



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/15/2025

*\*= Mandatory, information must be provided*

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

\*Title:

ORDINANCE: P24RZ00009 – 1455 RIVER ROAD LLC - W. RIVER ROAD REZONING

### **\*Introduction/Background:**

The Board of Supervisors approved this rezoning on December 3, 2024.

### \*Discussion:

The rezoning was approximately 3.12 acres from the CB-1® (Local Business - Restricted) to the CB-2 (General Business) zone for change of use for a 20,000 square-foot, existing commercial structure proposed for indoor warehousing, outdoor storage, and offices, in the Maeveen Marie Behan Conservation Lands System (CLS) designated as Multiple Use Management Area and Important Riparian Area. Compliance with the CLS was achieved at the time of development.

### **\*Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

**\*Recommendation:**

### Approval

### **\*Fiscal Impact:**

0

**\*Board of Supervisor District:**

1  2  3  4  5  All

Telephone: 520-724-6675

Contact: Spencer Hickman, Planner II

Telephone: 520-724-6498

Department Director Signature:

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

Deputy County Administrator Signature:

Date:

County Administrator Signature:

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



Subject: P24RZ00009

Page 1 of 1

**JULY 15, 2025 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Tom Drzazgowski, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** July 1, 2025

**ORDINANCE FOR ADOPTION**

**P24RZ00009 1455 RIVER ROAD LLC – W. RIVER ROAD REZONING**

Owners: 1455 River Road LLC  
(District 3)

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

**OWNERS:** 1455 River Road LLC  
1455 W. River Road  
Tucson, AZ 85704

**AGENT:** Lazarus & Silvyn  
Rory Juneman  
5983 E. Grant Road, Ste. 290  
Tucson, AZ 85712

**DISTRICT:** 3

**STAFF CONTACT:** Spencer Hickman, Planner II

**STAFF RECOMMENDATION:** APPROVAL

TD/SH  
Attachments

c: Rory Juneman

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

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 3.12 ACRES (PARCEL CODE 104-01-049B) FROM THE CB-1® (LOCAL BUSINESS - RESTRICTED) ZONE TO THE CB-2 (GENERAL BUSINESS) ZONE, IN CASE P24RZ00009 1455 RIVER RD, LLC – W. RIVER ROAD REZONING, LOCATED ON THE SOUTH SIDE OF W. RIVER ROAD, APPROXIMATELY 600 FEET WEST OF THE INTERSECTION OF W. RIVER ROAD AND N. LA CAÑADA DRIVE, AMENDING PIMA COUNTY ZONING MAP NO. 45

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

Section 1. The 3.12 acres located on the south side of W. River Road, approximately 600 feet west of the intersection of W. River Road and N. La Cañada Drive, and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 45, is rezoned from the CB-1® (Local Business - Restricted) zone to the CB-2 (General Business) zone subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Regional Flood Control Conditions:
  - A. First flush retention shall be provided in Low Impact Development practices distributed throughout the site proposed for development.
  - B. Curb cuts in appropriate locations within the parking area to be redeveloped shall be utilized to optimized LID Practices.
  - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
3. Regional Wastewater Reclamation conditions:
  - A. The owner(s) shall not construe any action by Pima County as a commitment of capacity to serve 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) stating 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. Adherence to the preliminary development plan (Exhibit B) approved at public hearing.
- 5. 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.
- 6. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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 Protection Act (Arizona Revised Statutes Title 12, chapter 9, 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)."

Section 3. Time limits of conditions. Conditions 1 through 6 of Section 2 shall be completed no later than December 3, 2029.

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 \_\_\_\_\_, 2025.

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Chair, Pima County Board of Supervisors

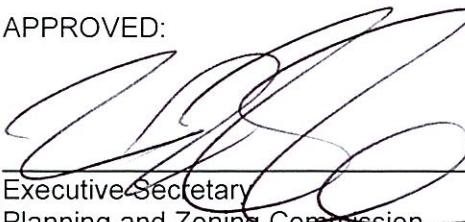
ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:

  
6-4-25  
Deputy County Attorney  
Jacob Kavkewitz

APPROVED:

  
Executive Secretary  
Planning and Zoning Commission

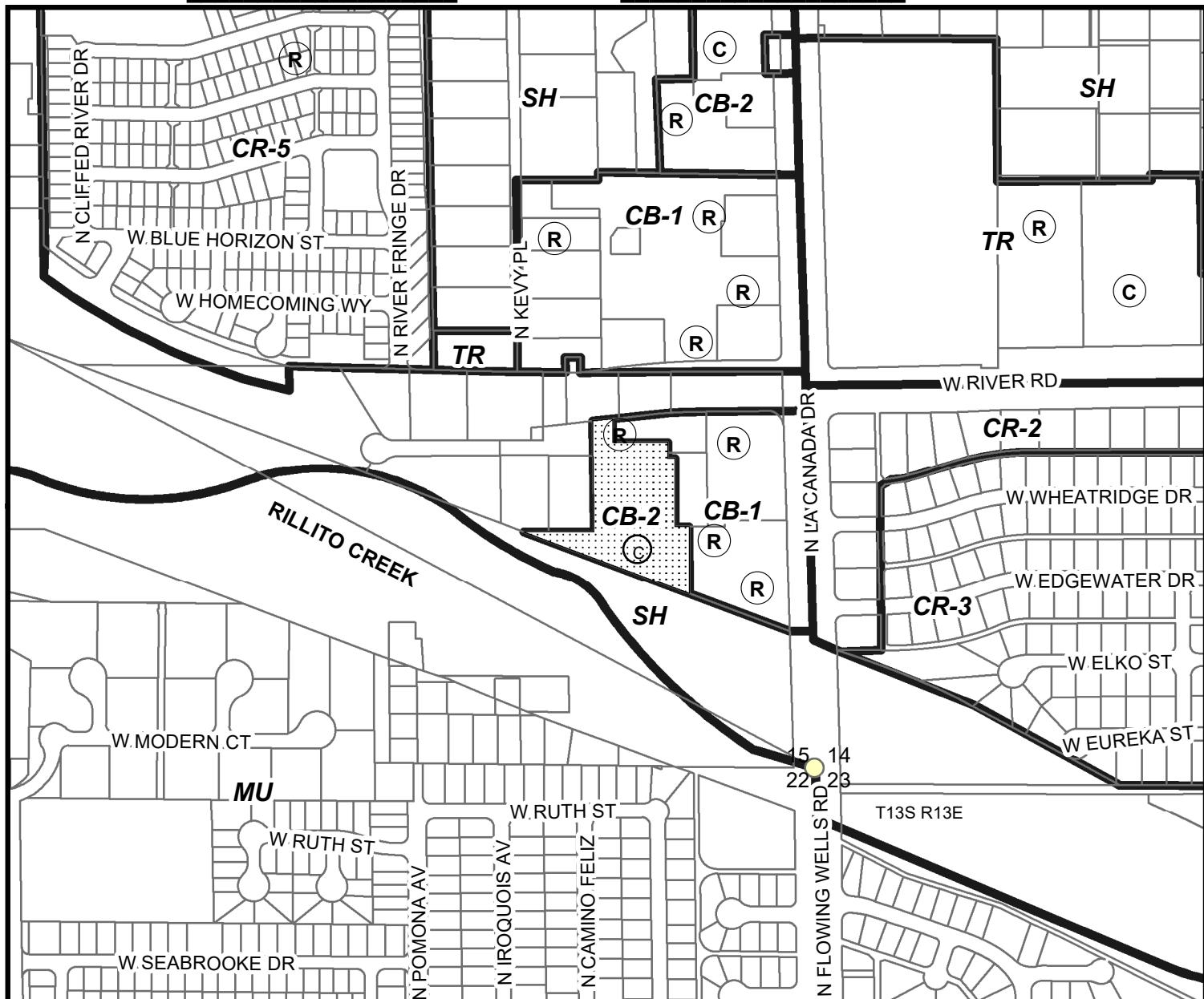
# EXHIBIT A

AMENDMENT NO. \_\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_  
 TO PIMA COUNTY ZONING MAP NO. 45 TUCSON AZ. BEING A PART  
 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15 T13S R13E.



0 125 250 500 Feet

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



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
 FROM CB-1 (R) 3.12 ac  
 ds-May 22, 2025

P24RZ00009  
 104-01-049B



PLAN NOTES

**FOR REQUESTED REZONING  
INDOOR STORAGE IN NEW WAREHOUSE SPACE &  
SCREENED OUTDOOR STORAGE SOUTH OF WAREHOUSE**

ADDRESS: 145EW. RIVER RD.  
APN: 104-01-749B  
JURISDICTION: UNINCORPORATED PIMA COUNTY  
PROPERTY AREA: 3.12 ACRES  
EXISTING ZONING: C-1  
PROPOSED ZONING: CB-2 (ENTIRE PROPERTY)

TOTAL BLDG AREA: 19,983 SF  
 ESCALANTE BLDG AREA: 10,083 SF  
  
 NEW WAREHOUSE SPACE: 4,520 SF  
 OFFICE: 5,513 SF  
 OUTDOOR STORAGE AREA (APPROX.): 12,366 SF  
 5' MASONRY SCREEN WALL  
 GATE ENTRANCE TO OUTDOOR STORAGE AREA\*



\* Approximate location, subject to change based on final site design.

## **Exhibit II.B: Preliminary Development Plan**

