



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/2/2024

*= Mandatory, information must be provided

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

***Title:**

P16RZ00007 – ANDRADA WILMOT 180, LLC – S. WILMOT ROAD REZONING

***Introduction/Background:**

The applicant requests a rezoning closure. The 359-acre rezoning from the RH (Rural Homestead) to the CR-5 (Multiple Residence - Small Lot Option) zone, located on the east side of S. Wilmot Road, approximately 754 feet south of E. Andrada Road. The rezoning was conditionally approved in 2016 and expires November 22, 2026.

***Discussion:**

The applicant is requesting closure of the rezoning for construction of a utility-scale renewable energy system.

***Conclusion:**

The proposed closure will revert the zoning to the RH zone.

***Recommendation:**

Staff recommends APPROVAL of a rezoning closure.

***Fiscal Impact:**

0

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services - Planning Telephone: 724-8800

Contact: Donna Spicola, Planner II Telephone: 724-9513

Department Director Signature: _____

Date: 6-11-24

Deputy County Administrator Signature: _____

Date: 6/12/2024

County Administrator Signature: _____

Date: 6/13/2024



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Steve Christy, Supervisor, District 4

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

DATE: June 11, 2024

SUBJECT: P16RZ00007 ANDRADA WILMOT 180, LLC – S. WILMOT ROAD REZONING

The above referenced Rezoning Closure is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 2, 2024** hearing.

REQUEST: Proposal to close and revert zoning to the RH (Rural Homestead) zoning of an approximate 359-acre rezoning (Parcel Codes 305-23-018D, 305-23-026A, 305-23-027B and portion of 305-23-018A) from the RH (Rural Homestead) to the CR-5 (Multiple Residence-Small Lot Option) zone, located on the east side of S. Wilmot Road, approximately 754 feet south of E. Andrada Road.

OWNERS: Andrada Wilmot 180, LLC
Attn: William Kelley
2200 E. River Road, Suite 115
Tucson, AZ 85718

AGENT: Diamond Ventures, Inc.
Robert Tucker
2200 E. River Road, Suite 115
Tucson, AZ 85718

DISTRICT: 4

STAFF CONTACT: Donna Spicola, Planner II

PUBLIC COMMENT TO DATE: As of the date of this report, staff has received no written public comment received.

STAFF RECOMMENDATION: APPROVAL OF CLOSURE

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located within the Maeveen Marie Behan Conservation Lands System (CLS) classified as Important Riparian Area.

TD/DS
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P16RZ00007

Page 1 of 2

JULY 2, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: June 11, 2024

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING CLOSURE

P16RZ00007 ANDRADA WILMOT 180, LLC – S. WILMOT ROAD REZONING

Andrada Wilmot 180 LLC, represented by Robert Tucker, request **closure** of an approximate 359-acre rezoning (Parcel Codes 305-23-018D, 305-23-026A, 305-23-027B and portion of 305-23-018A) from the RH (Rural Homestead) to the CR-5 (Multiple Residence-Small Lot Option) zone, located on the east side of S. Wilmot Road, approximately 754 feet south of E. Andrada Road. The rezoning was conditionally approved in 2016 and the rezoning expires on November 22, 2026. Staff recommends **CLOSURE**.
(District 4)

STAFF RECOMMENDATION

Staff recommends **CLOSURE** of an approximate 359-acre rezoning from the RH (Rural Homestead) to the CR-5 (Multiple Residence-Small Lot Option) zone for an 800-lot residential subdivision development with approximately 30 percent of natural open space. Andrada Wilmot 180, LLC, the owner of the four parcels within the rezoning site, requests closure of the rezoning.

REQUEST OF APPLICANT

A letter requesting closure of this rezoning case was submitted to “facilitate the approval of a Conditional Use Permit currently being processed” for construction of a utility-scale renewable energy system.

PLANNING REPORT

The rezoning from the RH (Rural Homestead) to the CR-5 (Multiple Residence-Small Lot Option) zone was conditionally approved on November 22, 2016. Rezoning Ordinance 2017-5 was adopted on March 7, 2017. A five-year time extension to complete rezoning conditions and a modification (non-substantial change) of rezoning conditions was approved by the Board of Supervisors on February 7, 2023, subject to modified standard and special rezoning conditions. Rezoning Resolution 2023-15 was adopted on May 16, 2023.

The original rezoning site consisted of four parcels codes (305-23-018D, 305-23-026A, 305-23-

027B and portion of 305-23-018A) totaling 359 acres. This closure request is for the entire rezoning site. The rezoning will expire on November 22, 2026. The conditions remain to be satisfied. The zoning code requires a public hearing to close a rezoning and cause the property to revert to its previous RH zoning classification (Section 18.91.100).

RH zoning does not comply with site's Low Intensity Urban 3.0 (LIU-3.0) comprehensive plan land use designation. If the conditional use permit application currently under review is approved and the Renewable Energy Incentive District overlay is established, a utility-scale renewable energy system will provide a use that is in compliance.

The rezoning site is undeveloped, is relatively flat and contains widespread disturbance from grazing and is traversed by several washes. To the north of the rezoning site is undeveloped state-owned land located within the City of Tucson. Located within Pima County's Jurisdiction to the north, east and south of the site are unsubdivided RH zoned residential properties. To the west is RH zoned, undeveloped state-owned land and to the east is a 509-acre undeveloped RH-zoned Bureau of Land Management property.

The property is located within the Maeveen Marie Behan Conservation Lands System (CLS) classified as Important Riparian Area.

Closure of the rezoning does not preclude the possibility of future rezoning of the subject parcel.

TRANSPORTATION REPORT

No objection to closure.

FLOOD CONTROL REPORT

No objection to closure.

WASTEWATER RECLAMATION REPORT

No objection to closure.

OSC – ENVIRONMENTAL PLANNING REPORT

No objection to closure.

TD/DS

Attachments

cc: Robert Tucker

Approved Revised
PDP 2/7/2023

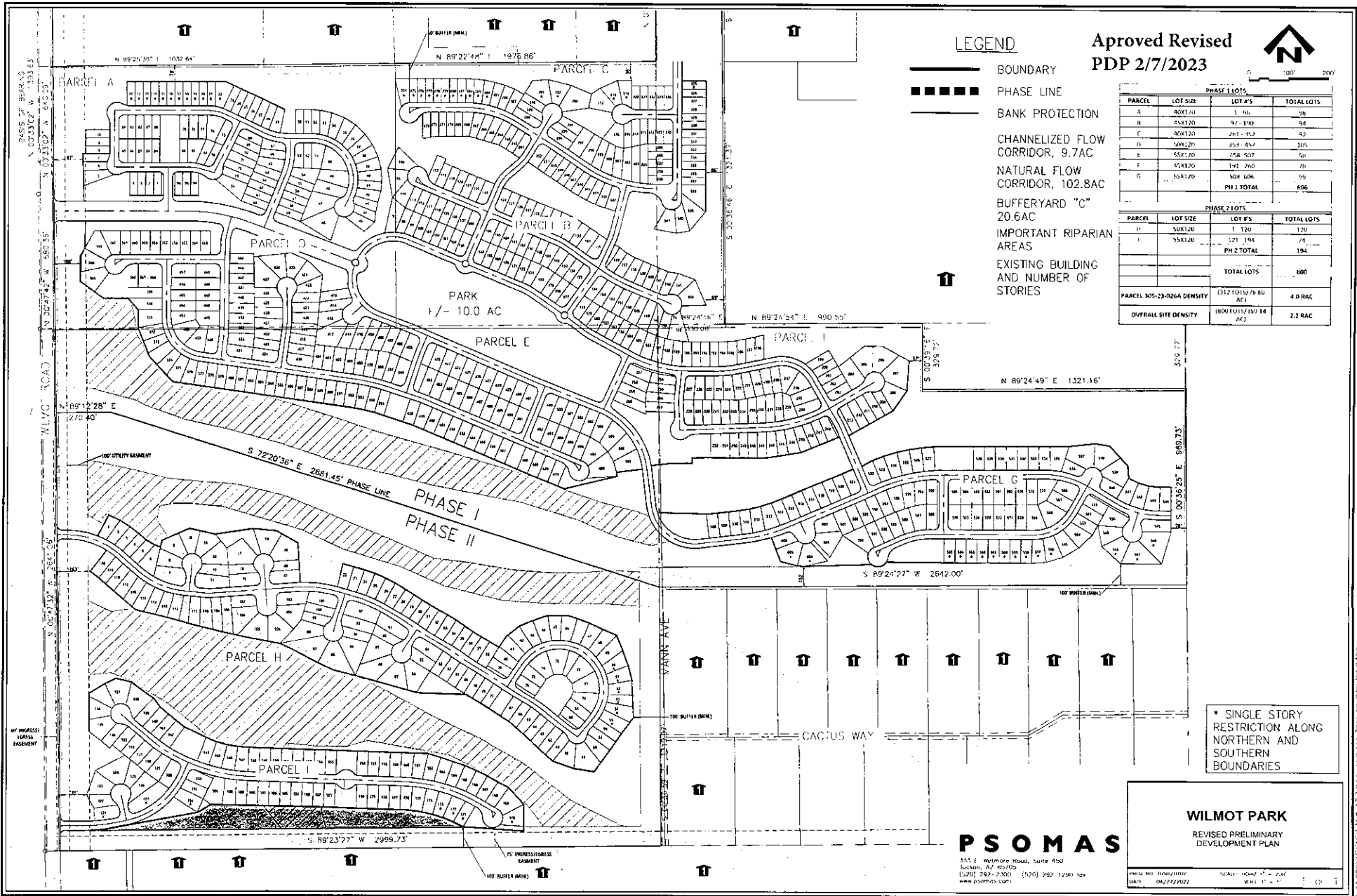


LEGEND

- BOUNDARY
- PHASE LINE
- BANK PROTECTION
- CHANNELIZED FLOW CORRIDOR, 9.7AC
- NATURAL FLOW CORRIDOR, 102.8AC
- BUFFERYARD "C" 20.6AC
- IMPORTANT RIPARIAN AREAS
- EXISTING BUILDING AND NUMBER OF STORIES

PHASE 1 LOTS			
PARCEL	LOT SIZE	LOT #'S	TOTAL LOTS
A	40X174	1-56	56
B	25X120	97-190	94
C	40X120	261-312	52
D	50X120	354-417	64
E	55X120	458-507	50
F	45X120	191-260	70
G	55X120	504-606	103
PH 1 TOTAL			606

PHASE 2 LOTS			
PARCEL	LOT SIZE	LOT #'S	TOTAL LOTS
H	50X120	1-120	120
I	55X120	121-194	74
PH 2 TOTAL			194
TOTAL LOTS			800
PARCEL 305-23-026A DENSITY		(312101)/79 80 AC	4.0 RAC
OVERALL SITE DENSITY		(800101)/130 14 AC	2.2 RAC



• SINGLE STORY RESTRICTION ALONG NORTHERN AND SOUTHERN BOUNDARIES

WILMOT PARK
REVISED PRELIMINARY DEVELOPMENT PLAN

PROJECT NO. 2022011010 SCALE: 1" = 40'
DATE: 04/27/2022 SHEET 1" OF 1

PSOMAS

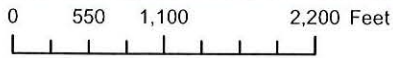
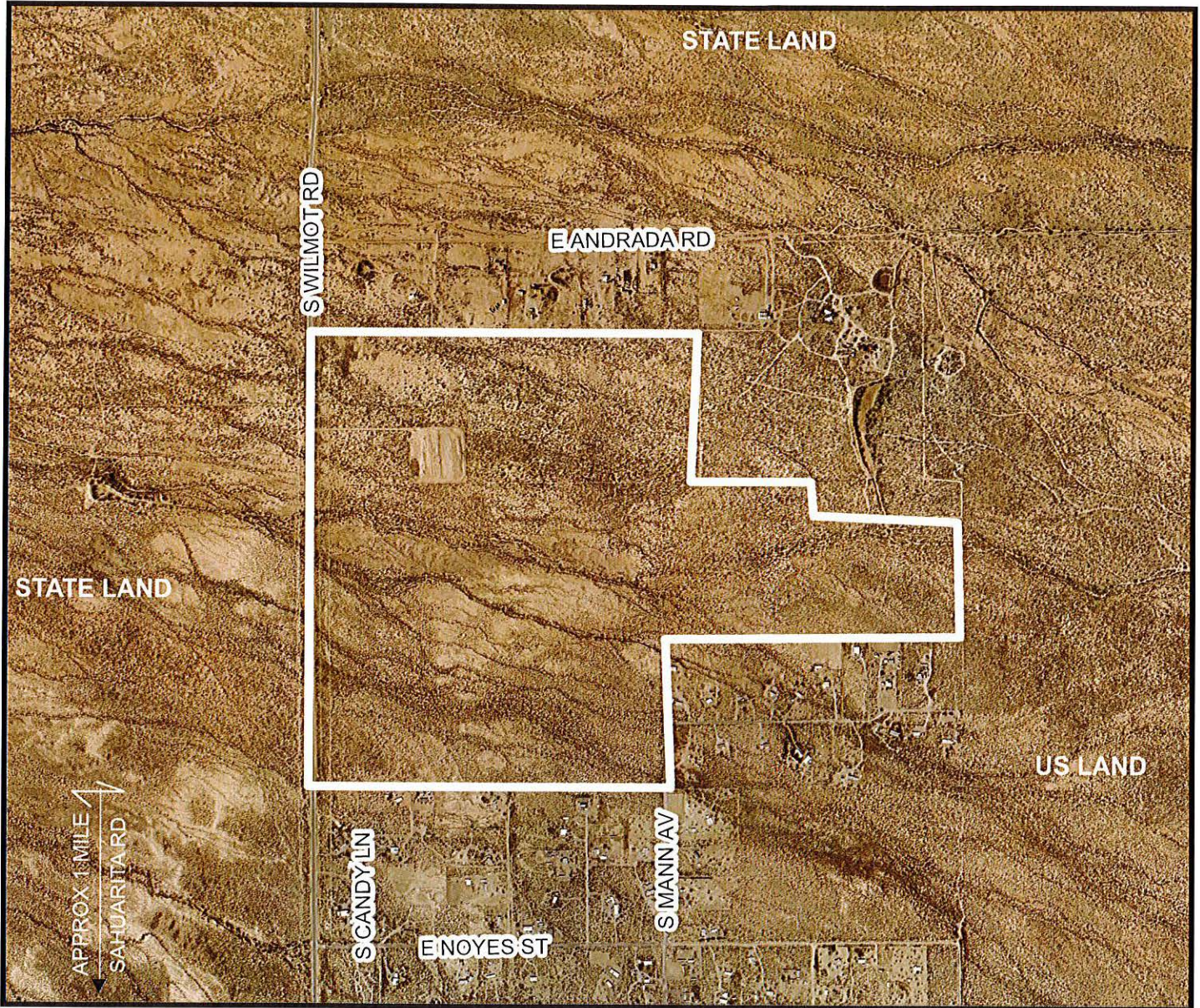
155 E. Welmore Road, Suite 450
Lubbock, TX 79405
(806) 798-7300 (806) 792-1290 fax
www.psomas.com

Case #: P16RZ00007

Case Name: ANDRADA WILMOT 180 LLC - S. WILMOT ROAD REZONING

Tax Code(s): 305-23-018D, 305-23-026A, 305-23-027B & PTN OF 305-23-018A

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes: Rezoning Closure



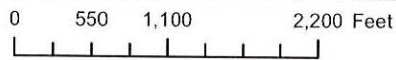
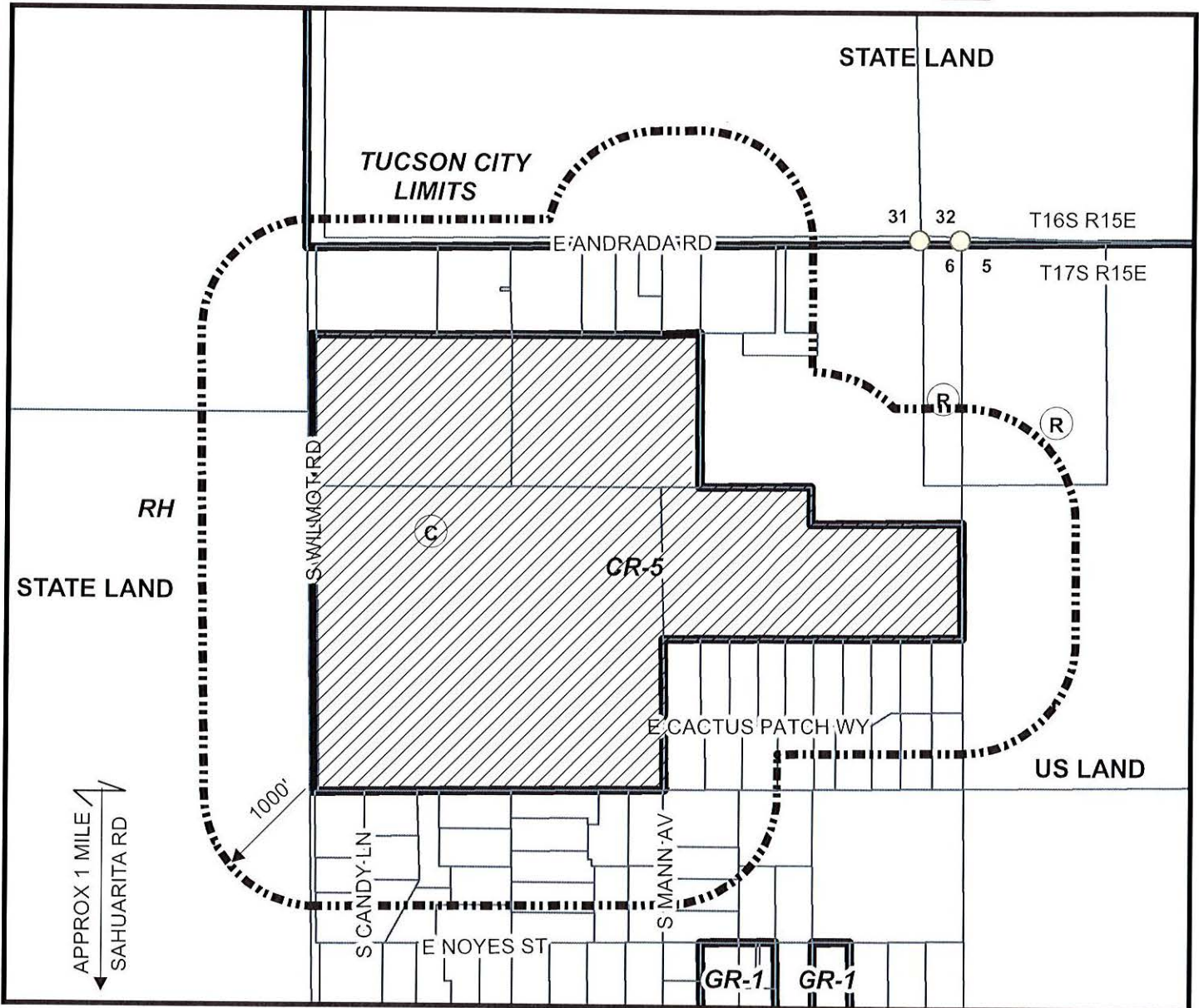
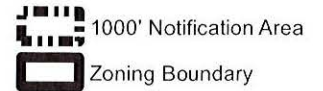
Map Scale: 1:16,000

Map Date: 5/30/2024 - ds

Case #: P16RZ00007

Case Name: ANDRADA WILMOT 180 LLC - S. WILMOT ROAD REZONING

Tax Code(s): 305-23-018D, 305-23-026A, 305-23-027B & PTN OF 305-23-018A



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

Table with notes: Rezoning Closure, PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10, Board of Supervisors Hearing: July 2, 2024, Base Map(s): EPC, Map Scale: 1:16,000, Map Date: 5/30/2024 - ds, and Pima County Development Services logo.



Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

Low Intensity Urban 3.0 (LIU-3.0)

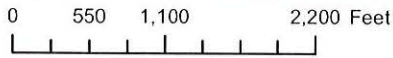
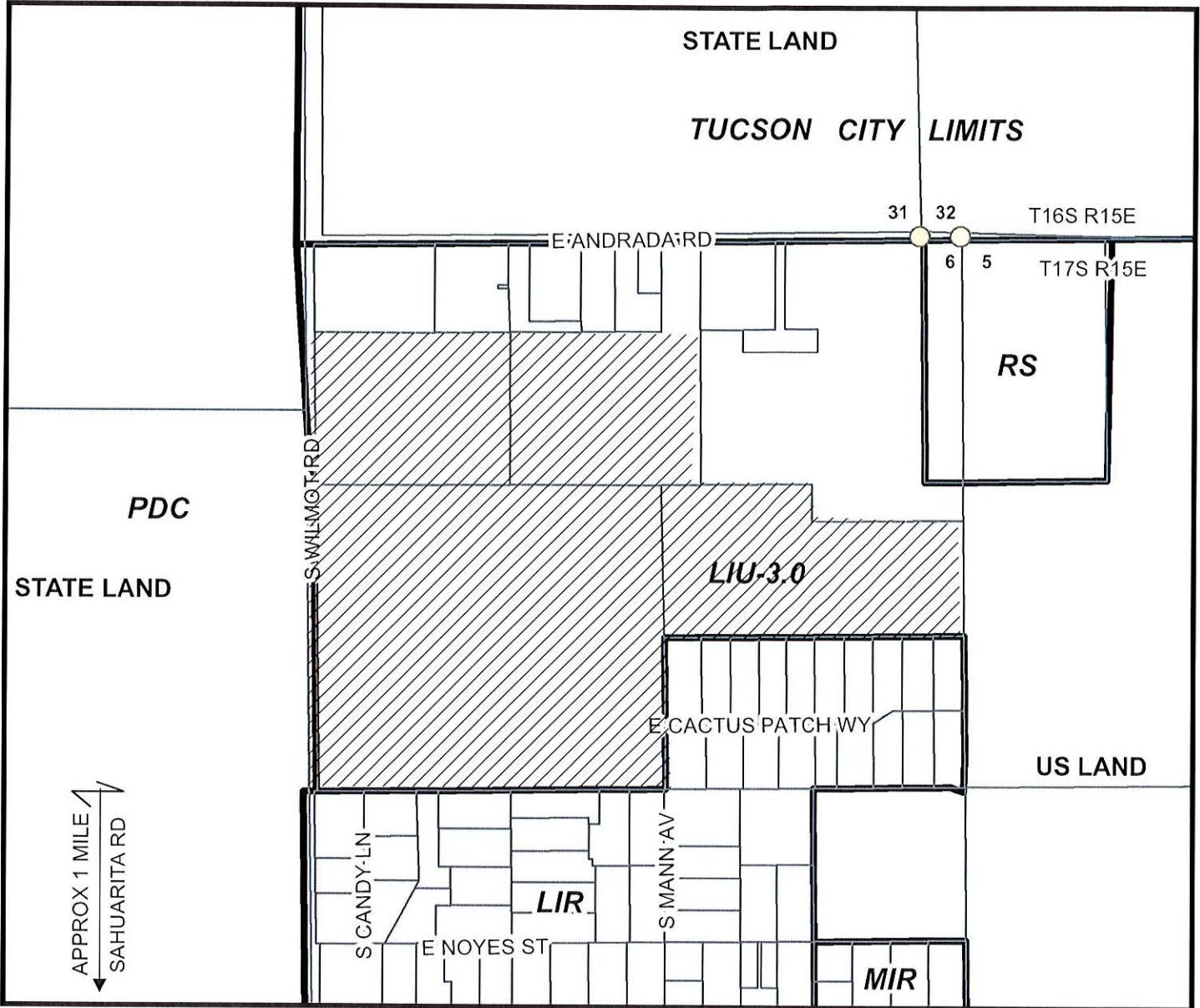
- Residential Gross Density: Minimum- none; Maximum- 3.0 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 1.5 RAC; Maximum- 3.0 RAC

Case #: P16RZ00007

Case Name: ANDRADA WILMOT 180 LLC - S. WILMOT ROAD REZONING

Tax Code(s): 305-23-018D, 305-23-026A, 305-23-027B & PTN OF 305-23-018A

COMPREHENSIVE PLAN EXHIBIT



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**



Notes: **Rezoning Closure**

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Map Scale: 1:16,000

Map Date: 5/30/2024 - ds



RESOLUTION 2023- 15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN CASE P16RZ00007 ANDRADA WILMOT 180, LLC – S. WILMOT ROAD REZONING; LOCATED ON THE EAST SIDE OF S. WILMOT ROAD, APPROXIMATELY 754 FEET SOUTH OF E. ANDRADA ROAD, AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 AND TIME LIMIT SET FORTH IN SECTION 3 OF ORDINANCE NO. 2017-05.

The Board of Supervisors of Pima County, Arizona finds that:

1. On November 22, 2016, in rezoning case P16RZ00007, the Pima County Board of Supervisors approved the rezoning of approximately 359 acres located on the east side of W. Wilmot Road, approximately 754 feet south of E. Andrada Road, as shown on Exhibit A, from the RH (Rural Homestead) to the CR-5 (Multiple Residence-Small Lot Option) zone, subject to standard and special conditions.
2. On March 7, 2017, the Pima County Board of Supervisors adopted rezoning Ordinance 2017-05, recorded at Sequence #20170740733, rezoning the approximate 356 acres described in rezoning case P16RZ00007 and memorializing the standard and special conditions.
3. On March 24, 2022, the owner of the rezoning site applied for a five-year extension of the time limit and a modification (non-substantial change) of rezoning conditions #4C which requires construction of half of the future 150-foot arterial cross section including drainage infrastructure along the Wilmot Road frontage and the frontage of the rezoning site shall be built as an all-weather roadway, #4E which limits Wilmot Road access points to two (2) and #10 which requires adherence to the approved preliminary development plan with a maximum of 800 dwelling units as set forth in Section 3 in Ordinance 2017-05.
4. On February 7, 2023, the Pima County Board of Supervisors approved a five-year extension and a modification (non-substantial change) of rezoning conditions #4C, #4E and #10 subject to original and modified standard and special conditions.
5. Section 3 of Ordinance No. 2017-05, allows the Board of Supervisors to amend the rezoning time limit and conditions by resolution.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance 2017-05, are restated and modified as follows:

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.~~
21. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
32. A master block plat along with the studies and/or plans required by various departments shall be submitted prior to any individual subdivision plats.
43. Transportation conditions:
- A. Access shall be designed to provide cross access between the rezoning site and the adjacent property to the east. Provision shall also be made for future access to Andrada Road, when and if constructed.
 - B. The property owner shall dedicate 30 feet of right-of-way for Wilmot Road.
 - C. ~~The property owner shall construct half of the future 150-foot arterial roadway cross section including drainage infrastructure along the Wilmot Road frontage. The frontage of the rezoning site shall be built as an all-weather roadway.~~
 - DC. The property owner shall notify all future home buyers of the lack of all-weather access in the vicinity of this project.
 - ED. The property shall be limited to 2 3 (three) access points on Wilmot Road.
 - E. The location and design of access points on Wilmot Road shall be determined at the time of Tentative Plat submittal and are subject to the Department of Transportation approval.
 - F. An updated Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the Tentative Plat submittal.
 - G. The property owner(s) shall construct any offsite improvements determined necessary by the TIS at the time of permitting, including but not limited to additional travel lanes and/or auxiliary lanes.
 - H. Off-site improvements shall be constructed to all-weather standards. The development and any offsite improvements shall not create any adverse drainage impacts to upstream and downstream properties.
 - I. Prior to Tentative Plat approval, written proof of coordination with the City of Tucson is required regarding any traffic impacts to their roadway system.
 - J. The 75-foot easement along the southern boundary of the site may be required to be abandoned as determined by the Department of Transportation at time of subdivision plat submittal.
54. Regional Flood Control District conditions:
- A. Development shall provide flow Corridors that are equivalent to the Flood Control Resource Areas as shown on the Pima Prospers Regional Hydrology Maps shall be created in order to preserve flow conveyance and provide wildlife connectivity. Flow Corridors should minimize encroachment into the Important Riparian Area and shall remain Natural Undisturbed Open Space within Common Area. Flow Corridors are subject to review and approval by the District.
 - ~~B. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary as determined at the time development plan is submitted, provisions for permanent maintenance of these measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management shall be submitted to the District for review and approval at the time of development.~~
 - B. All off-site improvements shall be constructed to all-weather standards. The development and any off-site improvements shall not create any adverse drainage

impact to upstream or downstream properties.

C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table A found in Attachment A Preliminary Integrated Water Management Plan Requirements in the Site Analysis Rezoning Packet such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.

D. First Flush retention will be distributed throughout the site instead of being directed and located within a detention basin to supplement landscaping irrigation and to reduce stormwater runoff volumes.

65. Regional Wastewater Reclamation conditions:

A. The owner shall construe no 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 owner to that effect.

B. The owner acknowledges and agrees that there is no existing treatment facility for this development in the Southlands Service Basin and that the Corona de Tucson WRF was not designed to provide service for these downstream parcels. Any connection to the Corona de Tucson WRF will require augmentation of the treatment capacity.

C. The owner acknowledges and agrees that in order to be served by the Corona de Tucson WRF, a conveyance system must be constructed by the owner. Pima County shall decide whether this system will be conveyed to public ownership or operated as a private sewer system by the owner.

D. The owner shall prepare a study of the sewer basin at his or her sole expense for the purposes of determining the routing and sizing of all off-site and on-site private or public sewer facilities necessary to provide both conveyance and treatment capacity and service to the rezoning area, and/or for the purpose of conceptual phasing of a pump station. The owner shall fund, design and construct the necessary wastewater collection, conveyance and treatment facility improvements necessary to serve the rezoning area, as determined by the basin study.

E. If Pima County allows the conveyance system to be public, the rezoning area may be seweraged using public sewers, if and only if the owner meets the following conditions:

1) The owner may fund, design and construct 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 Pima County Regional Wastewater Reclamation Department.

2) Upon approval of the basin study, the owner shall enter into a master sewer service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.

3) A sewer master sewer service agreement must be approved by the Pima County Regional Wastewater Reclamation Department prior to approval of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit.

4) Should the rezoning area be serviced to the Corona de Tucson Wastewater Treatment facility, the owner shall provide all weather, unrestricted vehicular access to all new public sewer manholes within the rezoning area. The owner shall obtain all necessary public sewer easements within the rezoning area prior to approval of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit at his/her own expense.

F. No more than 90 days before submitting any tentative plat, development plan, sewer

improvement plan or request for building permit for review, the owner shall obtain written documentation that sanitary sewerage treatment and conveyance capacity for the proposed development will be available when needed to serve the development.

76. Environmental Planning conditions:

- A. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. 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(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.~~

Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Oncosiphon piluliferum</i>	Stinknet
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

87. Cultural Resources condition: Archaeological field inspections (submitted with the Site Analysis Appendix C) resulted in a finding of cultural resources on the subject property. The reports did not include a Significance Assessment of sites--However, it appears that the sites may not be eligible for listing in the NRHP. Formal review and submittal of survey report(s) to Office of Sustainability and Conservation will be required at the time of Site Construction Permit review. ~~the master-block plat.~~

98. Parks and Recreation conditions:

- A. Construct the Wilmot Road Greenway G053 trail using the Pima County Greenway cross-section.

- B. With the submittal of a subdivision plat, a recreation area plan shall be submitted and meet the requirements of the Pima County Zoning Code, Section 18.69.090.
 - C. Construct internal, non-vehicular circulation that will link the residential development blocks.
409. Adherence to the revised preliminary development plan (Exhibit B) as approved at public hearing. A maximum of 800 dwelling units is allowed.
4410. The planning and development of the subject site shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas and other natural resources are integrated and coordinated.
4211. Parcel code 305-23-0260A shall be developed at an average density of four residences per acre per the comprehensive plan amendment resolution 2009-240. The density calculation is based upon lot area.
4312. A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity.
4413. The subject site shall be surveyed for presence of the Pima pineapple cactus and its habitat. Surveys shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish and Wildlife Service. A report containing the results of these surveys and copies of any data collected shall be provided to Development Services prior to master block plat approval. If Pima Pineapple cactus are found to be present on the project site, a copy of the report shall also be sent to the Arizona Game and Fish Department's Heritage Data Management System.
4514. The owner shall provide a 50-foot bufferyard and one row of single-story homes along the northern boundary and a 100-foot bufferyard and one row of single-story homes along the southern boundary of the subject properties and abutting the Mann Avenue frontage in adherence with the preliminary development plan.
4615. No recreation areas, parks, playgrounds, bike paths, or walking trails shall be located within the perimeter bufferyards.
4716. 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.
4817. The property owner shall execute and record the following disclaimer regarding the Private Property Rights Protection Act 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(l)."

Section 2. The time limit in Section 3 of Ordinance 2017-05, is amended and extended as follows:

1. Conditions 1 through 48 17 shall be completed by November 22, ~~2021~~ 2026.

Section 3. The rezoning conditions may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Passed and adopted, this 16th day of May, 2023.

Adelita S. Grijalva

MAY 16 2023

Chair, Pima County Board of Supervisors

ATTEST: CLERK OF SUPERVISORS

Melissa Mangione
Clerk, Board of Supervisors

APPROVED AS TO FORM:

Jacob Kavkewitz

Deputy County Attorney
Jacob Kavkewitz

APPROVED:

[Signature]

Executive Secretary
Planning and Zoning Commission

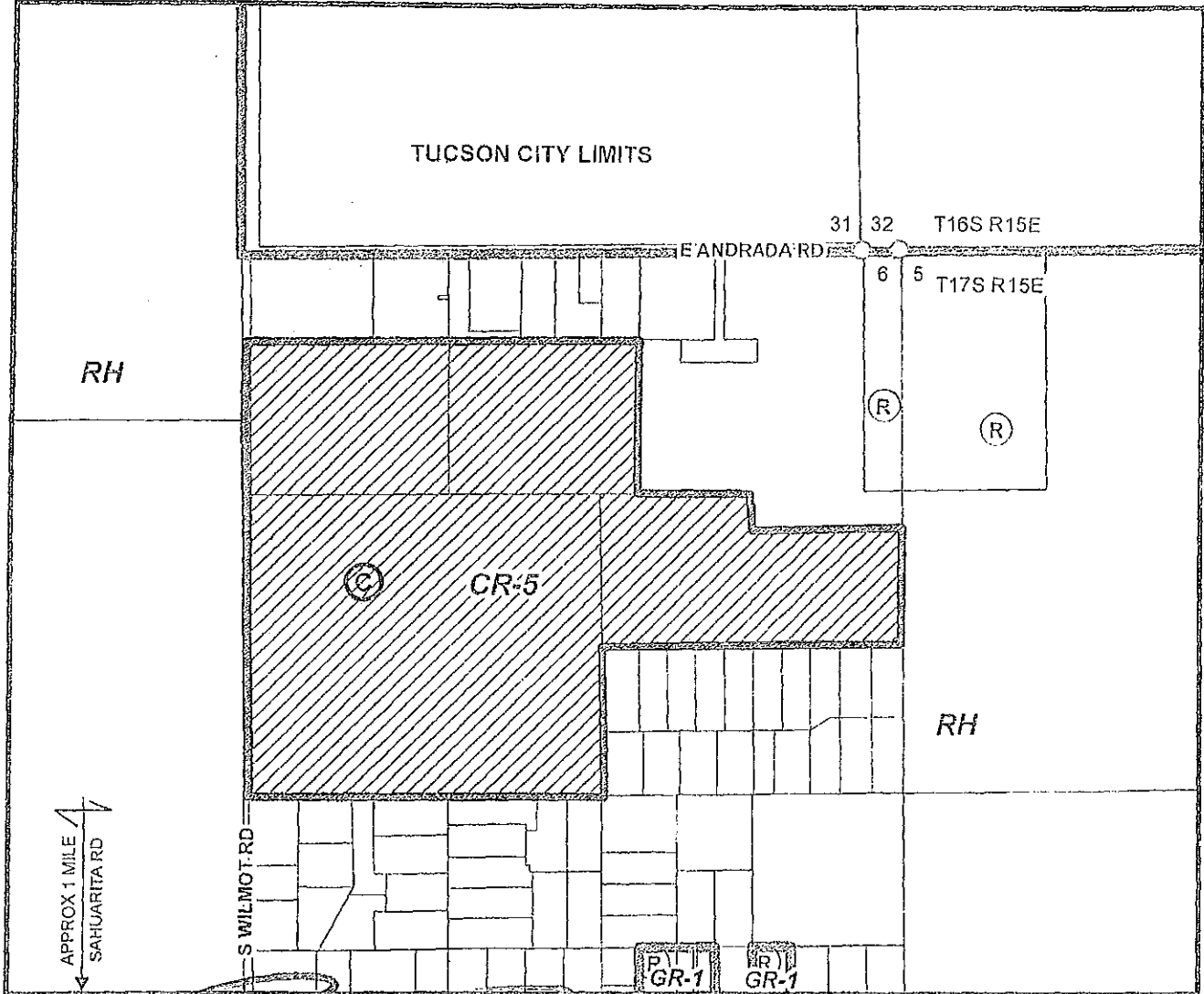
EXHIBIT A

AMENDMENT NO. 137 BY ORDINANCE NO. 2017-005
TO PIMA COUNTY ZONING MAP NO. EPC TUCSON AZ.
PARCELS 18D, 26A, 27B. AND PTN OF 18A OF SEC 6 T17S R15E.



0 320 640 1,280 Feet
[Scale bar]

ADOPTED: March 7, 2017 EFFECTIVE: March 7, 2017



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EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

Ⓢ NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM RH 359.0 ac
ds-January 10, 2017



P16RZ00007
Co7-13-10/Co7-07-25
305-23-018D, 026A, 027B
and Ptn of 018A

Page 6 of 7

Exhibit B -
Revised PDP



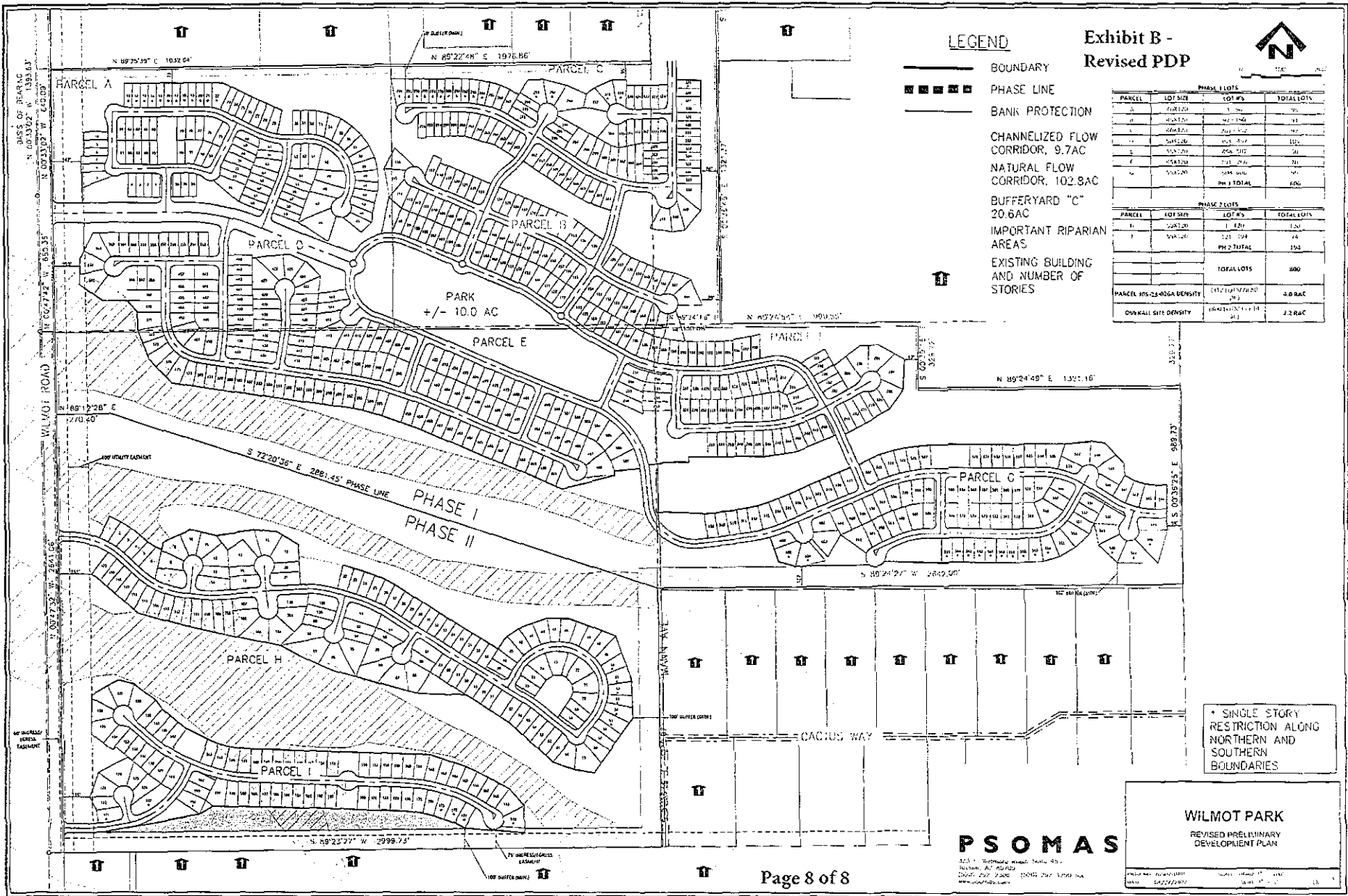
LEGEND

- BOUNDARY
- PHASE LINE
- BANK PROTECTION
- CHANNELIZED FLOW CORRIDOR, 9.7AC
- NATURAL FLOW CORRIDOR, 102.8AC
- BUFFERYARD "C" 20.6AC
- IMPORTANT RIPARIAN AREAS
- EXISTING BUILDING AND NUMBER OF STORIES

PHASE 1 LOTS			
PARCEL	LOT SIZE	LOT #'S	TOTAL LOTS
A	4,081.20	1 - 90	90
B	4,081.20	91 - 180	90
C	4,081.20	181 - 270	90
D	4,081.20	271 - 360	90
E	4,081.20	361 - 450	90
F	4,081.20	451 - 540	90
G	4,081.20	541 - 630	90
H	4,081.20	631 - 720	90
I	4,081.20	721 - 810	90
J	4,081.20	811 - 900	90
PHASE 1 TOTAL			810

PHASE 2 LOTS			
PARCEL	LOT SIZE	LOT #'S	TOTAL LOTS
K	2,040.60	1 - 120	120
L	2,040.60	121 - 240	120
PHASE 2 TOTAL			240
TOTAL LOTS			1050

PARCEL 305-24-006A DENSITY	141.11/AC (20.6 AC)	4.0 RAC
OVERALL SITE DENSITY	164.11/AC (102.8 AC)	2.2 RAC



* SINGLE STORY RESTRICTION ALONG NORTHERN AND SOUTHERN BOUNDARIES

WILMOT PARK
REVISED PRELIMINARY DEVELOPMENT PLAN

PSOMAS

325 S. Georgetown Street, Suite 405
Providence, RI 02902
Phone: 401.732.7300 Fax: 401.732.1399
www.psomas.com

DIAMOND VENTURES

2200 East River Road, Suite 115
Tucson, AZ 85718-6586
www.diamondventures.com
(520) 577-0200 Phone

April 29, 2024

Donna Spicola, Senior Planner
Pima County Development Services
201 North Stone Ave.
Tucson, Az 85701

Subject: Closure of Zoning for P16RZ00007, Andrada Wilmot 180, LLC – S. Wilmot Rezoning (Wilmot Park)

Dear Donna,

In order to facilitate the approval of a Conditional Use Permit currently being processed for the above-listed property, we request that this zoning case be closed.

Property Owner: Andrada Wilmot 180, LLC
2200 E. River Road, Suite 115
Tucson, AZ 85718
William H. Kelley
bkelly@diamondven.com
(520) 577-0200

Applicant: Andrada Wilmot 180, LLC
2200 E. River Road, Suite 115
Tucson, AZ 85718
Robert Tucker
rtucker@diamondven.com
(520) 577-0200

Property: Approximately 360 acres of land comprised of Tax Parcel numbers 305-23-026A, 305-23-018D, 305-23-018A & 305-23-027B

Ownership: Andrada Wilmot 180, LLC

- Diamond Ventures, Inc., Manager & Member
- Diamond Equity Pool VIII, LLC, Member

Please let me know if you have any questions or need any additional information.


Thank you,

Andrada Wilmot 180, LLC

By: Diamond Ventures, Inc.,
An Arizona corporation

Its: Manager

By:



William H. Kelley, Chief Financial Officer

DIAMOND VENTURES

2200 East River Road, Suite 115
Tucson, AZ 85718-6586
www.diamondventures.com
(520) 577-0200 Phone

May 10, 2024

Donna Spicola, Senior Planner
Pima County Development Services
201 North Stone Ave.
Tucson, Az 85701

Subject: Authorized Representative For Closure of Zoning for P16RZ00007,
Andrada Wilmot 180, LLC – S. Wilmot Rezoning (“Wilmot Park”) &
Closure of Zoning for Co9-11-08, Andrada Investors, LLC (“Hook M”)

Dear Donna,

Please accept this letter as authorization from Diamond Ventures, Inc., as Owner, to authorize Robert Tucker as our Representative for the zoning closures for both Wilmot Park and Hook M.

Please let me know if you have any questions or need any additional information.

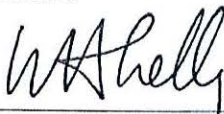
Thank you,

Andrada Investors, LLC

By: Diamond Ventures, Inc.,
An Arizona corporation

Its: Manager

By:



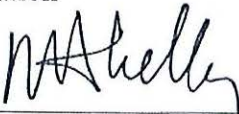
William H. Kelley, Chief Financial Officer

Andrada Wilmot 180, LLC

By: Diamond Ventures, Inc.,
An Arizona corporation

Its: Manager

By:



William H. Kelley, Chief Financial Officer