



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 2, 2021

Title: Co9-99-06 VISTOSO CATALINA LIMITED PARTNERSHIP – GOLDER RANCH ROAD REZONING

Introduction/Background:

The applicant requests closure of a 2.5-acre rezoning from GR-1 (GZ) (Rural Residential - Gateway Overlay) to the TR (GZ) (Transitional - Gateway Overlay) zone.

Discussion:

The site was rezoned under the Lago del Oro Zoning Plan to the TR (GZ) zoning for an assisted living facility on May 4, 1999. Since the property was rezoned, the only Board action has been the adoption of Ordinance #1999-50 on June 15, 1999. This rezoning has no expiration date. The site remains undeveloped, no progress has been made to satisfy the rezoning conditions and is outside of the MMBCLS. Closure will cause the TR (GZ) zoning to revert to GR-1 (GZ) zoning, which complies with the Medium Intensity Urban plan designation.

Conclusion:

The owner requests closure of the 2.5-acre rezoning. Zoning will revert to GR-1 (GZ).

Recommendation:

Staff recommends APPROVAL of closure of the subject 2.5-acre rezoning and revert zoning to GR-1 (GZ).

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

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

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

Department Director Signature/Date: *Carla S Blackwell* 2/5/2021

Deputy County Administrator Signature/Date: *[Signature]* 2/5/2021

County Administrator Signature/Date: *C. DeHartman* 2/8/21



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Rex Scott, Supervisor, District 1

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

DATE: February 10, 2021

SUBJECT: Co9-99-06 VISTOSO CATALINA LIMITED PARTNERSHIP – GOLDER RANCH ROAD REZONING

The above referenced Rezoning Closure is within your district and is scheduled for the Board of Supervisors' **TUESDAY, MARCH 2, 2021** hearing.

REQUEST: Proposal to close and revert zoning to the GR-1 (GZ) (Rural Residential – Gateway Overlay) on the 2.5-acre rezoning from the GR-1 (GZ) (Rural Residential – Gateway Overlay) to the TR (GZ) (Transitional – Gateway Overlay) zone located approximately 600 feet north of E. Golder Ranch Drive and approximately 900 feet west of N. Twin Lakes Drive and addressed as **3495 E Golder Ranch Drive**.

OWNER: Vistoso Catalina LP
Attn: Alberto Moore
PO Box 43938
Tucson, AZ 85733

AGENT: Projects International, Inc.
Attn: Jim Portner
10836 E. Armada Lane
Tucson, AZ 85749

DISTRICT: 1

STAFF CONTACT: Donna Spicola, Planner

PUBLIC COMMENT TO DATE: As of February 10, 2021, staff has received no public comment.

STAFF RECOMMENDATION: APPROVAL OF CLOSURE.

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: Co9-99-06

Page 1 of 2

FOR MARCH 2, 2021 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: February 10, 2021

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING CLOSURE

Co9-99-06 **VISTOSO CATALINA LIMITED PARTNERSHIP – GOLDER RANCH ROAD REZONING**

Vistoso Catalina LP, represented by Jim Portner, requests **closure** of the 2.5-acre rezoning from the GR-1 (GZ) (Rural Residential – Gateway Overlay) to the TR (GZ) (Transitional – Gateway Overlay) zone located approximately 600 feet north of E. Golder Ranch Drive and approximately 900 feet west of N. Twin Lakes Drive and addressed as **3495 E Golder Ranch Drive**. The rezoning was conditionally approved in 1999 and has no expiration date. Staff recommends **CLOSURE**. (District 1)

STAFF RECOMMENDATION

Staff recommends **CLOSURE** of the 2.5-acre rezoning from GR-1 (GZ) (Rural Residential – Gateway Overlay) to the TR (GZ) (Transitional – Gateway Overlay) zone for an assisted living facility. Vistoso Catalina LP, the owner of the parcel, requests closure of the rezoning.

REQUEST OF APPLICANT

The applicant has submitted a letter requesting closure of the case.

PLANNING REPORT

The rezoning from GR-1 (GZ) zone to the TR (GZ) zone was approved on May 4, 1999. Rezoning Ordinance 1999-50 was adopted on June 15, 1999.

The site was rezoned under the Lago del Oro Zoning Plan (Co13-63-17B) and has no expiration date. The conditions remain to be satisfied. The zoning code requires a public hearing to close a rezoning and cause the property to revert to its previous GR-1 (GZ) zoning classification (Section 18.91.100.F).

GR-1 (GZ) zoning complies with the intent of the site's Medium Intensity Urban (MIU) comprehensive plan designation. The minimum site area per dwelling in the GR-1 (GZ) zone is 36,000 square feet. A total of three lots can be produced without a subdivision plat but fewer lots

may be necessary to meet any slope density requirement.

The rezoning site is undeveloped and contains mostly undisturbed natural vegetation. North of the rezoning site exists CR-4 (GZ) and GR-1 zoned vacant land. To the east there is vacant CR-4 (GZ) along with residential unsubdivided GR-1 (GZ) zoned properties. Also, GR-1 (GZ) zoned vacant land is along the south and west of the rezoning site.

Currently, the above CR-4 (GZ) zoned properties, located immediately north and east of this closure site, are in the rezoning closure process under case number Co9-07-24. If the Co9-07-24 closure is approved the property will revert to the GR-1 (GZ) zone.

Closure of the rezoning does not preclude the possibility of future rezoning of the subject parcel. The property is located outside of the Maeveen Marie Behan Conservation Lands System.

TRANSPORTATION REPORT

No objection to closure.

FLOOD CONTROL REPORT

No objection to closure.

WASTEWATER RECLAMATION REPORT

No objection to closure.

TD/DS

Attachments

cc: Projects International, Inc., Attn: Jim Portner, 10836 E. Armada Lane, Tucson, AZ 85749
Tom Drzazgowski, Chief Zoning Inspector
Co9-99-06 File

PRELIMINARY
DATE: 10/27/2016
BY: [Signature]

KINGS CARE
TYSON, ARIZONA

PRELIMINARY
DEVELOPMENT PLAN

BOSON ENGINEERING & ARCHITECTURE
2015 W. WILSON AVENUE, SUITE 100
TUCSON, ARIZONA 85710
PH: 520.622.0100
WWW.BOSONAZ.COM

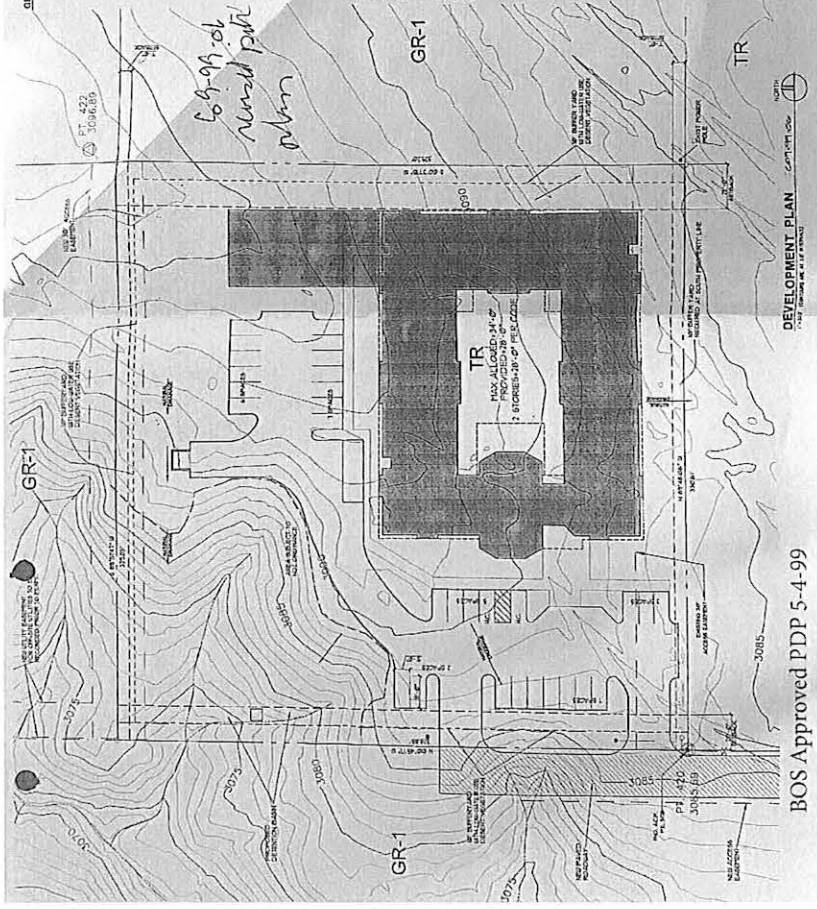
PROJECT: [Blank]
OWNER: [Blank]
DATE: [Blank]
SCALE: [Blank]

D2

GENERAL NOTES:



6-9-99.01
New 2nd floor
plan



LEGEND

- 1.0' SIDEWALK
- 2.0' SIDEWALK
- 3.0' SIDEWALK
- 4.0' SIDEWALK
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- 48.0' SIDEWALK
- 49.0' SIDEWALK
- 50.0' SIDEWALK

CALCULATIONS:

DATE: 10/27/2016
DRAWN BY: [Blank]
CHECKED BY: [Blank]
SCALE: [Blank]

DEVELOPMENT PLAN
10/27/2016

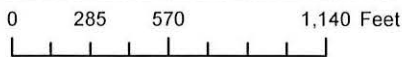
BOS Approved PDP 5-4-99

Case #: Co9-99-06

Case Name: VISTOSO CATALINA LIMITED PARTNERSHIP - GOLDER RANCH ROAD REZONING

Tax Code(s): 222-22-015B

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes: **Rezoning Closure**

Ref Case #: P20SA00013

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:8,000

Map Date: 1/26/2021 - ds








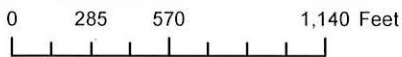
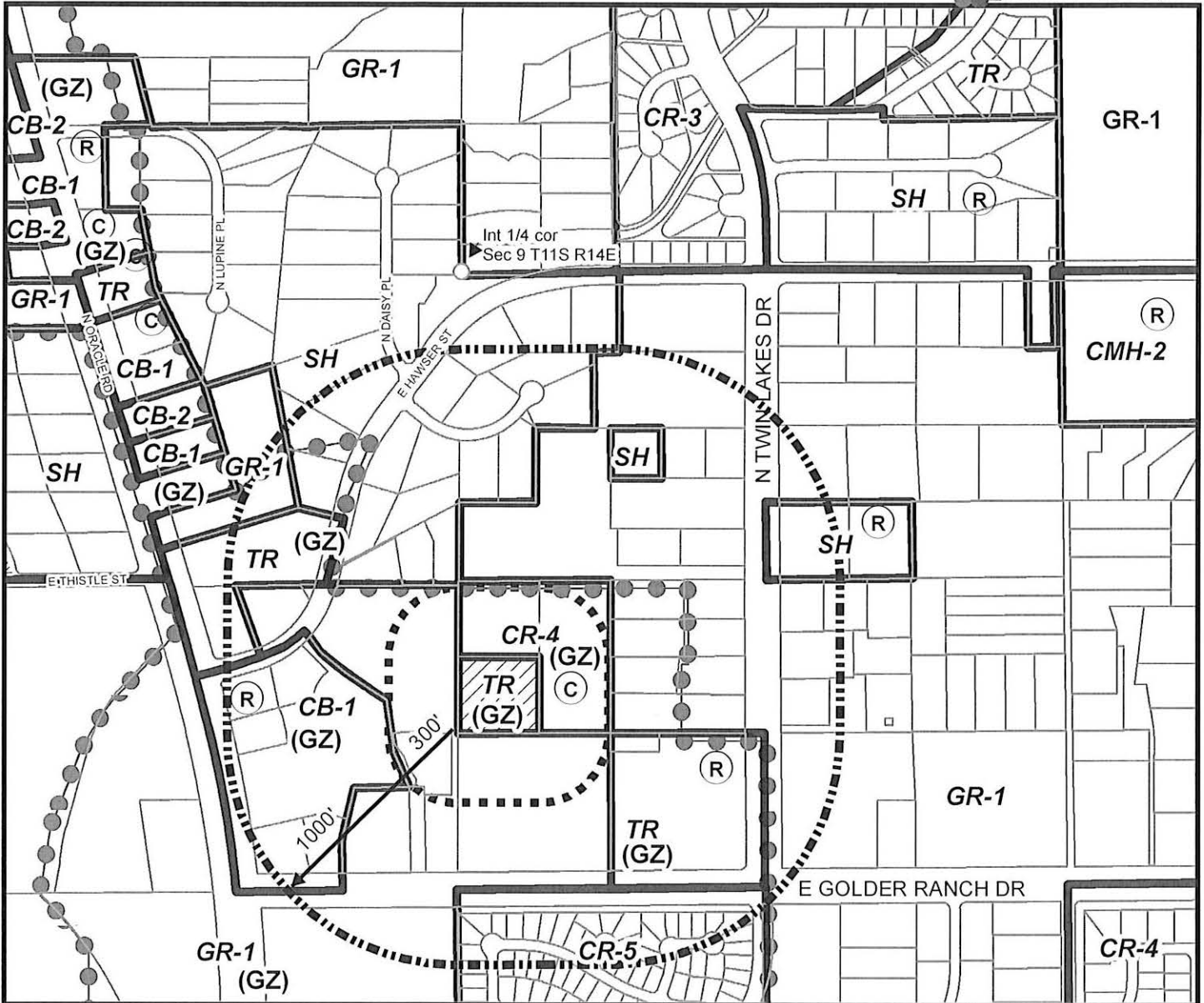
Case #: Co9-99-06

Case Name: VISTOSO CATALINA LIMITED PARTNERSHIP - GOLDER RANCH ROAD REZONING



Tax Code(s): 222-22-015B

Rezoning Closure

-  1000' Notification Area
-  Zoning Boundary
-  300' Notification Area
-  Subject Property
-  Gateway Overlay Zone (GZ-1)



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

	Notes: Rezoning Closure	Ref Case #: P20SA00013	
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Board of Supervisors Hearing: March 2, 2021		
	Base Map(s): 432	Map Scale: 1:8,000	



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.

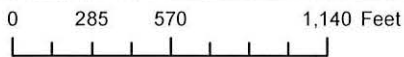
- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

Case #: Co9-99-06

Case Name: VISTOSO CATALINA LIMITED PARTNERSHIP - GOLDR RANCH ROAD REZONING

Tax Code(s): 222-22-015B

COMPREHENSIVE PLAN EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes: **Rezoning Closure**

Ref Case #: P20SA00013

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:8,000

Map Date: 1/26/2021 - ds





PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

10836 E. Armada Lane
Tucson, Arizona 85749-9460
520-850-0917
jportner@projects-int.com
www.projects-int.com

Delivery Via Email

December 17, 2020

Mr. Chris Poirier, Pima County Planning Official
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

**RE: REQUEST TO CLOSE TWO (2) REZONING CASES
 Case No. Co9-07-24 (Southern 7.5 Acres) & Case No. Co9-99-06 (2.5 Acres)**

Dear Mr. Poirier:

This letter constitutes my formal request, on behalf of the property owner, to close the following rezoning cases:

- Case No. Co9-99-06, governing the 2.5-acre tax parcel No. 222-22-015B, and
- The remaining active portion of Case No. Co9-07-24 comprised of tax parcel Nos. 222-22-015A & 222-22-0160 (the southern 7.5 acres of the original rezoning case).

Both of the above cases and all of the cited tax parcels are owned by the same entity, namely Catalina Vistoso, LP. A separate authorization letter from this entity has also been submitted.

Please note that the northern 7.5 acres of Case No. Co9-07-24 was previously closed via Board of Supervisors action on August 17, 2020. We are now requesting that the remainder of the rezoning case also be closed, along with Case No. Co9-99-06.

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

Best Regards,
PROJECTS INTERNATIONAL, INC.

Jim Portner, Principal
Designated Representative of the Property Owner

**VISTOSO CATALINA, LP
Attn: Hinderaker & Rauh, PL
2401 E. Speedway Boulevard
Tucson, AZ 85719**

December 15, 2020

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue - 2nd Floor
Tucson, AZ 85701

**RE: LETTER OF AUTHORIZATION
Closure of Rezoning Case Nos. Co9-99-06 & Co9-07-24**

Dear Mr. Poirier:

We are the owners-of-record of the following properties that comprise rezoning Case Nos. Co9-99-06 and Co9-07-24:

- Tax Parcel 222-22-015B, which comprises the entire acreage of Case No. Co9-99-06
- Tax Parcels 222-22-015A & 222-22-0160, which collectively comprise the southern 7.5 acres of Case No. Co9-07-24

We hereby authorize Jim Portner of Projects International, Inc. to represent us as the applicant and agent in the closure of both of these rezoning cases. Please note that the northern 7.5 acres of Case No. Co9-07-24 was previously closed via Board of Supervisors action on August 17, 2020. We now request that the remainder of the above rezoning cases also be closed.

The corporate officers of Vistoso Catalina, LP are as follows:

Alberto Moore, Partner
Mike Byrne, Partner

Sincerely,
VISTOSO CATALINA, LP

Alberto Moore
Partner

12-15-20
Michael Byrne

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: DJC
DEPUTY RECORDER
4444 RO1B



DOCKET: 11102
PAGE: 119
NO. OF PAGES: 4
SEQUENCE: 19991480032
08/03/1999
ORDIN 11:55
PICKUP
AMOUNT PAID \$ 0.00

P0230
PIMA CO CLERK OF THE BOARD
PICKUP
TUCSON AZ 85701

ORDINANCE 1999- 50

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (PORTION OF TAX CODE 222-22-0150) IN CASE Co9-99-6 VISTOSO CATALINA LIMITED PARTNERSHIP - GOLDER RANCH ROAD REZONING; LOCATED ON THE NORTH SIDE OF GOLDER RANCH ROAD, APPROXIMATELY 1/4 MILE WEST OF TWIN LAKES DRIVE AND 1/4 MILE EAST OF ORACLE ROAD; AMENDING PIMA COUNTY ZONING MAP NO. 432.

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

Section 1. The 2.50 acres described on the attached rezoning ordinance map, which amends Pima County Zoning Map No. 432, are hereby rezoned from GR-1 to TR.

Section 2. Rezoning Conditions.

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

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6. There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors.
7. Transportation conditions:
 - A. Provision of all necessary access roadway improvements to Golder Ranch Road as determined during the development plan review process. These roadway improvements shall be completed prior to the issuance of a certificate of occupancy.
 - B. Roadway access to the subject property from Golder Ranch Road shall be constructed in accordance with Pima County paved roadway standards.
8. Flood Control conditions:
 - A. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.
 - B. The property owner(s) shall provide all necessary drainage related improvements created by the proposed development both on-site and off-site of the subject property. The location, design and construction of said improvements shall be subject to the approval of the Flood Control District.
9. Wastewater Management condition:

The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit.
10. Building heights are limited to 28 feet and two stories.
11. Adherence to the preliminary development plan as approved at public hearing.

Section 3. Certificate of Compliance and amendments of conditions.

1. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions 1 through 11 are satisfied and the Planning Official issues a Certificate of Compliance.
2. 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.

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Section 4. The effective date of this Ordinance shall be on the date of signing of this Ordinance by the Chair of the Board of Supervisors.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, this 15th day of June, 1999.

Sharon Bronson June 15, 1999
Chair, Board of Supervisors Date

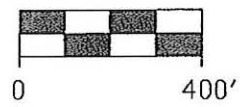
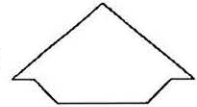
ATTEST:

Lori Goddard
Clerk, Board of Supervisors

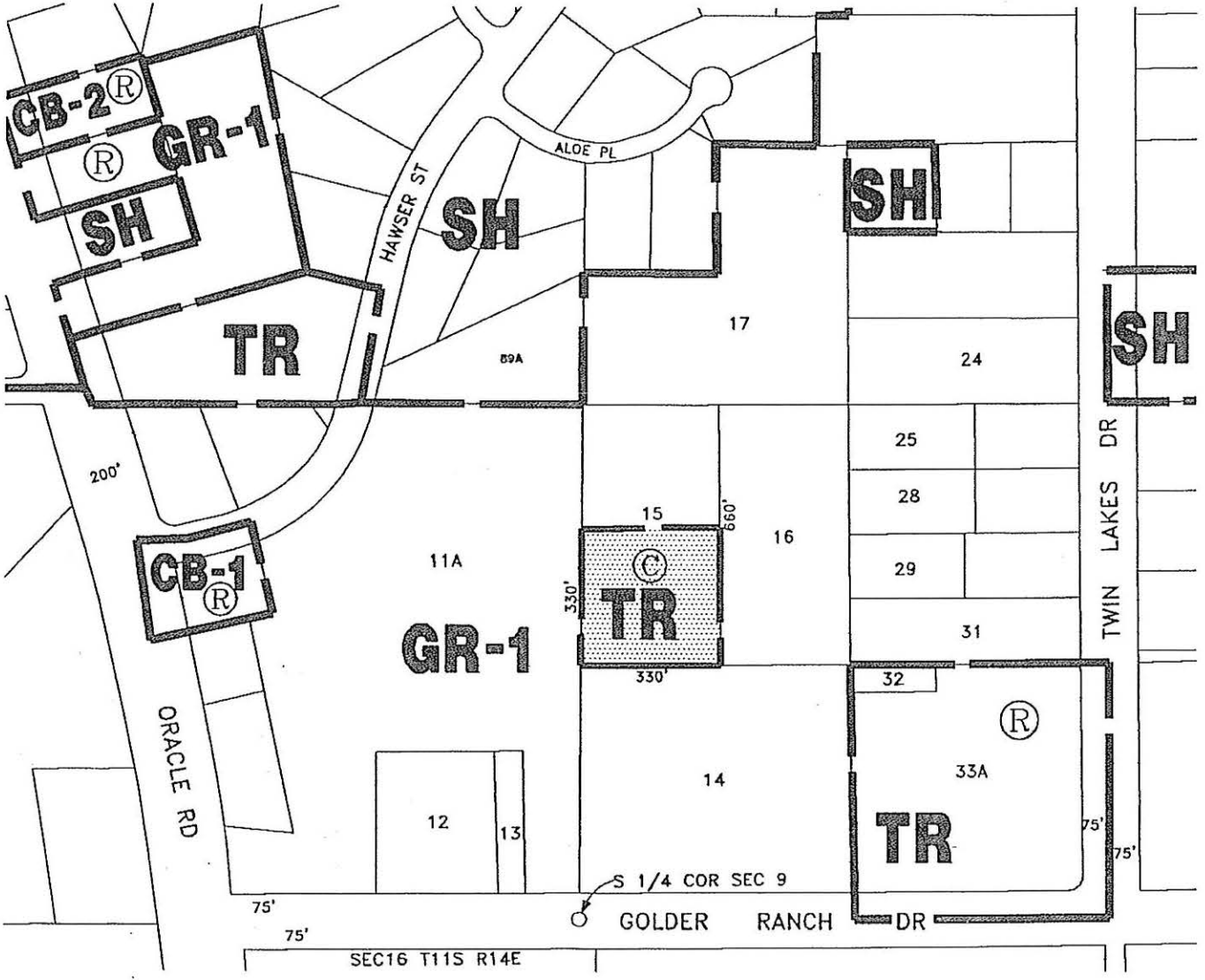
J. Mazzocco
Executive Secretary,
Planning and Zoning Commission

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AMENDMENT NO. 37 BY ORDINANCE NO. 1999-50
 TO PIMA COUNTY ZONING MAP NO. 432 TUCSON, AZ.
 PORTION OF PARCEL 15 BEING PART OF THE SW 1/4 OF THE SE 1/4
 OF SEC. 9, T11S R14E.



ADOPTED 6-15-99 EFFECTIVE 6-15-99



[Handwritten Signature]
 EXECUTIVE SECRETARY, PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE FROM GR-1 2.50 ac± xa-MAY 25, 1999
 CO9-99-06
 CO13-63-17B
 222-22-0150 PORTION

PIMA COUNTY PLANNING AND ZONING COMMISSION