource Sensitive (RS) to the Planned Development Community (PDC).

Section 2. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 3. This Resolution shall become effective on the date of adoption.

Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair, Pima County Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk, Board of Supervisors

APPROVED AS TO FORM:

 7-8-25  
\_\_\_\_\_  
Deputy County Attorney  
Jacob Kavkewitz

APPROVED:

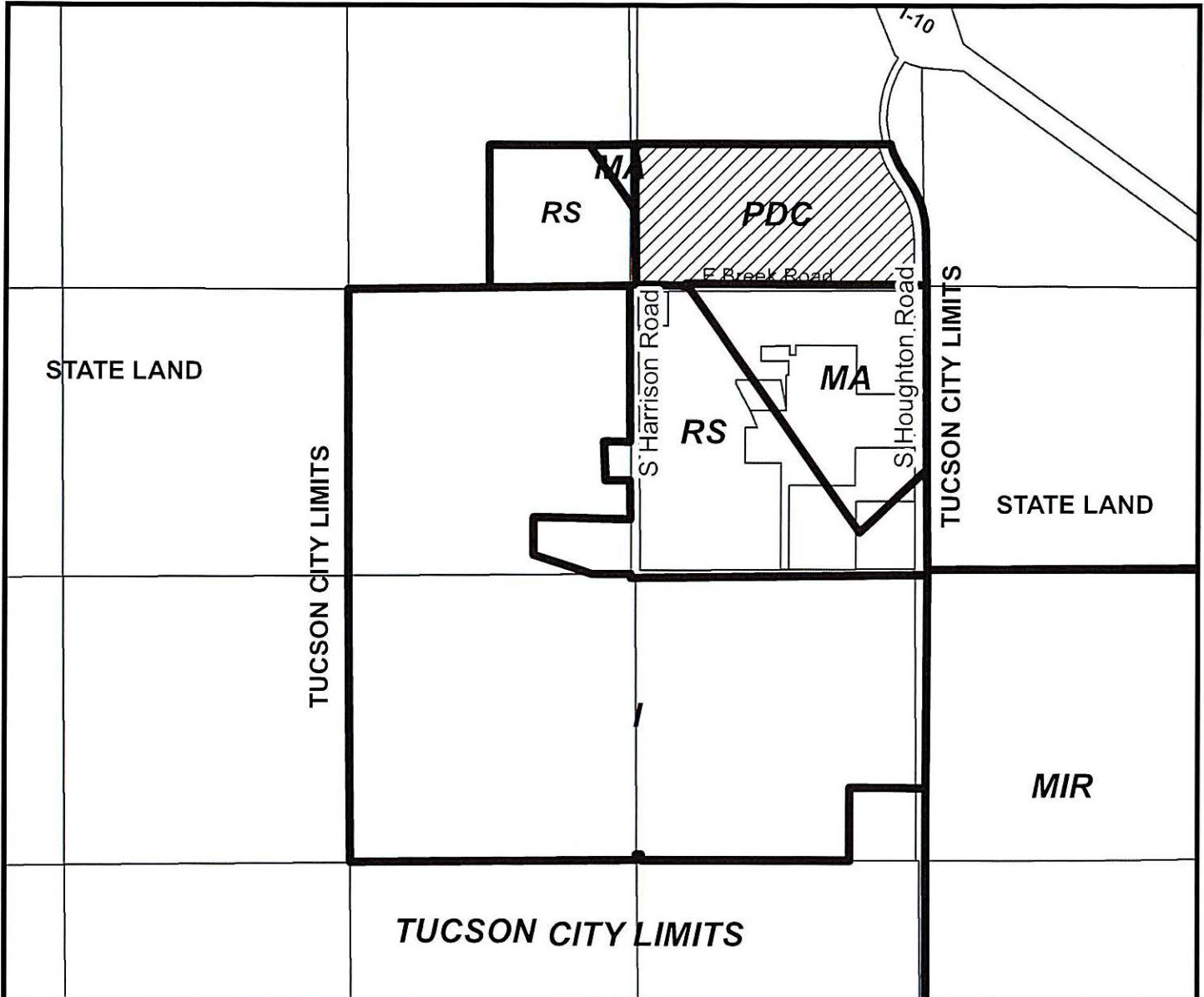
\_\_\_\_\_  
Executive Secretary  
Planning and Zoning Commission

# COMPREHENSIVE PLAN AMENDMENT

Planned Land Use

Exhibit A

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Taxcodes:  
305-01-009B

**P25SP00002 PIMA COUNTY - S. HARRISON ROAD SPECIFIC PLAN & COMPREHENSIVE PLAN AMENDMENT**

District: 4

Location:  
One-half mile south  
of I-10 between  
S. Harrison Road  
and S. Houghton Road

Military Airport (MA) & Resource Sensitive (RS) to the  
Planned Development Community (PDC) 290.3 Acres +/-



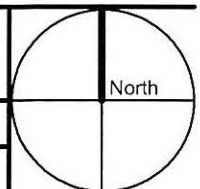
Southwest Planning Area under Pima Prospers  
Section 11, Township 16 South, Range 15 East

Planning and Zoning Commission Hearing: April 30, 2025

Map Scale: 1:34,000

Board of Supervisors Hearing: June 17, 2025

Map Date: July 7, 2025 / dms







Subject: P25SP00002

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**AUGUST 5, 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 15, 2025

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**ORDINANCE FOR ADOPTION**

**P25SP00002 PIMA COUNTY– S. HARRISON ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

Owners: Pima County  
(District 4)

**If approved, adopt ORDINANCE NO. 2025 - \_\_\_\_\_**

---

**OWNERS:** Pima County  
Real Property  
130 W. Congress St.  
Tucson, AZ 85701-1317

**AGENT:** Pima County  
Economic Development Department – Heath Vescovi-Chiordi  
201 N Stone Av. - 2<sup>nd</sup> Floor  
Tucson, AZ 85701

**DISTRICT:** 4

**STAFF CONTACT:** Thomas Drzazgowski, Deputy Director

**STAFF RECOMMENDATION:** APPROVAL

TD/ds  
Attachments

c: Heath Vescovi-Chiordi

ORDINANCE 2025-\_\_\_\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 290.3 ACRES OF PROPERTY (PARCEL CODE 305-01-009B) FROM THE RH (AE) (RURAL HOMESTEAD – AIRPORT ENVIRONS) AND THE RH (RURAL HOMESTEAD) TO THE SP (AE) (SPECIFIC PLAN– AIRPORT ENVIRONS) AND THE SP (SPECIFIC PLAN) ZONES, IN CASE P25SP00002 PIMA COUNTY - S. HARRISON ROAD SPECIFIC PLAN REZONING AND COMPREHENSIVE PLAN AMENDMENT, LOCATED APPROXIMATELY ONE-HALF MILE SOUTH OF I-10 BETWEEN S. HARRISON ROAD AND S. HOUGHTON ROAD, AMENDING PIMA COUNTY ZONING MAP NO. EPC.

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

Section 1. The 290.3 acres is rezoned from the RH (AE) (Rural Homestead – Airport Environs) and the RH (Rural Homestead) to the SP (AE) (Specific Plan– Airport Environs) and the SP (Specific Plan) zones, parcel code 305-01-009B, located approximately one-half mile south of I-10 between S. Harrison Road and S. Houghton Road, addressed as 11295 S. Harrison 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 Southeast Employment & Logistics Center 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:

 7-8-25  
\_\_\_\_\_  
Deputy County Attorney  
Jacob Kavkewitz

Approved:

  
\_\_\_\_\_  
Executive Secretary,  
Planning and Zoning Commission



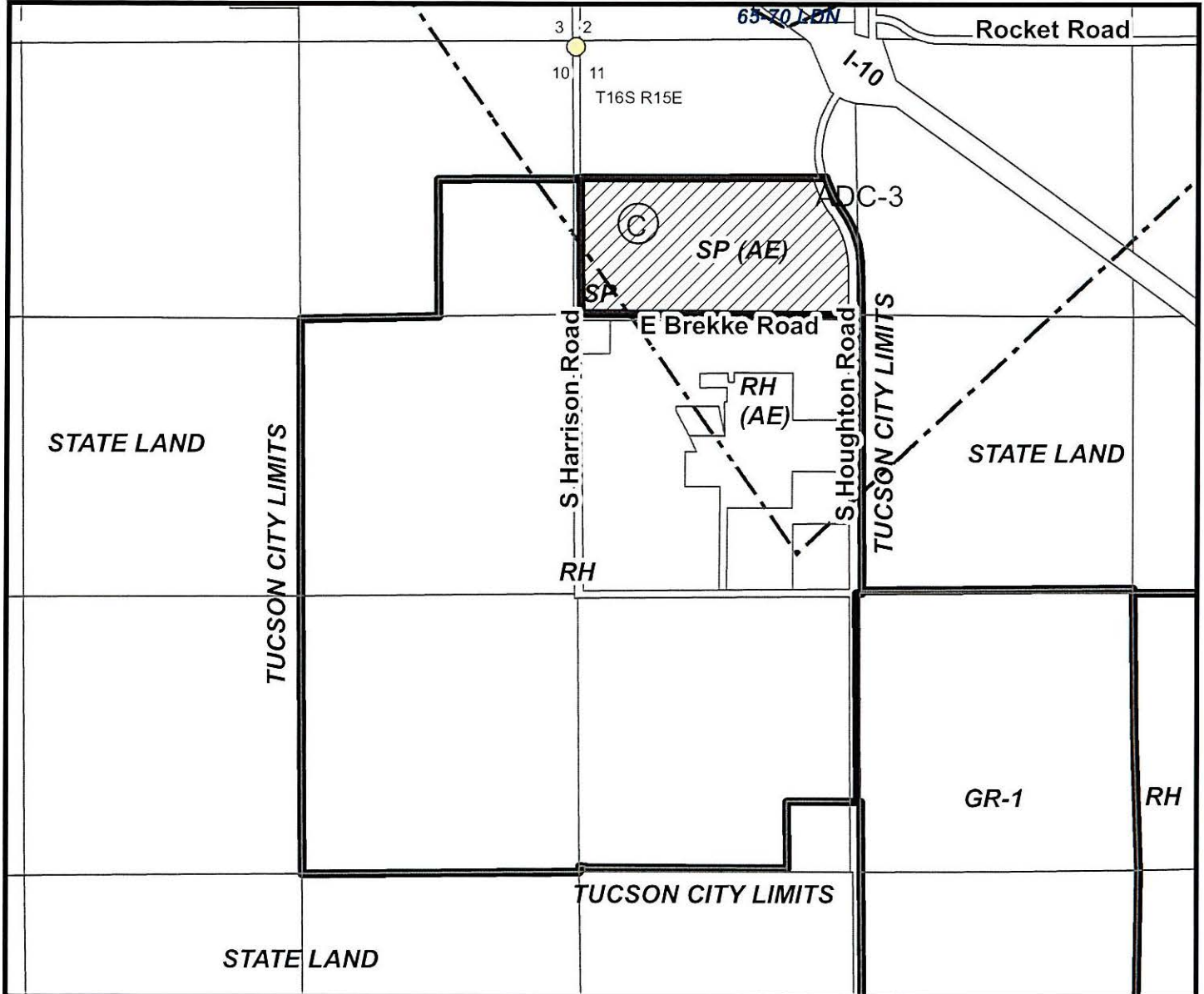
# EXHIBIT A

AMENDMENT NO. \_\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_  
 TO PIMA COUNTY ZONING MAP NO. EPC TUCSON AZ.  
 BEING PART OF THE SOUTH 1/2 OF SECTION 11, T16S R15E.



0 6501,300 2,600 Feet

ADOPTED: \_\_\_\_\_ EFFECTIVE: \_\_\_\_\_



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

Ⓒ NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
 FROM RH & RH(AE) 290.3 ac  
 ds-July 7, 2025

P25SP00002  
 305-01-009B

