



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/17/2024

*= Mandatory, information must be provided

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

***Title:**

ORDINANCE: P24SP00001 UNIFIED HOLDINGS, LLC – S. ARCADIA AVENUE SPECIFIC PLAN REZONING

***Introduction/Background:**

The Board of Supervisors approved the Best Auto Salvage Specific Plan on May 21, 2024.

***Discussion:**

The specific plan rezoning was for the continued use of a one-story, 11,000 square-foot auto workshop and associated automobile salvage yard and a 36,000-square-foot, two-story building expansion for retail and administrative offices within the Tucson International Airport/I-10 Economic Development Corridor Focused Development Investment Area. The site is located outside the Maeveen Marie Behan Conservation Lands System.

***Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

***Recommendation:**

Approval

***Fiscal Impact:**

0

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Planner III

Telephone: 520-724-6921

Department Director Signature: _____

Date: _____

8/27/24

Deputy County Administrator Signature: _____

Date: _____

9/3/2024

County Administrator Signature: _____

Date: _____

9/3/2024



Subject: P24SP00001

Page 1 of 1

SEPTEMBER 17, 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: August 27, 2024

ORDINANCE FOR ADOPTION

**P24SP00001 UNIFIED HOLDINGS, LLC – S. ARCADIA AVENUE SPECIFIC PLAN
REZONING**

Owners: Unified Holdings, LLC
(District 2)

If approved, adopt ORDINANCE NO. 2024 - _____

OWNERS: Unified Holdings, LLC
5550 S. Arcadia Avenue
Tucson, AZ 85706

AGENT: The Planning Center
Lexy Wellott
2 E. Congress Street, Suite 600
Tucson, AZ 85701

DISTRICT: 2

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

STAFF RECOMMENDATION: APPROVAL

TD/TT/ds
Attachments

c: Lexy Wellott

ORDINANCE 2024-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 9.92 ACRES OF PROPERTY (PARCEL CODES 140-01-0920, 140-01-091D, AND 140-01-091F) FROM THE CI-2 (AE) (GENERAL INDUSTRIAL – AIRPORT ENVIRONS) TO THE SP (AE) (SPECIFIC PLAN - AIRPORT ENVIRONS) ZONE, IN CASE P24SP00001 UNIFIED HOLDINGS, LLC - S. ARCADIA AVENUE SPECIFIC PLAN REZONING, LOCATED AT THE SOUTHWEST CORNER OF E. CANADA STREET AND S. ARCADIA AVENUE, AMENDING PIMA COUNTY ZONING MAP NO. 32.

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

Section 1. The 9.92 acres is rezoned from the CI-2 (AE) (General Industrial – Airport Environs) to the SP (AE) (Best Auto Salvage Specific Plan - Airport Environs) zone, parcel codes 140-01-0920, 140-01-091D, and 140-01-091F, located at the southwest corner of E. Canada Street and S. Arcadia Avenue 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 Best Auto Salvage 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:

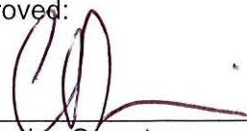
Clerk, Board of Supervisors

Approved As To Form:



Deputy County Attorney
Jacob Kavkewitz

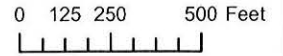
Approved:



Executive Secretary,
Planning and Zoning Commission

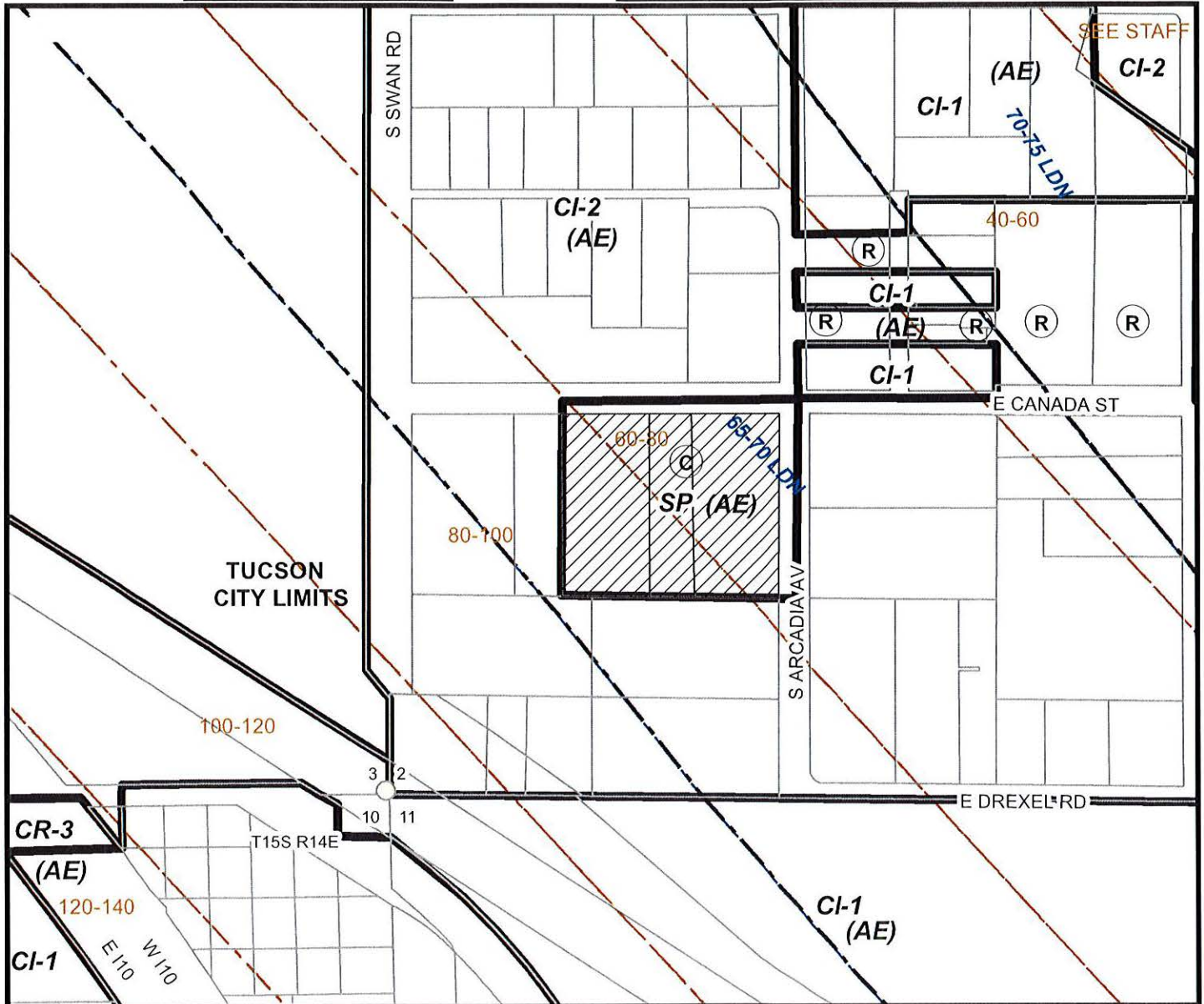
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 32 TUCSON AZ. BEING A PART OF
THE SW 1/4 OF THE SW 1/4 OF SECTION 2 T15S R14E.



ADOPTED: _____

EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

C NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM CI-2 (AE) 9.92 ac
ds-July 16, 2024



P24SP00001
140-01-0920,
140-01-091D &
140-01-091F