

#### BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 2, 2017

Title: P17RZ00001 HAYT TR - S. LA CANADA DRIVE #3 REZONING

#### Introduction/Background:

The applicant requests a rezoning of approximately 2.11 acres from the CB-1(Local Business) zone to the CB-2 (General Business) zone, on property addressed as 333 W. Paseo Del Prado located at the southeast corner of S. La Canada Drive and W. Paseo Del Prado. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Community Activity Center and lies outside the Maeveen Marie Behan Conservation Lands System.

#### Discussion:

The current CB-1 zoning does not allow for outside storage uses. The property is currently developed and the applicant proposes to use the existing buildings with planned expansion to relocate the facilities department staff and company vehicles for the Green Valley Recreation maintenance storage facility hub.

#### Conclusion:

The requested rezoning conforms to the Comprehensive Plan; the proposal is compatible with the commercial and residential uses of the surrounding properties.

#### Recommendation:

Staff recommends approval of the rezoning with conditions; Planning & Zoning Commission also recommends approval with conditions.

#### Fiscal Impact:

0						
Board of S	Supervisor Distric	t:				
□ 1	□ 2	□ 3	⊠ 4	<b>□</b> 5	□ All	
Departmer	nt: <u>Pima County De</u>	velopment Servic	es - Planning Te	elephone: 520-724	-9000	
Departmer	nt Director Signatu	re/Date:	1:3-	50-17		
Deputy Co	unty Administrator	Signature/Date:		22	4/3/17	
County Ad	ministrator Signatu	re/Date:	Palul	terry a	4/3/17	



TO: Honorable Steve Christy, Supervisor, District 4

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

**DATE:** March 30, 2017

#### SUBJECT: P17RZ00001 HAYT TR - S. LA CANADA DRIVE #3 REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, MAY 2, 2016** hearing.

- **REQUEST:** For a rezoning of approximately 2.11 acres from the CB-1(Local Business) zone to the CB-2 (General Business) zone, on property addressed as 333 W. Paseo Del Prado located at the southeast corner of S. La Canada Drive and W. Paseo Del Prado.
- OWNER: Hayt Lester J Jr & Suzanne TR 1843 N. Kramer Avenue Tucson, AZ 85719
- AGENT: Green Valley Recreation, Inc. Attn: Melanie Stephenson 1070 S. Calle de las Casitas Green Valley, AZ 85614
- DISTRICT:

STAFF CONTACT: Terrill Tillman

4

PUBLIC COMMENT TO DATE: As of March 27, 2017, staff has received two letters of support.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND AMENDED CONDITIONS (8 – 0; Commissioners Bain and Peabody were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND AMENDED CONDITIONS.

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

TD/TT/ar Attachments



# **BOARD OF SUPERVISORS MEMORANDUM**

#### Subject: P17RZ00001

Page 1 of 4

FOR MAY 2, 2017 MEETING OF THE BOARD OF SUPERVISORS

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

DATE: March 30, 2017

#### ADVERTISED ITEM FOR PUBLIC HEARING

#### <u>REZONING</u>

#### P17RZ00001 HAYT TR - S. LA CANADA DRIVE #3 REZONING

Request of Lester and Suzanne Hayt TR represented by Green Valley Recreation, Inc., for a rezoning of approximately 2.11 acres from the CB-1(Local Business) zone to the CB-2 (General Business) zone, on property addressed as 333 W. Paseo Del Prado located at the southeast corner of S. La Canada Drive and W. Paseo Del Prado. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Community Activity Center. On motion, the Planning and Zoning Commission voted 8-0 to recommend APPROVAL SUBJECT TO STANDARD AND AMENDED CONDITIONS (Commissioners Bain and Peabody were absent). Staff recommends APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS. (District 4)

(District 4)

#### PLANNING AND ZONING COMMISSION HEARING SUMMARY (March 29, 2017)

Staff presented information from the staff report to the commission with a recommendation of approval with conditions.

The applicant's representative presented additional information.

A commissioner asked about the outside storage of vehicles and the materials yard.

The applicant's representative discussed that the vehicular storage and materials yard will be located to the rear of the property as to not impact the neighbors to the north. He further stated that Green Valley Recreation had presented their proposal to the neighbors by going door to door explaining the request and inviting them to a public meeting with the Green Valley Council which has given their support to the request.

#### P17RZ00001

A commissioner asked about the bufferyard adjacent to La Canada Drive.

Staff replied that there is a densely vegetated 40-foot bufferyard along La Canada Drive.

The public hearing was closed.

Commissioner Gungle made a motion to recommend **APPROVAL** of the rezoning subject to standard and special conditions.

Commissioner Matter gave second to the motion.

The commission voted to recommend **APPROVAL** of the rezoning subject to standard and special conditions. (8 – 0, Commissioners Bain and Peabody were absent)

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

- 1. The owner shall:
  - A. Submit a development 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 of residential development without the written approval of the Board of Supervisors.
- 3. 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.

#### P17RZ00001

- 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.
- 4. Environmental Planning condition: Upon the effective date of the Ordinance, the owner 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 shall record a covenant, to run with the land, memorializing the terms of this condition.
- 5. Cultural Resources conditions:
  - A. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
  - B. If antiquities, archaeological sites, artifacts, burial sites are uncovered during excavation, a clearance from Pima County's archaeologists is required prior to resuming construction.
- 6. Adherence to the preliminary development plan as approved at public hearing.
- 7. 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.
- 8. 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

#### P17RZ00001

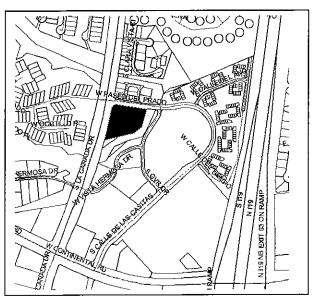
the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

#### TD/TT/ar Attachments

cc: Hayt Lester J Jr & Suzanne TR, 1843 N. Kramer Avenue, Tucson, AZ 85719
 Green Valley Recreation, Inc., Attn: Melanie Stephenson, 1070 S. Calle de las Casitas
 Green Valley, AZ 85614
 Tom Drzazgowski, Principal Planner
 P17RZ00001 File

#### PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

- HEARING March 29, 2017
- DISTRICT 4
- CASEP17RZ00001Hayt Tr S. LaCanada Drive #3 Rezoning
- **REQUEST** Rezone 2.11 acres from CB-1 (Local Business) to the CB-2 (General Business) zone
- OWNER Hayt Lester J Jr & Suzanne TR 1843 N. Kramer Avenue Tucson, AZ 85719
- APPLICANT Green Valley Recreation, Inc. Attn: Melanie Stephenson 1070 S. Calle de las Casitas Green Valley, AZ 85614



#### APPLICANT'S PROPOSED USE

The subject property is currently developed and the applicant proposes to use the existing buildings to relocate the facilities department staff and company vehicles. The property will act as the maintenance storage facility hub. A 2,200 square feet expansion for offices and storage to the existing building and a future 1,950 square feet building for recreational industrial arts is posed for the property. The buildings will have a maximum height of 18 feet.

#### APPLICANT'S STATED REASON

Green Valley Recreation is purchasing the property to relocate the facilities department staff and company vehicles to support 13 recreation facilities with an approximate membership of 13,000 roof tops. This will be the hub for the maintenance facilities operation.

#### STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT** TO **STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CB-2 (General Business) zone for their maintenance storage facility hub that serves the greater Green Valley area recreational facilities. The proposal is compatible with the commercial and residential uses of the surrounding properties and conforms to the Community Activity Center Comprehensive Plan land use designation.

#### PUBLIC COMMENT

As of March 15, 2017, staff has received 2 letters of support.

#### **COMPREHENSIVE PLAN**

The comprehensive plan land use designates the property as Community Activity Center (CAC) which allows the proposed use in a CB-2 zone. CAC designates areas designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and similar uses described in the Campus Park

Industrial zoning district and compatible medium to higher density housing. Individual rezoning requests do not have to be a mixed-use project, but must demonstrate how it serves to create or enhance the mixed-use character of the designated activity center as a whole. All centers shall contain direct pedestrian and bicycle access to surrounding neighborhoods.

The attached comprehensive plan map demonstrates the larger area of the CAC designation which contains an anchor grocery store with strip retail uses, banking, professional offices, and the Green Valley Recreational Center. The rezoning will conform to the CAC land use designation because it expands the ongoing use of the recreation center by the re-location of the offices currently in use at the Green Valley Recreational Center to the east of the subject property, across the wash. This will incorporate the property into the larger CAC use area. Direct pedestrian and bicycle access to surrounding neighborhoods currently exist.

Special Area Policy, Green Valley Height S-11 applies to the site which limits the height to 24 feet and requires that the architectural design promote the Southwestern style with colors that blend with the desert surroundings and built environment. The applicant is proposing an addition to the existing ranch style building with a maximum height of 18 feet and earthtone colors.

#### SURROUNDING LAND USES/GENERAL CHARACTER

North:	TR	Single Family and Multi-Family Residential
South:	TR/CB-1	Medical Offices/Professional Offices/Bank
East:	TR	Green Valley Community Complex
West:	TR	Multi-Family Residential

The immediate surrounding properties to the north and west are residential multi-family dwelling units. All of the properties to the south and east are commercial uses and part of the greater community activity center which includes the Green Valley Recreation Center, professional offices, a Safeway grocery store, banks, and strip retail uses providing goods and services to the community.

#### PREVIOUS REZONING CASES ON PROPERTY

The subject site was rezoned as a part of a larger rezoning from the former GR (Rural Residential) zone to the TR (Transitional) zone with no rezoning conditions as approved by the Board of Supervisors in 1961. A second rezoning (Co9-96-10) from the TR zone to the CB-1 zone was approved by the Board of Supervisors October 15, 1996 for the subject property and limited the use of the site to a retail nursery. The original rezoning requested by the applicant was for CB-2 zoning, but the case was approved for CB-1 zoning because the nursery use is allowed in the CB-1 zone.

#### PREVIOUS REZONING CASES IN GENERAL AREA

#### Recent activity:

Rezoning case P15RZ00008 – Whitehouse Canyon Road Rezoning for 36.61 acres from RH (Rural Homestead) to the CR-1 (Single Residence) zone for a 23-lot subdivision located approximately 1 ½ miles east of the subject property. The Board of Supervisors approved the request June 7, 2015.

Rezoning case Co23-13-01 – Continental Farms Specific Plan for 1,095 acres from RH to SP (Specific Plan) was approved by the Board of Supervisors June 23, 2014 and lies approximately 3/4 of a mile east of the subject property, separated by Interstate 19.

#### Past activity:

The majority of the parcels fronting Interstate 19 which is located approximately 1,000 feet east of the subject property have been rezoned over the course of many years from the RH zone to CB-1, CB-2, TR, CR-3 (Single Residential) and CR-5 (Multiple Residence) zones. The rezonings are located on both the east and west sides of the Interstate 19 Highway extending approximately 13 miles south of Duval Mine Road to the Santa Cruz County line.

#### MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

#### PLANNING REPORT

Staff supports the request because the proposed development is compatible with the surrounding existing residential and commercial uses and can be considered an expansion of the Green Valley Recreational Center to relocate facilities department staff and company vehicles to the subject property from the recreation center to the east.

The site was rezoned from TR to CB-1 in 1996 and subsequently developed with an approved development plan in 1997 for a retail nursery. The proposed office and maintenance facility hub uses are a less intense commercial use than the previously approved, now defunct, retail nursery use that existed on site. CB-1 zoning does not allow for outside storage of automobiles or trucks, hence, the reason for the requested zoning change.

The proposal includes an expansion and clean-up of the existing development on site. The preliminary development plan demonstrates a 300 square feet office addition and a 1,900 square feet attached storage addition to the existing main building. The proposed fenced, outside vehicle storage area located to the west side and rear of the building is planned for 7,000 square feet. A future building containing 1,950 square feet for industrial arts is planned. All buildings will not exceed 18 feet in height and will be earthtone in color. The proposed expansion is contained within the previously disturbed areas of the site. The property contains paved areas from the previous retail uses. Additional parking spaces and pavement will be constructed to support the proposed uses. An existing ramada located near the southeast corner of the site will remain. No viewsheds will be significantly impacted by the proposed additions. A 40-foot bufferyard "D" exists on the west side of the subject property adjacent to La Canada Drive. A 15-foot bufferyard "D" exists along the north side of the subject property adjacent to Paseo Del Prado and will be enhanced along an area that contains sparse vegetation. No bufferyards are required along the east and south sides of the property; however, a natural buffer exists because the subject property is adjacent to the Green Valley wash which contains dense vegetation.

CONCURRENCY CONSIDERATIONS			
Department/Agency	Concurrency Considerations Met: Yes / No / NA	Other Comments	
TRANSPORTATION	Yes	No objection	
FLOOD CONTROL	Yes	No comment	

#### Concurrency of Infrastructure:

CONCURRENCY CONSIDERATIONS				
WASTEWATER	Yes	No objection, subject to conditions		
PARKS AND RECREATION	Yes	No comment		
WATER	Yes	No comment		

#### TRANSPORTATION REPORT

The Department of Transportation has reviewed the request from Green Valley Recreation to expand their facility and relocate some administrative and maintenance personnel to the site. The applicant stated that 9 office staff and 18 maintenance workers will be located at this facility. The operating hours are from 5:30 am to 4:00 pm. These hours are typically earlier than the peak hour traffic.

The trips generated from the relocation of workers to this site will assist Green Valley Recreation in serving their customers and maintaining their facilities. The traffic generated from this site will essentially be traffic that is relocated from their existing facility. No new access points are being proposed.

Green Valley Recreation currently operates on the property immediately adjacent to the east. This rezoning constitutes an expansion of an existing site and will have less of a traffic impact than a new development or a retail use. The Pima County Department of Transportation has no objection to the rezoning request subject to adherence to the PDP.

#### FLOOD CONTROL REPORT

Regional Flood Control District has no objection or recommended conditions.

#### WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced rezoning request and offers the following comments:

The rezoning area is within the PCRWRD service area and is tributary to the Green Valley Water Reclamation Facility. The existing public sewer consists of an 8-inch sewer main S-571 located in W Paseo Del Prado. Proposed estimated flows from this development will not have significant effects on the sewer system.

The PCRWRD has no objection to the proposed rezoning request subject to the addition of rezoning conditions #4A-F.

#### ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no comment.

#### CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of conditions #6A-B.

#### NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

#### UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service has no comment.

#### WATER DISTRICT REPORT

Green Valley Water Company has no comment.

#### FIRE DISTRICT REPORT

Green Valley Fire District has no comment.

#### IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

- 1. The owner shall:
  - A. Submit a development 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 of residential development without the written approval of the Board of Supervisors.
- 3. 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.
- 4. Environmental Planning condition: Upon the effective date of the Ordinance, the owner 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 shall record a covenant, to run with the land, memorializing the terms of this condition.
- 5. Cultural Resources conditions:
  - A. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
  - B. If antiquities, archaeological sites, artifacts, burial sites are uncovered during excavation, a clearance from Pima County's archaeologists is required prior to resuming construction.
- 6. Adherence to the preliminary development plan as approved at public hearing.
- 7. 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.
- 8. 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)."

Respectfully Submitted,

lluar Terrill Tillman

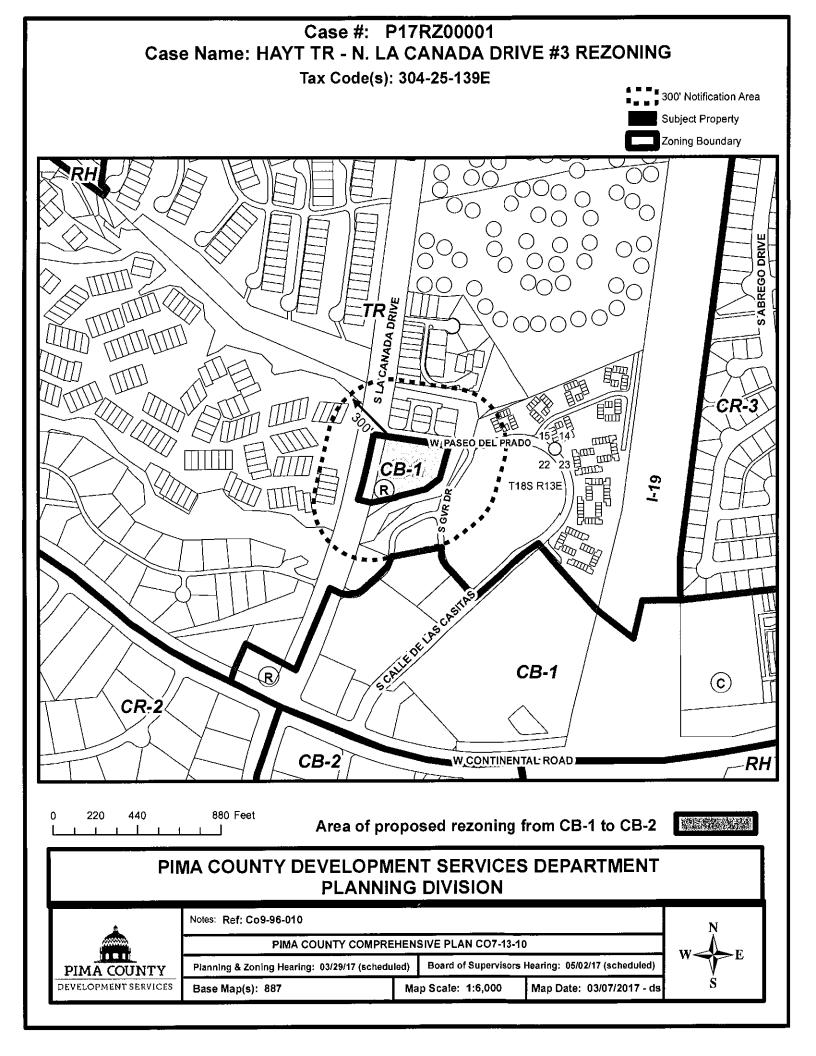
Senior Planner

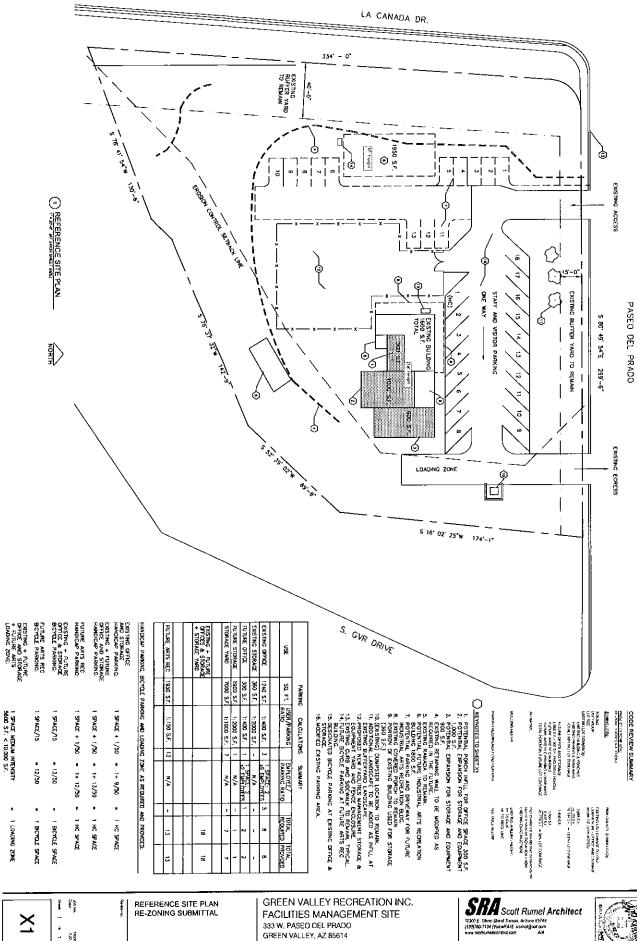
c: Green Valley Recreation, Inc., 1070 S. Calle de las Casitas, Green Valley, AZ 85614, Attn: Melanie Stephenson Lester and Suzanne Hayt TR, 1843 N. Kramer Avenue, Tucson AZ 85719



0 220 440 880 Feet

# PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION Notes: Ref: Co9-96-010 PIMA COUNTY PIMA COUNTY PIMA COUNTY DEVELOPMENT SERVICES Map Scale: 1:6,000 Map Scale: 1:6,000





**MANA** a'

100.001

333 W. PASEO DEL PRADO GREEN VALLEY, AZ 85614





Land Use Legend and Map

#### Community Activity Center (CAC)

<u>Objective:</u> 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 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.

<u>Residential Gross Density</u>: Residential gross density, if any, shall conform to the following:

- 1) Minimum 6 RAC.
- 2) Maximum As allowed by the requested conforming zoning district.

<u>Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs)</u>: Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- 1) Minimum 6 RAC
- 2) Maximum 18 RAC.

F. ANN RODRIGUEZ, RECORDER DOCKET: 10437 RECORDED BY: DDA PAGE : DEPUTY RECORDER NO. OF PAGES: 1969 ROOF SEQUENCE: P0230

FIMA CO CLERK OF THE BOARD

ORDIN

580 4 96205067 12/09/96 13:10:00

TUCSON AZ 85701 PICKUP AMOUNT PAID 3.00

#### ORDINANCE 1996-88

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (TAX CODE 304-25-139E) IN CASE Co9-96-10 HAYT - LA CANADA DRIVE #2 REZONING; LOCATED ON THE SOUTHEAST CORNER OF LA CANADA DRIVE AND PASEO DEL PRADO; AMENDING PIMA COUNTY ZONING MAP NO. 887.

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

Section 1. The 2.16 acres described on the attached rezoning ordinance map, which amends Pima County Zoning Map No. 887, are hereby rezoned from TR to CB-1.

Section 2. Rezoning Conditions.

- 1. Submittal of a development plan if determined necessary by the appropriate County agencies.
- 2. Recording of a covenant holding Pima County harmless in the event of flooding.
- 3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
- 4. Provision of development related assurances as required by the appropriate agencies.
- Prior to the preparation of the development related 5. covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.
- 6. Wastewater Management Condition: The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit.
- 7. Prior to ground modification activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological

10437 580

Co9-96-10

Page 1 of 3

sites on the subject property, shall be submitted at the time of, or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements.

- 8. Concurrent with tentative plat or development plan submittal, a plant preservation/mitigation study and plan shall be prepared by an independent horticulturalist or other qualified professional and submitted to the Planning Division for review and approval. The developer shall preserve in place, relocate or mitigate significant on-site cacti and trees as recommended by the preservation plan, including but not limited to: threatened or endangered plant species, plants on the Arizona Protected Plants List, areas of riparian vegetation, or significant wildlife habitat and corridors.
- 9. Adherence to the preliminary development plan as approved at public hearing.
- 10. The use on the site is restricted to a retail plant nursery.
- 11. Building heights are limited to one story and 18 feet.

Section 3. Time limits, extensions and amendments of conditions.

- 1. Conditions 1 through 11 shall be completed within eight years from the date of the signing of this ordinance by the Chairman of the Board of Supervisors.
- 2. The time limit may be extended by the Board of Supervisors by adoption of a resolution in accordance with Chapter 18.91 of the Pima County Zoning Code.
- 3. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions 1 through 11 are satisfied and the Planning Official issues a Certificate of Compliance.
- 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 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

10437 581

Page 2 of 3

#### ORDINANCE 1996-88

Section 5. The effective date of this Ordinance shall be on the date of signing of this Ordinance by the Chairman of the Board of Supervisors.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, this <u>15th</u> day of <u>October</u>, 1996.

Chairman, Board of Supervisors

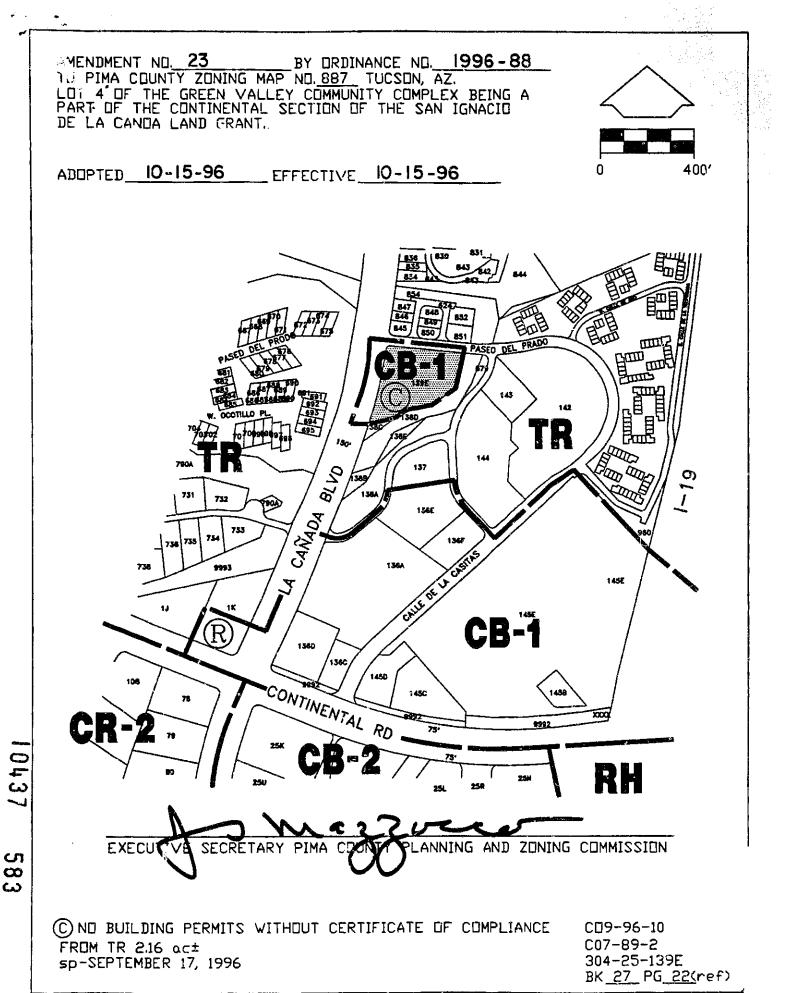
OCT 1 5 1996 Date

ATTEST:

erk, Board of Superv

cutive Sec

Planning and Zoking Commission



#### GREEN VALLEY COMMUNITY COMPLEX ASSOCIATION, INC. (GVCCA) PO BOX 446 GREEN VALLEY, AZ 85622

February 6, 2017

Tom Drzazgowski Deputy Chief Zoning Inspector Pima County Development Services Public Works Building 201 N. Stone Ave. Tucson, AZ 85701

Support of GVR Ownership of Former Nursery Property Green Valley, Arizona

Dear Mr. Drzazgowski,

The Board of Directors of the Green Valley Community Complex Association (GVCCA) approves of Green Valley Recreation, Inc.'s (GVR) purchase of the former Green Valley Nursery Property, lot #4 of the commercial area known as The Green Valley Community Complex that is located at 333 W Paseo Del Prado in Green Valley, Arizonal Further, the GVCCA Board supports the re-designation to commercial CB-2 zoning from commercial CB-1 zoning for the less-than-10 acre portion of the site for GVR's Facilities Department and vehicles.

Re:

We understand that GVR is in estrow to purchase the property that has just over two acres with a building GVR is an IRC 501-c-4 private, nonprofit Corporation that provides recreational, cultural and educational programs for the enjoyment of GVR members and other persons and groups within the Green Valley community. GVR currently has 23,000+ individual members among 13,507 residential properties and a proven record of accomplishment, with 14 recreational facilities situated in residential neighborhoods.

The former nursery property has been vacant for a number of years and as such has become an eyesore and is in need of a major clean up. The lot was recorded approximately 21 years ago from TR to CB-1 to enable more intense use as a full retail nursery. GVR intends to relocate their Facilities Department administrative offices and vehicles from its current location at GVR's West Center, also within the Green Valley Community Complex, to the subject property. The GVR Facilities Department's use of the site will occupy less than 1.0 acres. In the future, the balance of the site's usable square footage is for member-driven recreational purposes.

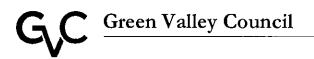
We have found Green Valley Recreation, Inc.'s current Facility Department located within the same complex to be an excellent neighbor, always cognizant of surrounding neighbors and commercial uses. The current Facilities Department site is directly across the street from a densely populated residential neighborhood and just two blocks from the new site. GVCCA has never received a complaint from a local resident about the location of the GVR Facilities Department. We believe that the vacant nursery property is the logical relocation site for the Facilities Department. The Green Valley Community Complex Association Beard supports GVR's purchase and we welcome the new, ownership and care by GVR that the long vacant property will receive

Sincerely,

Kelly Gardner, President Green Valley Commonsty Complex Association

CC:

- Steve Christy, Pima County Supervisor (District 4)
- Eddle Peabody, Chairman, Pima County Planning Commission
- GVR: Joe Gunton, President, Kent J. Blumenthal, CEO



# ...Your Community Voice

March 8, 2017

Ms. Carla Blackwell Director, Development Services Pima County 201 N. Stone Ave, First Floor Tucson, AZ 85701

Dear Ms. Blackwell:

Reference: Record Number P17RZ00001

On March 6, 2017, Green Valley Council convened a meeting to consider Green Valley Recreation's request to re-zone property at 333 W. Pasco del Prado, Green Valley, AZ from CB-1 to CB-2.

Green Valley Recreation gave a presentation on their plans for the noted property and noted that at this time there would only be upgrades to the interior of the building on the site for their maintenance requirements and an area immediately south of the building for storage of material, such as sand and gravel. There will also be an area just north and west of the building for vehicle parking for their maintenance personnel. Maintenance vehicles will be parked on the property when not in use. The rest of the area, that was recently a nursery, will be cleaned-up.

On the property there are two (2) gates fronting Pasco del Prado and these will be retained and used for access to the property. When maintenance vehicles exit the property, they will exit via the east gate and turn right onto Pasco del Prado. This will keep them from backing up traffic by turning left and stacking up at La Canada.

Any future additions to the exterior of the present building or other buildings on the site will be addressed in future requests from Green Valley Recreation and brought to the attention of Pima County Development Services.

Following the presentation, members of the Green Valley Council's Planning and Architectural Committee met to review the presentation and vote on the proposed re-zoning. The Committee voted unamiously to recommend to Pima County Development Services that the re-zoning be approved.

For any comments or questions, please contact the under-signed at the Green Valley Council address.

Sincerely,

Richard R. Roberts, Chair, Planning & Architectural Committee

- Cc: Kent Blumenthal, CEO Green Valley Recreation Jim Conroy, COO Green Valley Recreation Don Weaver, President Green Valley Council Terrill Tillman, Sr. Planner, Pima County Development Services
- Attachments: 1. Photo of property at 333 W. Pasco del Prado
  - 2. Schematic of property at 333 W. Pasco del Prado

#### PIMA COUNTY PLANNING DIVISION APPLICATION FOR REZONING FOR PROJECTS NOT REQUIRING A SITE ANALYSIS

Owner Hayt Lester J Jr & Suzanne TR Applicant (if other than owner) Green Valley Recreation, Inc.		Mailing Add 1843 N. Kra Tucson, AZ	mer Ave	Email Address/Phone daytime / (FAX) Email Address/Phone daytime / (FAX) melanie@gvrec.org / 520-838-0165 / 520- 625-2352	
			ress le de las Casitas y, AZ 85614		
Legal description		NVALLEY COMMUNITY COMP al Number 304-25-139E	LEX LOT 4 LYG NWLY (	DF 100 YR FLOOD PRONE AREA EXC N6' &	
2.11	CB1	CB2	Community Activity Center (CAC) S-11		
Acreage	Present Zone	Proposed Zone	Comprehensive Plan Subregion / Category / Policies		

The following documentation must be attached:

- 1. Assessor's map showing boundaries of subject parcel and Assessor's Property Inquiry (APIQ) printout showing <u>current</u> ownership of subject parcel. DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED. If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.
- 2. Submit a sketch plan in accordance with **Chapter 18.91.030.E.1.a. & b** of the Pima County Zoning Code. Submit a detailed description of the proposed project, including existing land uses, the uses proposed and to be retained, special features of the project and existing on the site (e.g., riparian areas, steep slopes) and a justification for the proposed project. Include any necessary supporting documentation, graphics and maps (all documentation should be legible and no larger than 8.5" X 11").
- 3. Submit three (3) copies of the Biological Impact Report.
- 4. Submit the entire rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

2-24-17

Signature of Applicant

FOR OFFICIAL USE ONLY

Co9-

Case name

#### February 7, 2017

Pima County Planning and Zoning 201 N Stone Ave. Tucson, AZ 85701

RE: Rezoning request 333 W Paseo Del Prado, Green Valley AZ

Dears Sirs.

We hereby grant permission for Green Valley Recreation Inc. to rezone the property we own. Green Valley Recreation is in escrow to purchase the property. Said property is located at 333 W Paseo Del Prado, Green Valley AZ 85614 with tax code #304-25-139E. It is approximately 2 acres with improvements and is currently zoned CB-1. If you have any questions you may reach us at 520-624-0931.

Sincerely,

Lester Hayt

Sùzanne Havt

Co9- \_\_\_\_\_

#### PIMA COUNTY REZONING IMPACT STATEMENT

Please answer the following questions **completely**; required hearings may be delayed if an adequate description of the proposed development is not provided. Staff will use the information to evaluate the proposed rezoning. Additional information may be provided on a separate sheet.

NAME: <u>Melanie Stephenson, Project Manager</u> NAME OF FIRM: <u>Green Valley Recreation, Inc.</u> INTEREST IN PROPERTY: <u>Acquiring property for maintenance facilities office staff & fleet parking</u>

nelaStephen\_\_\_\_ DATE 2-24-17 SIGNATURE

#### A. PROPOSED LAND USE

- 1. Describe the proposed use of the property. Relocate existing facilities department from 1070 S. Calle de las Casitas to property. <u>Includes maintenance facility storage</u>, vehicles, and office maintenance <u>staff</u>.
- 2. State why this use is needed. <u>Purchasing property to relocation facilities department staff and company vehicles to support 13 recreation facilities with an approximately membership total of 13,000 roof tops. This will be the central hub for the maintenance facility.</u>
- 3. If the proposed use is residential, how many **total residential units** would there be on the property to be rezoned? Will these be detached site-built homes, manufactured homes, or another type?

Total units: <u>N/A</u> Type:

4. Will the subject property be split into additional lots? YES

NO (circle one)

- 5. How many **total lots** are proposed to be on the property to be rezoned, and what size in acres will each lot be? One (existing) <u>N/A</u>
- If more than one lot would be created by this rezoning, how will all-weather access be provided to these lots from a dedicated public road? (e.g. direct access, existing easement, new easement, etc.) <u>N/A</u>
- 7. What is the maximum proposed building height? <u>Existing Building No new building proposed</u>. <u>Approximate height of existing structure is 18' single story</u> \_\_\_\_\_\_feet and \_\_\_\_\_\_stories

8. Provide an estimate of when proposed development will be started and completed.

Starting date: <u>As soon as possible.</u> Completion date: <u>Once completed improvements are made.</u>

- 9. If the proposed development is commercial or industrial:
  - a. How many employees are anticipated? <u>9 office staff, 18 includes maintenance, pool, and landscaping staff.</u>
  - b. How many parking spaces will be provided? 17
  - c. What are the expected hours of operation? 5:30 am 4:00 pm
  - d. Will a separate loading area be provided? <u>ves</u>
  - e. Approximate size of building (sq. feet)? 1600 SF
- 10. a. For commercial or industrial developments, or residential developments of three residences per acre or greater, state which bufferyards are required, according to Chapter 18.73 (Landscape Standards) of the Zoning Code. <u>There are existing bufferyards on property.</u>

b. Describe the buffer choice that would be provided (e.g.: buffer width, use of walls, or type of plant material) to meet the Code requirement. Refer to Chapter 18.73 of the Zoning Code.

There are existing bufferyards on property.

11. If the proposed development is an industrial project, state the industrial wastes that will be produced and how they will be disposed of. (Discuss the means of disposal with the Wastewater Management Department at 740-6500 or the Department of Environmental Quality at 740-3340.) <u>N/A</u>

#### B. SITE CONDITIONS - EXISTING AND PROPOSED

1. Are there existing uses on the site?

a. If yes, describe the use, stating the number and type of dwelling unit, business, etc. The current owners requested zoning approval for CB-1 in July 1996 to run a Plant Nursery. Nursery has been closed for 2-4 years and property is vacant.

NO

b. If no, is the property undisturbed, or are there areas that have been graded?

YES

2. If the proposed rezoning is approved, will the existing use be removed, altered, or remain as is?

3. Are there any existing utility easements on the subject property?



YES

If yes, state their type and width, and show their location on the sketch plan.

None as shown on the existing development map

4. Describe the overall topography of the subject property, and note whether any slopes of greater that 15% are present on the property. Note any rock outcropping or unusual landforms or features.

Highest point are at La Canada and property slopes down to the north. 15% located near the east and south property line and will not be disturbed

- 5. Note any areas of heavy vegetation on the sketch plan and describe its type and general density. Western side is substantially screened with vegetation. <u>East and south properly line have extensive</u> vegetation. North size substantial vegetation that will not be removed. There is a small area on the north that we will add additional vegetation to aid with screening.
- 6. Conservation Land System (CLS):
  - a. Is the subject property within the MMB Conservation Land System (see Attachment A)? Yes (No)
  - b. If so, which of the following does the subject property fall within, and if more than one, provide the approximate percentage of the site within each?
     Important Riparian area, Biological Core, Multiple Use, Special Species Management area, or Recovery Management area, or Existing Development within the CLS.
- How has the plan for the rezoning met the conservation standard for the applicable category area? N/A
- 8. Are there any natural drainageways (washes) on the subject property? YES NO/ If yes, state whether these natural drainage patterns would be altered by the proposed development, and what type of alteration is proposed. <u>Substantial wash located to east and south of property.</u> <u>County owned. No encroachment to incur.</u>

(NOTE: For information regarding flood control requirements, call the Regional Flood Control District, 243-1800.)

 Approximately how much of the subject property is proposed to be graded, including areas where most vegetation will be cleared? \_\_\_\_\_0\_\_\_Acres, or \_\_0\_\_\_\_percent of the land area. How much of this area is currently graded? Will not be clearing or grading. <u>Approximate square footage of existing</u> graded area is 70%.

- 10. Describe any revegetation proposal in areas where development would require removal of natural vegetation. <u>No clearing of vegetation</u>. <u>Vegetation will not be removed</u>.
- 11. For rezonings larger than 3.3 acres (144,000 square feet) or for more than one residential unit per 3.3 acres: <u>N/A</u>
  - a. Is the subject property elevation less than 4,000 feet?

NO YES

- b. Are there any saguaros on the subject property that are eight feet or taller or that contain a woodpecker cavity? If yes, how many?
  - NO YES Number: Over 8 feet: \_\_\_\_ under 8 feet with cavity: \_\_\_\_\_
- c. Are there any mesquite trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: \_\_\_\_\_

d. Are there any Palo Verde trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: \_\_\_\_\_

e. Are there any ironwood trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number:

- f. Have any Cactus Ferruginous Pygmy Owls been found on the subject property or within 1,500 feet of the proposed development project as a result of an Owl Habitat Survey?
  - 1) No survey has been done.
  - No owls were found as a result of a survey performed on \_\_\_\_\_\_ (date).
     3) \_\_\_\_(Number of) owls were found as a result of a survey performed on \_\_\_\_\_\_ (date).
- 11. Will a septic system or public sewer be used for the proposed development?

SEPTIC SEWER

If septic is to be used, state whether one currently exists on the property and, if so, whether additions to that system will be needed for this development. (NOTE: For information on septic system requirements, call the Department of Environmental Quality at 740-3340.)

12. How will water be supplied to the property? If a water company, state which one.

#### C. SURROUNDING LAND USE

٠,

Describe in detail adjacent and nearby existing land uses within approximately 500 feet of the subject property in all directions.

NORTH: High density townhomes

SOUTH: Office and parking areas

#### EAST: <u>Recreation center (owned by Green Valley Recreation, Inc.</u>

WEST: <u>High density residential homes</u>

## PIMA COUNTY DEVELOPMENT SERVICES BIOLOGICAL IMPACT REPORT GUIDELINES FOR REZONING APPLICATIONS

(March 2010)

With the Board of Supervisors' approval of Ordinance No. 2001-103 in July 2001, Chapter 18.91 of the Zoning Code was amended to require that a Biological Impact Report be included as part of the documentation submitted for rezoning applications, Type 2 and Type 3 conditional use permits, zoning plan plat waivers, modification to or waiver of rezoning conditions, and requests for rezoning time extensions. The Biological Impact Report is a tool which staff will use to facilitate an assessment of the proposed project's potential to impact sensitive biological resources. A project's design should, to the greatest extent possible, seek to conserve these important resources. The Biological Impact Report should, at a minimum, include responses to all the questions set forth below.

A significant amount of the information requested below is available on Pima County's MapGuide. To access the MapGuide version that displays the appropriate SDCP information, go to <u>www.dot.co.pima.az.us/gis/maps</u> and click on the Sonoran Desert Conservation Plan Maps under the Maps From Others section. Among the choices of maps found on that page, select the **SDCP MapGuide Map**. If you don't readily find the data layer referenced in the following questions, continue to zoom in until the desired data layer appears in the menu box.

Should you have specific questions about compiling the Biological Impact Report or any of the information being requested, please contact the Planning Division at (520) 7406800.

#### Landscape Resources

- 1. Identify whether the proposed project site occurs wholly or partially within any Maeveen Marie Behan Conservation Lands System Category including Important Riparian Areas and Special Species Management Areas. <u>Outside</u>
- 2. Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages. (Critical Landscape Linkages are not viewable on MapGuide. Textual descriptions and general locations of these 6 general areas can be found on a hardcopy of the Maeveen Marie Behan Conservation Lands System Map; for a map and textual descriptions of Critical Landscape Connections see Attachment A.) Not located near any

#### **Biological Impact Report Guidelines** Page 2

3. If the property is a Habitat Protection or Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on the status of communications, if any, between the owner and Pima County regarding the County's potential acquisition of the property. No

# Species-Specific Information (including Pertinent Federally-Threatened and Endangered Species)

#### Cactus Ferruginous Pygmy-owl:

- 1. Does the proposed project site occur within the Priority Conservation Area for the cactus ferruginous pygmy-owl? (This information is viewable on MapGuide.) <u>No</u>
- 2. Has the proposed project site been surveyed for pygmy-owls? No
  - a. If yes, disclose the dates when surveys were done and provide a summary of the results.
  - b. If no, are surveys planned in the future? No new disturbance proposed

#### Western Burrowing Owl:

- 1. Does the proposed project site occur within the Priority Conservation Area for the western burrowing owl? (This information is viewable on MapGuide.) <u>No</u>
- 2. Has the proposed project site been surveyed for burrowing owls? No
  - a. If yes, disclose the dates when surveys were done and provide a summary of the results.
  - b. If no, are surveys planned in the future? No new disturbance

#### Pirna Pineapple Cactus:

- 1. Does the proposed project site occur within the Priority Conservation Area for the Pima pineapple cactus? (This information is viewable on MapGuide.) <u>No</u>
- 2. Have Pima pineapple cactus been found on the proposed project site? No
- 3. Has the proposed project site been surveyed for Pima pineapple cactus? Yes

- a. If yes, disclose the date when surveys were done and provide a summary of the results. <u>Site was surveyed on June 3, 1996</u>. No Pima Pineapple found on site.
- b. If no, are surveys planned in the future?

.

.

#### Needle-Spined Pineapple Cactus:

- 1. Does the proposed project site occur within the Priority Conservation Area for the needle-spined pineapple cactus? (This information is viewable on MapGuide.) No
- 2. Have needle-spined pineapple cactus been found on the proposed project site? No
- 3. Has the proposed project site been surveyed for needle-spined pineapple cactus? No
  - a. If yes, disclose the date when surveys were done and provide a summary of the results.
  - b. If no, are surveys planned in the future?

July 16, 1996

Mr. Les Hayt The Greenbelt 69 W. Esperanza Blvd. Green Valley, Az. 85614

Dear Les,

On Monday, June 3, 1996, I surveyed the property which is to be the new site for your nursery to determine if there are any individuals of the Pima Pineapple Cactus, <u>Coryphantha scheerii</u> v. <u>robustispina</u>. I know this species well as I have participated in surveys for it with regard to planning for the Central Arizona Project. I have seen the species in the wild during my participation in those surveys.

In examining your property I walked 10 foot transects for the entire length and width of the property. My survey of the parcel indicates there are no individuals of the Pima Pineapple Cactus growing there.

There were numerous large specimens of the Santa Rita Prickly Pear, <u>Opuntia</u> <u>violacea</u> v. <u>Santa Rita</u> growing on the property. Should the opportunity arise, I would be very interested in salvaging them.

incerely,

Jøn R. Weeks. Ph.D. Landscape Cacti



### ...Your Community Voice

March 8, 2017

Ms. Carla Blackwell Director, Development Services Pima County 201 N. Stone Ave, First Floor Tucson, AZ 85701

Dear Ms. Blackwell:

Reference: Record Number P17RZ00001

On March 6, 2017, Green Valley Council convened a meeting to consider Green Valley Recreation's request to re-zone property at 333 W. Pasco del Prado, Green Valley, AZ from CB-1 to CB-2.

Green Valley Recreation gave a presentation on their plans for the noted property and noted that at this time there would only be upgrades to the interior of the building on the site for their maintenance requirements and an area immediately south of the building for storage of material, such as sand and gravel. There will also be an area just north and west of the building for vehicle parking for their maintenance personnel. Maintenance vehicles will be parked on the property when not in use. The rest of the area, that was recently a nursery, will be cleaned-up.

On the property there are two (2) gates fronting Pasco del Prado and these will be retained and used for access to the property. When maintenance vehicles exit the property, they will exit via the east gate and turn right onto Pasco del Prado. This will keep them from backing up traffic by turning left and stacking up at La Canada.

Any future additions to the exterior of the present building or other buildings on the site will be addressed in future requests from Green Valley Recreation and brought to the attention of Pima County Development Services.

Following the presentation, members of the Green Valley Council's Planning and Architectural Committee met to review the presentation and vote on the proposed re-zoning. The Committee voted unamiously to recommend to Pima County Development Services that the re-zoning be approved.

For any comments or questions, please contact the under-signed at the Green Valley Council address.

Sincerely,

Richard R. Roberts, Chair, Planning & Architectural Committee

- Cc: Kent Blumenthal, CEO Green Valley Recreation Jim Conroy, COO Green Valley Recreation Don Weaver, President Green Valley Council Terrill Tillman, Sr. Planner, Pima County Development Services
- Attachments:1. Photo of property at 333 W. Pasco del Prado2. Schematic of property at 333 W. Pasco del Prado

2 0 701

Photo of property at 333 W. Pasco del Prado, Green Valley, AZ





Nursery Property Re-zoning for Green Valley Recreation

# Schematic of property at 333 W. Pasco del Prado, Green Valley, AZ

