



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/18/2024

\*= Mandatory, information must be provided

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

**\*Title:**

P23RZ00008 WOHLFORD – N. BONANZA AVENUE REZONING

**\*Introduction/Background:**

The owner requests a rezoning of approximately 6.07 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone for three, single-family residential parcels.

**\*Discussion:**

The current SR zoning allows for one single-family residence on the 6.07-acre parcel. A rezoning to CR-1 will allow the property to be split into three parcels and allow the addition of two single-family residences.

**\*Conclusion:**

The proposed rezoning conform to the LIU-1.2 Comprehensive Plan designation.

**\*Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to conditions.

**\*Fiscal Impact:**

0

**\*Board of Supervisor District:**


1    2    3    4    5    All

Department: Development Services - Planning


Telephone: 520-724-6675

Contact: Donna Spicola, Planner II


Telephone: 520-724-9513

Department Director Signature: 

Date: 5-28-24

Deputy County Administrator Signature: 

Date: 5/29/2024

County Administrator Signature: 

Date: 5/30/2024



**TO:** Honorable Rex Scott, Supervisor, District 1  
**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division  
**DATE:** May 28, 2024  
**SUBJECT:** P23RZ00008 WOHLFORD – N. BONANZA AVENUE REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, June 18, 2024** hearing.

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**REQUEST:** For a **rezoning** of approximately 6.07 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located on the east side of N. Bonanza Avenue approximately 1,500 feet south of E. Snyder Road, addressed as **4510 N. Bonanza Avenue**.

**OWNER:** Kevin & Sandra Wohlford  
4510 N. Bonanza Avenue  
Tucson, AZ 85749

**AGENT:** Same

**DISTRICT:** 1

**STAFF CONTACT:** Donna Spicola, Planner II

**PUBLIC COMMENT TO DATE:** As of May 28, 2024, staff has received six letters of opposition stating concerns of flooding, increased road traffic, impacts to viewshed, limiting residences to one-story, and loss of wildlife habitat.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8-0** (Commissioners Gungle and Cook were absent)

**STAFF RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is located outside of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DS  
Attachments



**BOARD OF SUPERVISORS MEMORANDUM**

**SUBJECT: P23RZ00008**

Page 1 of 3

**FOR JUNE 18, 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:** May 28, 2024

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**ADVERTISED ITEM FOR PUBLIC HEARING**

**REZONING**

**P23RZ00008 WOHLFORD – N. BONANZA AVENUE REZONING**

Kevin and Sandra Wohlford, request a **rezoning** of approximately 6.07 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located on the east side of N. Bonanza Avenue approximately 1,500 feet south of E. Snyder Road, addressed as **4510 N. Bonanza Avenue**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 8-0 (Commissioners Gungle and Cook were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.  
(District 1)

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**Planning and Zoning Commission Public Hearing Summary (April 24, 2024)**

The public hearing was held in person and virtually. Some commissioners were present while others attended virtually and through the telephonic option. Staff attended in-person and virtually and the applicant attended in person.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions.

A commissioner asked what plans are being put in place to mitigate flood concerns. Staff stated the Regional Flood Control District (District) and the chief engineer accepted information to reduce the erosion hazard setback. Encroachment is defined as the water surface elevation of the floodplain elevated 1/10 of a foot and the velocities at the property boundaries increased by 10 percent. The original submittal of five lots was too much for this area and has been reduced to three lots. When permitting is applied for, the District will have the ability to reevaluate each permit to ensure that it does not have an adverse impact to adjacent properties and the right-of-way.

The applicant stated that he did not want to make any adverse changes to the wash and habitat

surrounding the wash but does believe that a couple residences can be added and at the same time preserve the natural habitat.

A commissioner asked if the applicant would be willing to work with the District with some of the flooding issues. The applicant responded that an engineering company investigated the flooding issues, that they don't want to make any changes to the wash, and that current flood issues will remain. The applicant stated that his engineer said that the culverts under Bonanza were inadequate and that wash issues should be taken up with the county.

The hearing was opened to the public.

Speakers 1 through 3 all stated concerns regarding roads, flooding, and loss of natural habitat. Speakers stated that they have seen flooding in their yards, asked about how the proposed parcel east of the wash will be accessed there is no bridge, what are the erosion hazard setbacks from the wash, and suggested single-story residences.

The applicant responded to the erosion setback question and stated a home cannot be built within 50 feet of the wash, though they would like it to be less since other houses are closer than 50 feet. Regarding flooding, the applicant stated they will not be making any changes to keep the natural look and preserve the wash, and their plans will not affect natural drainage. The county can make changes or improve the crossing over Bonanza. The applicant finished by saying they want CR-1 zoning like all of the properties for "thousands of feet around me."

A commissioner asked if there is no access to the proposed eastern parcel unless a crossing of the wash is installed. The applicant stated that there is no access, but his engineer designed a culvert system. If a culvert cannot be installed, then they will just go through the wash. The public hearing was closed.

Commissioner Truitt made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**, Commissioner Maese gave second.

The commission voted to recommend **APPROVAL** of the rezoning 8-0 (Commissioners Gungle and Cook were absent) subject to the following conditions:

Completion of the following requirement within five years from the date the rezoning request is approved by the Board of Supervisors:

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. The properties shall be limited to a single access point per lot onto Bonanza Avenue.
  - B. Access point to each lot shall be determined at time of building permit submittal.
3. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use an on-site sewage disposal system at the time a tentative plat, development plan or request for building permit is submitted for review.
4. Cultural Resources condition: A caution must be noted concerning human burials. 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 ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. 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

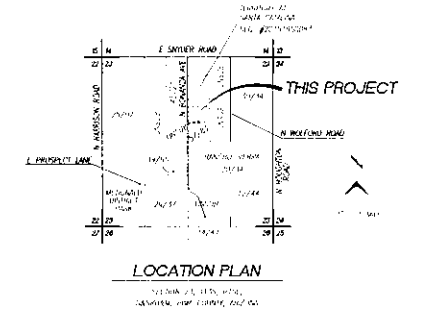
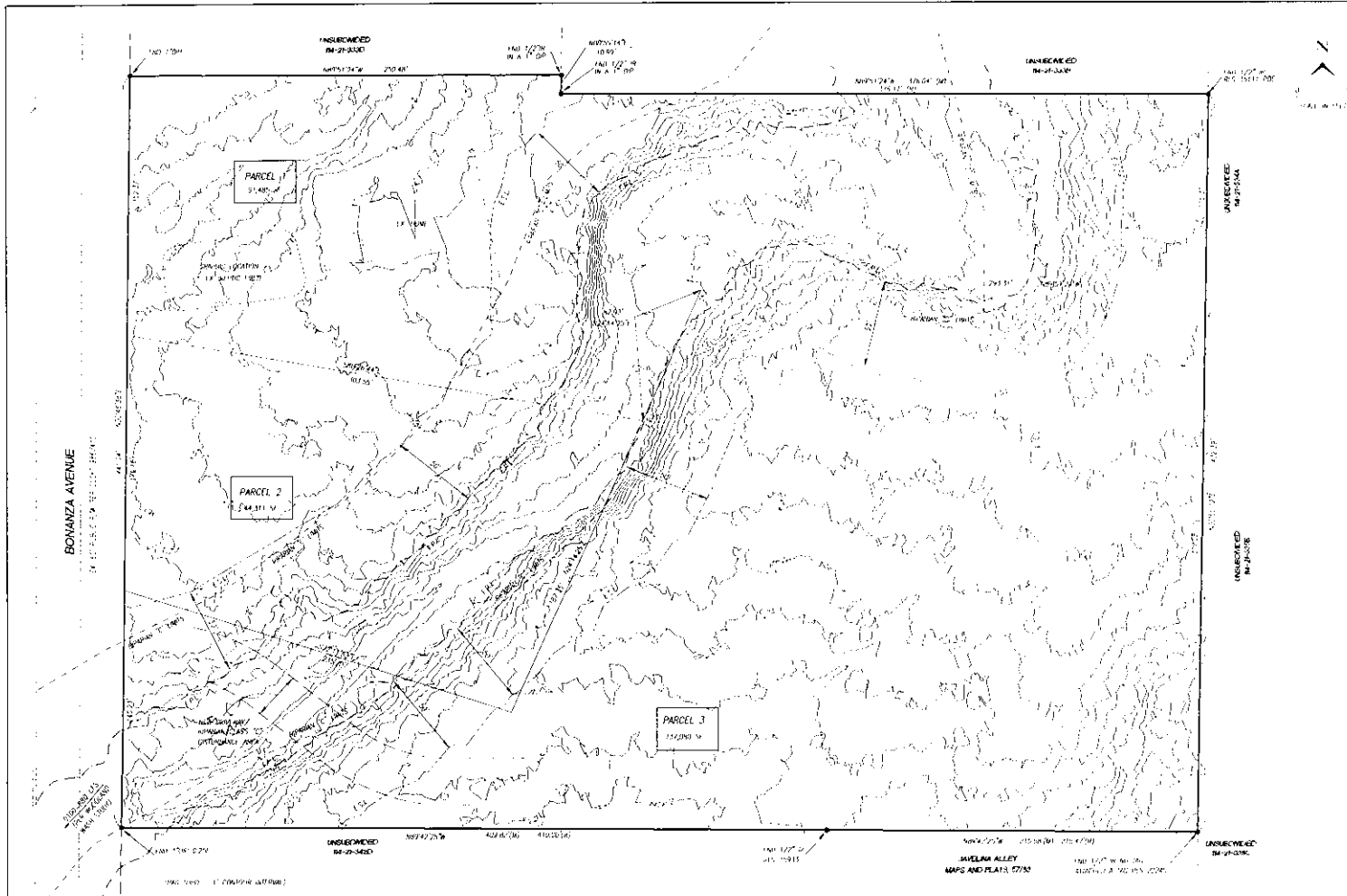
groups.

5. Adherence to the sketch plan as approved at public hearing.
6. No more than one single-family residence allowed on the proposed 3.14-acre parcel located east of existing wash without the written approval of the Board of Supervisors.
7. 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.
8. The property owner shall execute the following disclaimer regarding the Private Property 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)."

TD/DS

Attachments

c: Kevin & Sandra Wohlford



- LEGEND**
- UNSUBMITTED
  - UNSUBMITTED
  - UNSUBMITTED
  - UNSUBMITTED
  - UNSUBMITTED

**GENERAL NOTES**

1. EXISTING ZONING: SR
2. PROPOSED ZONING: CM 1
3. MINIMUM LOT SIZE REQUIRED FOR CM 1 ZONING: 50,000 SF
4. MINIMUM LOT AREA REQUIRED: 44,950 SF (ONLY IF PROPOSED)

**LEGAL ACCESS STATEMENT**

EXISTING LEGAL ACCESS FROM ANY PARCELS TO FROM THE PROPOSED PROJECT FRONT TO HWY 10 BONANZA AVENUE, BUT LEGAL RIGHT OF WAY AS RECORDED IN RECORD 2887412

**HDZ CALCULATIONS**

1. AREA OF PROJECT	63.8 AC (272,247 sq ft)
2. CHANNEL WIDTH	1.750'
3. LENGTH OF CHANNEL	76,707 LF
4. LENGTH OF "S" CURVE	4,825 LF
5. AREA X WIDTH CALCULATION	4,414,027 / 4 = 1,103,507 (SQ FT) (34.2 AC)

**RIPARIAN CLASS "C" CALCULATIONS**

EXISTING CHANNEL LENGTH / CHANNEL WIDTH = 43,800' / 1.75' = 24,971.43'

**RIPARIAN CLASS "C" NOTES**

1. EXISTING CHANNEL LENGTH AND CHANNEL WIDTH OF THE PROJECT SITE
2. AREA CALCULATED FROM CHANNEL LENGTH AND CHANNEL WIDTH
3. CHANNEL WIDTH IS 1.75' (BASED ON CHANNEL WIDTH)

**REFORMING FEASIBILITY EXHIBIT FOR 4510 N BONANZA AVENUE**

4510 N BONANZA AVENUE, #114-21-2121

10000 N 57th Ave, Suite 1100, Denver, CO 80231

**Baker & Associates Engineering, Inc.**

10000 N 57th Ave, Suite 1100, Denver, CO 80231

DATE: 08/11/2023

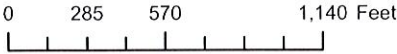
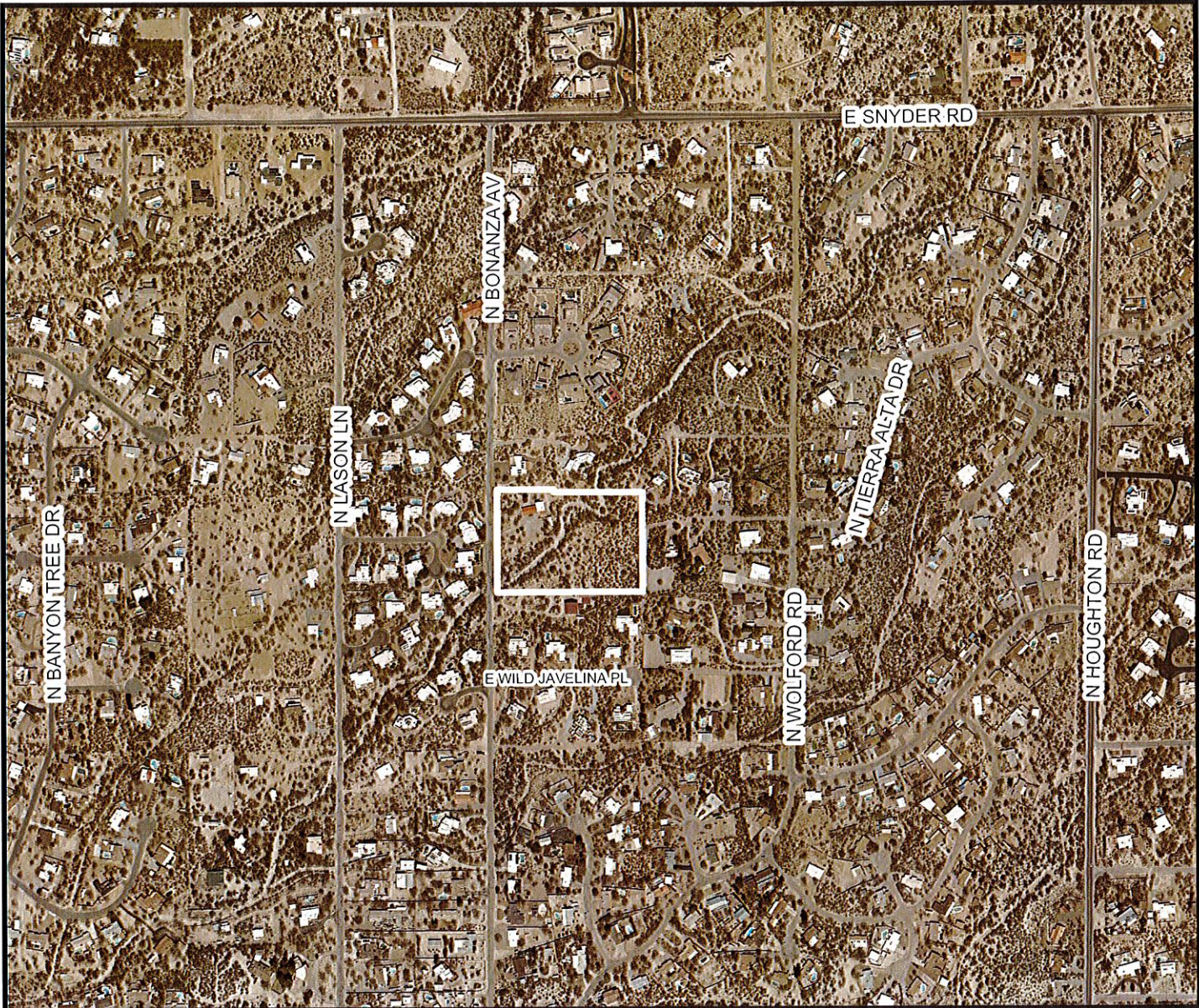
PROJECT NUMBER: 2023023

DRAWING NUMBER: 10000 N 57th Ave, Suite 1100, Denver, CO 80231



1 of 1

Case #: P23RZ00008  
 Case Name: WOHLFORD - N. BONANZA AVENUE REZONING  
 Tax Code(s): 114-21-333C

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION

	Notes:		
	Map Scale: 1:8,000	Map Date: 3/29/2024 - ds	

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION  
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**HEARING**     April 27, 2024

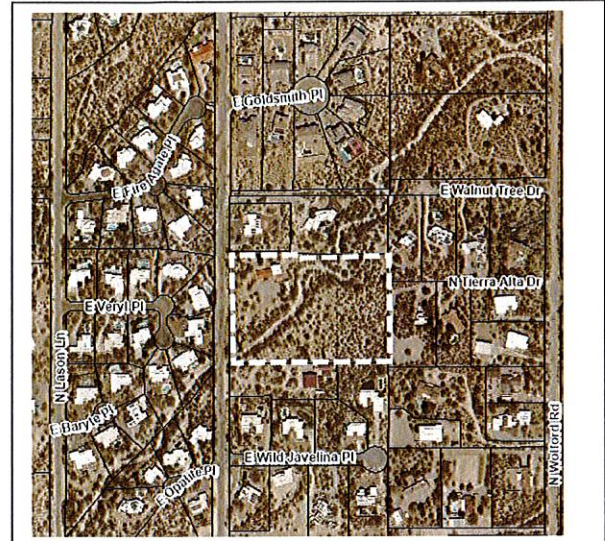
**DISTRICT**     1

**CASE**         P23RZ00008 Wohlford – N.  
                         Bonanza Avenue Rezoning

**REQUEST**     Rezone from SR (Suburban Ranch)  
                         to the CR-1 (Single Residence) zone  
                         on 6.07 acres

**OWNER**        Kevin & Sandra Wohlford  
                         4510 N. Bonanza Avenue  
                         Tucson, AZ 85749

**APPLICANT**   Same



**APPLICANT'S PROPOSED USE**

The applicant proposes to create a total of three lots on 6.07 acres of land for residential use.

**APPLICANT'S STATED REASON**

The applicant proposes to improve the existing home located on the northern lot and build a 2,500 – 3,500 square-foot-home on the most southerly lot. The remaining 3.14-acres located east of the wash will be for sale.

**STAFF REPORT SUMMARY**

Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning of a 6.07-acre parcel from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone. The property would be split into three lots with the existing single-family residence located on the northern parcel and the proposed two vacant parcels would be limited to one single-family residence per parcel. The proposal conforms to the Comprehensive Plan land use designation of Low Intensity Urban 1.2 (LIU-1.2).

**PUBLIC COMMENT**

As of the writing of this staff report, staff has not received any public comment.

Mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

**COMPREHENSIVE PLAN**

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 1.2 (LIU-1.2), which designates areas for low-density residential and other compatible uses and provides incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are provided in exchange for providing open space. There are no minimum



residences per acre (RAC) and the maximum density is 1.2 RAC without a density bonus. The LIU-1.2 plan density bonus allows a maximum RAC of 2.5 with a minimum of 45% open space or 4 RAC with 60% open space. The proposed three lots conform to the LIU-1.2 land use designation without the density bonus.

There are no Special Area or Rezoning Policies associated with the subject property.

**SURROUNDING LAND USES/GENERAL CHARACTER**

North:	CR-1	Developed Residential Acreage/Developed Residential Subdivision
South:	CR-1	Developed Residential Acreage/Developed Residential Subdivision
East:	CR-1	Developed Residential Acreage
West:	CR-1/SR	Developed Residential Subdivision/Developed Residential Acreage

The surrounding area contains low density residential uses which are mostly located within developed subdivisions. Some of the lower density residential uses near and adjacent to the rezoning property are a pocket of developed properties as a result of lot splitting without a subdivision plat. Approximately two and one-half miles southwest of the subject property, retail services are available at the intersection of E. Catalina Highway and E. Tanque Verde Road. The nearest public elementary school is Collier Elementary School on N. Bear Canyon Road, located approximately three miles southwest of the proposed rezoning. Magee Middle School on E. Speedway Boulevard is located approximately six miles southwest of the property and Sabino High School located is located on N. Bowes Road, approximately one mile northwest of the subject property. A fire station is located approximately four miles to the west. The nearest bus transit stop is located at E. Catalina Highway and E. Tanque Verde Road.

**PREVIOUS REZONING CASES ON PROPERTY**

In February 1970, a rezoning application (Co9-07-6) was filed for the CR-1 zone in accordance with the Agua Caliente Zoning Plan. The rezoning request covered approximately 20 acres. In 2000, the owner of the northern 9.1-acres (including this parcel) requested and received closure of rezoning case Co9-70-6.

**PREVIOUS REZONING CASES IN GENERAL AREA**

Adjacent rezoning cases are as follows:

- Co9-00-01 Hotchkiss rezoning totaling 3.05 acres from the SR to CR-1 zone located north of the subject property was approved resulting in two lots.
- Co9-87-98 Forty Four Hundred Partners rezoning totaling 36.46 acres from the SR to CR-1 zone located on the west side of Bonanza Avenue was approved resulting in a subdivision plat.
- Co9-87-60 Basist rezoning totaling 4.76 acres and Co9-86-101 Knapman rezoning totaling 4.66 acres from the SR to CR-1 zone located east of and adjacent to the subject property were approved resulting in lot splits.
- Co9-07-6 Hotchkiss rezoning - the southern 10 acres of the approximate 20-acre rezoning was approved resulting in a subdivision plat and three one-acre lots.

In the immediate area, bounded by E. Snyder Road, E. Prospect Lane, N. Houghton Road and N. Harrison Road, approximately thirty rezoning requests were approved between 1970 through 2018. Twenty-eight of the rezoning requests were approved from the SR to the CR-1 zone and two of the requests were approved from SR to the SR-2 (Suburban Ranch Estate) zone.

**MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (CLS)**

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

**PLANNING REPORT**

Staff supports the rezoning request to the CR-1 (Single Residence) zone proposing three residential parcels with one single-family residence per parcel. The proposed residential development is compatible with and equivalent to development in the area and the proposed density complies with the Low Intensity Urban 1.2 plan designation and provides for efficient residential infill.

The proposal is to rezone the 6.07-acre site into three lots. The existing residence, located on the northern lot, will utilize the current septic sewage disposal system. The remaining two lots are planning for one single-family residence with a new on-site sewage disposal system on each lot. The nearest public sewer is located more than 300 feet to the south which will not require connectivity hence the on-site sewage disposal systems. The subject properties will be served by City of Tucson water.

The subject parcel is relatively flat with an arroyo (El Duro Wash) traversing the parcel from the northeast to the southwest corner of the property. East of, and along the wash there is natural desert vegetation with minimal to no disturbance. West of the wash, disturbance exists around the current residence.

The proposed access to Lot 3 may be impassable during flooding. Flood Control has concerns for any future lot splitting on the eastern portion of the property (Lot 3). This rezoning is restricted to three lots on the 6.07 acres but if any further action is taken that produces an additional parcel that would cause traversing the wash, an all-weather wash crossing will be required.

Due to the applicant’s statement that “any homes that I build on any lot would comply with the restrictions of the CR-1 zoning” staff has added a rezoning condition for only one single-family residence on the proposed 3.14-acre parcel located east of the wash. This condition is being added to protect the public and Flood Control’s concerns for traversing the wash.

Relative to concurrency, the impact of the rezoning should be minimal as only two new residences are proposed. Access points to Bonanza Avenue will be determined during the building permitting process. The additional residences should not impact the capacity of the adjacent roadways.

Concurrency of Infrastructure

<b>CONCURRENCY CONSIDERATIONS</b>		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection

<b>CONCURRENCY CONSIDERATIONS</b>		
WASTEWATER	Yes	No objection, subject to condition
PARKS AND RECREATION	N/A	
WATER	Yes	City of Tucson Water
SCHOOLS	Minimal Impact	Tucson Unified School District
ENVIRONMENTAL QUALITY	Yes	No objection, property will be serviced by septic

**TRANSPORTATION REPORT**

Bonanza Avenue is a paved, two-lane local roadway maintained by the County with a posted speed limit of 25 miles per hour. There are no traffic counts for Bonanza Avenue, however, northerly at its intersection with Snyder Road, the most recent traffic count is 1,038 average daily trips (ADT). The capacity for a two-lane roadway is 10,360 ADT.

The Department of Transportation has no concurrency concerns and recommends approval of the rezoning subject to conditions #2A-B.

**FLOOD CONTROL REPORT**

The Regional Flood Control District (District) has no objection to the proposed rezoning request to create three lots.

The District staff has reviewed the submittal and offers the following informational comments:

1. This property contains Flood Control Resource Areas (FCRA) that runs through the middle of the property due to the presence of a designated local floodplain and regulated riparian habitat (RRH). The proposed project has revised the original proposal to split the six-acre parcel from five lots to three lots. This change supports and aligns with the goal of Pima Prosper's Comprehensive Plan Policy 3.1.1.5. where development of land prioritizes to minimize impacts to floodplain and RRH in effort to maintain floodplain function, hydrologic integrity and continuous open space corridors. A condition will be provided to ensure this parcel will not be further split.
2. The local floodplain was determined from the Tres Lomas and Woodland Special Study effective August 3<sup>rd</sup>, 2015. The El Duro regulatory wash resides within the local floodplain and has an associated erosion hazard setback of 75'. The District's approximate peak discharge for the El Duro Wash is between 3000-5000 cfs. The preliminary development plan (PDP) shows the boundary the erosion hazard setback at 50'. The project engineer provided an engineering analysis for District review that demonstrates a lesser setback from the regulatory wash acceptable. The District has accepted this analysis that supports the 50' erosion hazard setback.
3. Currently the Flo2D Model from the Tres Lomas and Woodlan Special Study shows the depth of flow during the 100-year storm at more than a foot where a driveway is proposed for lot 3. Private vehicular access to Lot 3 may be impassible to conventional motor vehicles and emergency vehicles in times of flooding. At the time of permitting the property owner

will be required to sign a covenant to be recorded that holds Pima County and Pima County Flood Control District harmless from traversing or attempting to traverse the unpaved public access or private vehicular access during times of flooding. Further lot splitting of Lot 3 will result in a requirement for an all-weather wash crossing.

#### **WASTEWATER RECLAMATION REPORT**

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) states that the existing residence is serviced by septic. Connecting to a public sewer is required when a public sewer with available capacity is located within 200 feet of the property (ref. Pima County Code of Ordinance Section 7.21.037.D). The nearest public sewer in Bonanza Avenue is more than 300 feet from the subject property. New homes are expected to have septic as stated in the submittal.

PCRWARD has no object to the proposed rezoning subject to rezoning condition #3.

#### **DEPARTMENT OF ENVIRONMENTAL QUALITY REPORT**

Environmental Quality has no objection to this request.

#### **CULTURAL RESOURCES**

Cultural Resources has no objection to this request subject to rezoning condition #4.

#### **WATER DISTRICT REPORT**

City of Tucson Water has no objection to this request. The new lots created will need to conform to City of Tucson's Water Service Area policy. Water plans and infrastructure including meter services lines will need to be approved within two years of the last water availability letter. In addition, the water infrastructure must be installed within one year from plan approval. Failing to do could render some lots unavailable for water service.

#### **SCHOOL DISTRICT**

The Tucson Unified School District has no comment.

#### **RURAL METRO FIRE DEPARTMENT REPORT**

Rural Metro Fire has no comment.

#### **TUCSON ELECTRIC POWER COMPANY REPORT**

Tucson Electric Power (TEP) has no objection to this request. Official load plans will need to be submitted by the owner in order for TEP to fully access the future needs and requirements. The owner will need to submit a new service application and any pertinent information to ensure that TEP can build and/or extend the appropriate facilities.

#### **UNITED STATES FISH AND WILDLIFE SERVICE REPORT**

United States Fish and Wildlife Service has no concerns related to the subject property.

#### **IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:**

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

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. The properties shall be limited to a single access point per lot onto Bonanza Avenue.
- B. Access point to each lot shall be determined at time of building permit submittal.
3. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use an on-site sewage disposal system at the time a tentative plat, development plan or request for building permit is submitted for review.
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5. Adherence to the sketch plan as approved at public hearing.
6. No more than one single-family residence allowed on the proposed 3.14-acre parcel located east of existing wash without the written approval of the Board of Supervisors.
7. 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.
8. The property owner shall execute the following disclaimer regarding the Private Property 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)."

Respectfully Submitted,

*Donna Spicola*

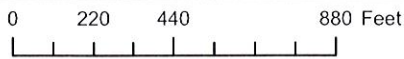
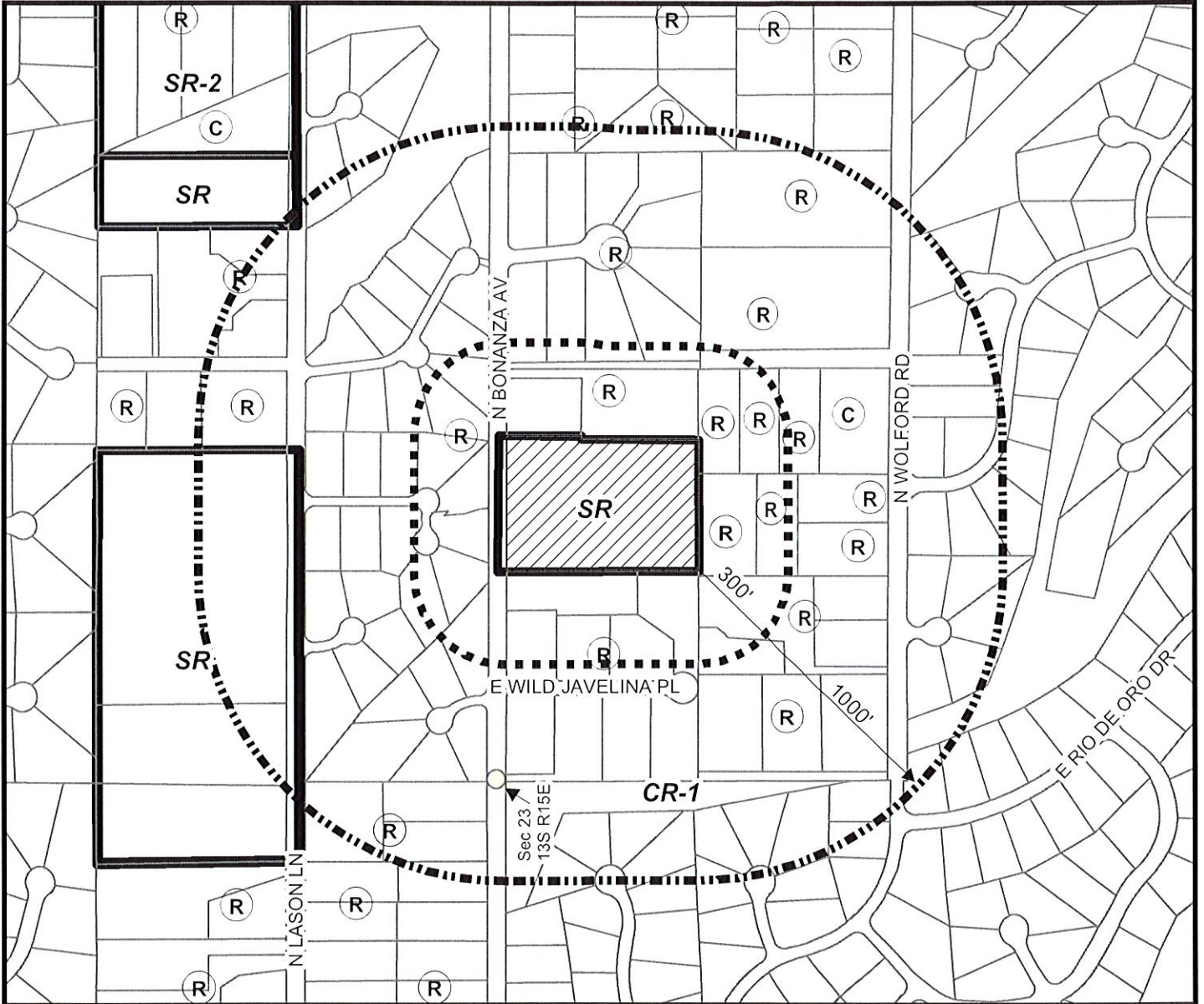
Donna Spicola  
Planner II

TD/DS  
Attachments

cc: Kevin & Sandra Wohlford



Case #: P23RZ00008  
 Case Name: WOHLFORD - N. BONANZA AVENUE REZONING  
 Tax Code(s): 114-21-333C

-  Subject Property
-  300' Notification Area
-  1000' Notification Area
-  Zoning Boundary



Area of proposed rezoning from SR to CR-1 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION**

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Planning & Zoning Hearing: 4/24/24 (scheduled)	Board of Supervisors Hearing: TBA	
	Base Map(s): 50, 51	Map Scale: 1:6,000	



### **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.

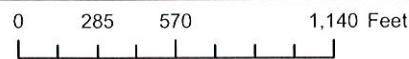
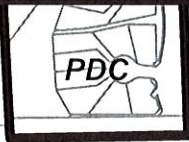
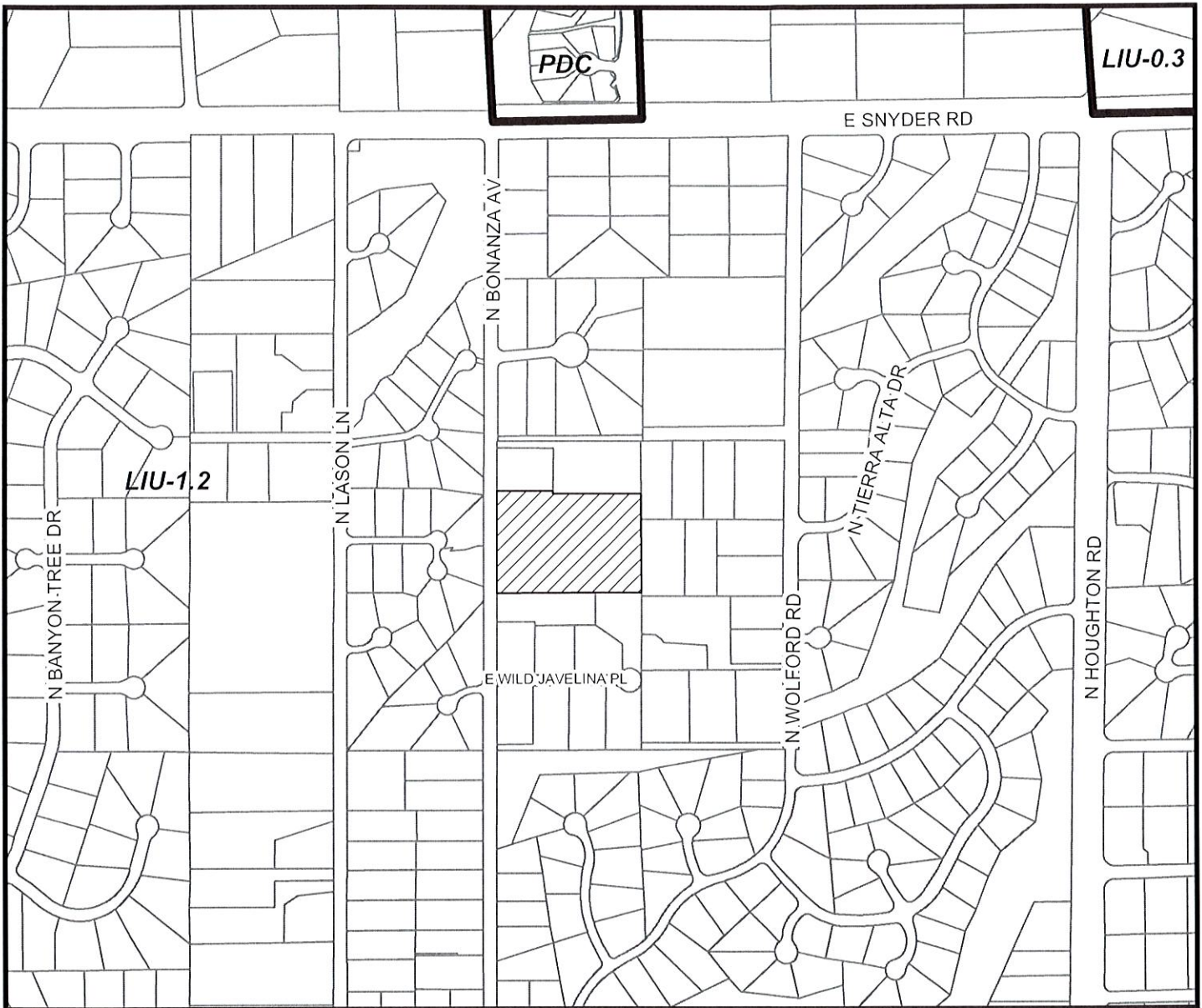
### **Low Intensity Urban 1.2 (LIU-1.2)**

- 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



Case #: P23RZ00008  
 Case Name: WOHLFORD - N. BONANZA AVENUE REZONING  
 Tax Code(s): 114-21-333C

COMPREHENSIVE PLAN EXHIBIT

 Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Map Scale: 1:8,000	Map Date: 3/29/2024 - ds	





DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701

(520) 724-9000

www.pima.gov/developmentservices

## BIOLOGICAL IMPACT REPORT

*(Not applicable for rezonings 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.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID (case no., APN no., address, or other identifying info):**

4510 N Bonanza, rezone 6.07 acres from SR (Suburban Ranch)

### **Part I. Information Provided by Pima County Staff**

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

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) **NA**  
Important Riparian Area  
Biological Core  
Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? **No**
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? **No**
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? **No**
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: **Yes**
  - b. Western burrowing owl: **No**
  - c. Pima pineapple cactus: **No**
  - d. Needle-spined pineapple cactus: **No**

**Part II. Information Provided by the Applicant**

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No  
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?  
Contact the Office of Sustainability and Conservation at (520) 724-6940.

Hi!

A new submission just came in for your **Application for Rezoning or Specific Plans - Development Services** form.

**Owner Name**

Kevin L Wohlford

**Owner Address**

4510 N Bonanza Ave

**Owner City**

Tucson

**Owner State**

AZ

**Owner Zipcode**

85749

**Owner Phone**

5634681342

**email**

[kwohlford1@gmail.com](mailto:kwohlford1@gmail.com)

**Applicant Name**

**Applicant Address**

**Applicant City**

**Applicant State**

AZ

**Applicant Zipcode**

**Applicant Phone**

**Applicant\_Email**

**Property Address**

4510 N Bonanza Ave

**Property Parcel Number**

11421333C

**Property Acreage**

6.26

**Property Present Zone**

SR

**Property Proposed Zone**

CR1

**Policies**

Three lots proposed with a drive servicing one lot (east lot)

**Site Analysis Document**

[2624 rezone-feas exhibit.pdf](#) 381905B

**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**

20-Dec-2023

## REQUEST LETTER FOR A NON-SITE ANALYSIS REZONING IN PIMA COUNTY

February 22, 2024

To those concerned, I hereby request a non-site analysis rezoning of the property locally known as 4510 N. Bonanza Ave. and have written responses to the inquiries of Pima County as follows:

1. The proposed use of the property and why the use is needed.

My wife and I bought this six-acre parcel in Pima County with a wash splitting it into an eastern part (approximately 2 acres) and a western part (approximately 4 acres). Both sides have mountain views to the north. An existing home sits on the northwestern corner. The property has western frontage on Bonanza Ave. Water, electric, gas, and data utilities run parallel to Bonanza on our side of the road. This property is surrounded by CR1 zoned lots, and all these lots are occupied by attractive, affluent homes.

This is one of the few remaining parcels in the county which could be developed for homes without resorting to sprawl, which I see taking place to the south and west of Tucson. I propose to split the land on the west side of the wash into two lots so that one site-built home may be built in addition to the existing home. I had originally wanted to split the eastern part into four lots with four site-built homes. Then after several communications with the county, I reduced it to three lots. After encountering a requirement for a full plating, I now seek to split the eastern portion into one lot, sell it, and let the future owner decide if he/she wants to further divide it or keep it as one lot. I want to provide access to the eastern part by constructing an environmentally compatible wash crossing. Such a crossing has been designed by a professional civil engineer at my expense.

The county will benefit due to an increase in the tax base. Local businesses will benefit from a slightly greater market base. My neighbors will benefit because I am committed to building homes which are architecturally compatible with their existing homes, while also protecting the environment. I will benefit as well because I will be able to control the look and size of the home adjacent to mine – while paying off the loan I incurred to acquire the parcel.

2. The total number of residential units and lots proposed. Describe what type of housing the property is planned for, i.e., manufactured homes, detached

site-built homes, include the square footage and height of the proposed residential units, if known.

As mentioned above, I had planned to build three homes east of the wash with a drive to access them, however the traffic department has put up a costly obstacle against me doing this. Instead, I now propose to rezone the eastern part to CR1 for the benefit of a future owner to deal with the county regarding plating. I want to divide the western part into two lots which already have frontage on Bonanza Ave. One of these already has a 2,600 sq. ft. two-story brick home which I propose to keep and improve. The 2nd western lot is planned for an attractive, architecturally compatible home sized approximately 2,500 to 3,500 sq. ft. Any homes that I build on any lot would comply with the restrictions of the CR1 zoning.

3. Describe the existing uses on the site, if any and whether the existing uses will be removed, altered or remain.

This parcel is currently natural and undeveloped except for one home on the western side of the wash. We moved here, in part, because of the natural beauty of the desert, its wildlife, and the mountain views. My intent is to preserve this and the natural run-off pathways while building appealing homes so that others, like myself, can enjoy the beauty of the area.

4. Discuss how water will be supplied to the property.

I plan to grant utility easements so that any new lots will have access to Tucson Water as well as other utilities.

5. Answer whether the property will be served by sewer or septic?

The existing home is served by a septic system and new homes are expected to have septic systems unless the county, as part of a repaving of Bonanza Ave., extends its sewer main northward.

6. Describe the vegetative qualities of the property and proposed re-vegetation for developed areas.

This parcel is teeming with natural desert vegetation which includes mesquite and paloverde trees, mature saguaro cacti, barrel cacti, prickly pears - just to name a few. In addition, I have seen a variety of native mammals, birds, reptiles, and arthropods who inhabit this area as well. I am a proponent of habitat preservation and plan to disturb as little of it as possible. This is one of the reasons why I am against plating as this requires road grading much wider than the road itself (see

the sectional drawings in the code). I still prefer to have all-weather access, just not all that equipment in there tearing everything up for only three houses.

I wish to thank you for your consideration, and your efforts to make this a quick and easy process.

Kevin and Sandy Wohlford

Owners



Baker & Associates Engineering, Inc.

William H. Baker Jr., P.E., R.L.S.  
Martin V. Magelli, P.E.

3561 E. Sunrise Dr., Suite 225  
Tucson, Arizona 85718  
520.318.1950 Fax 318.1930

Date: 3/6/24

Pima County - Building & Site Development  
201 N. Stone, 1<sup>st</sup> Floor  
Tucson, Arizona 85701  
Attn: Donna Spicola

Re: Comment Letters on 4510 N. Bonanza Avenue, Rezoning Exhibit/Drainage Report  
County # P23RZ00008  
File #2624

Dear Donna:

On behalf of our client, Kevin Wohlford, we are providing the following responses to comments received during the rezoning review:

PCO RFCD (FLOOD CONTROL) REVIEW - dated 1/11/24

1. Acknowledged. Current layout proposes three parcels, (note: with one parcel size exceeding three acres.)
2. and 3. The design 100-year peak flow for the site is based upon "The Hydraulic Mapping of Woodland and Tres Lomas Watersheds" prepared by Pima County Regional Flood Control District, dated August 3, 2015. This study supplanted prior studies reflecting a different 100-year peak flow at the site. Communications with Flood Control corroborated the validity of the results of this study in regard to this parcel (see appendix). The results of the Flo-2D modeling used in this analysis, indicates a 100-year peak discharge of 880 cfs at the site at the crossing of Bonanza Blvd.
4. All-weather access is/will be provided to the proposed parcels as follows: Parcels 1 and 2 have direct access to Bonanza Avenue – a public roadway. Access to the proposed buildable area(s) of Parcel 3 is conceptually shown by the preliminary design of an all-weather drainage crossing as shown of the Hydrology Map.
5. The Detention and Retention Manual states in Section 2.1.a that low density residential subdivisions with a development density of 1.2 residence per acre or less are excused from the first-flush retention requirement, unless required by rezoning. Based on our understanding of the manual and Pima County comments, we interpret this to mean that Pima County Rezoning is making this a requirement. As discussed in the drainage statement, any first-flush design/calculations will be done at time of permitting, after specific onsite residential improvements are contemplated. As such, any improvements shown for this drainage statement are conceptual in order to show that all-weather access to the parcels is feasible.
6. A detention/retention waiver is likely to be requested in the future at time of permitting. Our client reserves the right to include detention/retention basin improvements in the future, depending on future development needs, or may decided at that time to pursue a detention/retention waiver.



PCO TRANSPORTATION REVIEW COMMENTS - (no date)

1. The current proposed split of the property - currently into three parcels – does not have proposed comment roadway/access infrastructure (the private driveway/drainage improvement is intended to serve only Parcel 3) therefore the requirement for preparing a subdivision plat to create a common entity to responsible for maintenance of the drainage improvements is not needed is moot and not longer relevant.

TUCSON WATER REVIEW - (dated 1/2/24 )

1. Baker & Associates Engineering discussed this project with Michael Mourreale (Tucson Water). Both Tucson Water and BAE want to make sure water service is provided to any new parcels as a result of a parcel split. BAE will coordinate with Tucson Water prior to any split in order to maintain existing service to the existing home and also to provide new service to any newly created parcels. A Water Availability Letter can be obtained during the lot split process. New water plans will need to be approved within 2 years of receiving a water availability letter. New water must be installed within one year of plan approval, and failing to do so could render some lots unavailable for water service.

If you have any questions, please give me a call at 318-1950.

Sincerely,

Baker & Associates Engineering, Inc.

Wade Baker

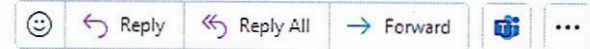
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# Public Comment

Re: Rezoning: P23RZ00008 - Wohlford



Elizabeth Rees Atayde <atayde809@hotmail.com>  
To: Donna Spicola  
Cc: Elizabeth Rees Atayde



Tue 4/9/2024 5:10 PM

**CAUTION:** 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.

Ms. Spicola and to the Flood Department:

We are writing this as a Letter of Protest to the proposed changes to the Zoning Code from Suburban Ranch to CR -1. As the property owner directly to West of this property, we are concerned how any change to the native environment will change or alter (increase) runoff into the wash. This wash splits our property, Parcel 11421399A, into two sections. If it increases runoff, it will affect the ability of the wash to handle water from the street. This wash which handles most of the water from monsoon rains from the northern part of the proposed property and part of Bonanza. The water flows unabated from their property washes across Bonanza and empties into the wash. Approximately three years ago, we had a massive monsoon that deposited six to eight inches of sand in the wash on our property. During the rain, this wash flowed from bank to bank and deposited about six inches of sand on the asphalt in the cul-de-sac on Veryl in front of my house. The county has not removed the sand from the wash to return it to its former state, the exception being a smaller amount at the mouth of the wash that faces Bonanza. Liz has dug a trench several times to help reduce water flow and to help reduce sand deposits to a wash that has had its depth reduced. Another major monsoon will most certainly occur and at that time, we fear will lead to flooding of the property close to our house and ruin the saguaros and cactus that are planted in the yard that is outside our property wall. Our outside wall also is very close to that wash at one point and could be damaged if the water is higher, as well as the destroy rock that lines the wash at present.

We request the county do a flood inspection and provide a mitigation plan to ensure our property is not damaged and will be protected should this development be permitted.

Without this flood evaluation and mitigation we vote NO on this zoning change.

Thank you for your time.

Liz and Chuck Atayde

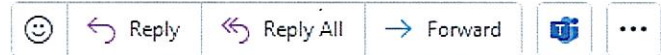
Re: Rezoning: P23RZ00008 - Wohlford



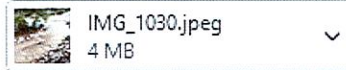
Elizabeth Rees Atayde <atayde809@hotmail.com>

To Patricia Gilbert; Donna Spicola

Cc Elizabeth Rees Atayde



Mon 4/15/2024 6:14 AM



**CAUTION:** 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.

I have pictures and video from the monsoon - August 14, 2021 that shows the water flowing through the wash. I will try to attach them for your edification.

I

They are so large with the videos I will have to send them via several emails. I apologize in advance for the multiple emails sent.

Vr  
Liz Atayde



**From:** BRUCE INKMAN <[binkman1@msn.com](mailto:binkman1@msn.com)>

**Sent:** Monday, April 22, 2024 9:07 PM

**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>

**Subject:** Case#: P23RZ00008 Case Name: Wohlford - N. Bonanza Ave. Rezoning Hearing scheduled for April 24, 2024

**CAUTION:** 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.

I oppose the subject rezoning to CR-1, due to my understanding that the allowed maximum would be 2 stories and 34 feet.

Additional buildings with more than 1 story will further restrict the current mountain views to the east.

I request that a zoning restriction be incorporated to limit structures to single story residences.

Thank you.

Bruce Inkman 9842 E . Fire Agate Pl. Tucson, AZ 85749

**From:** Barbara Hanson <[barb.a.hanson@gmail.com](mailto:barb.a.hanson@gmail.com)>  
**Sent:** Tuesday, April 23, 2024 8:49 AM  
**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>  
**Subject:** Rezoning: P23RZ00008 - Wohlford

**CAUTION:** 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.

Ms. Spicola and Planning & Zoning Commission,

I am writing to register my objection to the proposed change to the Zoning Code for the property at 4510 N. Bonanza Avenue from SR (Suburban Ranch) to CR-1 (Single Residence). My husband and I live on Goldsmith Place. There is concern about several items including: 1) the large wash that is on the property, 2) construction of two-story homes blocking views, 3) noise caused by the proposed construction, 4) more noise created by more people, 5) additional traffic on an already-poorly constructed road (Bonanza). The county has already made clear that Bonanza Road is not high on their priority list for repair. 6) destruction of animal habitat as we have many coyotes, javelina, and bobcats in the neighborhood. The biggest concern is for the wash. The notice that we received did not include any information about the proposed plans and so we object to the rezone of this parcel.

--

Barbara and David Hanson

-----Original Message-----

From: BRIAN CONNELLY <[bgconn@aol.com](mailto:bgconn@aol.com)>

Sent: Tuesday, April 23, 2024 11:26 AM

To: DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>

Subject: Case #P23RZ00008

CAUTION: 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.

We would like to protest the rezoning Wohlford -N Bonanza to CR-1 due to the following concerns:

1. Type of house to be built

We share our concern with our neighbors that a 2 story house would be built on parcel 2.

From our house, directly South of the property, we can see the existing 2 story house. We feel that a second two story home closer to our property and our neighbors would further impact our views of the mountains, limit privacy, and decrease our property value.

Most of the houses in the neighborhood are single story stucco, including a larger newer development to the North of the property in question.

The owners have stated that they would like to preserve the look, feel and value of the neighborhood and respect the beauty that we all can enjoy.

We would request that if rezoning approved the structures built be limited to 1 story as to preserve the views, privacy, and value for all.

2. Road conditions.

The road in front of the property is in terrible condition with a continuous line of potholes.

We have traffic concerns for the safety of walkers and cars.

There has been a substantial increase in traffic with the addition of 10 houses to the North of this property in the recent years.

The addition of further properties would further increase use and concerns.

We would request that the county would help to mitigate this problem if the rezoning is approved.

3. Drainage concerns

We are worried about the impact of the project on the Woodland wash.

It is a significant drainage system for the area and the drainage tunnels on Bonanza can barely handle the current monsoonal flow of water.

The drainage tunnels are continually filled with debris causing further drainage issues.

We have concern for further drainage issues if the native landscape is altered if the road and 2 additional houses (or more) are built..

This is also a large wildlife corridor as we see coyotes, javelina, bobcats, raccoons, badgers, birds, and reptiles and many other creatures use this area.

There would also be concerns for the drainage of parcel 3 onto Wild Javelina Place.

We would ask that drainage concerns at Bonanza bridge and onto Wild Javelina Place be considered and improved/maintained as needed if rezoning approved.

Thank you for your time and consideration of our concerns.

Brian and Mary Connelly

9921 Wild Javelina Place



**From:** Cicely Haggard <[cicely.haggard@gmail.com](mailto:cicely.haggard@gmail.com)>  
**Sent:** Tuesday, April 23, 2024 2:25 PM  
**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>  
**Cc:** Chris Haggard <[hag@me.com](mailto:hag@me.com)>  
**Subject:** Case #P23RZ00008

**CAUTION:** 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.

To Whom It May Concern:

We are opposed to the rezoning request for parcel 114-21-333C. The reasons for our concerns are as follows:

1. Road--the road that the subject property is located on, Bonanza, is in poor condition. It has gotten worse with the increased traffic since adding the 10 Territory at Santa Catalina homes several years ago. Bonanza is the main road that feeds our cul-de-sac and others. There are lots of walkers on our street and it is already dangerous to navigate the dozens of potholes and walkers.
2. Hydrology--we are located south of the subject property. Our property also butts up to a split off of the same wash. When we get heavy rain, the wash overflows into our side yard and pools in our front yard. I do not believe that the runoff of any more houses can be supported without engineering.
3. Impact to riparian areas and natural habitat--We regularly see coyotes, javelinas, bobcats, hawks, owls, bats, and many other native animals and cactus that have inhabited the proposed area longer than we have. Many of the animals use the wash as a thoroughfare to move around safely.
4. Views--we would be impacted if homes were built between our house and the current house on the property. We would like to protect our views of the Catalinas.

Chris and Cicely Haggard  
9941 E Wild Javelina Place  
Tucson, AZ 85749

-----Original Message-----

From: Ryan Noseck <[ryannoseck@hotmail.com](mailto:ryannoseck@hotmail.com)>

Sent: Tuesday, April 23, 2024 7:42 PM

To: DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>

Cc: Ryan Noseck <[ryannoseck@hotmail.com](mailto:ryannoseck@hotmail.com)>; Brian Connelly (neighbor) <[BConnelly@LongReality.com](mailto:BConnelly@LongReality.com)>;

Emily McAlpin <[emcalpin514@yahoo.com](mailto:emcalpin514@yahoo.com)>

Subject: Case#: P23RZ00008 Case Name: Wohlford - N. Bonanza Ave. Rezoning Hearing scheduled for April 24, 2024

CAUTION: 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.

Dear Planning & Zoning Commission,

My wife, Emily Noseck, and I, Ryan Noseck, live at: 9991 E Wild Javelina Place. We are located directly south of the area proposed for rezoning.

I will reiterate the complaints/objections already eloquently listed by another fellow resident:

1) the large wash that is on the property, 2) construction of two-story homes blocking views, 3) noise caused by the proposed construction, 4) more noise created by more people, 5) additional traffic on an already-poorly constructed road (Bonanza). The county has already made clear that Bonanza Road is not high on their priority list for repair. 6) destruction of animal habitat as we have many coyotes, javelina, and bobcats in the neighborhood. The biggest concern is for the wash.

I, too, have witnessed this wash flowing and agree it is a big problem and likely a deal breaker for development this area.

Also, due to the wash and the orientation of surrounding houses and property lines, there presents a large problem of access to potential development.

Lastly, I vouch for the tremendous ecosystem of Wildlife in this area. It is one of my favorite things and reasons why I live here. It will all be wiped out with new development.

Sincerely,  
Ryan and Emily Noseck