



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/19/2024

*= Mandatory, information must be provided

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

***Title:**

RESOLUTION AND ORDINANCE: P23SP00001 BELLMEYER WAYNE M REVOC LIVING TR, ET AL. – N. THORNYDALE ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

***Introduction/Background:**

The Board of Supervisors approved the Specific Plan and comprehensive plan amendment on October 17, 2023.

***Discussion:**

The comprehensive plan amendment and specific plan rezoning was for approximately 18.51 acres from the Low Intensity Urban 0.3 (LIU 0.3) to the Planned Development Community (PDC) land use designation and from the SR (Suburban Ranch) zone to the SP (Specific Plan) zone for a 10-building, 270-unit apartment complex with one additional office/recreation and commercial use building with on-site and off-site preservation to meet the policies of the Maeveen Marie Behan Conservation Lands System.

***Conclusion:**

The Resolution and Ordinance reflect the Board of Supervisors' approval.

***Recommendation:**

Approval

***Fiscal Impact:**

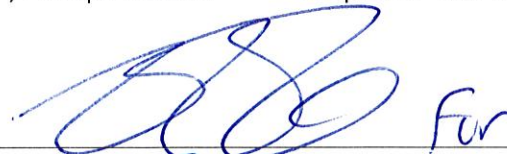
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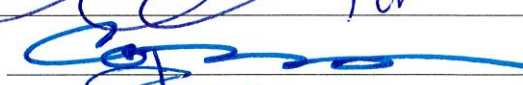
***Board of Supervisor District:**


1 2 3 4 5 All

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

Contact: Terrill L. Tillman, AICP, Principal Planner Telephone: 520-724-6921

Department Director Signature:  For _____ Date: _____

Deputy County Administrator Signature:  _____ Date: 3/1/2024

County Administrator Signature:  For _____ Date: 3/1/2024



Subject: P23SP00001

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MARCH 19, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division
DATE: February 28, 2024

RESOLUTION FOR ADOPTION

**P23SP00001 BELLMEYER WAYNE M REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD
SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

Owners: Bellmeyer Wayne M Revoc Tr, et al.
(District 1)

If approved, adopt RESOLUTION NO. 2024 - _____

OWNERS: Bellmeyer Wayne M Revoc Tr, et al.
3620 W. Sumter Drive
Tucson, AZ 85742-9051

AGENT: Lazarus & Silvyn, P.C.
Attn: Rory Juneman
5983 E. Grant Road, Suite 290
Tucson, AZ 857121

DISTRICT: 1

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

STAFF RECOMMENDATION: APPROVAL

TD/TT/ds
Attachments

c: Rory Juneman

RESOLUTION 2024-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 18.51 ACRES LOCATED AT THE NORTHEAST CORNER OF THE T-INTERSECTION OF N. THORNYDALE ROAD AND W. SUMTER DRIVE, IN SECTION 17, TOWNSHIP 12 SOUTH, RANGE 13 EAST IN THE TORTOLITA PLANNING AREA IN CASE P23SP00001 BELLMEYER WAYNE M REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT.

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map in the Tortolita Planning Area is amended to change the planned land use intensity category for approximately 18.51 acres, as referenced in P23SP00001 Bellmeyer Wayne M Revoc Living Tr, et al. - N. Thornydale Road Specific Plan and Comprehensive Plan Amendment, located at the northeast corner of the T-intersection of N. Thornydale Road and W. Sumter Drive, in Section 17, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban 0.3 (LIU - 0.3) to the Planned Development Community (PDC).

Section 2. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 3. This Resolution shall become effective on the date of adoption.

Passed and adopted, this _____ day of _____, 2024.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:


Deputy County Attorney
Jacob Kavkewitz

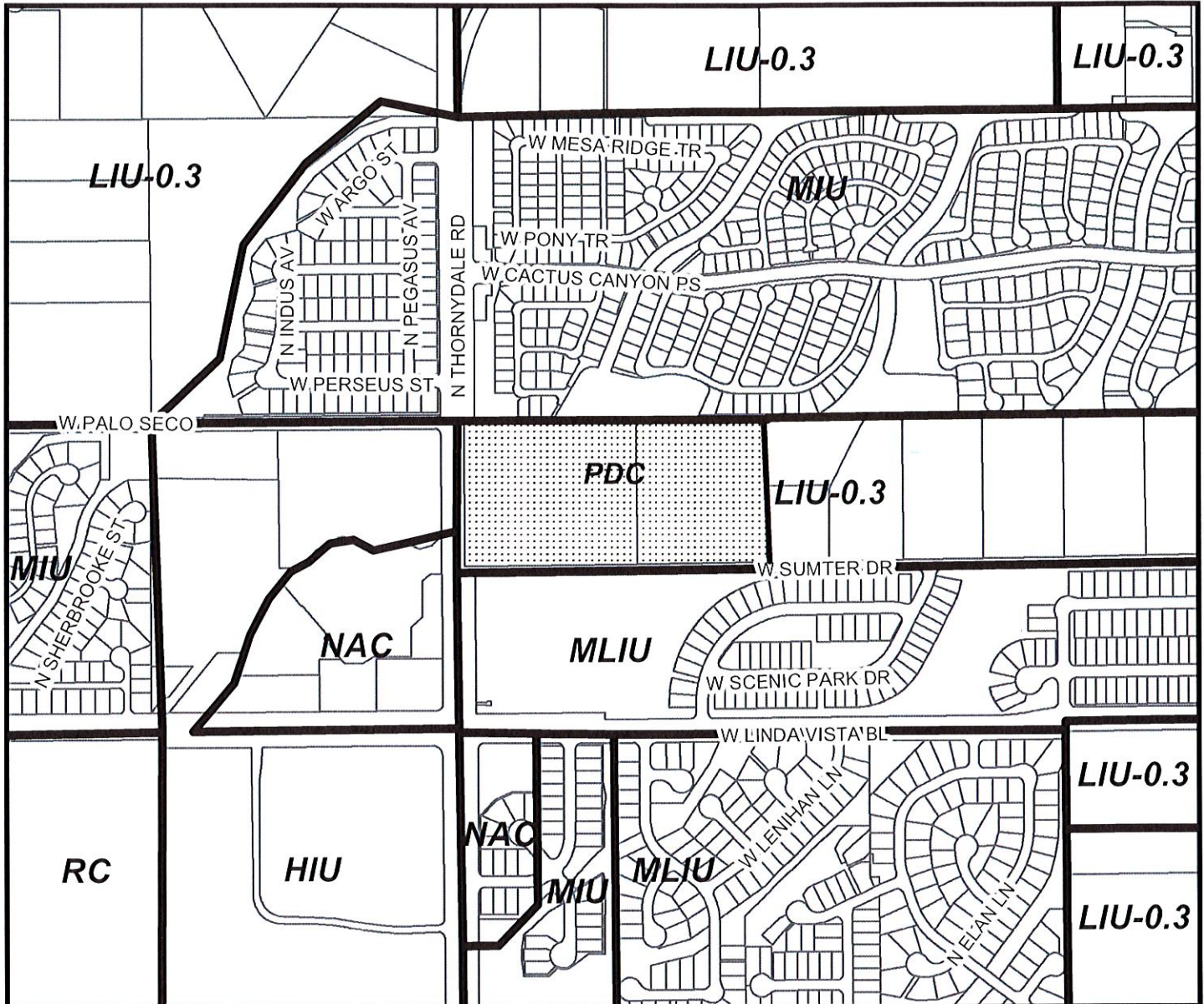
APPROVED:


Executive Secretary
Planning and Zoning Commission

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use

EXHIBIT A



Taxcodes:
224-44-0570,
224-44-058A

**P23SP00001 BELLMEYER WANYE M REVOC LIVING TR, ET AL. -
N. THORNYDALE ROAD SPECIFIC PLAN &
COMPREHENSIVE PLAN AMENDMENT**

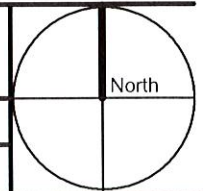
District: 1

Location:
Northeast corner of
the T-intersection
of N. Thornydale Road
and W. Sumter Drive

Low Intensity Urban 0.3 (LIU-0.3) to
Planned Development Community (PDC) 18.51 Acres +/-



Tortolita Planning Area under Pima Prospers
Section 17, Township 12 South, Range 13 East



Planning and Zoning Commission Hearing: November 30, 2022

Map Scale: 1:8,000

Board of Supervisors Hearing: October 17, 2023

Map Date: February 6, 2024 / dms



Subject: P23SP00001

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MARCH 19, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: February 28, 2024

ORDINANCE FOR ADOPTION

**P23SP00001 BELLMEYER WAYNE M REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD
SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

Owners: Bellmeyer Wayne M Revoc Tr, et al.
(District 1)

If approved, adopt ORDINANCE NO. 2024 - _____

OWNERS: Bellmeyer Wayne M Revoc Tr, et al.
3620 W. Sumter Drive
Tucson, AZ 85742-9051

AGENT: Lazarus & Silvyn, P.C.
Attn: Rory Juneman
5983 E. Grant Road, Suite 290
Tucson, AZ 857121

DISTRICT: 1

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

STAFF RECOMMENDATION: APPROVAL

TD/TT/ds
Attachments

c: Rory Juneman

ORDINANCE 2024-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 18.51 ACRES OF PROPERTY (PARCEL CODES 224-44-0570 AND 224-44-058A) FROM THE SR (SUBURBAN RANCH) TO THE SP (THORNYDALE SUMTER SPECIFIC PLAN) ZONE IN CASE P23SP00001 BELLMEYER WAYNE M REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT, LOCATED AT THE NORTHEAST CORNER OF THE T-INTERSECTION OF N. THORNYDALE ROAD AND W. SUMTER DRIVE, AMENDING PIMA COUNTY ZONING MAP NO. 161.

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

Section 1. The 18.51 acres is rezoned from the SR (Suburban Ranch) zone to the SP (Thornsdale Sumter Specific Plan) zone, parcel codes 224-44-0570 and 224-44-058A, located at the northeast corner of the T-intersection of N. Thornsdale Road and W. Sumter Drive 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 Thornsdale Sumter 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 _____, 2024.

Chair, Pima County Board of Supervisors

Attest:


Clerk, Board of Supervisors

Approved As To Form:



Deputy County Attorney
Jacob Kavkewitz

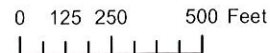
Approved:



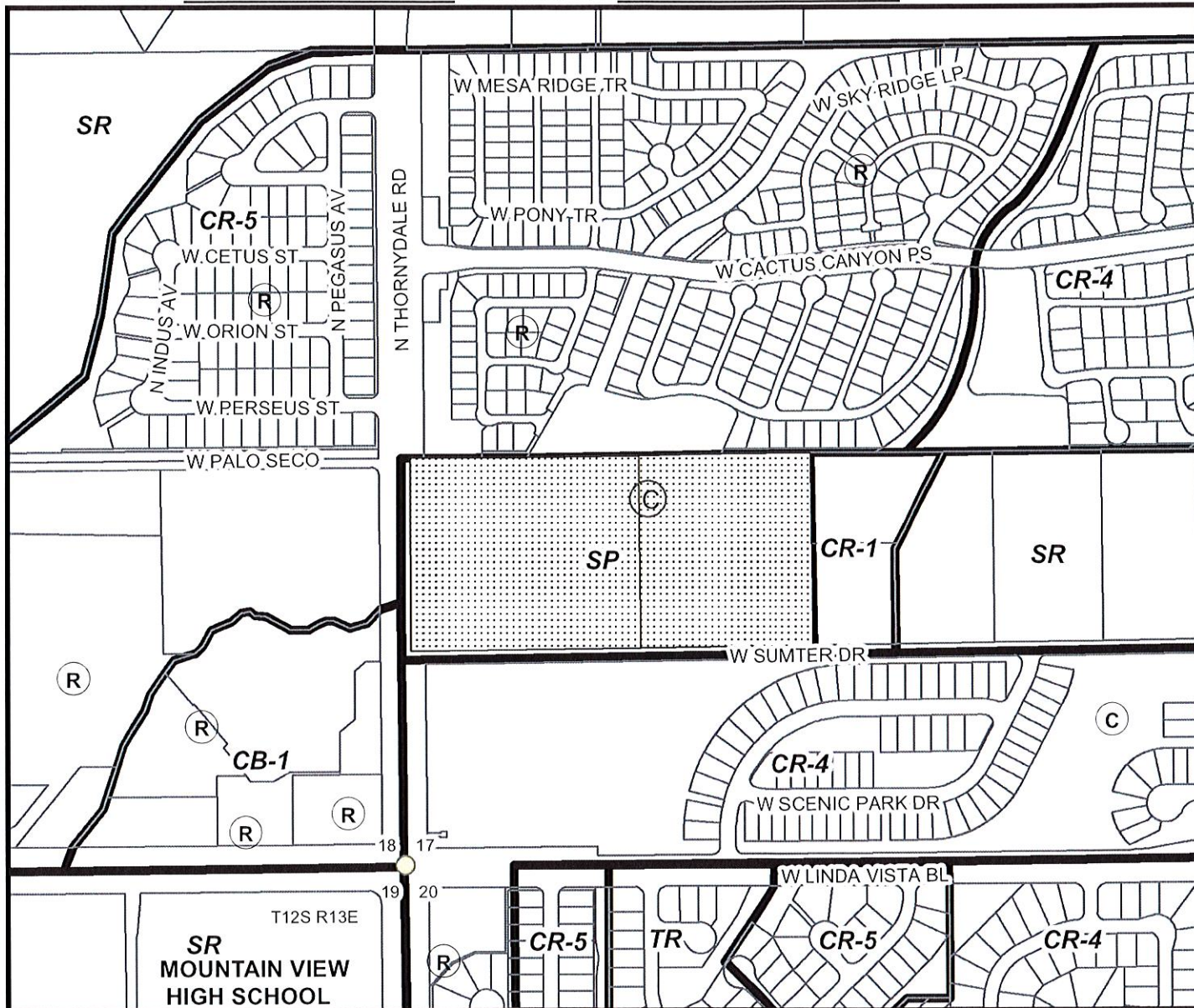
Executive Secretary,
Planning and Zoning Commission

EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
 TO PIMA COUNTY ZONING MAP NO. 161 TUCSON AZ. BEING A PART OF
 THE SW 1/4 OF THE SW 1/4 OF SECTION 17 T12S R13E.



ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
 FROM SR 18.51 ac
 ds-February 6, 2024

P23SP0001
224-44-0570 &
224-44-058A

