



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 15, 2016

Title: P15RZ00007 Estate of Emily Stowell Stratton – W. Anklam Road Rezoning

Introduction/Background:

The Board of Supervisor's approved this rezoning on December 15, 2015.

Discussion:

The rezoning was for 1.0 acre from the SR (BZ) (Suburban Ranch - Buffer Overlay) zone to CR-1 (BZ) (Single Residence - Buffer Overlay) zone for development of one residential lot located approximately three-quarters of a mile southeast of W. Speedway Boulevard and W. Anklam Road intersection and approximately 750 feet south of W. Anklam Road.

Conclusion:

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

Recommendation:

Staff recommends that the Board of Supervisors approve this Ordinance.

Fiscal Impact:

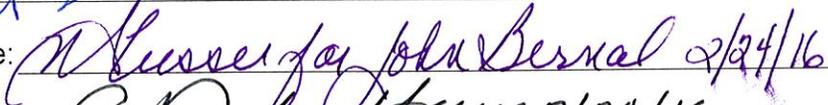
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Board of Supervisor District:

1 2 3 4 5 All

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

Department Director Signature/Date: 

Deputy County Administrator Signature/Date:  2/24/16

County Administrator Signature/Date:  2/24/16



PIMA COUNTY

DEVELOPMENT SERVICES

Subject: P15RZ00007

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FOR MARCH 15, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Interim Planning Official
Public Works-Development Services Department-Planning Division
DATE: February 22, 2016

ORDINANCE FOR ADOPTION

P15RZ00007 ESTATE OF EMILY STOWELL STRATTON – W. ANKLAM ROAD REZONING

Owner: Estate of Emily Stowell Stratton
(District 5)

If approved, adopt ORDINANCE NO. 2016 - _____

OWNER: Estate of Emily Stowell Stratton
David Stowell, Executor
17111 S. Placita De Niguel
Sahuarita, AZ 85629-9723

AGENT: Gloria Stowell Stueland
1513 West Devon Drive
Gilbert, AZ 85233

DISTRICT: 5

STAFF CONTACT: Donna Spicola

CP/DS/ar
Attachments

cc: P15RZ00007 File

ORDINANCE 2016-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA RELATING TO ZONING; REZONING APPROXIMATELY 1 ACRE OF PROPERTY (PARCEL CODE 116-08-007D) FROM THE SR (BZ) (SUBURBAN RANCH – BUFFER OVERLAY) ZONE TO THE CR-1 (BZ) (SINGLE RESIDENCE – BUFFER OVERLAY) ZONE, IN CASE P15RZ00007 ESTATE OF EMILY STOWELL STRATTON – W. ANKLAM ROAD REZONING, LOCATED APPROXIMATELY THREE-QUARTERS OF A MILE SOUTHEAST OF W. SPEEDWAY BOULEVARD AND W. ANKLAM ROAD AND APPROXIMATELY 750 FEET SOUTH OF W. ANKLAM ROAD AMENDING PIMA COUNTY ZONING MAP NO. 19.

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

Section 1. The 1 acre of land located approximately three-quarters of a mile southeast of W. Speedway Boulevard and W. Anklam Road intersection and approximately 750 feet south of W. Anklam Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 19, is rezoned from the SR (BZ) (Suburban Ranch - Buffer Overlay) zone to the CR-1 (BZ) (Single Residence - Buffer Overlay) zone subject to the conditions in this ordinance.

Section 2. Rezoning Conditions.

1. The owner shall:
 - A. Submit a sketch plan if 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.
2. There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors.
3. Maximum building height restriction of 24 feet as measured in accordance with the Pima County Zoning Code.
4. Adherence to the sketch plan as approved at public hearing (Exhibit B).
5. Hillside Development Overlay Zone Natural Area shall coincide with the Conservation Land System Natural Open Space to be dedicated prior to permitting.

6. Adherence to color requirements of exposed walls, structures and roofs, and construction of fences and walls under the Buffer Overlay Zone.
7. Flood Control condition: Driveway drainage design shall be reviewed by the Regional Flood Control District and Pima County Department of Transportation prior to permitting.
8. Wastewater Reclamation condition: 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 building permit is submitted for review.
9. 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
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(l)."
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.

Section 3. Time limits of conditions. Conditions 1 through 11 of Section 2 shall be completed no later than December 15, 2020.

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:

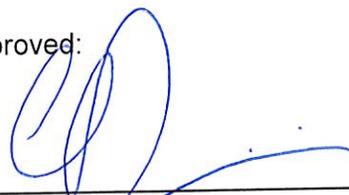
Clerk, Board of Supervisors

Approved As To Form:



Deputy County Attorney
Lesley M. Lukach

Approved:



Executive Secretary,
Planning and Zoning Commission

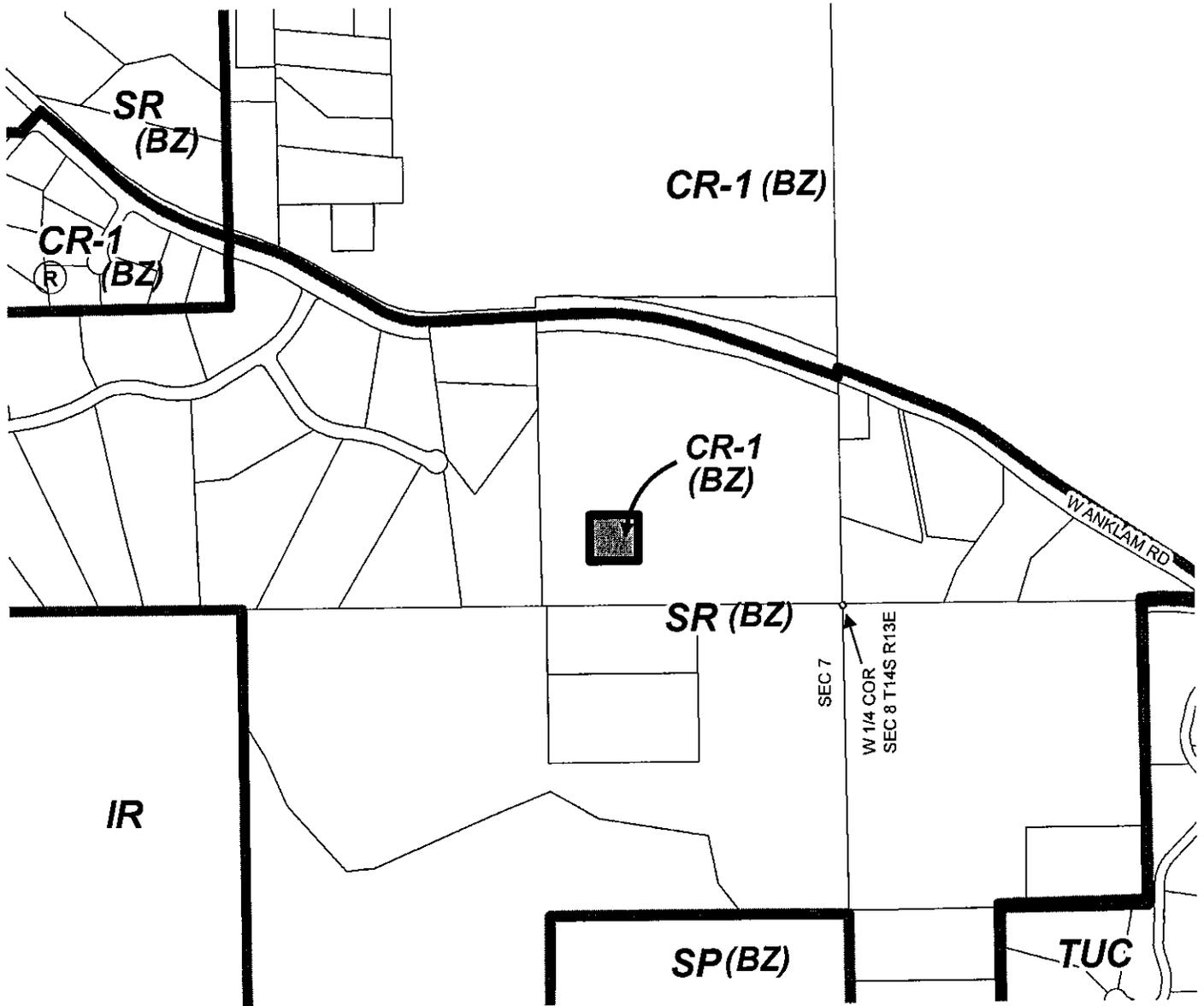
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 19 TUCSON AZ.
PARCEL 7D BEING A PART OF THE SE 1/4 OF THE NE 1/4
OF SEC. 7 T14S R13E.



0 165 330 660 Feet
[Scale bar with 4 tick marks]

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR (BZ) 1.00 ac±
ds-January 7, 2016



P15RZ00007
Co7-13-10
116-08-007D

ZK

Exhibit B

