

COB - BOSAIR FORM

09/10/2025 9:10 AM (MST)

Submitted by Donna.Spicola@pima.gov



Welcome to the [Board of Supervisors Agenda Item Report \(BOSAIR\)](#) Form.

This form is used to submit agenda items for Board of Supervisors consideration, including contracts, awards, grants, amendments, and other official actions.

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Award Type: Agenda Item

Requested Board Meeting Date: 10/14/2025

Agenda Item Report

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Title: RESOLUTION AND ORDINANCE: P24CR00001 1722 INA LLC - N. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING

Introduction / Background: The Board of Supervisors approved the concurrent plan amendment and rezoning on July 1, 2025.

Discussion: The plan amendment and rezoning was for approximately .88 acres of land from the Low Intensity Urban 1.2 (LIU-1.2) to the Medium Intensity Urban (MIU) planned land use designation and the CR-1 (Single Residence) to the TR (Transitional) zone, located on the northeast corner of the T-intersection of W. Ina Road and N. San Anna Drive to convert an existing single-family residence into professional or semi-professional offices.

Conclusion: The Resolution and Ordinance reflect the Board of Supervisors' approval.

Recommendation: Approval

Fiscal Impact: 0

Support of Prosperity Initiative: 13. Support Small Business

Provide information that explains how this activity supports the selected Prosperity Initiative: Memorializes ability to convert residence for office use.

Board of Supervisor District: • 1

Department: Development Services - Planning

Name:

Donna Spicola

Telephone:

5207248800

Department Director Signature: _____



Date: _____

9/25/25

Deputy County Administrator Signature: _____



Date: _____

9/25/2025

County Administrator Signature: _____



Date: _____

9-26-25



Subject: P24CR00001

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OCTOBER 14, 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: September 23, 2025

RESOLUTION FOR ADOPTION

P24CR00001 1722 INA LLC – N. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING

Owners: 1722 Ina LLC
(District 1)

If approved, adopt RESOLUTION NO. 2025- _____

OWNERS: 1722 Ina LLC
7200 N. San Anna Drive
Tucson, AZ 85704-1942

AGENT: R. Bruce Woodruff
4955 W. Indianhead Lane
Tucson, AZ 85745

DISTRICT: 1

STAFF CONTACT: Donna Spicola, Planner II

STAFF RECOMMENDATION: APPROVAL

TD
Attachments

c: R. Bruce Woodruff

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 .88 ACRES LOCATED ON THE NORTHEAST CORNER OF THE T-INTERSECTION OF W. INA ROAD AND N. SAN ANNA DRIVE IN SECTION 34, TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE CATALINA FOOTHILLS PLANNING AREA.

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 Catalina Foothills Planning Area is hereby amended to change the planned land use intensity category for approximately .88 acres, as referenced in P24CR00001 1722 Ina LLC – N. San Anna Drive Plan Amendment and Rezoning, located on the northeast corner of the T-intersection of W. Ina Road and N. San Anna Drive, in Section 34, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban (LIU-1.2) to Medium Intensity Urban (MIU).

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.

Chairman, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:


8-29-25
Deputy County Attorney
Jacob Kavkewitz

APPROVED:

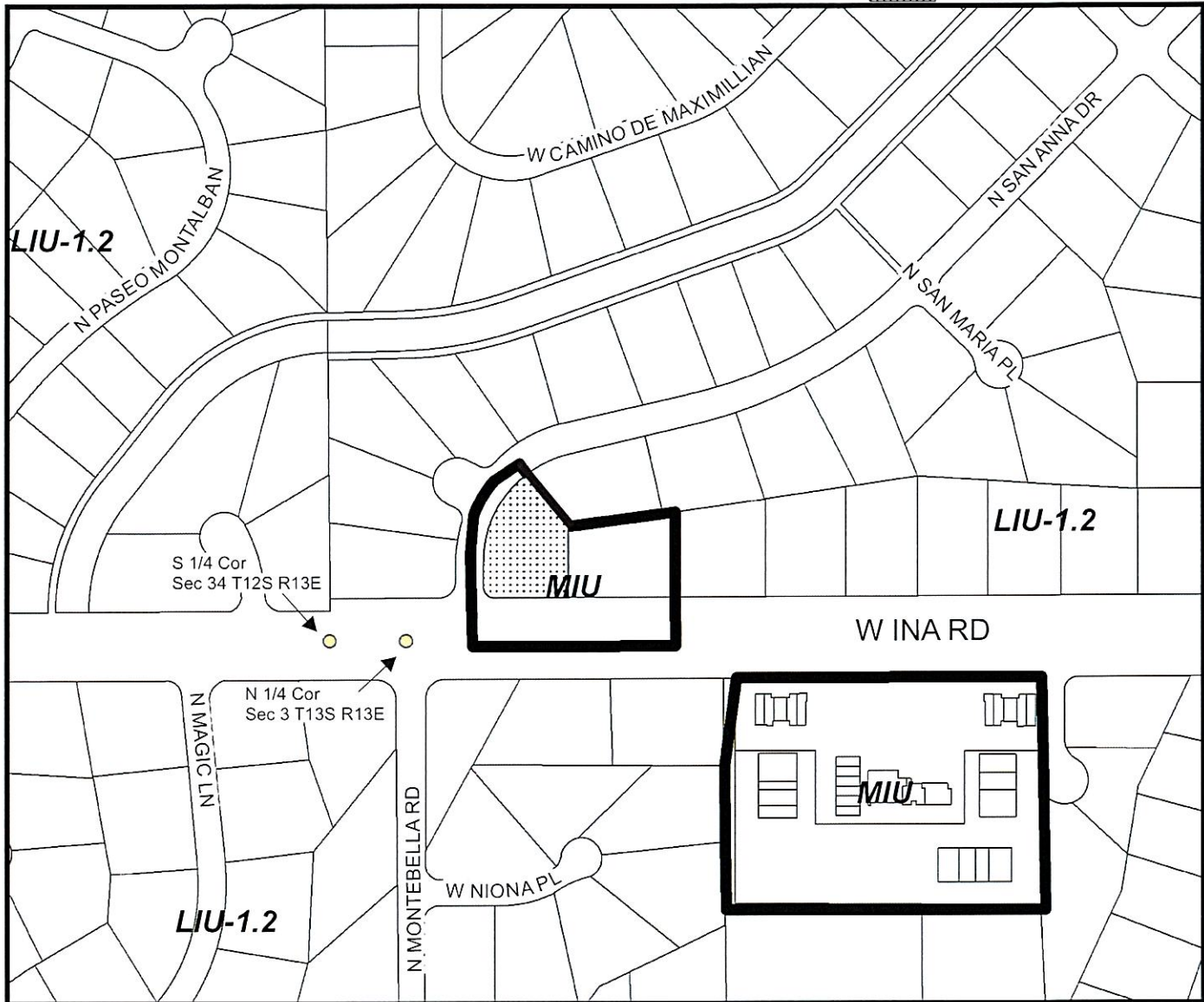

Executive Secretary
Planning and Zoning Commission

COMPREHENSIVE PLAN AMENDMENT


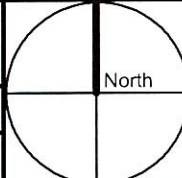
Planned Land Use



Subject Parcel



0 145 290 580 Feet

Taxcodes: 225-47-0080	P24CR00001 1722 INA LLC - N. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING		District 1 Location: Northeast corner of the T-Intersection of W. Ina Road and N. San Anna Drive
	Request: Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) 0.88 Acres +/-		
	Catalinat Planning Area under Pima Prospers Sections 34, Township 12 South, Range 13 East		
	Planning and Zoning Commission Hearing: March 26, 2025	Map Scale: 1:4,000	
	Board of Supervisors Hearing: July 1, 2025	Map Date: March 3, 2025 / dms	



Subject: P24CR00001

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OCTOBER 14, 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: September 23, 2025

ORDINANCE FOR ADOPTION

P24CR00001 1722 INA LLC – N. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING

Owners: 1722 Ina LLC
(District 1)

If approved, adopt ORDINANCE NO. 2025- _____

OWNERS: 1722 Ina LLC
7200 N. San Anna Drive
Tucson, AZ 85704-1942

AGENT: R. Bruce Woodruff
4955 W. Indianhead Lane
Tucson, AZ 85745

DISTRICT: 1

STAFF CONTACT: Donna Spicola, Planner II

STAFF RECOMMENDATION: APPROVAL

TD
Attachments

c: R. Bruce Woodruff

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY .88 ACRES (PARCEL CODE 225-47-0080) OF PROPERTY FROM CR-1 (SINGLE RESIDENCE) TO TR (TRANSITIONAL) ZONE, IN CASE P24CR00001 1722 INA LLC – N. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING, LOCATED ON THE NORTHEAST CORNER OF THE T-INTERSECTION OF W. INA ROAD AND N. SAN ANNA DRIVE, ADDRESSED AS 7200 N. SAN ANNA DRIVE, IN SECTION 34, TOWNSHIP 12 SOUTH, RANGE 13 EAST, AMENDING PIMA COUNTY ZONING MAP NO. 76.

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

Section 1. The .88 acres located on the northeast corner of the T-intersection of W. Ina Road and N. San Anna Drive and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 76, is rezoned from the CR-1 (Single Residence) to TR (Transitional) 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. Transportation conditions:
 - A. Traffic Statement shall be submitted for review and approval by the Department of Transportation within six months of rezoning approval. The traffic statement shall provide an analysis of the Ina Road/San Anna Drive. Offsite improvements determined necessary shall be provided by the property owner.
 - B. The two existing access points on San Anna Drive shall remain, and direct access onto Ina Road is not permitted.
 - C. Access gate(s) are required to remain open during business operations.
 - D. All parking shall be provided on-site, and parking in the right-of-way is not permitted.
 - E. On-site access lanes and parking areas can be gravel, but the ADA parking space is required to be paved or concrete. ADA accessibility shall be provided through an accessible route from the parking space to the office.
3. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(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.
4. Cultural Resources condition: 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/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. 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.

5. Adherence to the sketch plan (Exhibit B) as approved at public hearing.
6. The use of the property is limited to professional or semi-professional offices.
7. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
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.
9. The property owner shall execute the following disclaimer regarding 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 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)."
10. No residential uses are allowed.

Section 3. Time limits of conditions. Conditions 1 through 10 of Section 2 shall be completed no later than July 1, 2030.

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.

Chairman, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

P24CR00001

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APPROVED AS TO FORM:

 8-29-25
Deputy County Attorney
Jacob Kavkewitz

APPROVED:



Executive Secretary
Planning and Zoning Commission

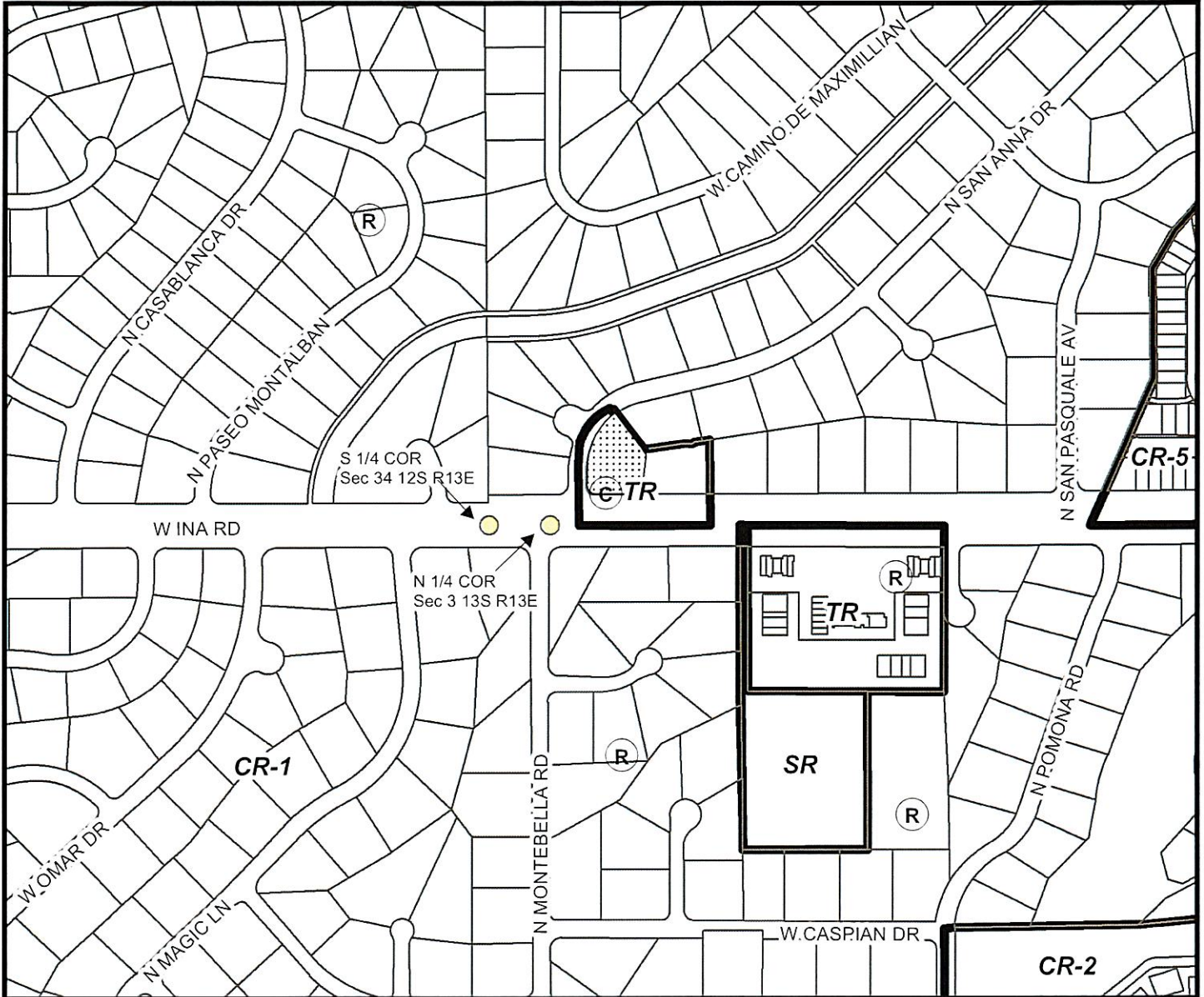
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
 TO PIMA COUNTY ZONING MAP NO. 76 TUCSON AZ. BEING A PART OF
 CASA ROMA ESTATES LOT 8 (MP 16 PG 56) LOCATED IN THE SW 1/4 OF
 THE SE 1/4 OF SECTION 34 T12S R13E.



0 120 240 480 Feet

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
 FROM CR-1 0.88 ac
 ds-August 19, 2025

P24CR00001
 225-47-0080

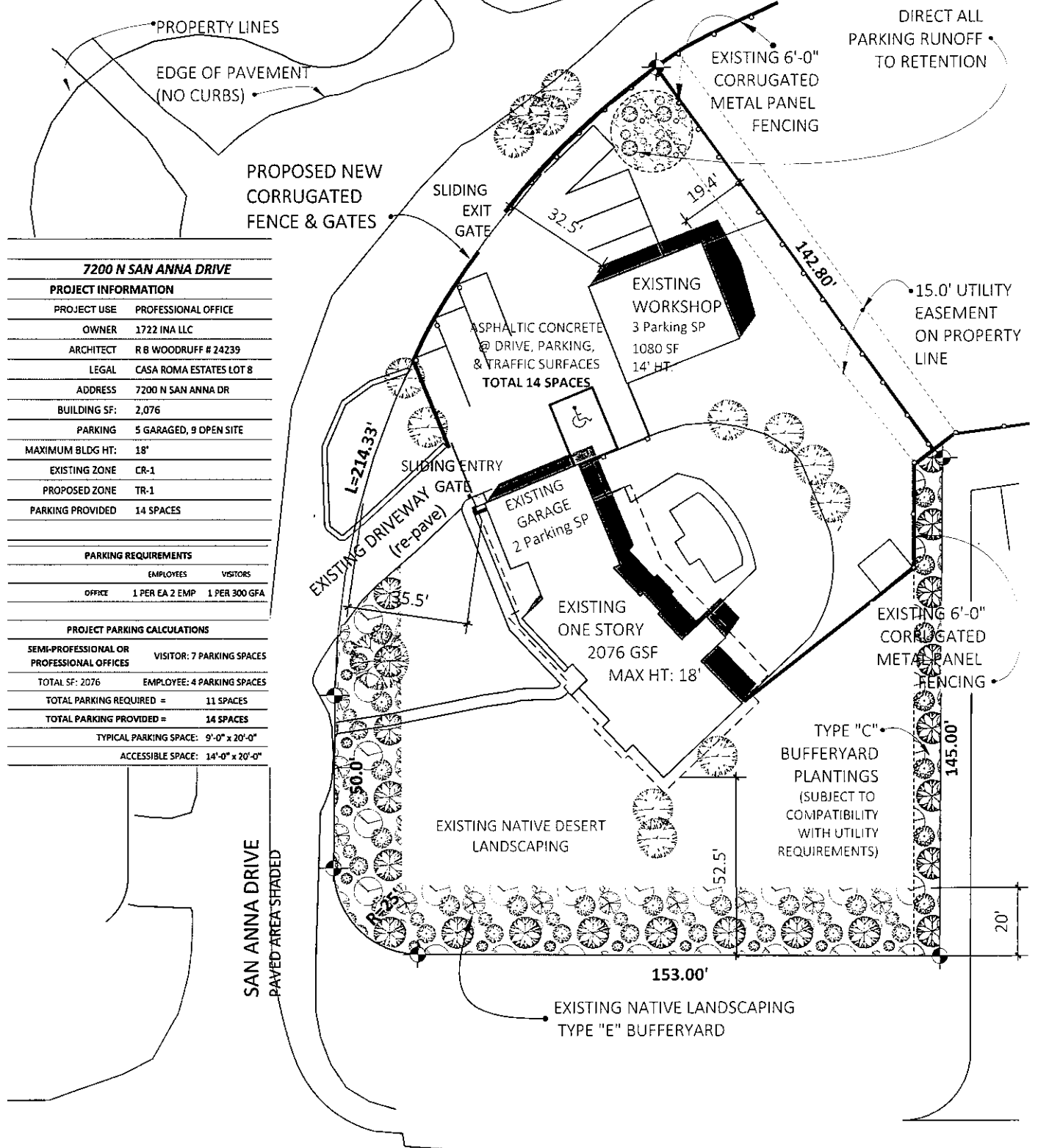


EXHIBIT B

PROJECT: 7200 N San Anna Rezone

SUBJECT: **SITE PLAN**

JOB #: **23_911**



7200 N SAN ANNA DRIVE

PROJECT INFORMATION

PROJECT USE	PROFESSIONAL OFFICE
OWNER	1722 INA LLC
ARCHITECT	R B WOODRUFF # 24239
LEGAL	CASA ROMA ESTATES LOT 8
ADDRESS	7200 N SAN ANNA DR
BUILDING SF:	2,076
PARKING	5 GARAGED, 9 OPEN SITE
MAXIMUM BLDG HT:	18'
EXISTING ZONE	CR-1
PROPOSED ZONE	TR-1
PARKING PROVIDED	14 SPACES

PARKING REQUIREMENTS

	EMPLOYEES	VISITORS
OFFICE	1 PER EA 2 EMP	1 PER 300 GFA

PROJECT PARKING CALCULATIONS

SEMI-PROFESSIONAL OR PROFESSIONAL OFFICES	VISITOR: 7 PARKING SPACES
TOTAL SF: 2076	EMPLOYEE: 4 PARKING SPACES
TOTAL PARKING REQUIRED =	11 SPACES
TOTAL PARKING PROVIDED =	14 SPACES
TYPICAL PARKING SPACE:	9'-0" x 20'-0"
ACCESSIBLE SPACE:	14'-0" x 20'-0"

7200 SAN ANNA DR RE-ZONE

Casa Roma Estates, Lot 8



SITE PLAN

40 SCALE