



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 2, 2018

Title: P18RZ00002 ACM VENTURES, LLC - E. SNYDER ROAD REZONING (Ordinance)

Introduction/Background:

On June 12, 2018, the Board of Supervisors approved this rezoning subject to conditions as recommended by the Planning and Zoning Commission.

Discussion:

The rezoning was for 7.2 acres from the SR (Suburban Ranch) and SR(BZ) (Suburban Ranch-Buffer Overlay) zones to the SR-2 (Suburban Ranch Estate) and SR-2 (BZ) (Suburban Ranch Estate-Buffer Overlay) zones to allow the development of four residential parcels.

Conclusion:

The Ordinance reflects the Board of Supervisor's approval of the rezoning.

Recommendation:

Approval

Fiscal Impact:

N/A

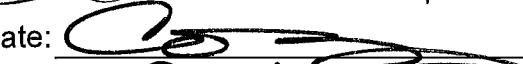
Board of Supervisor District:

1 2 3 4 5 All

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

Contact: David Petersen Telephone: 520-724-9000

Department Director Signature/Date:  9/13/18

Deputy County Administrator Signature/Date:  9/14/18

County Administrator Signature/Date:  9/14/18

SP18RZ000245PCCKEPR
180914



Subject: P18RZ00002

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FOR OCTOBER 2, 2018 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official *Tom Drzgowicki*
Public Works-Development Services Department-Planning Division

DATE: September 10, 2018

ORDINANCE FOR ADOPTION

P18RZ00002 ACM VENTURES, LLC – E. SNYDER ROAD REZONING

Owners: ACM Ventures, LLC
(District 1)

If approved, adopt ORDINANCE NO. 2018 - _____

OWNERS: ACM Ventures, LLC
5227 E. Pima Street, Ste. A
Tucson, AZ 85712-3606

AGENT: John Wesley Miller
P.O. Box 2386
Tucson, AZ 85702

DISTRICT: 1

STAFF CONTACT: David Petersen

STAFF RECOMMENDATION: APPROVAL.

CP/DP/ar
Attachments

cc: P18RZ00002 File

ORDINANCE 2018-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA RELATING TO ZONING; REZONING APPROXIMATELY 7.20 ACRES OF PROPERTY, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF E. SNYDER ROAD AND N. LASON LANE, FROM THE SR (SUBURBAN RANCH) AND SR (BZ) (SUBURBAN RANCH – BUFFER OVERLAY) ZONES TO THE SR-2 (SUBURBAN RANCH ESTATE) AND SR-2 (BZ) (SUBURBAN RANCH ESTATE – BUFFER OVERLAY) ZONES, IN CASE P18RZ00002 ACM VENTURES, LLC – E. SNYDER ROAD REZONING, AND AMENDING PIMA COUNTY ZONING MAP NO. 50.

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

Section 1. The 7.20 acres located at the southwest corner of the intersection of E. Snyder Road and N. Lason Lane and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 50, is rezoned from the SR (Suburban Ranch) and SR (BZ) (Suburban Ranch – Buffer Overlay) zones to the SR-2 (Suburban Ranch Estate) and SR-2 (BZ) (Suburban Ranch Estate – Buffer Overlay) zones subject to the conditions in this ordinance.

Section 2. Rezoning Conditions.

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Adherence to the sketch plan (Exhibit B) as approved at public hearing.
3. 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.
4. 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.

5. Adherence to Chapter 18.67 Buffer Overlay Zone (BOZO) performance standards for the portion of the rezoning site within the BOZO. The applicable performance standards include provisions for building color and reflective finish, fences and walls, lighting, utilities, functional open space, and natural open space.
6. At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.
7. 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."
8. 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.

Section 3. Time limits of conditions. Conditions 1 through 8 of Section 2 shall be completed no later than June 12, 2023.

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 Chairman of the Board of Supervisors signs this Ordinance.

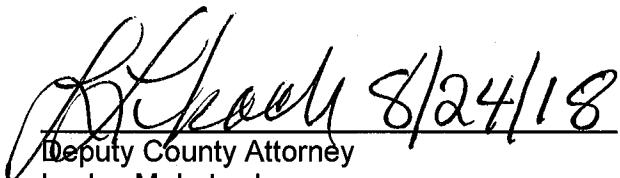
Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day
of _____, 2018.

Chairman, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

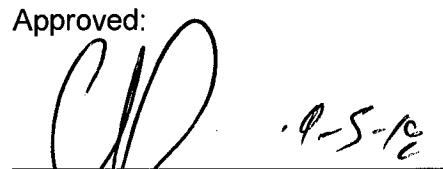
Approved As To Form:



Lesley M. Lukach 8/24/18

Deputy County Attorney
Lesley M. Lukach

Approved:



CJ 8-5-18

Executive Secretary,
Planning and Zoning Commission

EXHIBIT A

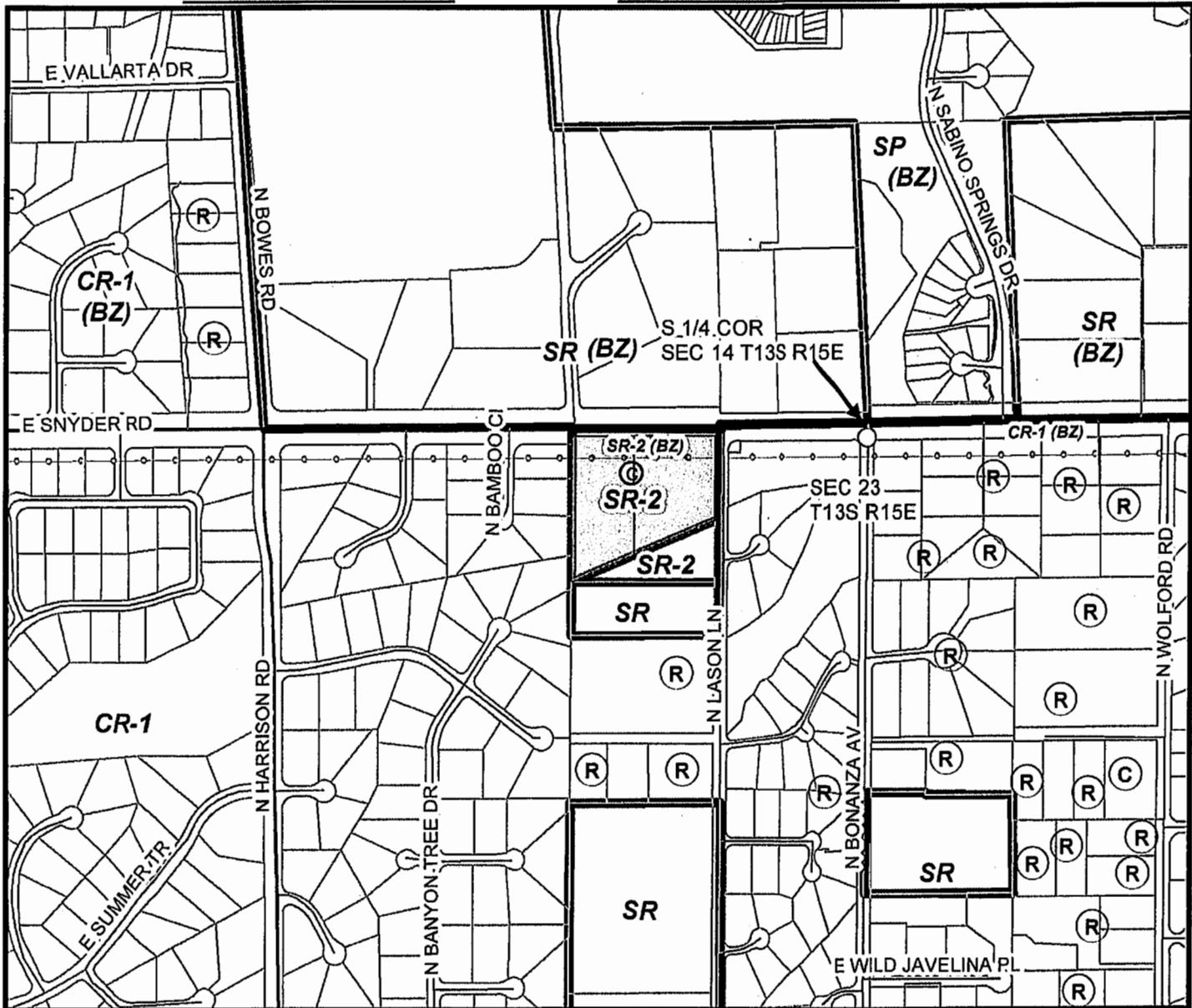
AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 50 TUCSON AZ. PARCELS 325A
AND 325B BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SEC 23 T13S R15E.



0 165 330 660 Feet

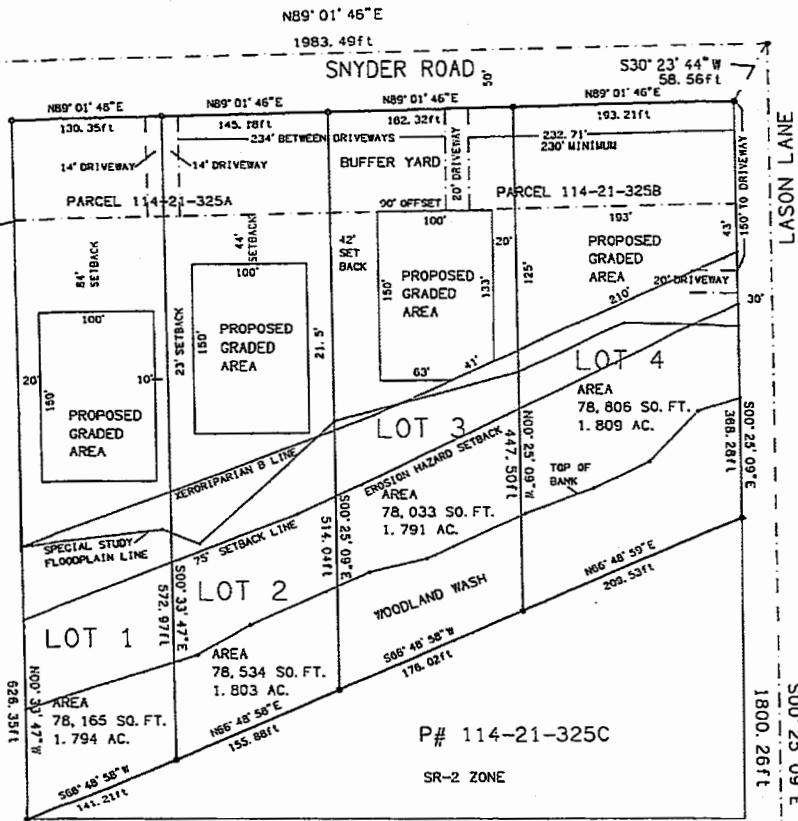
ADOPTED: _____

EFFECTIVE: _____



NW CORNER
SEC. 27

FD 1/2" STEEL PIN

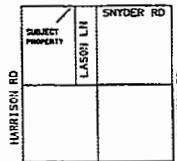
BOZO
LIMIT
LINEWOODLAND RANCH ESTS.
BK 25 PG. 7

CERTIFICATION OF SURVEY
I CERTIFY THAT A LAND SURVEY WAS PERFORMED ON THE
SUBJECT PROPERTY AND THAT MONUMENTS SHOWN ON THIS
MAP EXIST IN THE FIELD.

PHONE
520-296-9083

BRASS CAP
SM

LOCATION MAP



SEC. 23, T-13S, R-15E,
G&SRB&M, PIMA COUNTY, AZ.

NOTES AND MAP LIMITATIONS:
THIS MAP CONTAINS LIMITED INFORMATION REGARDING THE SUBJECT PROPERTY.
NOT ALL EASEMENTS, IMPROVEMENTS, ENCRONEMENTS OR MATTERS OF RECORD
MAY BE SHOWN. THE MAP INTENT IS TO PROVIDE PROPERTY DIVISION
INFORMATION.

LEGEND:

SET 1/2" STEEL PIN W/TAG LS 21751 AT ALL BOUNDARY CORNERS.
BASIS OF BEARING-NORTH LINE OF SECTION 23 FROM NW SECTION CORNER
TO NORTH 1/4 CORNER WITH BEARING OF N 89° 01' 46"E

CURRENT MAP REVISION 4/19/18.

MAP OF SURVEY
DIVISION OF PARCELS 114-21-325A AND
114-21-325B INTO 4 LOTS. BEING A PART
OF SEC. 23, T-13S, R-15E, G&SRB&M,
PIMA COUNTY, AZ.



(a²) Land Surveys

205 South Vozack Tucson, Arizona 85748

Date: 12/10/17 Job #: 2016-20L

P18RZ00002 Rezoning Sketch Plan
Approved by BOS 6-12-18 D.P.

EXHIBIT B