



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: July 7, 2020

Title: P20CA00001 CHACON - S. MARIO RANCH LANE PLAN AMENDMENT

Introduction/Background:

The applicant requests a comprehensive plan amendment from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) on approximately 1.11 acres located on the east side of S. Mario Ranch Lane, about 250 feet south of the intersection of S. Mario Ranch Lane and E. Golf Links Road.

Discussion:

The property is used for an assisted living home for up to ten clients. The MIU land use designation will allow for a future rezoning to the TR (Transitional) zone to expand the use to an assisted living center, which allows eleven or more residents.

Conclusion:

Staff requested a modified approval of the comprehensive plan amendment request, to retain the LIU-1.2 land use designation with a rezoning policy which permits a rezoning to TR (Transitional) zone for an assisted living center.

Recommendation:

Staff recommends a MODIFIED APPROVAL and the Planning & Zoning Commission recommends DENIAL of the Comprehensive Plan Amendment.

Fiscal Impact:

0

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Development Services, Planning Division Telephone: 520-724-8800

Contact: Donna Spicola, Planner Telephone: 520-724-9513

Department Director Signature/Date: [Signature] 6/12/2020

Deputy County Administrator Signature/Date: [Signature] 6/15/2020

County Administrator Signature/Date: C. D. [Signature] 6/15/20

15



DEVELOPMENT SERVICES

TO: Honorable Steve Christy, Supervisor, District 4

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

DATE: June 11, 2020

SUBJECT: P20CA00001 CHACON - S. MARIO RANCH LANE PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 7, 2020** hearing.

REQUEST: For a **comprehensive plan amendment** of approximately 1.11 acres from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) land use designation, on the parcel addressed as **2655 S. Mario Ranch Lane**, located on the east side of S. Mario Ranch Lane, about 250 feet south of the intersection of S. Mario Ranch Lane and E. Golf Links Road, in Section 25, Township 14 South, Range 15 East, in the Catalina Foothills Planning Area.

OWNERS: Norma Chacon
PO Box 90682
Tucson, AZ 85752

AGENT: The Planning Center
Attn: Brian Underwood
2 E. Congress, Suite 600
Tucson, AZ 85701

DISTRICT: 4

STAFF CONTACT: Donna Spicola, Planner

PUBLIC COMMENT TO DATE: As of June 9, 2020, staff has eight written public comments in objection to the proposed request citing concerns related to increase in traffic, unimproved road, and operation of a business in a residential neighborhood.

PLANNING & ZONING COMMISSION RECOMMENDATION: **DENIAL** (7-2; Commissioners Bain and Becker voted Nay; Commissioner Gungl was absent).

STAFF RECOMMENDATION: **MODIFIED APPROVAL SUBJECT TO A REZONING POLICY.**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The amendment site is located outside of the Maeveen Marie Behan Conservation Land System (CLS).

TD/DS/ar
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P20CA00001

Page 2 of 4

FOR JULY 7, 2020 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, 2020

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P20CA00001 CHACON - S. MARIO RANCH LANE PLAN AMENDMENT

Norma Chacon, represented by The Planning Center, requests a **comprehensive plan amendment** of approximately 1.11 acres from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) land use designation, on the parcel addressed as **2655 S. Mario Ranch Lane**, located on the east side of S. Mario Ranch Lane, about 250 feet south of the intersection of S. Mario Ranch Lane and E. Golf Links Road, in Section 25, Township 14 South, Range 15 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted 7 – 2 to recommend **DENIAL** (Commissioners Bain and Becker voted Nay; Commissioner Gungl was absent). Staff recommends **MODIFIED APPROVAL SUBJECT TO A REZONING POLICY**.
(District 4)

Planning and Zoning Commission Public Hearing Summary (May 25, 2020)

Staff presented information from the staff report to the commission with a recommendation of modified approval that maintains the current land use designation of Low Intensity Urban 1.2 (LIU-1.2) subject to a rezoning policy to allow a rezoning to the TR Transitional Zone for the use of an assisted living facility only.

A commissioner asked if this request is for an expansion to the business, to meet compliance for existing expansion, or both.

Staff stated that that the applicant should respond to the question, but it is staff's understanding that the applicants have an approved assisted living home for up to ten patients.

The applicant's agent stated the owner has had an assisted living home in operation for a year with ten residents in the home. The home is in compliance with state statute. Construction for this home and all systems were sized for this proposal request. The MIU change concern has

been acknowledged and the applicants agree with maintaining the current land use of LIU-1.2 with a rezoning policy that limits the property to allow for a TR rezoning with a policy for an assisted living facility, and no other commercial use or apartments allowed. An assisted living facility is considered a commercial use but with much less activity and is residential in nature. The proposed use would meet comprehensive plan goals and policies, such as creating multi-generational communities, allowing for people to age in place, and providing for safe and affordable housing for dependent seniors. There is a need for home care as more seniors need daily assistance. The assisted living home has been in place for one year with no complaints.

The agent stated that there are existing issues regarding delivery traffic and dust concerns unrelated to the group home. Delivery traffic needed for operation of the assisted living home and for the expansion includes no linen service, infrequent package delivery for residents, and deliver of medical supplies from smaller suppliers once a month, except for weekly medical supply deliveries for hospice residents. Currently, staffing includes two people during the day and one at night; this would increase to three during the day and one at night. Visitation has been low with few out-of-state families visiting and due to the pandemic restrictions, more visitations have moved to on-line visits. Over the past couple months, neighborhood traffic may have increased in general with many people staying at home and ordering online. This request is to expand the northwest corner of the residence and to reconfigure internal operation to expand into empty rooms for additional residents and to install a commercial kitchen.

A commissioner asked if the request is for a reconfiguration, expansion to the existing building envelope, or an internal adjustment to increase beds.

The applicant stated that this request is for a reconfiguration of the internal structure. There are more bedrooms than residents and the opportunity exists to convert space currently not used for residents into additional tenant space. Some rooms are large for a single resident and can be converted for two residents. A small addition would be added to the northwest corner of the home.

A commissioner asked if the addition is a necessity versus a reconfiguration, if this is a compliance request, and how many beds are in the other facilities operated by the owner.

The applicant stated that this is a request to have additional beds, as current zoning does not allow for more than ten beds and TR zoning is needed to have more than ten beds.

The owner responded that their other facilities have ten beds.

Staff asked how many potential patients are planned for this site.

The applicant stated 25-30 patients.

Staff stated that some of these questions can be answered at time of rezoning, but because of the nature of the request it is important to get these answers on the record at this time. The house is currently larger than what is required for ten patients. With no linen service, staff asked if the septic capacity has been considered.

The applicant stated that the septic system has been upsized for 30 patients.

The owner stated that there are two septic tanks: a gray water tank is 1,500 gallons and the sewer tank is 3,500 gallons.

A commissioner opened the public hearing. One member of the public spoke in opposition to the request, stating concerns revolving around the owner knowingly buying a property in a low-density residential neighborhood to operate a future business and increased traffic.

The applicant's agent responded that there was never an intention to expand the facility and then to try to ask for a larger business. The owner did all they could under state statute and current zoning. There have been no prior complaints until this request. Facilities for this type of service are needed and there is an existing mix of residential and commercial at Golf Links and Houghton. Assisted living is low intensity use and fits the neighborhood.

The commission closed the public hearing.

A commissioner asked staff if this type of request could be accomplished through the variance process.

Staff stated that a variance request for one or two additional residents might be permitted, but due to the number of residents being proposed and the self-imposed hardship, a rezoning is the best process to address this request. The zoning code allows up to ten patients under the current zoning for an assisted living home and greater than ten patients requires TR zoning.

Commissioner Johns made a motion to recommend DENIAL, Commissioner Matter gave second.

Upon a roll call vote, the motion to recommend **DENIAL** passed (7-2; Commissioners Bain and Becker voted Nay; Commissioner Gungl was absent). Staff recommended MODIFIED APPROVAL of the request to amend the Comprehensive Plan land use designation from LIU-1.2 to MIU, subject to rezoning policy:

Notwithstanding the Low Intensity Urban 1.2 (LIU-1.2) land use designation on the property and use objectives stated under the designation, a rezoning to TR Transitional Zone, for assisted living center use only, shall be deemed to be in conformance with the Comprehensive Plan.

TD/DS/ar
Attachments

cc: Norma Chacon, PO Box 90682, Tucson AZ 85752
The Planning Center, Attn: Brian Underwood, 2 E. Congress, Suite 600
Tucson AZ 85701
Tom Drzazgowski, Chief Zoning Inspector
P20CA00001 File

E GOLF LINKS ROAD

City of Tucson

Pima County

S MARIO RANCH LANE

8,547 sq. ft.
Existing Building

322'

150'

328'

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

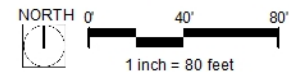
PIMA COUNTY COMPREHENSIVE PLAN LAND USE DESIGNATIONS

LIU 1.2 - Low Intensity Urban 1.2 (Existing designation of subject property and surrounding parcels)

MIU - Medium Intensity Urban (Proposed land use designation)

NOTES:

Existing Land Use: Group Home | Proposed Land Use: Assisted Living Center | Special Features: None - no floodplain, steep slopes or riparian habitat onsite



FILE NAME: 2655sMario_complan_8.5x11_LS.mxd
SOURCE: Pima County GIS, 2020

LEGEND



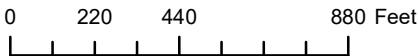
Plan Amendment Boundary
(2655 S Mario Ranch Lane)


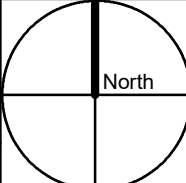
Jurisdictional Boundary

Parcels

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



<p>Taxcode: 136-10-0470</p>	<p>P20CA00001 CHACON - S. MARIO RANCH LANE PLAN AMENDMENT</p>	<p>Districts 4 Location: Approx 250 feet south of the intersection of S. Mario Ranch Lane and E. Golf Links Road</p>
	<p>Catalina Foothills Planning Area under Pima Prospers Section 25, Township 14 South, Range 15 East</p>	
	<p>Map Scale: 1:6,000</p>	
	<p>Map Date: May 4, 2020 / dms</p>	



2020 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	May 27, 2020
CASE	P20CA00001 Chacon – S. Mario Ranch Lane Plan Amendment
PLANNING AREA	Catalina Foothills
DISTRICT	4
LOCATION	East side of S. Mario Ranch Lane, approximately 250 feet south of the intersection of S. Mario Ranch Lane and E. Golf Links Road, addressed as 2655 S. Mario Ranch Lane
REQUEST	Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) for approx. 1.11 acres
OWNER	Norma Chacon
AGENT	The Planning Center – Brian Underwood

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"The subject request entails modifying the land use designation for the property from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) to allow for a subsequent rezoning request to TR (Transitional Zone). The overall intent of the proposed amendment is to allow the Owner to rezone to TR to move from being a smaller age-restricted care community, classified as a group home by the State of Arizona, to an Assisted Living Center. The vision is to use the beautiful and spacious 8,547 square foot building on the Property in a more efficient manner so that quality homecare services can be provided to more aging adults in need of at-home assistance."

STAFF REPORT:

Staff recommends **MODIFIED APPROVAL** of the Comprehensive Plan Amendment request, retaining the Low Intensity Urban 1.2 (LIU-1.2) land use designation and establishing the following Rezoning Policy to permit an increase in use intensity and allow the property to be rezoned to TR (Transitional Zone):

Notwithstanding the Low Intensity Urban 1.2 (LIU-1.2) land use designation on the property and use objectives stated under the designation, a rezoning to TR Transitional Zone, for assisted living center use only, shall be deemed to be in conformance with the Comprehensive Plan.

This policy-only option would be shown on the Comprehensive Plan Planned Land Use maps as the existing LIU-1.2 designation and a Rezoning Policy number which would reference the policy language specific to this amendment case.

Staff explored the other two possible recommendations for this case: **Approval** of this requested

Comprehensive Plan Amendment would change the land use designation on the site from LIU-1.2 to MIU and would allow the applicants to move forward with a rezoning of the parcel similar to the outcome with staff's rezoning policy recommendation. However, the MIU designation would be an island within an existing LIU-1.2 residential neighborhood. **Denial** of the amendment request would leave the applicants with a currently permitted assisted living home (for 10 or fewer residents) and not provide for an expansion to an assisted living center (for 11 or more residents).

Background

The amendment site is a single parcel, 1.11 acres in area, located in eastern Tucson about one-quarter mile east of the intersection of S. Houghton Road and E. Golf Links Road. The site is zoned CR-1 Single Residence and is developed with a single residence currently permitted as an assisted living home (for ten or fewer residents). The site has been entirely cleared of vegetation except for a thirty-foot strip of vegetation on the rear (east) side of the property. If this amendment is approved, the owner will request a rezoning to the TR Transitional Zone to upgrade the use to an assisted living center (for eleven or more residents) utilizing the existing residential structure.

The site is located in a region of transitioning land uses. County SR Suburban Ranch-zoned residential parcels surround Saguaro National Park-East, about 1½ miles east of the amendment site. Most of the surrounding residences on Mario Ranch Lane are also zoned CR-1 with LIU-1.2 land use. Lands within the jurisdiction of the City of Tucson are about 200-300 feet to the north and west. Further west, Tucson R-1, R-2 and C-1 zones of higher residential density and use intensity are found along Houghton Road, with mixed commercial uses (Walmart, CVS, QuikTrip, Goodwill, AutoZone, fast food restaurant) at the Houghton and Golf Links intersection.

The existing LIU designation is for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions for more natural open space. The requested MIU land use designates areas for a mix of medium density housing types (single family and attached dwellings) and non-residential uses such as offices, medical offices and hotels. Special attention should be given to site design to ensure uses are compatible with adjacent lower density residential use. For residential projects, density ranges from between 5-13 residences per acre. MIU is considered to be the lowest-intensity land use designation which permits a rezoning to TR.

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1a. Growing Smarter Acts

The proposed assisted living center would provide another commercial service to the Houghton and Golf Links neighborhood, which currently has a mix of commercial and residential uses, and also provide a residential accommodation option for dependent seniors.

1b. Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The county's 2015 comprehensive plan update, *Pima Prospers*, Chapter 1 Use of Land, 3.5 Housing and Community Design Element, includes Goal 1 to create livable, viable, multi-generational communities; and, Goal 4 to ensure safe, decent and affordable market-rate housing for a wide range of income levels, household sizes and age groups.

No special area or rezoning policies currently exist on the subject property.

1c. Maeveen Marie Behan Conservation Lands System (CLS)

The site is located outside the CLS.

2. Oversight, Inconsistencies, or Land Use Related Inequities/Changes
n/a

AGENCY/DEPARTMENT COMMENTS:

Department of Transportation (DOT):

The proposed site is served directly by Mario Ranch Lane with Golf Links Road approximately 170 feet to the north. Mario Ranch Lane is within Pima County's jurisdiction and is currently not maintained by the County. Mario Ranch Lane is an unimproved roadway with signs of previous surface treatment. Golf Links Road is within City of Tucson's jurisdiction and approximately 800 feet of Golf Links Road west of Mario Ranch Lane is unimproved.

Considering that the current and proposed use are similar from a land use perspective, and the low development intensity along Mario Ranch Lane, the site will not impact Mario Ranch Lane capacity.

At the rezoning phase, DOT will evaluate the required improvements for Mario Ranch Lane. Proof of coordination with City of Tucson jurisdiction for impacts and required improvements to Golf Links Road shall be provided.

The department has no objection to this amendment request.

Regional Flood Control District:

The district has no objection to this amendment.

Regional Wastewater Reclamation Department:

The existing public sewer facilities are located more than 900 feet from the subject property. The existing senior living facility and future expansion will be served by the existing sewage disposal system (septic). Approval from PDEQ is required to ensure the existing tank has sufficient capacity for additional residents.

The department has no objection to the proposed comprehensive plan amendment. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a development plan or request for building permit is submitted for review.

Cultural Resources & Historic Preservation Division:

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.

Department of Environmental Quality:

PDEQ has no objections to this amendment.

City of Tucson, Planning & Development Services Department:

City of Tucson did not respond to a request for comments.

Tucson Water:

Tucson Water did not respond to a request for comments.

Tucson Fire Department:

Tucson Fire Department did not respond to a request for comments.

Tucson Electric Power:

Tucson Electric Power did not respond to a request for comments.

United States Fish and Wildlife Service (USFWS):

USFWS did not respond to a request for comments.

Public Comments:

As of May 15, 2020, one public comment in protest to this amendment has been received. Reasons stated for the protest is higher density, non-residential uses, and the change is inappropriate to the adjacent residential properties.

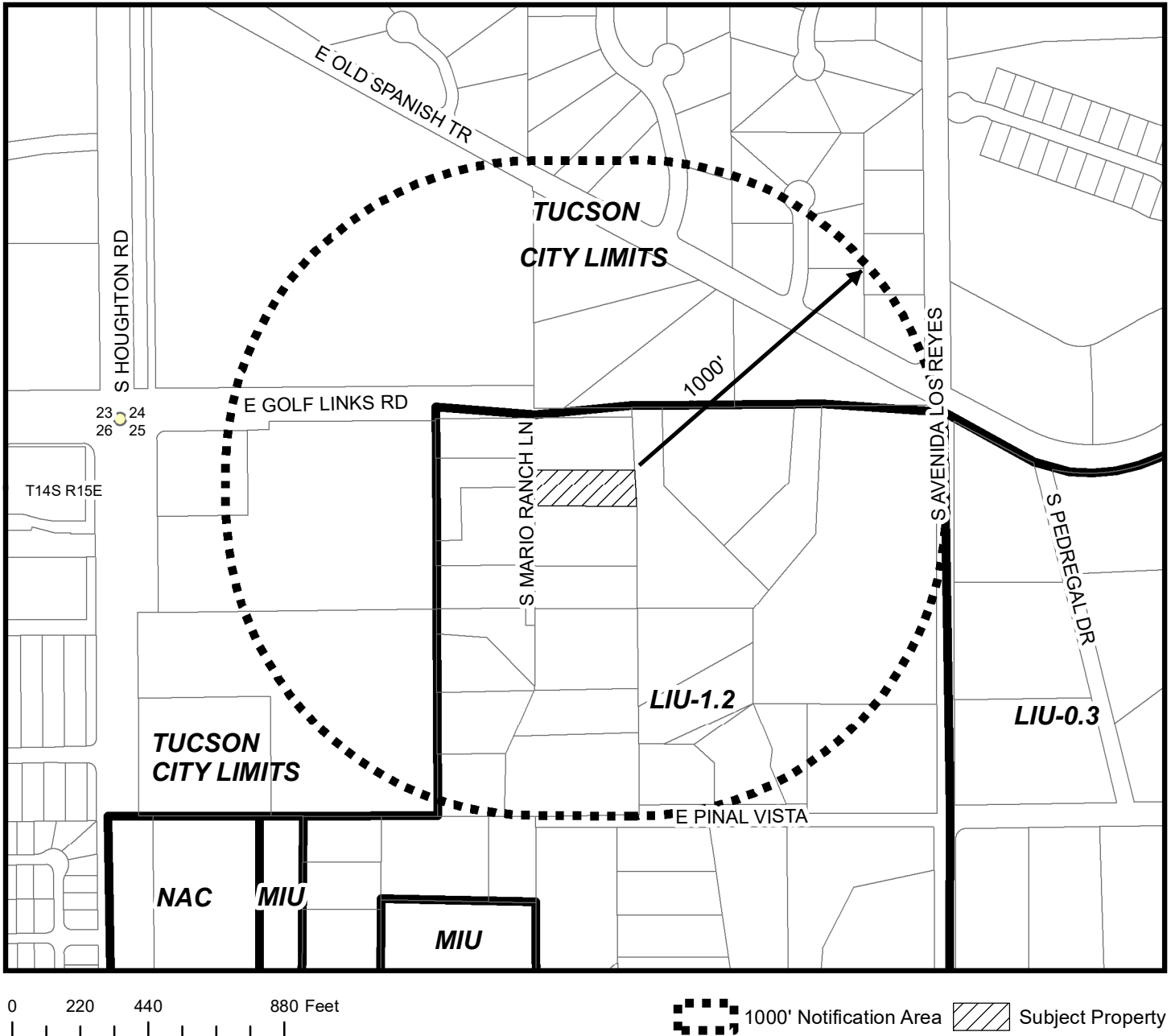
Respectfully submitted,


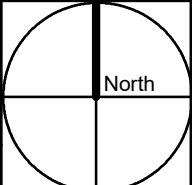
Donna Spicola
Planner

cc: Brian Underwood, The Planning Center

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



Taxcode: 136-10-0470	P20CA00001 CHACON - S.MARIO RANCH LANE PLAN AMENDMENT		Districts 4 Location: Approx 250 feet south of the intersection of S Mario Ranch Lane and E. Golf Links Road
	Request: Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) 1.11 Acres +/-		
	Catalina Foothills Planning Area under Pima Prospers Section 25, Township 14 South, Range 15 East		
	Planning and Zoning Commission Hearing: May 27, 2020	Map Scale: 1:6,000	
	Board of Supervisors Hearing: August 17, 2020 (tentative)	Map Date: May 1, 2020 / dms	



Land Use Legend and Map

FROM:

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 1.2 (LIU-1.2)

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC; 2 RAC with 50 percent open space

TO:

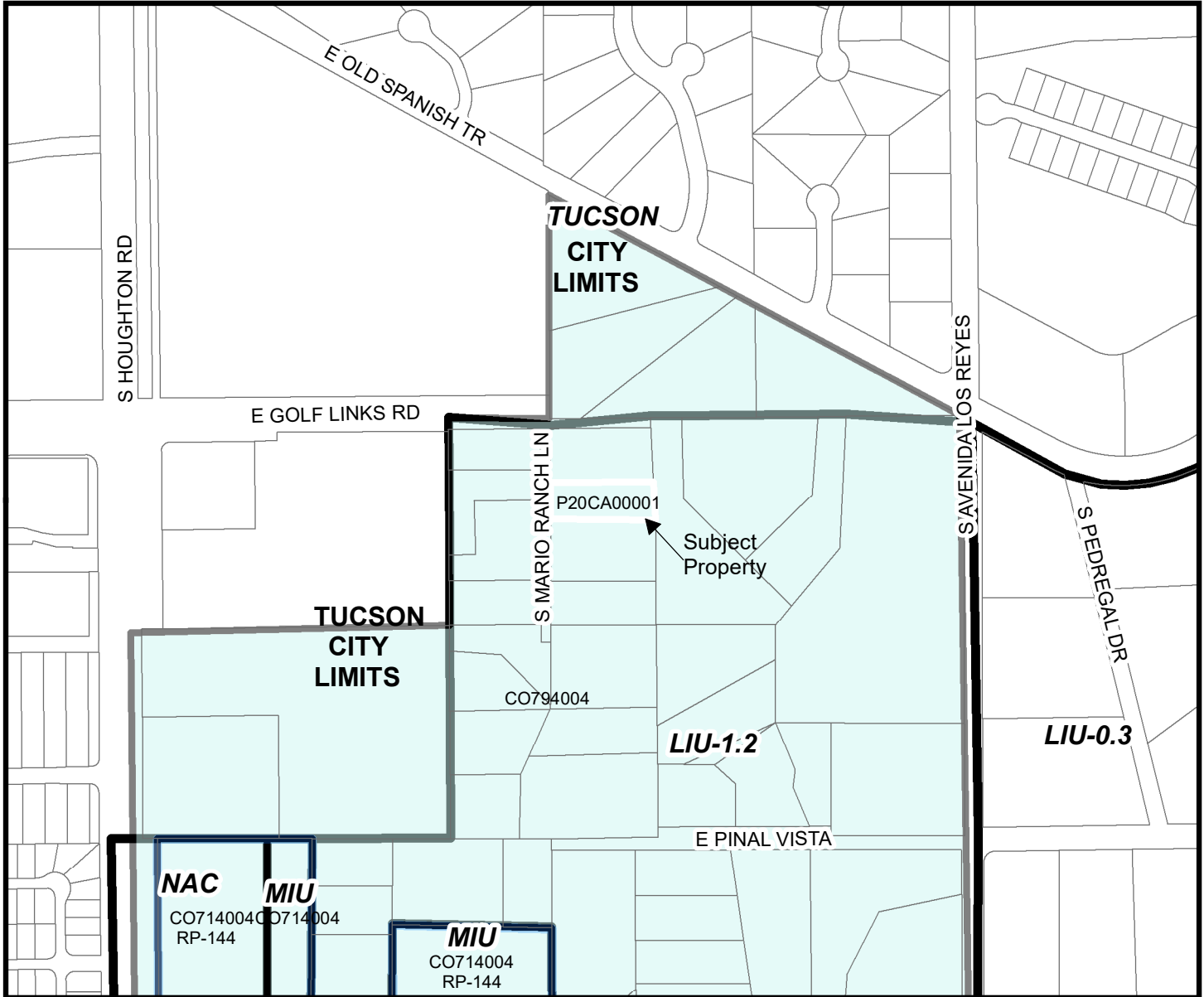
Medium Intensity Urban (MIU)

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.


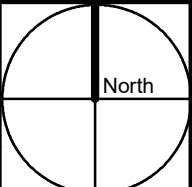
- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use History



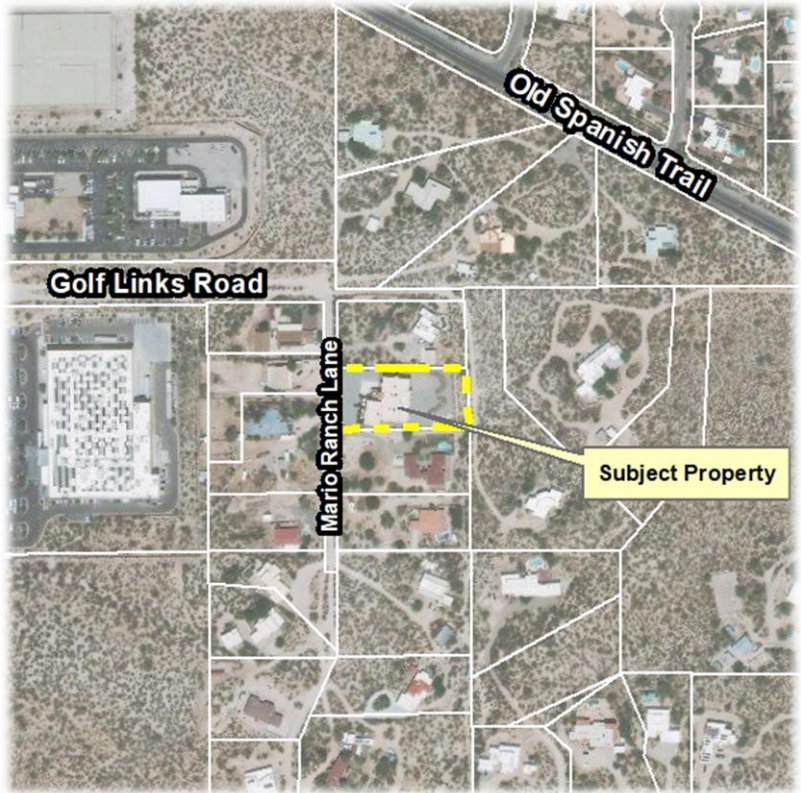
0 220 440 880 Feet

<p>Taxcode: 136-10-0470</p>	<p>P20CA00001 CHACON - S. MARIO RANCH LANE PLAN AMENDMENT</p> <p>Request: Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) 1.11 Acres +/-</p>	<p>Districts 4 Location: Approx 250 feet south of the intersection of S. Mario Ranch Lane and E. Golf Links Road</p>
	<p>Catalina Foothills Planning Area</p> <p>Map Scale: 1:6,000</p> <p>Map Date: May 4, 2020 / dms</p>	

May 8, 2020

Dear Neighbor:

On behalf of Norma Chacon, the "Owner" of 2655 Mario Ranch Lane (the "Property"), The Planning Center invites you to attend a virtual neighborhood meeting regarding the Owner's request to amend *Pima Prospers*, Pima County's Comprehensive Plan. Specifically, the request is to amend the land use designation on the Property from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU). The proposed amendment is needed before the Owner can request a rezoning to allow the existing senior care community onsite to become an Assisted Living Center that can accommodate more aging adults in need of homecare services.



At over 8,000 square feet, the existing home on the Property has ample space for additional residents. The Owner's vision is an internal redesign of the beautiful and spacious home in a more efficient manner with the potential for a small addition off the eastern façade at the northeast corner of the home. The home was equipped with commercial fire sprinklers when it was built and the septic, water and electric infrastructure serving the Property is already sized to accommodate an increase in residents.

The Property's existing access off Mario Ranch Lane will remain and no other access will be provided. If this plan amendment request is approved, the Owner will be responsible for chip sealing Mario Ranch Lane from the Property to Golf Links Road at the time of rezoning. No other roadway or onsite improvements are proposed.

Please join us:

Date: May 21, 2020

Time: 5:45 PM

Location: Online via Zoom Meeting (link below)

https://teams.microsoft.com/j/19%3ameeting_ODQ5M2YzOWYtYjIhNC00NmY4LWI2OTUtOTAwNmZkOGE0ZGU1%40thread.v2/0?context=

SEE REVERSE SIDE

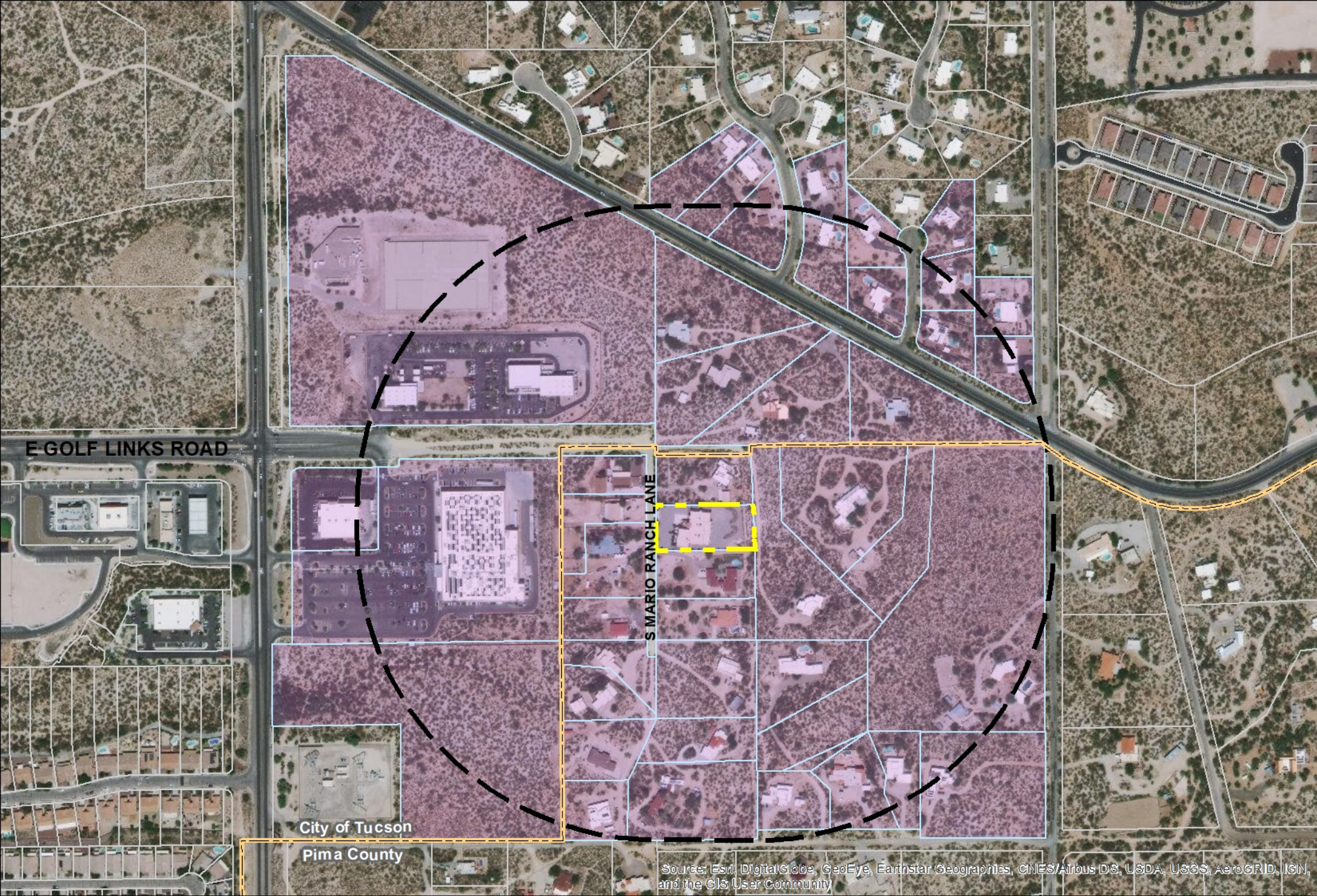
[%7b%22Tid%22%3a%22196ad2c0-b551-4927-b4bb-515a5421db0b%22%2c%22Oid%22%3a%2212613faf-1dc9-4511-8be3-d2109d7f5ee6%22%7d](#)

Please note this meeting is being held virtually to ensure the safety of all attendees during the current COVID-19 pandemic. If you are interested in attending, please send an email to the address below and a live link will be sent to you. A live link will prevent you from having to type the link provided in this letter into your browser. During the meeting, the Owner's representative will discuss the plan amendment process and address any questions or comments that you may have.

Comments on this proposal may also be submitted to the Pima County Development Services Department, 201 N Stone Avenue, Tucson, AZ 85701, Phone: 520.724.9000. Additionally, comments may be made verbally and/or in writing at an upcoming Planning and Zoning Commission public hearing on May 27th.




In the meantime, if you have any questions, please contact Brian Underwood at 520.209.2628 or bunderwood@azplanningcenter.com.





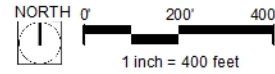


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

-  Plan Amendment Boundary (2655 S Mario Ranch Lane)
-  1,000' Notice Area
-  Parcels within 1,000' (46 total)

-  Jurisdictional Boundary
-  Parcels



FILE NAME: 2655 S Mario Ranch Ln_Notification Area.mxd
SOURCE: Pima County GIS, 2020



201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezoning that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl
 - b. Western burrowing owl
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: _____



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No	<input type="text"/>	<input type="text" value="No"/>
Western burrowing owl	No	<input type="text"/>	<input type="text" value="No"/>
Pima pineapple cactus	No	<input type="text"/>	<input type="text" value="No"/>
Needle-spined pineapple cactus	No	<input type="text"/>	<input type="text" value="No"/>

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

From: DSD Planning
Sent: Friday, May 1, 2020 8:05 AM
To: Mark Holden
Subject: FW: Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application
Attachments: 11406927.zip

From: noreply@server.mailjol.net <noreply@server.mailjol.net>
Sent: Thursday, April 30, 2020 4:35 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. <u>Make sure you do a virus scan before trying to access these files on your system.</u>	
<u>Download</u> (http://allforms.mailjol.net/file.php?id=712a2c2e-11406927-935bfd75)	
Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	Norma Chacon
Owner Address	PO BOX 90682
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85752-9068
Owner Phone	520-940-5535
Owner_Email	nchacon02@yahoo.com
Applicant Name	Brian Underwood - The Planning Center
Applicant Address	2 E Congress, Suite 600
Applicant City	Tucson
Applicant State	AZ
Applicant Zipcode	85701
Applicant Phone	520-209-2628
Applicant_Email	bunderwood@azplanningcenter.com

Property Address	2655 S Mario Ranch Lane
Property Parcel Number	136-10-0470
Property Acreage	1.11
Current Land Use Designation	LIU-1.2 (1.11 acres)
Proposed Land Use Designation	MIU (1.11 acres)
Policies	9, Catalina Foothills
Concurrent Property Acreage	
Property Present Zone	
Property Proposed Zone	
FTP-Link	
Signature	I confirm the information provided is true and accurate 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. (By checking the box, I am electronically signing this application.)
Application Date	30-Apr-2020
More Information about this submission and submitter	
Submission ID	11406927
Date & Time	30th Apr 2020 4:34 PM
Form Location	--
IP Address	68.231.191.191
Browser info	Mozilla/5.0 (Windows NT 10.0; WOW64; Trident/7.0; Touch; rv:11.0) like Gecko
Predicted Country	--