



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: August 7, 2018

**Title:** Co9-71-178 EMPIRE ACRES SUBDIVISION REZONING (Ordinance for Lot 9)

**Introduction/Background:**

The Board of Supervisors approved this rezoning subject to conditions as recommended by the Planning and Zoning Commission on April 3, 1972.

**Discussion:**

The rezoning was for all 39 lots of the Empire Acres subdivision from the SR (Suburban Ranch) zone to the SH (Suburban Homestead) zone. The lots were under separate ownerships and many have been separately ordinated over time since the rezoning approval. The owner of Lot 9 has made a written request for an ordinance. Lot 9 is 6.00 acres. There remain other SR-zoned lots within the subdivision that could be ordinated for SH upon request.

**Conclusion:**

The Ordinance reflects the Board of Supervisor's approval of the rezoning.

**Recommendation:**

Approval

**Fiscal Impact:**

N/A

**Board of Supervisor District:**

1       2       3       4       5       All

Department: Development Services Department - Planning Telephone: 520-724-9000

Contact: David Petersen Telephone: 520-724-9000

Department Director Signature/Date:  7/23/18

Deputy County Administrator Signature/Date:  7/23/18

County Administrator Signature/Date:  7/23/18



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**Subject: Co9-71-178**

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**FOR AUGUST 7, 2018 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division  
**DATE:** July 18, 2018

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**ORDINANCE FOR ADOPTION**

**Co9-71-178** **EMPIRE ACRES SUBDIVISION REZONING**  
Owners: Joshua and Shannon Garner  
(District 4)

**If approved, adopt ORDINANCE NO. 2018 - \_\_\_\_\_**

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**OWNERS:** Joshua and Shannon Garner  
268 N. Scott Ave.  
Benson, AZ 85602-6204

**AGENT:** N/A

**DISTRICT:** 4

**STAFF CONTACT:** David Petersen

**STAFF RECOMMENDATION:** APPROVAL.

CP/DP/ar  
Attachments

cc: Co9-71-178 File

ORDINANCE 2018-\_\_\_\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA RELATING TO ZONING; REZONING APPROXIMATELY 6.00 ACRES OF PROPERTY (EMPIRE ACRES LOT 9) LOCATED ON THE SOUTH SIDE OF LORI ROAD, APPROXIMATELY 530 FEET EAST OF LOVELL ROAD, NORTH OF INTERSTATE 10 AND THE LOVELL ROAD INTERSECTION, FROM THE SR (SUBURBAN RANCH) ZONE TO THE SH (SUBURBAN HOMESTEAD) ZONE, IN CASE Co9-71-178 EMPIRE ACRES SUBDIVISION REZONING; AND AMENDING PIMA COUNTY ZONING MAP NO. 551.

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

Section 1. The 6.00 acres (Empire Acres Lot 9) located approximately 530 feet east of Lovell Road, north of Interstate 10 and the Lovell Road intersection, and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 551, is rezoned from the SR (Suburban Ranch) zone to the SH (Suburban Homestead) zone subject to the conditions in this ordinance.

Section 2. Rezoning Conditions.

1. Recording of a covenant establishing 144,000 square feet as the minimum lot size.
2. A suitable arrangement with the Pima County Department of Environmental Quality regarding sanitary facilities.
3. Recording of a covenant holding Pima County harmless in the event of flooding.

Section 3. 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 4. 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chairman, Pima County Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk, Board of Supervisors

Approved As To Form:

 6/29/2018  
\_\_\_\_\_  
Deputy County Attorney  
Lesley M. Lukach

Approved:

  
\_\_\_\_\_  
Executive Secretary,  
Planning and Zoning Commission

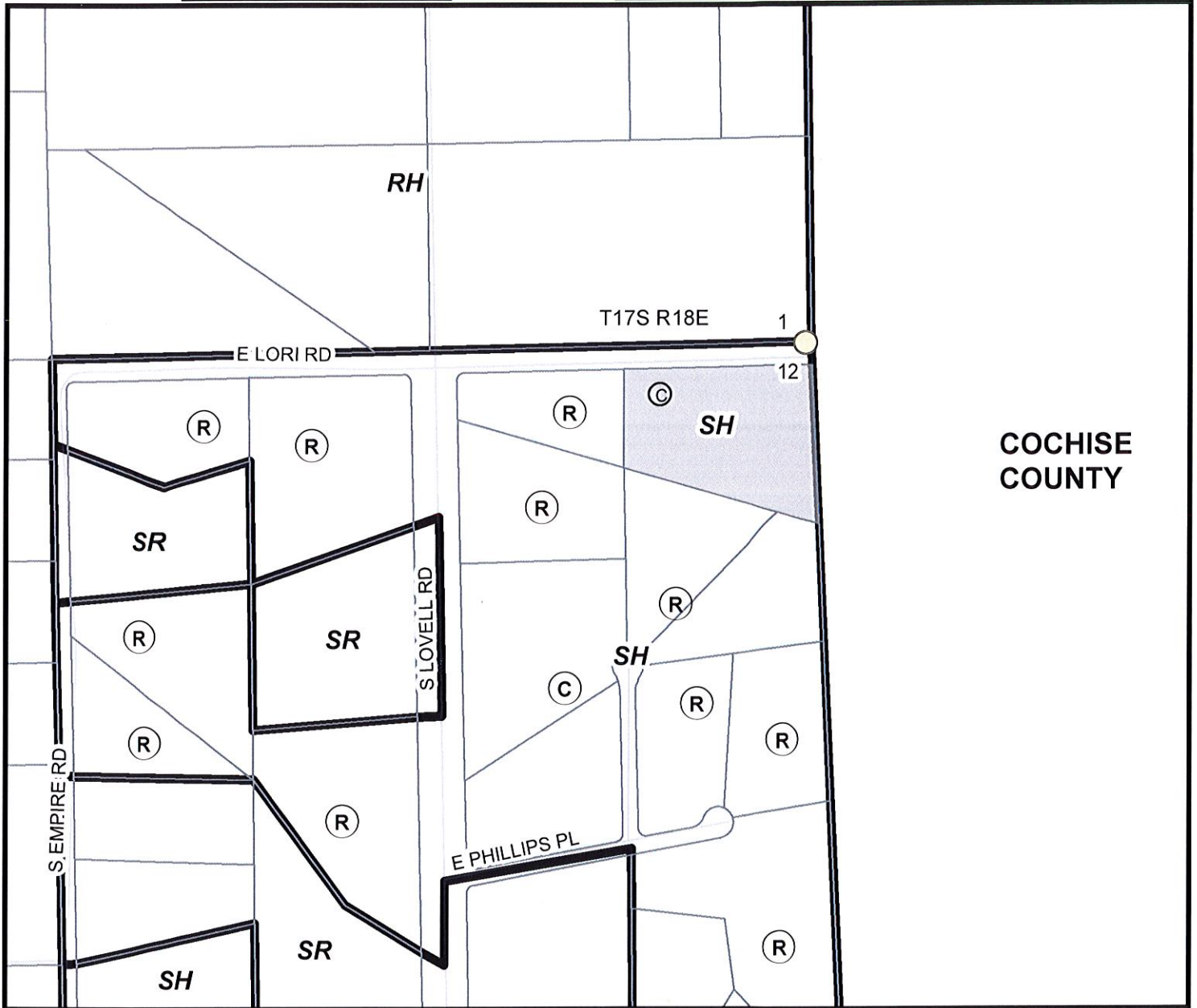
# EXHIBIT A

AMENDMENT NO. \_\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_  
TO PIMA COUNTY ZONING MAP NO. 551 TUCSON ARIZONA LOT 9 OF  
EMPIRE ACRES BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SEC 12 T17S R18E.



0 125 250 500 Feet  
[Scale bar with 5 increments]

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



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

Ⓒ NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
FROM SR 6.0 ac  
ds-June 20, 2018

CO9-71-178  
306190130

