

COB - BOSAIR FORM

08/12/2025 11:15 AM (MST)



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: 09/02/2025

Agenda Item Report

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

Record Number:

Title: ORDINANCE: P24SP00006 MANZANITA INVESTMENT GROUP, LLC – W. VALENCIA ROAD SPECIFIC PLAN REZONING (SOL FLOWER SPECIFIC PLAN)

Introduction / Background: The Board of Supervisors approved the Sol Flower Specific Plan on April 1, 2025.

Discussion: The specific plan rezoning was for an approximate .11-acre portion of a property to amend the hours of operation to 7 am through midnight, located at 3000 W. Valencia Road, Suite 210, for Sol Flower, an existing approved marijuana dispensary. The property is located outside the Maeveen Marie Behan Conservation Lands System.

Conclusion: The Ordinance reflects the Board of Supervisors' approval.

Recommendation: Approval

Fiscal Impact: N/A

Support of Prosperity Initiative: N/A

Provide information that explains how this activity supports the selected Prosperity Initiative N/A

Board of Supervisor District: • 5

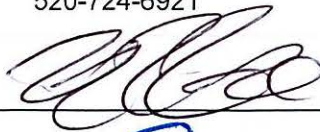
Department: Development Services - Planning

Name:
Terrill Tillman, AICP, Planner III

Telephone:

520-724-6921

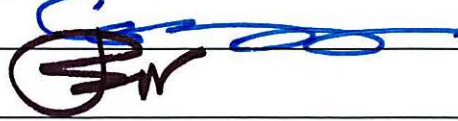
Department Director Signature: _____

 For _____

Date: _____

8/14/25

Deputy County Administrator Signature: _____



Date: _____

8/14/2025

County Administrator Signature: _____



Date: _____

8/14/2025



Subject: P24SP00006

Page 1 of 1

SEPTEMBER 2, 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: August 19, 2025

ORDINANCE FOR ADOPTION

P24SP00006 MANZANITA INVESTMENT GROUP, LLC – W. VALENCIA ROAD SPECIFIC PLAN

Owners: Manzanita Investment Group, LLC
(District 5)

If approved, adopt ORDINANCE NO. 2025 - _____

OWNERS: Manzanita Investment Group, LLC
6298 E. Grant Road, Suite 100
Tucson, AZ 85741

AGENT: Lazarus & Silvyn, P. C.
Keri Sylvyn and Robin Large
5983 E. Grant Road, Suite 290
Tucson, AZ 85712

DISTRICT: 5

STAFF CONTACT: Terrill L. Tillman, AICP, Planner III

STAFF RECOMMENDATION: APPROVAL

TT/ds
Attachments

c: Keri Silvyn and Robin Large

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY .11 ACRES OF PROPERTY (PORTION OF PARCEL CODES 137-22-0250) FROM THE CB-1 (LOCAL BUSINESS) TO THE SP (SPECIFIC PLAN) ZONE, IN CASE P24SP00006 MANZANITA INVESTMENT GROUP, LLC – W. VALENCIA ROAD SPECIFIC PLAN REZONING, LOCATED AT THE NORTHWEST CORNER OF W. VALENCIA ROAD AND S. CARDINAL AVENUE, AMENDING PIMA COUNTY ZONING MAPS NOS. 35 AND 62.

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

Section 1. The .11 acres is rezoned from the CB-1 (Local Business) to the SP (Sol Flower Valencia Specific Plan) zone, a portion of parcel code 137-22-0250, located at the northwest corner of W. Valencia Road and S. Cardinal Avenue, addressed as 3000 W. Valencia Road, Suite 210 and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), subject to the conditions identified in and incorporated by reference into, Section 2 of this Ordinance.

Section 2. Rezoning Conditions. The Sol Flower Valencia Specific Plan, Exhibit B (which has not been recorded but may be viewed at the office of the Pima County Development Services Department – Planning Division) is hereby adopted, subject to amendments as required by the Board of Supervisors' action and to include Part V (Conditions of Approval).

Section 3. Amendments. The rezoning conditions adopted in Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Pima County Zoning Code, Chapter 18.90.

Section 4. The effective date of this Ordinance is 30 days after adoption by the Board of Supervisors.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2025.

Chair, Pima County Board of Supervisors

Attest:

Clerk, Board of Supervisors

Approved As To Form:

 8-6-25

Deputy County Attorney
Jacob Kavkewitz

Approved:



Executive Secretary,
Planning and Zoning Commission

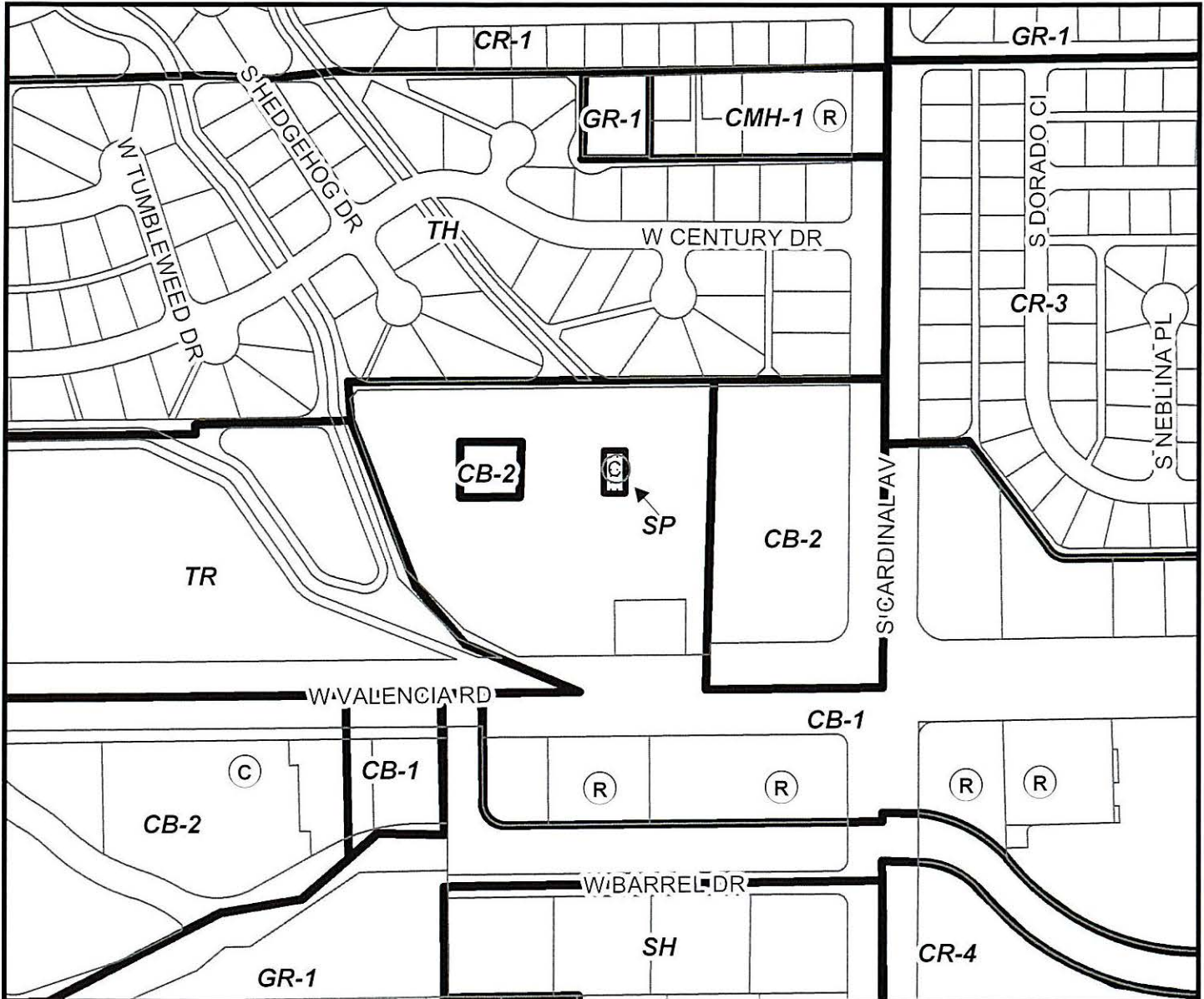
EXHIBIT A

AMENDMENT NO.'S. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO.'S 35 & 62 TUCSON AZ. BEING A PART
OF SUNKIST ACRES NO 3 (BK 16, PG 68) PORTION OF LOT 25



0 80 160 320 Feet
[Scale bar with markings at 0, 80, 160, and 320 feet]

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM CB-1 .11 ac
ds-July 23, 2025

P24SP00006
Ptn of 137-22-0250

