



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/6/2025

*= Mandatory, information must be provided

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

***Title:**

P24SP00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

***Introduction/Background:**

The applicant requests a comprehensive plan amendment and specific plan rezoning (Black Angus Mine Specific Plan) for an approximately 62-acre site from the Low Intensity Urban 0.3 (LIU-0.3) and Low Intensity Urban 0.5 (LIU 0.5) to the PDC (Planned Development Community) land use designation and from the SR (Suburban Ranch) to the SP (Specific Plan) zone, located north and south of E. Valencia Road, northwest of the T-intersection of S. Old Spanish Trail and E. Valencia Road.

***Discussion:**

The flexible specific plan rezoning to repurpose an aggregate mine proposes a maximum of 480 multi-family residential units (which may be converted to commercial uses) and a maximum 222,000 square feet of commercial uses. The Maeveen Marie Behan Conservation Lands System (CLS) applies to the site, designated at Multiple Use Management Area and Important Riparian Area. The CLS guidelines are satisfied through the restoration of open space buffers along the Rincon Creek and Pantano Wash floodways utilizing riparian habitat native species. The Rincon Creek and Valencia Greenway trails will be connected and installed, and the Pantano Wash trail will be improved.

***Conclusion:**

A plan amendment to PDC and rezoning to the SP zone allows for the proposed uses and is supported by the Comprehensive Plan policies for remediation of blighted conditions and implements the Arizona Growing Smarter Acts.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions.

***Fiscal Impact:**

0

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-6675

Contact: Terrill L. Tillman, AICP, Planner III

Telephone: 520-724-6921

Department Director Signature: _____

Date: _____

4-18-25

Deputy County Administrator Signature: _____

Date: _____

4/18/2025

County Administrator Signature: _____

Date: _____

4/21/2025



TO: Honorable Steve Christy, Supervisor, District 4

FROM: Chris Poirier, Director *Tom Dragsoudski*
Public Works-Development Services Department-Planning Division

DATE: April 15, 2025

SUBJECT: P24SP00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD
SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment and Specific Plan Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, MAY 6, 2025** hearing.

REQUEST: For a **comprehensive plan amendment and specific plan rezoning** for approximately 62 acres (parcel codes 205-71-002G, 205-71-002H, 205-71-002J, 205-81-007P, 205-81-007Q and a portion of 205-67-006G) from the Low Intensity Urban 0.3 (LIU – 0.3) and the Low Intensity Urban 0.5 (LIU – 0.5) to the Planned Development Community (PDC) land use designation and from the SR (Suburban Ranch) to the SP (Specific Plan) zone, located north and south of E. Valencia Road, northwest of the T-intersection of S. Old Spanish Trail and E. Valencia Road, in Sections 17 and 18, Township 15 South, Range 16 East in the Rincon Valley Planning Area.

OWNERS: Black Angus Mine LLC & Rocking K Development
2200 E. River Road, Ste. 115
Tucson, AZ 85718

AGENT: Paradigm Land Design
Paul Oland
372 S. Eagle Road, #284
Eagle, Idaho 83616

DISTRICT: 4

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

PUBLIC COMMENT TO DATE: As of April 15, 2025, staff has received 4 letters of support and 8 letters of protest citing water, traffic and environmental concerns.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8 – 2** (Commissioners Gungl and Cook voted NAY)

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

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject site is located within the Maeveen Marie Behan Conservation Lands System designated as Multiple Use Management Area (MUMA) and approximately 2.1 acres designated as Important Riparian Area (IRA).

TD/TT/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24SP00003

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FOR MAY 6, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Director *Tom Dragsoudis*
Public Works-Development Services Department-Planning Division

DATE: April 15, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT AND SPECIFIC PLAN

P24SP00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Black Angus Mine LLC, et al., represented by Paradigm Land Design, request a **comprehensive plan amendment and specific plan rezoning** for approximately 62 acres (parcel codes 205-71-002G, 205-71-002H, 205-71-002J, 205-81-007P, 205-81-007Q and a portion of 205-67-006G) from the Low Intensity Urban 0.3 (LIU – 0.3) and the Low Intensity Urban 0.5 (LIU – 0.5) to the Planned Development Community (PDC) land use designation and from the SR (Suburban Ranch) to the SP (Specific Plan) zone, located north and south of E. Valencia Road, northwest of the T-intersection of S. Old Spanish Trail and E. Valencia Road, in Sections 17 and 18, Township 15 South, Range 16 East in the Rincon Valley Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8 - 2** (Commissioners Gungle and Cook voted NAY). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 4)

Planning and Zoning Commission Public Hearing Summary (March 26, 2025, Continued from the February 26, 2025 meeting)

The public hearing was held virtually and in person. Some commissioners were virtual while others attended in person. Staff and the applicant attended and presented in person.

Staff presented additional information requested by the Commission at the February 26, 2025, Planning and Zoning Commission meeting to address the concerns of the Coalition for Sonoran Desert Protection (Coalition). Since the February hearing, the applicant and the Coalition met resulting in amendments to the preliminary development plan layouts by widening the natural open space (NOS) adjacent to the Pantano Wash and the Rincon Creek floodways, adding 1.8 acres of NOS.

A commissioner questioned how the “flexible specific plan” is implemented and staff replied that a flexible specific plan allows for some movement of the structures in proposed development plan while giving allowances for a greater number of uses implementing the required natural open space, trails, bufferyards, maximum area, density, heights and setbacks.

The applicant’s representative presented more detailed information about the widening of the natural open space adjacent to the washes and the collaboration with the Coalition to achieve a larger amount of natural open space.

A commissioner questioned whether the mine was operational, and the applicant responded that it is. The commissioner stated that the mine would need to cease in order to have multi-family residential uses. She also questioned the intent of the rezoning to the specific plan and the applicant responded that most of the site will be developed in accordance with the standard code and that the flexibility is in the proposed land uses. The development will resemble the schematic demonstrated within the plan. The commissioner asked whether the development will be work force housing in support of the mining use. The applicant responded that it is not. The commissioner commented that popular development products contain residential housing on top of commercial uses. The applicant clarified that the specific plan includes the potential for those shared uses, but commercial uses are planned for the first floor.

A commissioner commented that the policies of the Conservation Lands System (CLS) Multiple Use Management Area designation requires 66 2/3% set aside and stated that he would not support a development that did not provide the full mitigation for the CLS, and he thinks this is a good development, but the CLS guidelines are guiding his decision to vote against the project.

A commissioner commented that the proposed use of the aggregate mine is a good concept and can remediate the spoil of the current conditions through good design guidelines and the development of the site is a regenerative use of the land and is more responsible development than just fulfilling the objectives the CLS.

A commissioner commented that there is a need to update the CLS to account for larger threats to our biological resources and landscapes and if fossil fuel emissions are not mitigated in the next 10 years, the issue of protecting our land and biological landscape is meaningless. He furthered that the effect of the project will increase drought, global warming and heat island effects.

The public hearing was opened to member of the public who did not have the opportunity to speak at the February 26, 2025 meeting. There were no new requests from the public to speak, and the public hearing was closed.

Commissioner Matter made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Becker gave second.

A commissioner expressed his surprise that no reclamation of the mine is required unlike in the state of Virginia and furthered that this type of resource committed reclamation could go toward the conservation lands system.

A commissioner shared concerns over the lack of public transportation driven by supply and demand and finds it important to provide adequate space for a future bus stop or similar accommodation for public transportation. Staff clarified that additional infrastructure to support the use will be required based upon the site’s traffic generation, whether it be left turn lanes, right-

in, right-out turn lanes or perhaps three lanes and coordinated in conjunction with additional county resources if there are any plans for improvements in the area. Staff discussed that during the request for comment, Sun Tran is one of the agencies that the specific plan is routed to and that density and funding drive when and where bus stop services are added and furthered that there will be adequate right-of-way if Sun Tran were to want a bus stop in the area.

The commission voted to recommend **APPROVAL** comprehensive plan amendment and of the specific plan rezoning 8 – 2 (Commissioners Gungle and Cook voted NAY) subject to the following Standard and Special conditions added to Section IV of the Specific Plan:

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Master Traffic Impact Study (TIS) shall be provided with the first phase of the development submittal and shall be updated with each subsequent development phase(s). The Master TIS and subsequent updates shall evaluate, but is not limited to, traffic current conditions, roadway capacity, previous phase submittals, projected site traffic impacts, and mitigation. Off-site improvements determined necessary, as a result of the TIS, shall be provided by the property owner(s).
 - B. The existing right-of-way width of Old Spanish Trail is irregular, but it meets the future right-of-way width of the Major Streets Plan. If additional right-of-way to accommodate for any development related off-site improvements on Old Spanish Trail is needed, it shall be determined at the time of permitting and dedicated by the property owner.
 - C. The final design, location and functionality of each access point shown in the Preliminary Development Plans (PDPs) shall be reviewed at the time of permit submittal, once a detailed site plan is provided.
 - D. The access point servicing residential and commercial uses shall be built with bicycle and pedestrian connectivity as required to meet the Subdivision and Development Street Standards or as determined by the Department of Transportation at the time of permit submittal.
 - E. A paved multi-use path shall be built to Pima County standards along the Valencia Road and Old Spanish Trail right-of-way property frontage. Connectivity shall be provided to driveways and greenway trails access points. The multi-use path shall connect to the Valencia Road/Old Spanish Trail intersection northwest quadrant ramps and sidewalks. The location, design and phasing of the multi-use trail shall be determined at the time of permit submittal.
 - F. Prior to the first phase of the development approval and each subsequent development phase approval, written proof of coordination with the City of Tucson is required regarding any traffic impacts to their roadway system.

5. Flood Control District conditions:
 - A. A Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) are required. The CLOMR shall be approved by FEMA prior to issuance of grading permit.
 - B. If the Erosion Hazard Setback analysis of the Pantano Wash shows that additional width is required, the site layout shall be modified to provide the necessary area to mitigate flood and erosion risk and impacts to the development and adjacent properties.
 - C. Dedication to the Regional Flood Control District of the Pantano Wash and Rincon Creek floodway is required prior to issuance of a permit authorizing grading. A 50-foot maintenance access measured from the top of bank for both the Pantano Wash and Rincon Creek shall be provided.
 - D. The proposed erosion protection along Rincon Creek shown on the Preliminary Development Plan shall be constructed at the same time through one permit.
 - E. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved PDP is prohibited.
 - F. The 50-foot Restoration Buffer Area shall be located outside the sewer easement, native species found in the applicable RRH classification shall be used and the restoration area will mimic natural desert conditions.
 - G. The required riparian habitat mitigation shall be, at the minimum, the required vegetative density for each classification disturbed. Inert groundcover or decomposed granite is prohibited within the mitigation areas. Pervious pavers or pavement will be allowable only for pedestrian circulation up to 4 feet in width. Trails greater than 4 feet wide in Riparian Mitigation areas are prohibited.
 - H. If the Detention Waiver is not allowable, the project will revise the site layout to provide above ground detention.
 - I. First flush retention shall be provided in Low Impact Development practices distributed throughout the site and when possible, shall be directed to Riparian Mitigation areas and the 50-foot restored open space.
 - J. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the

- tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
7. Environmental Planning conditions:
- A. The property owner/developer shall provide 50-foot open space buffers along the entire east and west boundaries of the project area and shall restore these areas with native vegetation, as depicted on the Preliminary Development Plan.
 - B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control:

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Oncosiphon pilulifer</i>	Stinknet
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

8. Cultural Resources condition: 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.
9. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.
 10. In the event the subject property is annexed, the property owner shall adhere to all applicable 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.
 11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "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)."

Planning and Zoning Commission Public Hearing Summary (February 26, 2025 meeting)

The initial public hearing was held in person and virtually. Some commissioners and staff attended in person while others attended virtually. The applicant attended and presented in person.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions added to Section IV of the final specific plan.

A commissioner questioned how much of the site was in the Conservation Lands System (CLS). Staff reported that the entire site is located within the Multiple Use Management Area (MUMA) and contains some Important Riparian Area. The commissioner questioned the amount of preservation required within the MUMA. Staff replied that it required 66 2/3% open space preservation/mitigation. Staff clarified that the CLS preservation guidelines clearly allow for the application of the policy to align with site specific characteristics and commented that this site is not only denuded, but an aggregate mining operation completely void of vegetation with nothing to preserve. The commissioner discussed that he believes the amount of preservation to be inadequate and that something more should be done in conjunction with comments from the Coalition. He commented that the role of the Commission is to consider the overall planning of a project and that the Commission has some responsibility to assess the plan and whether or not the project should move forward without some additional preservation and agreement with the Coalition.

Speaker #1 from the Coalition stated that they will be meeting with the applicant and are seeking to strengthen the conditions related to the CLS and is addressing the interconnectivity of the wildlife corridor. She requested a wider restored buffer and discussed that the Oracle Road crossing that is 150-foot-wide was successful for wildlife movement. She also would like the buffer to be separated from the recreational area of the site which would discourage movement and would like to see a maintenance agreement.

Speaker #2 lives in Rocking K Estates and is primarily concerned with water and logistical support of emergency services and requested that the commission consider the entirety of the plan with water consumption and additional traffic that will directly affect the existing residences. She stated that the approval doesn't consider the good of all the community and pointed out that there is a

market nearby and does not support additional traffic, stop lights, and accidents. She is concerned about the water availability.

Speaker #3 lives in the old Rocking K Estates and is concerned about the wildlife connectivity and questioned whether the applicant had reached out to the Arizona Land Trust and believes the site would be better used to further the wildlife corridor and enhance the environmental characteristics of the area.

Speaker #4 stated that she is concerned about the water table and that she has had water service intermittently in the past. She stated that the existing traffic congestion is terrible and there are not enough sheriffs to support the neighborhood as it is. She is concerned that the developer is trying to build in a wash without plans to ensure that the site will not shift, and that the developer will take up all the water in the area and is opposed to the request.

Speaker #5 discussed the cost of the well he installed and is concerned whether the water resources have been appropriately considered. He questioned who would pay the bill to extend water service to his home and the monthly water fee when the high-density residential has drained the aqua-fer and he no longer has well water.

Speaker #6 says that he has been looking over the mine for years and is excited about the potential for change which comes with additional water and traffic infrastructure. He does believe that the concerns over the water are viable and shared concern over the high-density of the development and height. He believes that the development will remove the blight and make the valley more beautiful.

Speaker #7 questioned about the water “assurance” and really what that means. Prior to moving to the area, she questioned whether there were enough water resources and was told that the water was assured, and experienced times she did not have water. She finds that the amount of housing and traffic will be unmanageable.

Speaker #8 discussed that she is not against the request but does support lower-density housing and increased wildlife corridors. She commented that green water and reclamation is easy to utilize with grey water for landscaping and requested the developers have the foresight for utilizing these techniques which would help to mitigate some of the water issues.

Speaker #9 would prefer low-density housing and share the concerns of the community to be able to get out in an emergency. She would like the county to take into consideration that there are not enough roads in the area and would appreciate the consideration of such.

Speaker #10 thinks that the detail of what is considered is too bareboned for the neighborhood and does not believe it is compatible with the proximity to the national park. He doesn't see that the plan provides any parks or amenities for the community and agrees that the wildlife corridor should be re-considered and thinks that the development should be more compatible with the surrounding neighborhood. He is concerned that the traffic will be too congested and would like less density and two-stories.

The applicant discussed the concerns about water and traffic stating that the Old Spanish Trail Water Company's system is old, and they are planning on updating it. He commented that the water assurances are issued by the state who is the regulatory agency for the water company and discussed the possibility of utilizing the well on site in addition to the water company. The traffic volumes and street infrastructure have increased in the area and this project will provide additional streets and turn lanes to address some of the concerns. He stated that quality of life is

also in providing services near residential uses which can provide a much better quality of life for a community.

A commissioner stated that it seems there is some willingness to increase the buffers. The applicant responded that they are.

A commissioner questioned whether there will be affordable housing and whether there are any bus stops. The applicant stated that higher density housing decreases rental costs and provides a more affordable quality option. He discussed that when the density continues to increase, Sun Tran will eventually serve the area.

A commissioner discussed that the Coalition and applicant have agreed to get together and discuss the wildlife corridor and requested a continuance for 30 days.

Commissioner Gungle made a motion to **CONTINUE** for 30 days, and Commissioner Matter gave second. The motion passed 8-0 (Commissioners Lane and Tronsdal were absent).

TD/TT/ds
Attachments

c: Paul Oland



MEMORANDUM

DATE: March 24, 2025

TO: The Planning and Zoning Commission

FROM: Terrill L. Tillman, Planner III

SUBJECT: P24SP00003 Black Angus Mine LLC, Et Al. – E. Valencia Road Specific Plan and Comprehensive Plan Amendment (Black Angus Mine Specific Plan), Continued from the February 26, 2025 Planning and Zoning Commission Public Hearing

On February 26, 2025, the Planning and Zoning Commission heard the above listed case and continued the case to the March 26, 2025 hearing in order for the applicant to address the concerns of the Coalition for Sonoran Desert Protection (Coalition). Since the February hearing, the applicant and the Coalition met resulting in amendments to the preliminary development plan layouts by widening the natural open space (NOS) adjacent to the Pantano Wash and the Rincon Creek floodways, adding 1.8 acres of NOS.

Attached is the letter from the Coalition, the amended preliminary development plans along with pictorial and graphical illustrations demonstrating the proposed changes.



Coalition for Sonoran Desert Protection

738 N. 5th Ave., Suite 205 Tucson, Arizona 85705
520.388.9925 | sonorandesert.org

Arizona Center for Law in
the Public Interest

Arizona Master Naturalist
Association

Arizona Native Plant Society

Bat Conservation

Cascabel Conservation
Association

Center for Biological
Diversity

Center for Environmental
Ethics

DarkSky Southern Arizona

Defenders of Wildlife

Desert Watch

Environmental Law Society

Friends of Ironwood Forest

Friends of Madera Canyon

Friends of Saguaro National
Park

Friends of Tortolita

Gates Pass Area
Neighborhood Association

Genius Loci Foundation

Great Old Broads for
Wilderness - Tucson

Living Desert Alliance

Native Seeds / SEARCH

Protect Land and
Neighborhoods

Save the Scenic Santa Ritas

Sierra Club - Grand Canyon
Chapter

Sierra Club - Nopales Group

Sky Island Alliance

Tortolita Alliance

Tortolita Homeowners
Association

Tucson Audubon Society

Tucson Herpetological
Society

Tucson Mountains
Association

Wildlands Network

March 20, 2025

Chairman David Hook and Commissioners
Pima County Planning & Zoning Commission
201 N. Stone Ave.
Tucson, AZ 85701

RE: P24SPA00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Dear Chair Hook and Commissioners,

Thank you for the opportunity to provide comments on P24SPA00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT (item no. 5 on your March 26, 2025 agenda).

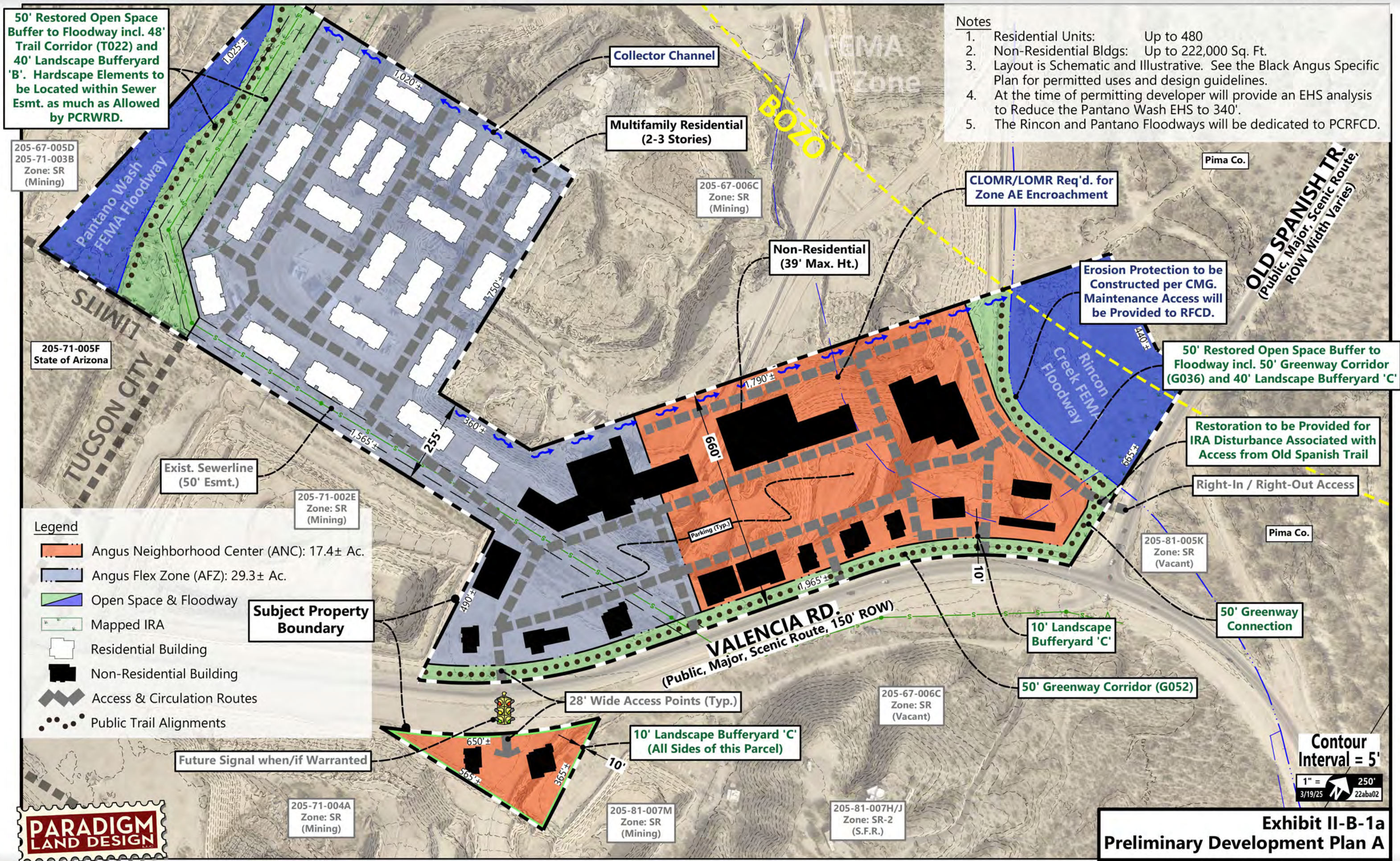
Since your last meeting, the Coalition met with the applicant's representative Paradigm Land Design. Together, we were able to add an additional 1.8 acres of open space (3% of the rezoning area) — primarily along Pantano Wash. Specifically, changes were made to extend the Pantano Wash open space buffer from 50' nearer to 150'.

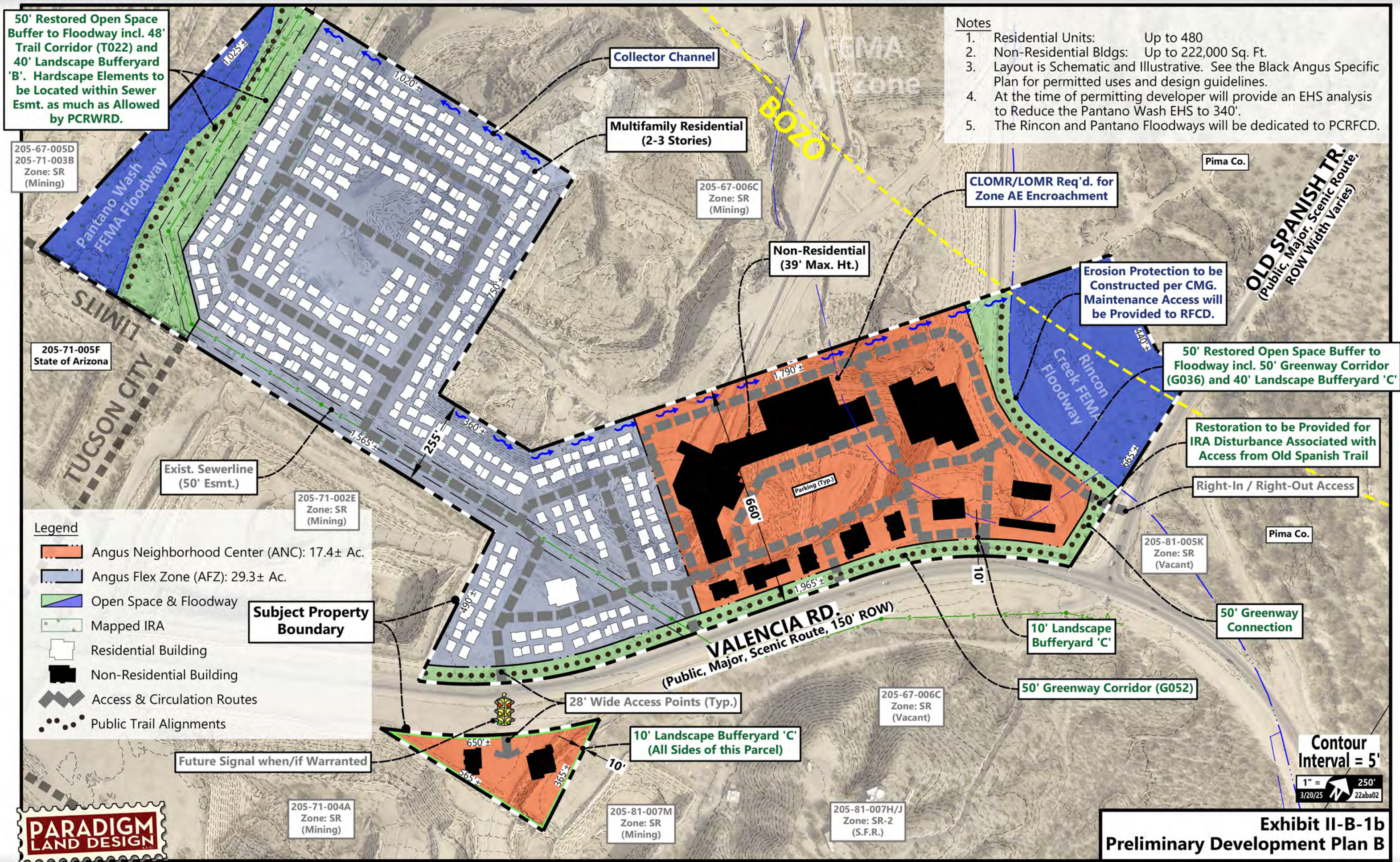
The open space still includes conditions of a 50' sewer easement as well as trail and greenway corridors. That said, we commend the applicant for their willingness to work with us in expanding on the restored natural open space areas and the quality of those open spaces.

Sincerely,

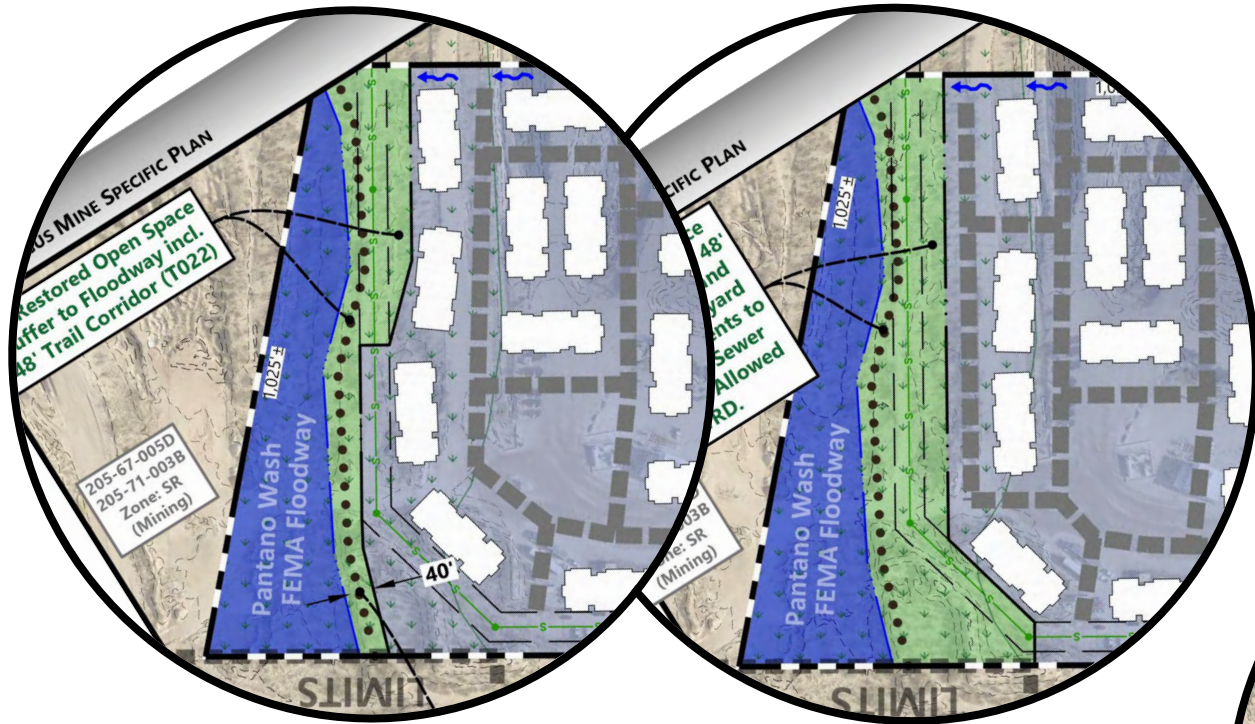
Kate Hotten, Co-Executive Director

CC: Terrill Tillman, Principal Planner
Jenny Neeley, Conservation Lands and Resources
Chris Poirier, Deputy Director, Development Services



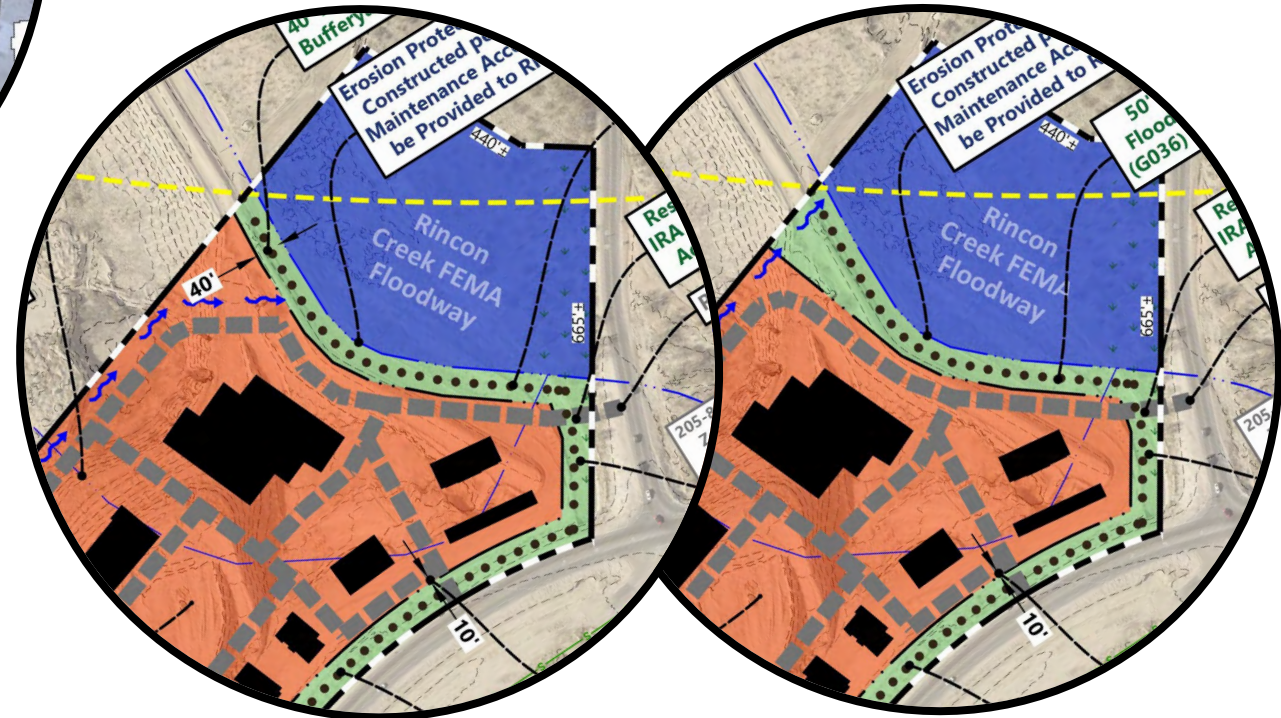


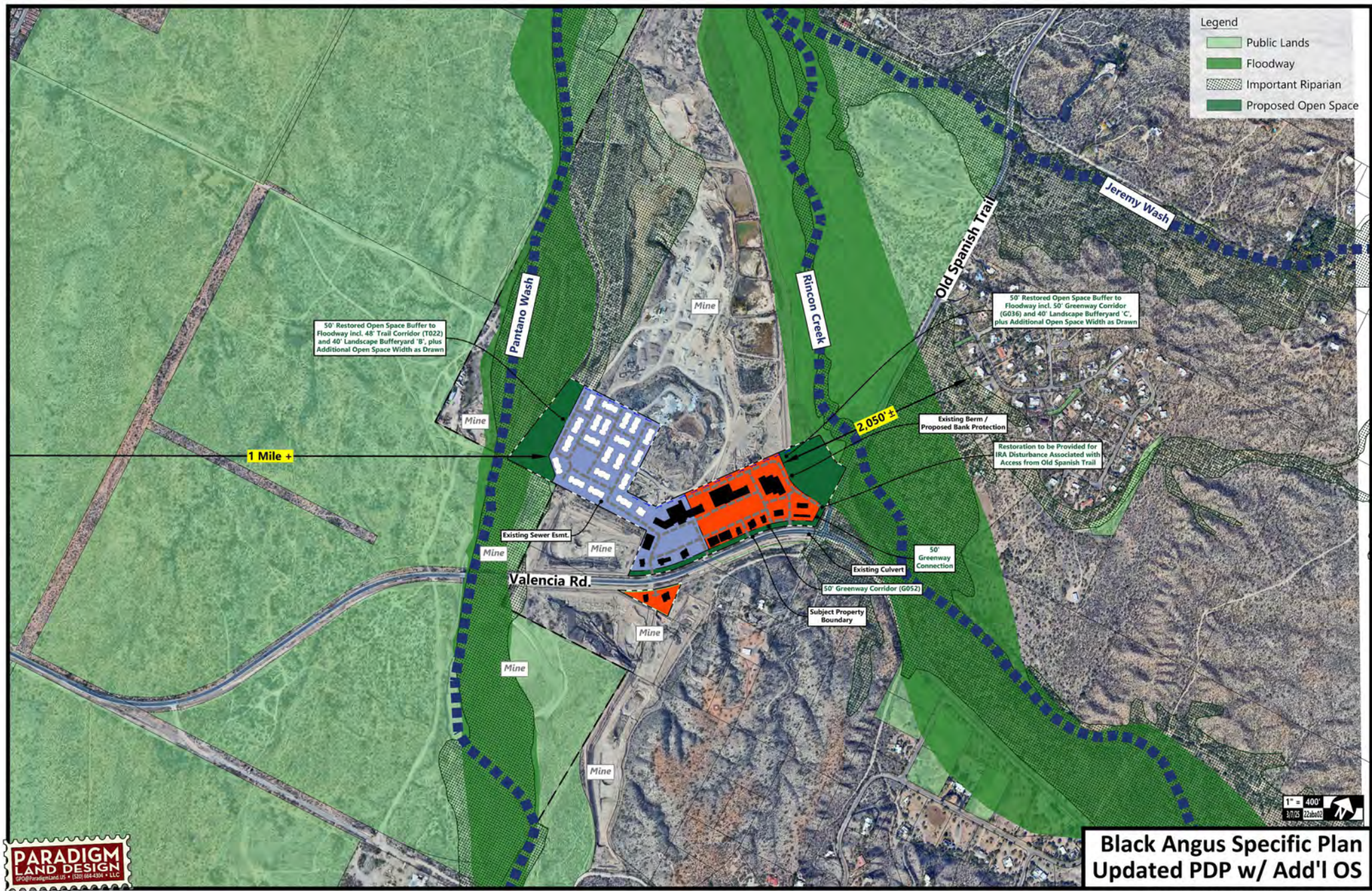
Increased Open Space Buffers per Discussion w/ CSDP



**1.6 Acres More Open Space
Along the Pantano Wash**

**0.2 Acres More Open Space
Along the Rincon Creek**





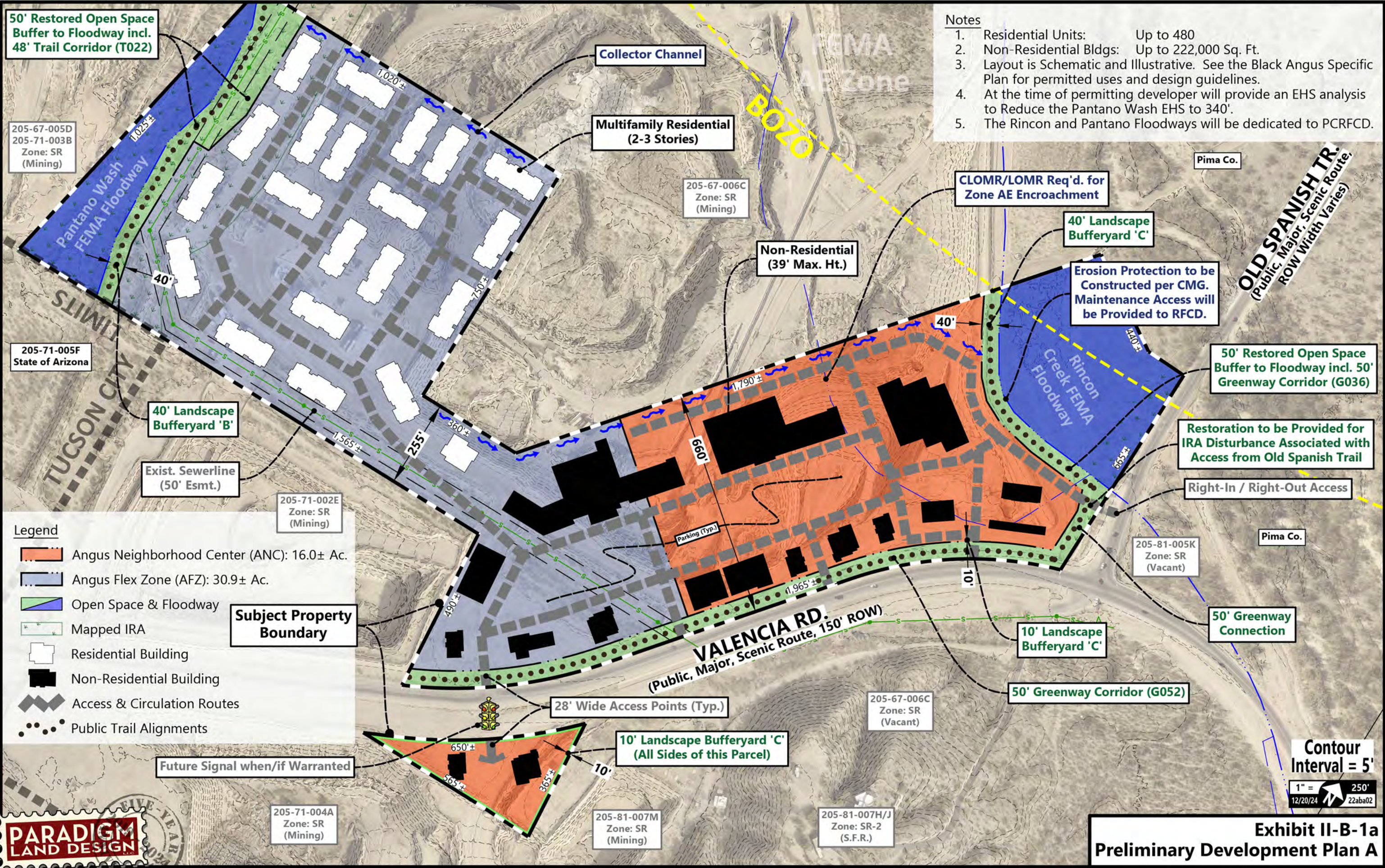
**Black Angus Specific Plan
Updated PDP w/ Add'l OS**

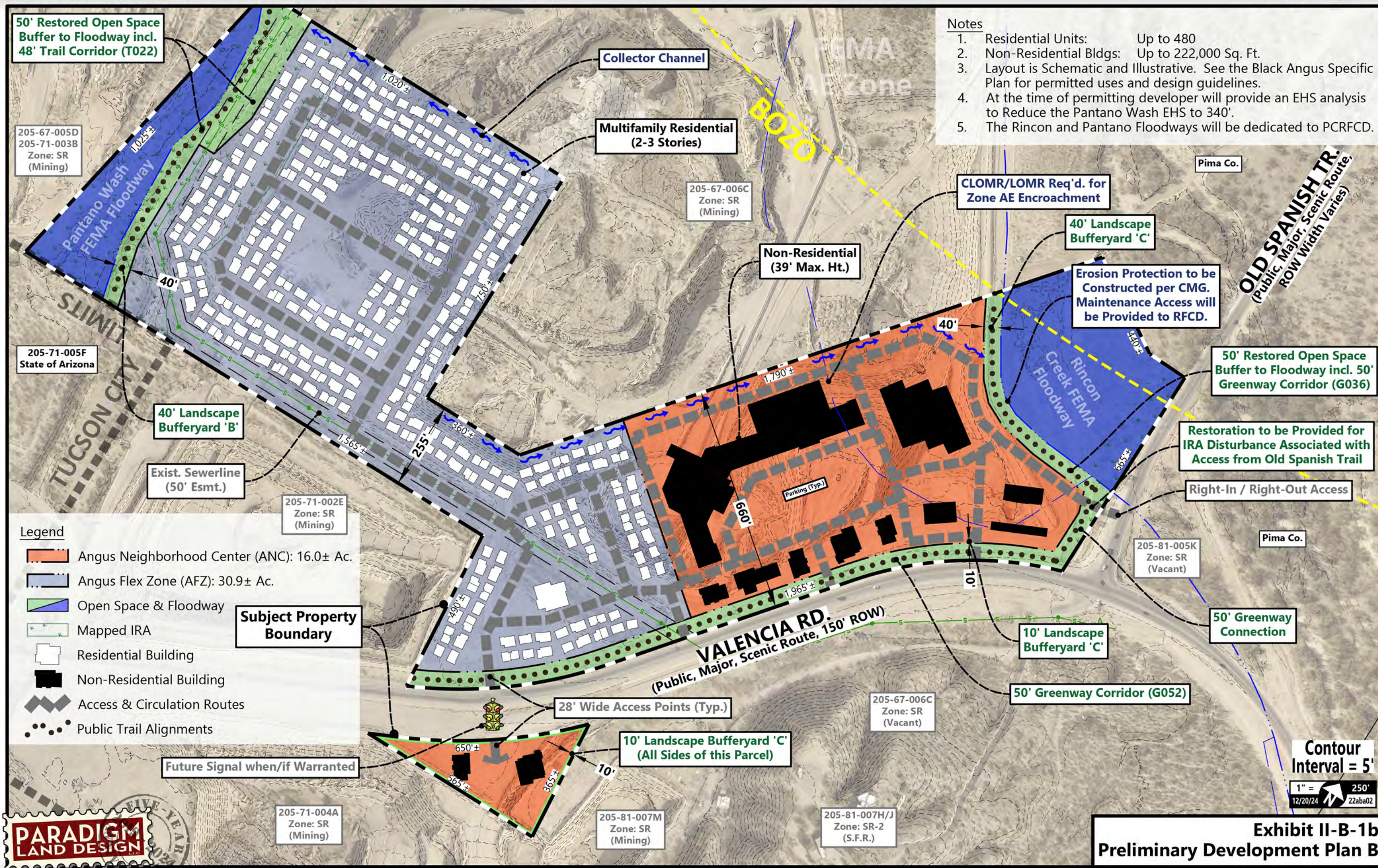
ACTIVE MINING OPERATIONS



EARTHMOVING EQUIPMENT

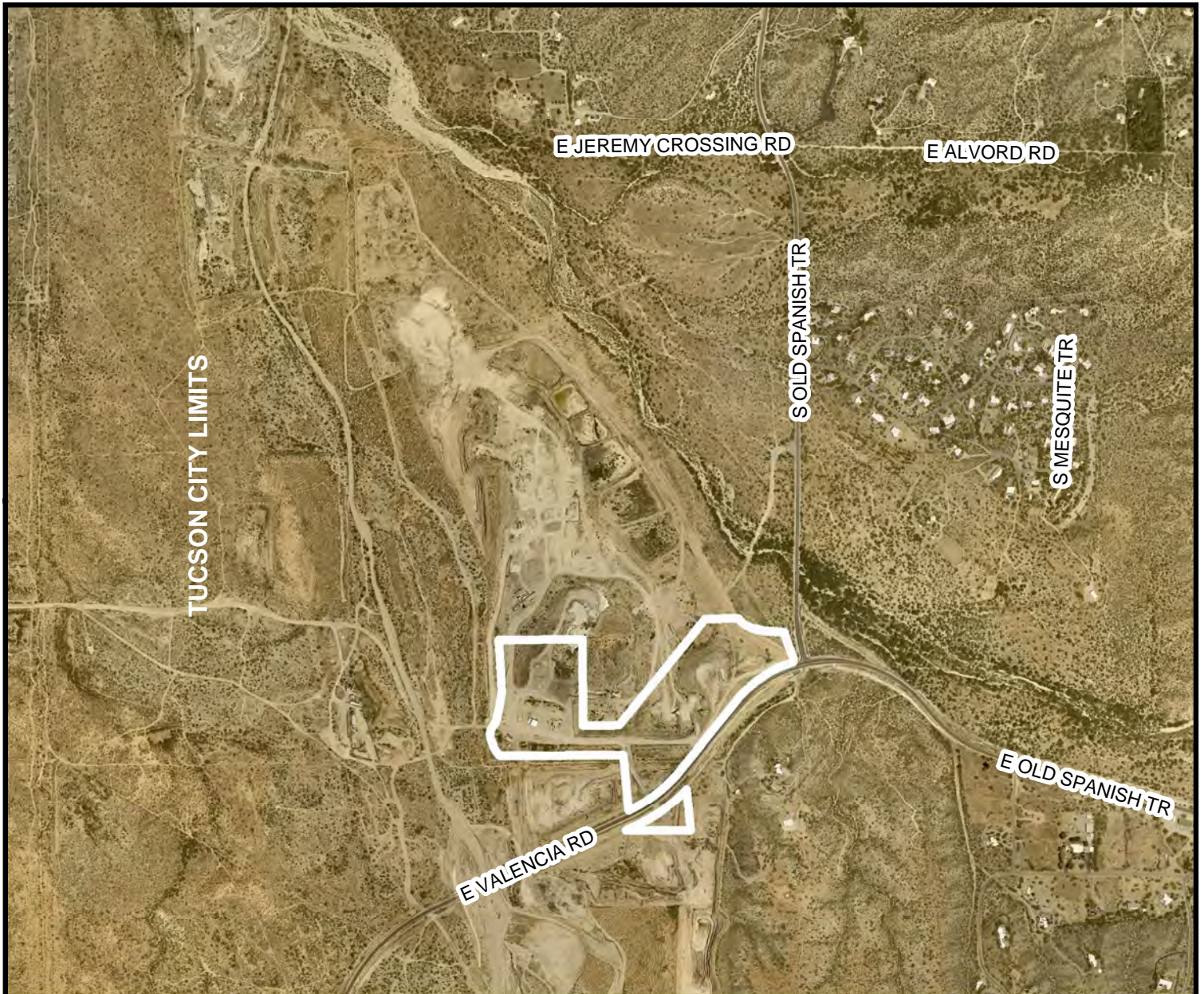








Case #: P24SP00003
Case Name: BLACK ANGUS MINE LLC, ET AL - E. VALENCIA ROAD
SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT
Tax Code(s): 205-71-002G, 002H, 002J, 205-81-007P, 007Q and portion of 205-67-006G

AERIAL EXHIBIT



0 550 1,100 2,200 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes:		
		Map Scale: 1:16,000	Map Date: 1/24/2025 - ds



**SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT
PLANNING AND ZONING COMMISSION
STAFF REPORT**

HEARING DATE	February 26, 2025
CASE	P24SP00003 Black Angus Mine LLC, Et Al. – E. Valencia Road Specific Plan and Comprehensive Plan Amendment (Black Angus Mine Specific Plan)
PLANNING AREA	Rincon Valley
DISTRICT	4
LOCATION	The property is located north and south of E. Valencia Road, northwest of the T-intersection of S. Old Spanish Trail and E. Valencia Road.
ACREAGE	62 (+/-) acres
REQUEST	A Comprehensive Plan Amendment and Specific Plan Rezoning for approximately 62 acres from the Low Intensity Urban 0.3 (LIU – 0.3) and the Low Intensity Urban 0.5 (LIU – 0.5) to the Planned Development Community (PDC) land use designation and from the SR (Suburban Ranch) zone to the SP (Specific Plan) zone for a maximum of 480 multi-family residential units and a maximum of 222,000 square feet of commercial uses.
OWNERS	Black Angus Mine LLC & Rocking K Development 2200 E. River Road, Ste. 115 Tucson, AZ 85718
AGENT	Paradigm Land Design Paul Oland 372 S. Eagle Road, #284 Eagle, Idaho 83616

APPLICANT'S PROPOSED USE

The applicant proposes a comprehensive plan amendment and specific plan rezoning for an approximate 62-acre site comprised of five parcels, plus a portion of a parcel, for a flexible specific plan containing a maximum of 480 multi-family residential units and a maximum 222,000 square feet of commercial uses. The Rincon Creek Greenway and Valencia Greenway trails will be installed and connect as part of the proposed. The existing Pantano Wash Trail will be improved.

APPLICANT'S STATED REASON

"This Project will provide a much needed high-quality, pedestrian friendly commercial center for new and existing residents living on the southeast side of Tucson. Strong demand for new commercial opportunities continues to exist in this southeastern part of the greater Tucson metropolitan area. Additionally, this Project may help meet the regional shortage of housing options."

STAFF REPORT SUMMARY

Staff recommends **APPROVAL** of the Black Angus Mine Specific Plan (SP) rezoning and plan amendment to Planned Development Community (PDC) subject to the addition of the approved conditions to Section IV of the Specific Plan. The plan adheres to comprehensive plan policies, implements the Arizona Growing Smarter Acts and is a compatible re-use of reclaimed mining properties.

PUBLIC COMMENT

As of the writing of this report, February 10, 2025, staff has received two letters of support from the Vail School District and the Vail Chamber of Commerce.

Published and mailed notice of the proposal along with the website posting of the application and specific plan will occur a minimum of fifteen days prior to public hearing. A draft staff report will be available a minimum of fifteen days prior to public hearing with the final version posted to the website. 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 POLICIES

The land use designation of the subject site is Low Intensity Urban 0.3 (LIU-0.3) and Low Intensity Urban 0.5 (1.11 acres) the proposed land use designation is Planned Development Community (PDC).

The LIU-0.3 and LIU-0.5 land use designation plans for low density residential uses and other compatible uses and provides density incentives within residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for providing open space. In the LIU-0.3 land use designation, there are no minimum residences per acre (RAC) density and the maximum RAC is 0.3 without a density bonus. The LIU-0.3 plan density bonus allows a maximum RAC of .7 with 50% open space and 1.2 RAC with 65% open space. In the LIU-0.5 land use designation, there are no minimum residences per acre (RAC) density and the maximum RAC is 0.5 without a density bonus. The LIU-0.5 plan density bonus allows a maximum RAC of 1.2 with 50% open space and 2.5 RAC with 65% open space.

Approval of the Black Angus Specific Plan rezoning and concurrent plan amendment will change the LIU-0.3 and LIU-0.5 land use designations to the PDC designation, which will bring the Specific Plan and Comprehensive Plan land use designation into conformity with the comprehensive plan. The PDC land use designation allows specific plans to demonstrate the intent for a specific plan area as a whole.

There are no special area policies applicable to the site. Rezoning Policy, RP-76 Old Spanish Trail applies to the LIU-0.5 designated 1.11-acre parcel located south of Valencia Road. The policy requires 66 2/3 percent set-aside contiguous to the Pantano Wash Important Riparian Area (IRA) to meet the conservation guidelines for the Multiple Use Management Area. This property was previously part of the aggregate mining, does not contain any vegetation nor IRA and is not contiguous to the IRA associated with the Pantano Wash, so the policy is not applicable.

The proposed uses are supported by a number comprehensive plan policies referenced within the specific plan, a few are listed below:

- Evaluate current and future aggregate mining areas to identify locations that can be repurposed for other uses upon closure,
- Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive,

- Require all mixed-use developments to incorporate design elements for walkability, bikeability and access to work, school, services, infrastructure and healthy foods, and
- Remediate deteriorated and blighted conditions.

The specific plan implements the comprehensive plan policies by the repurposing of the aggregate mining operation. Remediation of the blighted conditions is implemented through the installation of two greenways, one trail and the restoration of the previously denuded Important Riparian Habitat (IRA). The mixed-use development is planned to be compact, more dense than adjacent neighborhoods and incorporates design elements with internal paths connecting the residential and commercial uses to each other, which extend to the major transportation thoroughfares of Valencia Road and Old Spanish Trail. Paved bicycle paths exist within the recently widened Valencia Road right-of-way. Vehicular trips and greenhouse gas emissions are reduced due to the mixed uses of the site.

PREVIOUS COMPREHENSIVE PLAN CASES ON PROPERTY

The site was the subject of a previous Comprehensive Plan Amendment for 429 acres from LIU-0.5 (135 acres), Resource Transition (35 acres), and Resource Conservation (259 acres) to LIU-3.0 by case Co7-98-021. The plan amendment was recommended for denial by staff and the Planning and Zoning Commission because the request did not meet the plan amendment criteria, the commercial uses near Saguaro National Park would require major transportation improvements and because of the planned floodplain and riparian habitat disturbance. The Board of Supervisors denied the request on October 13, 1998.

A comprehensive plan amendment, case Co7-05-14, for approximately 47.66 acres amended (parcel 205-81-007Q), the 1.11-acre parcel south of E. Valencia Road from LIU-0.3 to LIU-0.5 establishing rezoning policy RP-76 Old Spanish Trail.

The remainder of the site's comprehensive plan designation was amended from LIU-0.5 to LIU-0.3 in 2015 by the comprehensive plan update, Pima Prospers.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR	Aggregate Mine/Vacant Residential
South:	SR/SR-2	Aggregate Mine/3 Developed Residences
East:	CR-1/SR	Developed Residential Subdivision/Vacant Residential
West:	SR (COT)	City of Tucson SR zoned/Vacant State Lands

The area is primarily undeveloped, planned for lower-density residential uses. Adjacent to the site, lies Arizona State Lands located within the City of Tucson's jurisdictional boundaries. High-density residential development exists within the City of Tucson, approximately one and one-quarter of a mile to the west. City of Tucson Industrial zoning exists approximately one-half mile southwest of the site. Several low-density developed subdivisions lie approximately one-third of a mile to the north, south and west. The Rocking K Specific Plan lies about three-quarters of a mile to the east and spans along both sides of Old Spanish Trail with high-density residential subdivision plats that are developed and undeveloped to the south, west of Old Spanish Trail and one developed east of Old Spanish Trail. The Saguaro National Park lies one and one-third of a mile to the east. The planned greenways and trail development will provide immediate recreational opportunities adjacent to and within the site, along with additional trails located within the National Park. Four schools, one charter, one elementary, one middle and one high school lie within one and one-third miles of the site. The nearest services are located along Houghton Road, approximately two and one-half miles up to four miles from the site.

PREVIOUS REZONING CASES ON PROPERTY

There have been no previous rezoning cases on the site. The site is original SR (Suburban Ranch) zoning.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

There has been no recent rezonings in the area.

Past activity:

There has been a substantial amount of land in the vicinity of the site that has been rezoned from original SR. Areas near the site were rezoned in the 1970's thru the late 1990's to SR-2 (Suburban Ranch Estate), GR-1 (Rural Residential) and CR-1 (Single Residence). In 1990, 1,126 acres were rezoned to the Rocking K Specific Plan resulting in higher-density, single-family subdivisions and some undeveloped subdivision plats mostly located southeast of the site, west of Old Spanish Trail. One higher density attached duplex style subdivision development is on the east side of Old Spanish Trail for residents over 55. The remainder of the specific plan is undeveloped. There have also been a number of lower-density, CR-1 rezonings in the general area developed through subdivision plats. Most of the subdivision plats contain large areas of set-aside natural open space to meet the conservation guidelines of the Conservation Lands System (CLS).

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The entire site is located within the CLS designated as Multiple Use Management Area (MUMA) and a portion of the site is classified as Important Riparian Area (IRA). The IRA areas of the site are regulated by the Pima County Regional Flood Control District (RFCD). CLS compliance for the MUMA and IRA disturbance will be met through two, 50-foot-wide restored open space buffers along the Rincon Creek and Pantano Wash floodways utilizing riparian habitat native species.

PLANNING REPORT

Staff supports the request because the subject site is a repurposed aggregate mine, improving the existing blighted conditions. The specific plan uses, heights and densities are consistent with the policies of Pima Prosper, Pima County's comprehensive land use plan and the development plans for two 50-foot-wide areas of CLS restoration adjacent to the Rincon Creek and Pantano Wash floodways. The floodways will be dedicated to Pima County Regional Flood Control District. Two connecting greenways will be installed along the E. Valencia Road and S. Old Spanish Trail frontages and one trail improved along the western boundary of the site.

The subject site consists of five parcels and a portion of a parcel. Three and the portion of a parcel are approximately 60 acres located north of Valencia Road spanning to the northwest corner of Old Spanish Trail and Valencia Road. Two smaller parcels, approximately 2-acres are located on the south side of Valencia Road. The entire site has been utilized as an aggregate mine, creating areas that will require 5 feet or more of cut and fill to develop the property. A portion of the eastern Rincon Creek floodway is located within the Buffer Overlay Zone that will be dedicated to Pima County, so no additional consideration or restraints of development standards were given.

The specific plan demonstrates a mixed-use development with two designated areas and uses within the two, flexible preliminary development plans. The 16-acre Angus Neighborhood Center (ANC) plans for a maximum 222,000 square feet of commercial uses such as retail sales, personal services, automotive services and fueling, modern self-storage, drive-through food service and a grocery store to meet the day-to-day needs of nearby residential areas. The ANC area is primarily located at the northwest corner of Old Spanish Trail and Valencia Road, with two smaller parcels

south of Valencia Road. The 30.9-acre Angus Flex Zone (AFZ) plans for a maximum of 480 single and multi-family residential units, and/or RV park, and/or storage of operable vehicles. The AFZ area of the specific plan allows for flexibility to convert the proposed residential uses to the allowable commercial uses. The ANC and AFZ may allow all CB-1 (Local Business) uses, modern self-storage and drive-through food service. The CB-1 development standards will apply to the entire site. The paved parking areas will conform with the required number of parking spaces in the Pima County Zoning Code. The maximum building height is 39 feet for the commercial or non-platted residential uses, except for adjacent to Valencia Road and Old Spanish Trail which are designated as Major Streets and Scenic Routes (MSSR). The 200-foot area of applicability adjacent to the Valencia Road and Old Spanish Trail frontages will meet the MSSR earthtone color requirements and maximum height of 24 feet or demonstrate a clear, 20-foot-wide viewshed corridor. Any platted residential uses will have a maximum 34-foot height limit.

The properties south of Valencia Road will be accessed by one driveway, aligning with the proposed driveway to the north. A 10-foot-wide bufferyard "C" will be provided around the entire parcel. The northern property plans for five driveways, four along Valencia Road and one, right-in, right-out driveway onto Old Spanish Trail. A 10-foot wide bufferyard "C" is planned adjacent to Valencia Road and Old Spanish Trail. A 40-foot-wide bufferyard "C" is planned in combination with the restored riparian habitat mitigation open space along the eastern and western boundaries on the northern parcel. No other bufferyards are planned or required. Multi-modal infrastructure is planned within the internal circulation of the site with sidewalks and connectivity to the required multi-use paths that will connect to the greenways.

Arizona Growing Smarter Acts are implemented on the site through a mix of land uses and take advantage of compact building design. The development will contain a mix of commercial uses and may provide a multi-family residential unit component, connect to multi-use paths in the adjacent rights-of-way, and provide additional interior connectivity between uses and services creating walkable neighborhoods which support public and private cooperation and investment.

Concurrency of Infrastructure:

Concurrency of infrastructure exists or will exist to serve the proposed development.

CONCURRENCY CONSIDERATIONS		
<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, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No objection
WATER	Yes	Will-serve letter included in the SP
SCHOOLS	Yes	Letter of capacity included within the SP
ENVIRONMENTAL QUALITY	Yes	No objection

TRANSPORTATION REPORT

In 2021, the Pima County Capital Improvement Project No. 4VHOST realigned and improved Valencia Road to a two-lane paved roadway with paved shoulders between Houghton Road and Old Spanish Trail. Additional roadway improvements and traffic signal at the Valencia Road/Old Spanish Trail intersection were installed by the Rocking K developers.

Valencia Road and Old Spanish Trail are listed in the Major Streets Plan and Scenic Routes Plan and have a posted speed limit of 45 miles per hour (mph). Valencia Road is classified as an Urban Collector and Old Spanish Trail is a Rural Minor Collector per there Federal Functional Classification and are maintained by Pima County. The City of Tucson maintains Valencia Road approximately 1,300 feet west of the site. The existing right-of-way width of Old Spanish Trail is irregular, but it meets the future right-of-way width of the Major Streets Plan. If additional right-of-way is needed to accommodate for any development related off-site improvements on Old Spanish Trail, it shall be determined at the time of permitting and provided by the property owner.

The most recent traffic count for the segment of Old Spanish Trail east of Valencia Road/Old Spanish Trail intersection is 10,645 average daily trips (ADT). Per the traffic impact study (TIS) submitted with the proposed specific plan, daily traffic counts for Valencia Road west of Old Spanish Trail is 7,224 ADT, and for Old Spanish Trail north of Valencia Road/Old Spanish Road intersection is 6,727 ADT. The roadway capacity for Valencia Road is 19,500 ADT and Old Spanish Trail is 16,400 ADT.

The specific plan will allow for a mixed-use project consisting of a maximum of 480 multi-family residential units and approximately 222,000 square feet of commercial space. Per the TIS, this development will generate approximately 14,812 average daily trips (ADT) at buildout; 9,833 ADT are considered to be external trips added to the existing roadway network, and 4,979 ADT are considered internal capture trips by the residential development or pass-by trips captured by the commercial development. Pass-by and internal capture trip reduction is commonly used in engineering practices related to traffic assumptions.

As the project is built out, Valencia Road is expected to reach capacity for a two-lane roadway and the developers of this specific plan will be required to widen Valencia Road to a four-lane lane roadway west of the Valencia Road and Old Spanish Trail intersection along the property frontage. Valencia Road, east of the Valencia Road/Old Spanish Trail intersection to the northern segment of S. Rocking K Ranch Loop will be improved to a four-lane roadway by 2026-2027 as part of the off-site improvement requirements for the Rocking K development which will provide a roadway capacity of 34,600 ADT. The southern segment of Rocking K Ranch Loop and associated development is expected to build out by 2033, and Black Angus is expected to build out by 2031.

With the understanding that the specific plan project area may be built in phases, an updated TIS shall be required with the submittal of each development phase to further evaluate current conditions, projected site traffic impacts, capacity on Valencia Road, and necessary mitigation associated with each phase of development.

Two preliminary development plans (PDPs) are provided. The PDPs indicates four access points are proposed onto Valencia Road, and a single access point onto Old Spanish Trail for the northern property. The single southern property access is aligned with the access to the northern property onto Valencia Road. The access points have been analyzed in the TIS and provide improvement recommendations. The final design, location and functionality of each access point shall be reviewed at the time of permit submittal once a detailed site plan is provided.

The westernmost access point on Valencia Road is expected to serve residential and commercial uses and shall be built with bicycle and pedestrian connectivity as required by the Subdivision and Development Street Standards or as determined at the time of permit submittal.

The Valencia Road/Old Spanish Trail intersection was improved with pedestrian facilities (sidewalks, crosswalks, push button signals, and ramps) at all four quadrants. There are no pedestrian facilities on Valencia Road, but it has paved shoulders that are usually designated for bicycle use. There are no pedestrian or bicycle facilities on Old Spanish Trail.

The Department of Transportation recommends a paved, multi-use path be built to Pima County standards within the Valencia Road and Old Spanish Trail right-of-way along the specific plan property frontage. Connectivity shall be provided to driveways and greenway trail access points. The multi-use path shall connect to the Valencia Road/Old Spanish Trail intersection northwest quadrant ramps and sidewalks. The location, design and phasing of the multi-use trail shall be determined at the time of permit submittal. Pedestrian and bicycle facilities internal to the residential and commercial development site shall provide connectivity to the public trail system.

The Department of Transportation has no concurrency concerns and support the request subject to rezoning conditions #4A-F.

FLOOD CONTROL REPORT

The Regional Flood Control District (District) offers the following comments:

1. This property is impacted by Flood Control Resource Area (FCRA) located along east and west boundary of the project due to the presence of Federal Emergency Management Agency (FEMA) Floodplain and Regulated Riparian Habitat (RRH).
 - The Pantano Wash is west of the project and Rincon Creek is located to the east. Both are regional watercourses, have mapped FEMA Floodway and designated Special Flood Hazard Area (SFHA) Zone AE. The Pantano Wash has an associated Erosion Hazard Setback (EHS) of 500 feet and Rincon Creek has an EHS of 250 feet. This property has been mined for several years, and fill is required to raise the project parcels north of Valencia Road to be above the 100-year flood stage.
 - The Site Analysis (Narrative) states that the primary flow paths and the floodway for Pantano Wash and Rincon Creek will remain natural. Erosion protection along Rincon Creek will be provided to remove the EHS. The applicant has stated it is unclear if bank protection will be provided along the Pantano Wash.
 - A local erosion hazard study conducted by CMG Drainage Engineering Inc. (CMG) determined the bank erosion and channel degradation along the Pantano Wash; Pantano Wash Management Study was approved by the District on April 12th, 2016. The Narrative references this study and the referenced EHS for the Pantano Wash and Rincon Creek are from the 2016 study.
 - Until an EHS analysis is submitted by the applicant and approved by the District, the Pantano Wash River Management Study setback shall be used for the project. Structures will not be allowed with the Pantano Wash Management Study EHS area unless an alternate safe EHS is approved by the District. A note was placed on the PDP stating that, at the time of permitting CMG will provide an EHS analysis in an attempt to reduce the Pantano Wash EHS to 340 feet, reducing the EHS by 160 feet. The recent drainage improvements (bank protection and grade control structures) constructed during the Valencia Road bridge was not considered during the 2016 study. The applicant's intent is additional analysis will include the impact of the new drainage infrastructure.
 - Dedication of the floodways to the District and maintenance access will be required. A development condition will be applied to this rezoning to ensure floodway dedication and maintenance access will be provided.

2. As a result of the 2006 flooding event and recent CMG floodplain modeling efforts, it was determined that the 100-year floodplain boundary is different than the Federal Insurance Rate Maps (FIRM) floodplain boundary. The model demonstrated that flow from Rincon Creek bypassed existing berms created by the mining operation and entered the pit. The applicant has been in discussion with the District to have clear direction on the District development expectations. In addition to elevating the project area with fill, the project will need to mitigate the breach of the berm(s). The Narrative provides discussion that the area of breach will be constructed bank protection along the fill pad of sufficient length and height to mitigate the erosion hazard, comply with elevation and encroachment requirements.
3. When improvements are proposed within the effective FEMA SFHA, both a Conditional Letter of Map Revision (CLOMR) and LOMR are required. The CLOMR shall be approved by FEMA prior to issuance of grading permit. A condition conveying the requirement will be applied to this rezoning.
4. A regulatory wash with an associated EHS of 25 feet crosses under Valencia Road through a box culvert and enters the project at the southeast boundary of the project. The District's estimate of approximate peak discharge is under 500 cfs and the Site Analysis reports a 1% chance peak discharge of 236.7 cfs. The project will have proposed access from Valencia Road. At the time of permitting the project will be required to demonstrate no impact to the regulatory wash.
5. The proposed conditions drainage map Exhibit 2-D.1 shows a proposed collector channel along the north boundary of the project collecting all the drainage (590 cfs) from the project north of Valencia Road. As requested by the District Exhibit 2-D.1 has been revised to route the drainage between the Pantano Wash and Rincon Creek. The PDP does not show the channel dimensions and preliminary detail of the channel. There is concern that there is not enough space for the collector channel, required access/circulation and proposed improvements. The requested detail demonstrating there is adequate space for the channel shall be provided at the time of permitting.
6. On the west and east side of the project there is the presence of RRH. Important Riparian Area (IRA) with an underlying Classification of Hydromesoriparian Habitat found along the west boundary of the site and IRA with an underlying Classification of Xeroriparian Class C Habitat is along the east boundary of the site. The only proposed impact to the RRH is for an access drive off of Old Spanish Trail. Any additional impact to the mapped RRH not shown on the PDP will be prohibited and a condition will be applied to this development to ensure no additional impact to the RRH will occur at the time of permitting.
7. The 50-foot restoration buffer area shall use species native to the applicable classification of the RRH along the Pantano Wash and Rincon Creek. Non-native species and inert material such as decomposed granite will be prohibited. The Narrative states native species found from the applicable RRH classification will be used within the 50-foot restoration buffer area and will remain as natural undisturbed open space. A development condition will be applied to this rezoning to ensure native species applicable to each RRH classification and the restoration area will mimic natural desert conditions.
8. Due to the proximity of the regional watercourses, the Narrative states a Detention Waiver will be submitted at the time of permitting to address the detention requirements. If adequate retention is provided, a waiver may be allowable. First flush retention will be required. The project will be required to provide retention throughout the project site by using Low Impact Development (LID) Practices. The Engineer of Record shall submit the Detention Waiver and supporting documents prior to submitting for a grading permit. If the Detention Waiver is not approved by the Floodplain Administrator, the project shall adjust the site layout to incorporate above ground detention. A development condition will be applied to this rezoning to ensure LID Practices will be used throughout the site to provide retention.
9. This site has an assured water supply by Spanish Trail Water Company. At the time of development, the developer shall be required to select a combination of Water Conservation

Measures from Table B (commercial) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

Regional Flood Control District has no objection to the specific plan subject to rezoning conditions #5A-J.

WASTEWATER RECLAMATION REPORT

Capacity has been confirmed available within the 18" public sewer G-95-033A, downstream from manhole 4726-65 (Type I P23WC00273, dated September 5, 2023). Allocation of capacity will be made by a Type III Capacity Response.

The Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection to the proposed specific plan subject to the addition of rezoning conditions #6A-F.

ENVIRONMENTAL PLANNING REPORT

On-site conservation values:

- The approximate 62-acre site is within the Important Riparian Area and Multi-use Management Area (MUMA) designations of the Maeveen Marie Behan Conservation Lands System (CLS).
- The entire site is significantly affected by historic disturbance resulting from an open pit aggregate mining operation. It has been stripped of all vegetation and its topography has been extensively modified.
- It is within a Priority Conservation Area (PCA) for the Cactus ferruginous pygmy owl, a federally listed species. It is outside PCA for the Burrowing owl, Pima pineapple cactus and Needle-spined pineapple cactus.
- There are no washes or associated riparian habitat within the boundaries of the current land use plan. Disturbances to these resources are regulated by the Regional Flood Control District according to Pima County Code Chapter 16.30, *Watercourse and Riparian Protection and Mitigation Requirements*.
- This site has not been identified as an acquisition priority under any county bond program.

Landscape context:

The project site is bordered on the west by Pantano Wash and on the east by Rincon Creek and is generally surrounded by undeveloped lands. Nearby land uses are largely rural residential (SR) with some single family residential (CR-1) to the east.

Despite the lack of functional wildlife habitat on-site, the site's contribution to landscape connectivity is significant. It is located within the confluence of Pantano Wash and Rincon Creek, and it's within three regionally important wildlife movement areas identified by AZGFD (2013), all of which converge in this area:

- Pantano Wash Riparian Wildlife Movement Area
- Rincon Creek Riparian Wildlife Movement Area
- Saguaro National Park (East) to Rincon Valley Landscape Movement Area

Potential impacts to biological resources and CLS:

Because the project area has no functional wildlife habitat on-site full compliance with the CLS Guidelines for the MUMA designation is not recommended for this project. However, one of the key overarching objectives of the CLS Guidelines is to maximize landscape continuity and facilitate the movement of native species across and through the landscape. To ensure

connectivity in this area is not compromised, Rincon Creek and Pantano Wash should be sufficiently buffered with vegetated natural open space, which will shield them from direct and/or indirect impacts that may result from this project.

According to the Preliminary Development Plan, 50-foot open space buffers will be set aside along the entire east and west boundaries of the project area and will be restored with native vegetation. Given the applicant's stated intent to sufficiently buffer Rincon Creek and Pantano Wash with restored natural open space, and in conjunction with the following recommended Special Conditions, this project is not expected to significantly alter the condition or integrity of the biological resources in the area or the viability of the CLS.

Environmental Planning has no objection to the rezoning subject to conditions #7A-B.

ENVIRONMENTAL QUALITY REPORT

The Department of Environmental Quality has no objection to the rezoning request.

CULTURAL RESOURCES

Cultural Resources has no objection to this request subject to the addition of condition #8.

NATURAL RESOURCES, PARKS AND RECREATION

Natural Resources, Parks and Recreation have no objection subject to adherence to the Specific Plan for the installation of the Rincon Creek Greenway and Valencia Greenway which will connect and the improvements to the Pantano Wash Trail.

UNITED STATES FISH AND WILDLIFE SERVICE

The US Fish and Wildlife Service have no comment.

WATER DISTRICT

The Spanish Trail Water Company has no comment but has provided a will-serve letter contained within the Specific Plan.

SCHOOL DISTRICT

The Vail School District has no comment but has provided a letter of capacity to serve the Specific Plan.

FIRE DISTRICT

The Rincon Valley Fire District has no comments.

CITY OF TUCSON

The City of Tucson has no objection to the request.

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.

3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Master Traffic Impact Study (TIS) shall be provided with the first phase of the development submittal and shall be updated with each subsequent development phase(s). The Master TIS and subsequent updates shall evaluate, but is not limited to, traffic current conditions, roadway capacity, previous phase submittals, projected site traffic impacts, and mitigation. Off-site improvements determined necessary, as a result of the TIS, shall be provided by the property owner(s).
 - B. The existing right-of-way width of Old Spanish Trail is irregular, but it meets the future right-of-way width of the Major Streets Plan. If additional right-of-way to accommodate for any development related off-site improvements on Old Spanish Trail is needed, it shall be determined at the time of permitting and dedicated by the property owner.
 - C. The final design, location and functionality of each access point shown in the Preliminary Development Plans (PDPs) shall be reviewed at the time of permit submittal, once a detailed site plan is provided.
 - D. The access point servicing residential and commercial uses shall be built with bicycle and pedestrian connectivity as required to meet the Subdivision and Development Street Standards or as determined by the Department of Transportation at the time of permit submittal.
 - E. A paved multi-use path shall be built to Pima County standards along the Valencia Road and Old Spanish Trail right-of-way property frontage. Connectivity shall be provided to driveways and greenway trails access points. The multi-use path shall connect to the Valencia Road/Old Spanish Trail intersection northwest quadrant ramps and sidewalks. The location, design and phasing of the multi-use trail shall be determined at the time of permit submittal.
 - F. Prior to the first phase of the development approval and each subsequent development phase approval, written proof of coordination with the City of Tucson is required regarding any traffic impacts to their roadway system.
5. Flood Control District conditions:
 - A. A Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) are required. The CLOMR shall be approved by FEMA prior to issuance of grading permit.
 - B. If the Erosion Hazard Setback analysis of the Pantano Wash shows that additional width is required, the site layout shall be modified to provide the necessary area to mitigate flood and erosion risk and impacts to the development and adjacent properties.
 - C. Dedication to the Regional Flood Control District of the Pantano Wash and Rincon Creek floodway is required prior to issuance of a permit authorizing grading. A 50-foot maintenance access measured from the top of bank for both the Pantano Wash and Rincon Creek shall be provided.
 - D. The proposed erosion protection along Rincon Creek shown on the Preliminary Development Plan shall be constructed at the same time through one permit.
 - E. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved PDP is prohibited.
 - F. The 50-foot Restoration Buffer Area shall be located outside the sewer easement, native species found in the applicable RRH classification shall be used and the restoration area will mimic natural desert conditions.
 - G. The required riparian habitat mitigation shall be, at the minimum, the required vegetative density for each classification disturbed. Inert groundcover or decomposed granite is prohibited within the mitigation areas. Pervious pavers or pavement will be

- allowable only for pedestrian circulation up to 4 feet in width. Trails greater than 4 feet wide in Riparian Mitigation areas are prohibited.
- H. If the Detention Waiver is not allowable, the project will revise the site layout to provide above ground detention.
 - I. First flush retention shall be provided in Low Impact Development practices distributed throughout the site and when possible, shall be directed to Riparian Mitigation areas and the 50-foot restored open space.
 - J. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
7. Environmental Planning conditions:
- A. The property owner/developer shall provide 50-foot open space buffers along the entire east and west boundaries of the project area and shall restore these areas with native vegetation, as depicted on the Preliminary Development Plan.
 - B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control:

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Oncosiphon pilulifer</i>	Stinknet
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

8. Cultural Resources condition: 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.
9. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.
10. In the event the subject property is annexed, the property owner shall adhere to all applicable 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.
11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "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(l)."

Respectfully Submitted,

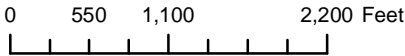
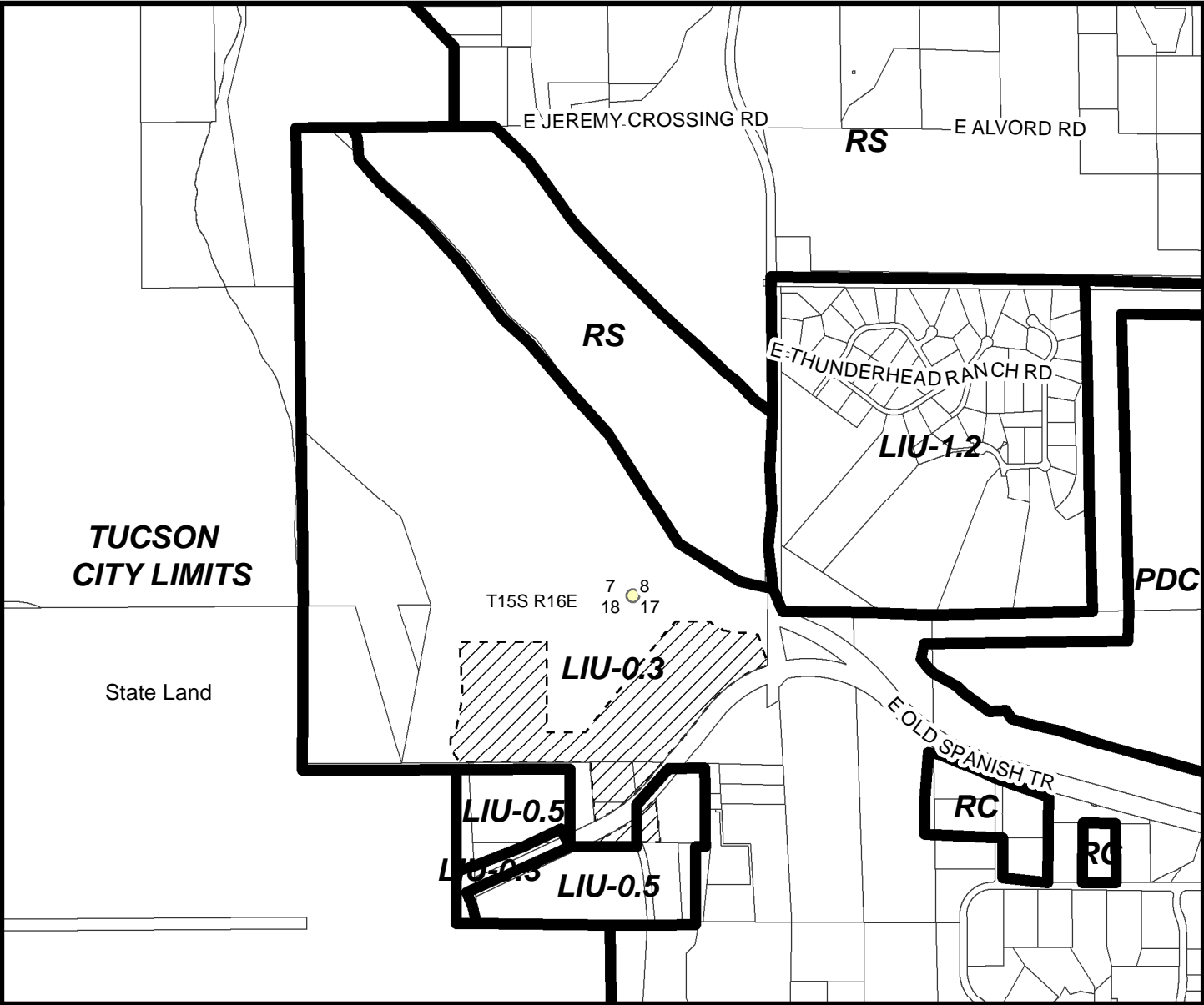
A handwritten signature in black ink, appearing to read "Terrill L. Tillman", with a long horizontal flourish extending to the right.


Terrill L. Tillman, AICP
Planner III


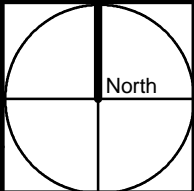
c: Paul Oland

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



 Subject Area

Taxcodes: 205-71-002G, 002H, 002J, 205-81-007P, 007Q and portion of 205-67-006G	P24SP00003 BLACK ANGUS MINE LLC, ET AL - E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT		Districts 4 Location: North and South of E. Valencia Road, northwest of T- intersection of S. Old Spanish Trail and E. Valencia Road
	Request: Low Intensity Urban 0.3 (LIU-0.3) and Low Intensity Urban 0.5 (LIU-0.5) to Planned Development Community (PDC) 62 Acres +/-		
	Rincon Valley Planning Area under Pima Prospers Sections 17 and 18, Township 15 South, Range 16 East		
	Planning and Zoning Commission Hearing: February 26, 2025	Map Scale: 1:16,000	
	Board of Supervisors Hearing: TBD	Map Date: January 24, 2025 / dms	

Case #: P24SP00003

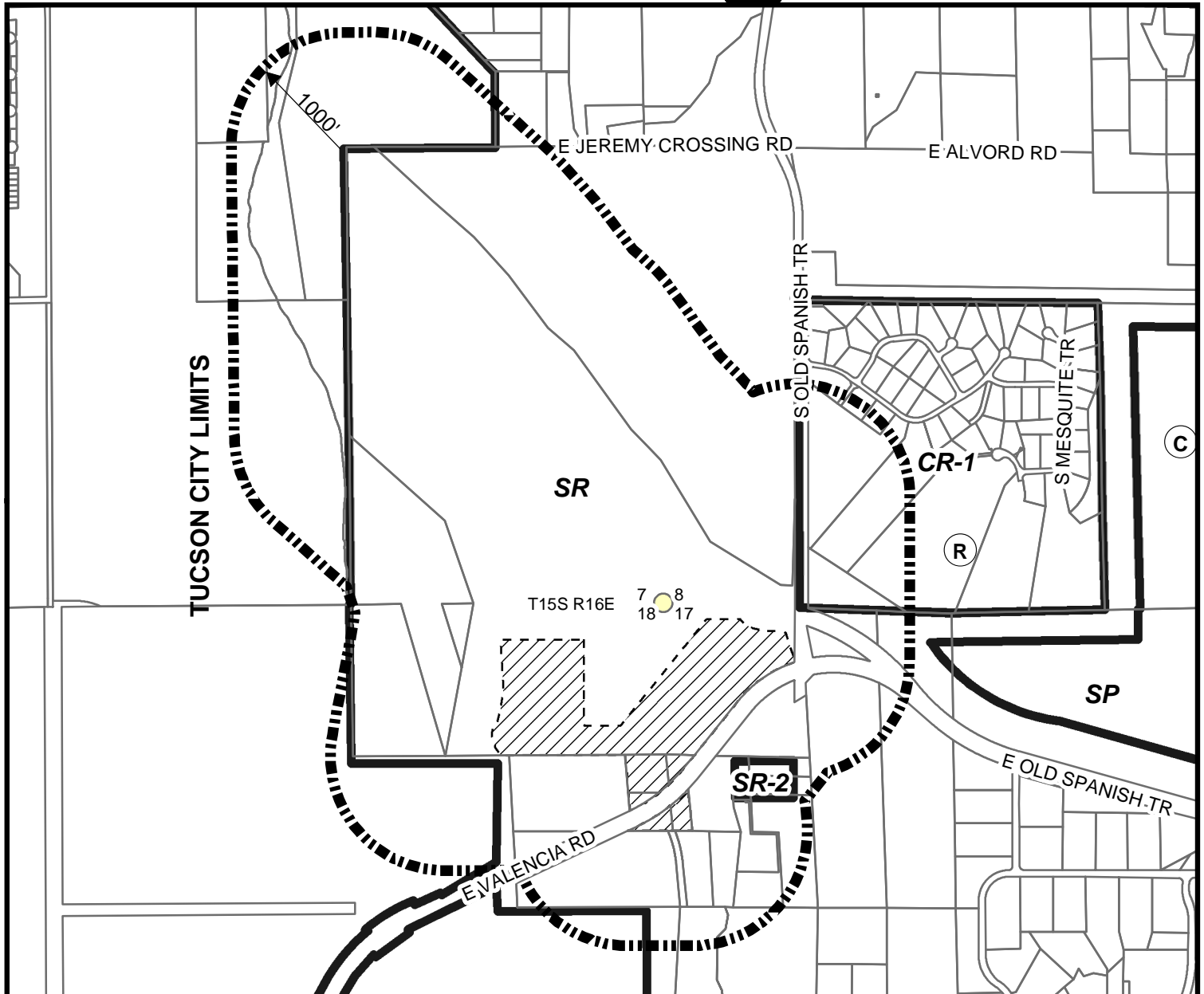
Case Name: BLACK ANGUS MINE LLC, ET AL - E. VALENCIA ROAD
SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Tax Code(s): 205-71-002G, 002H, 002J, 205-81-007P, 007Q and portion of 205-67-006G



1000' Notification Area

Zoning Boundary



0 550 1,100 2,200 Feet

Area of proposed rezoning from SR to SP



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 2/26/25 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 89, 90, 131

Map Scale: 1:16,000

Map Date: 1/24/2025 - ds





Planned Development Community (PDC)

Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.



TO: Project Neighbors

PROJECT: Black Angus Mine Specific Plan
Neighborhood Meeting Invitation

FROM: Paul Oland

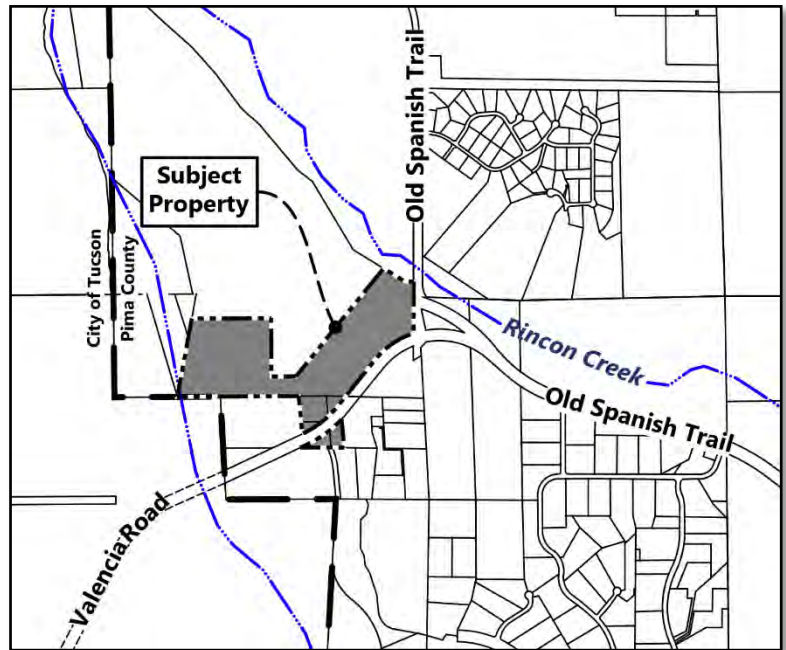
DATE: 1/22/2025

PROJECT #: 22aba02

Dear Neighbor,

The owners of the Black Angus Mine propose an approximately 62-acre area along Valencia Road to be rezoned for mixed-use development including shopping, services, and housing. This will include widening Valencia Road to four lanes along the property's frontage.

A web-based informational meeting will be held on Monday, February 10th from 6:00 pm - 7:30 pm. If you'd like to join the meeting please visit <https://tinyurl.com/Angus2025-02-10> or you can scan the QR code below. Alternatively, you can join the meeting via phone by calling (623) 469-4514 and entering Conference ID: 789 429 902#. The purpose of the meeting will be to present basic information about the proposed project, answer questions, and listen to comments and suggestions from our neighbors.



In the meantime, if you have any questions, please do not hesitate to contact me at (520) 664-4304 or GPO@ParadigmLand.US.

Sincerely,


Paul Oland

1. Summary

Meeting title	Black Angus NH Mtg
Attended participants	9
Start time	2/10/25, 5:44:22 PM
End time	2/10/25, 7:30:22 PM
Meeting duration	1h 46m
Average attendance time	1h 4m 32s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration
Paul Oland	2/10/25, 5:44:25 PM	2/10/25, 7:30:22 PM	1h 45m 57s
Mark (Unverified)	2/10/25, 5:54:20 PM	2/10/25, 7:30:21 PM	1h 36m
JOY TUCKER	2/10/25, 5:55:46 PM	2/10/25, 5:56:46 PM	59s
15209811351 (Unverified)	2/10/25, 5:56:09 PM	2/10/25, 7:27:54 PM	1h 31m 44s
Joy Tucker (Unverified)	2/10/25, 5:56:16 PM	2/10/25, 7:27:23 PM	1h 31m 7s
Lance (Unverified)	2/10/25, 6:06:07 PM	2/10/25, 7:19:46 PM	1h 13m 38s
Eric G (Unverified)	2/10/25, 6:06:13 PM	2/10/25, 6:27:05 PM	20m 52s
17073636165 (Unverified)	2/10/25, 6:07:45 PM	2/10/25, 7:09:38 PM	1h 1m 52s
Eric G (Unverified)	2/10/25, 6:30:19 PM	2/10/25, 7:08:57 PM	38m 38s

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration
Paul Oland	2/10/25, 5:44:25 PM	2/10/25, 7:30:22 PM	1h 45m 57s
Mark (Unverified)	2/10/25, 5:54:20 PM	2/10/25, 7:30:21 PM	1h 36m
JOY TUCKER	2/10/25, 5:55:46 PM	2/10/25, 5:56:46 PM	59s
15209811351 (Unverified)	2/10/25, 5:56:09 PM	2/10/25, 7:27:54 PM	1h 31m 44s
Joy Tucker (Unverified)	2/10/25, 5:56:16 PM	2/10/25, 7:27:23 PM	1h 31m 7s
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Eric G (Unverified)	2/10/25, 6:06:13 PM	2/10/25, 6:27:05 PM	20m 52s
17073636165 (Unverified)	2/10/25, 6:07:45 PM	2/10/25, 7:09:38 PM	1h 1m 52s
Eric G (Unverified)	2/10/25, 6:30:19 PM	2/10/25, 7:08:57 PM	38m 38s

Meeting Summary: Black Angus NH Meeting - February 10, 2025

Introduction:

- The meeting was led by Paul Oland from Paradigm Land Design, representing the property owner and developer.
- The purpose of the meeting was to discuss the proposed mixed-use development project on the Black Angus Mine property.

Project Overview:

- The project site is approximately 62 acres of the Black Angus mine property located at the corner of Valencia and Old Spanish Trail.
- The proposal includes rezoning from Suburban Ranch to a specific plan with three land use designations: neighborhood center, flex zone, and open space.
- The neighborhood center will include typical neighborhood shopping center uses such as grocery shops, services, and restaurants.
- The flex zone will allow for similar commercial uses as well as a range of residential formats from single-family to multi-family residential.
- The open space will be along the Pantano Wash and Rincon Creek, with buffers to protect these areas.

Key Points Discussed:

- The project aims to provide services and housing in an underserved area while protecting sensitive environmental areas.
- Primary access to the site will be from Valencia Road, with secondary access via Old Spanish Trail.
- Roadway improvements, including potential widening of Valencia Road and installation of a signal, will be based on traffic reports.
- The project will comply with Pima County's Conservation Land System and Trails Master Plan, providing buffers and greenway corridors.

Community Concerns:

- Noise and traffic impact on nearby residents, particularly those in Rocking K Ranch Estates.

- Concerns about the compatibility of the proposed development with the existing mine operations.
- Questions about water and sewer services, which will be provided by Old Spanish Trail Water Company and Pima County, respectively.
- The potential impact on wildlife and the natural environment.

Next Steps:

- The project is in the early stages of the development process, and the meeting was held to inform nearby residents and gather comments and concerns.
- A public hearing is scheduled for February 26, 2025, where residents can voice their opposition or support for the project.



TO: Pima Co. Development Services
Attn: Terri Tillman
201 N. Stone Ave. – 2nd Floor
Tucson, AZ 85701

FROM: Paul Oland

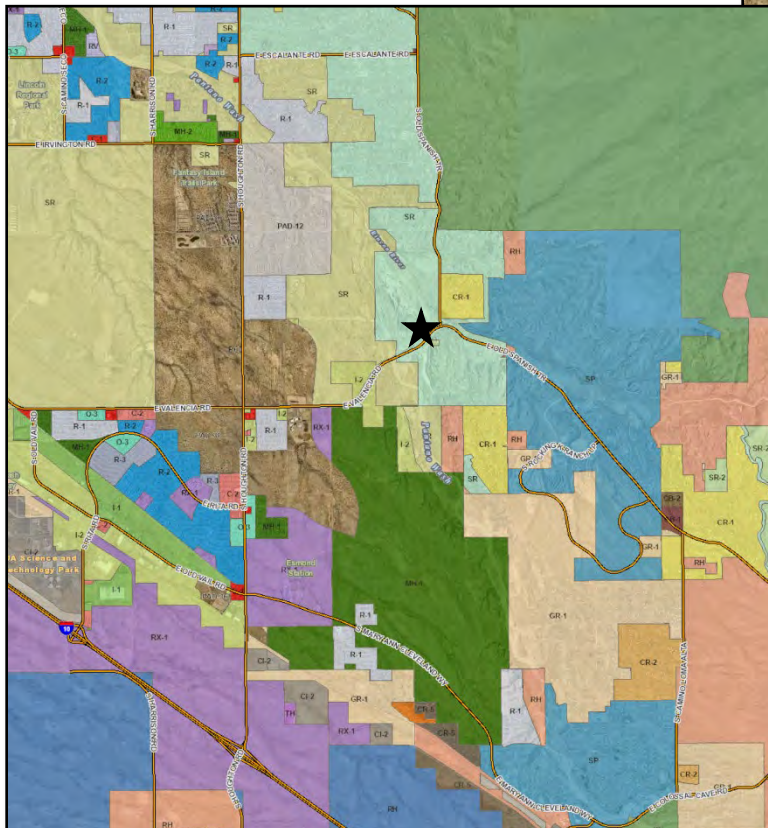
DATE: 3/8/2024

PROJECT #: 22aba02

PROJECT: Black Angus Mine Valencia Road Frontage Property
Comprehensive Plan Amendment & Concurrent Rezoning Request

Dear Ms. Tillman,

Thank you for your time and input during the pre-application phase. The property owners, Black Angus Mine LLC and Rocking K Development Co. LLC, propose development of approximately 62 acres (the “Property”) west of the intersection of Valencia Road and Old Spanish Trail in the general area circled in yellow on the map to the right and with a star (★) on the existing zoning map below. The Property has been mined for many years and is now ready for repurposing to a mix of commercial and residential uses (the “Project”). We propose to amend the current Pima Prosper land use designation from Low-Intensity Urban 0.5 (LIU-0.5) to Planned Development Community (PDC) and rezone the property from Suburban Homestead (SH) to



Specific Plan. Being completely bounded by Valencia Road, Rincon Creek, and the Pantano Wash, the Black Angus property is naturally buffered from any nearby homes, the closest of which are hundreds of feet from this proposed amendment area.

The Pima County Tax Assessor designates the subject property as parcel numbers 205-71-002G,



205-71-002H, 205-71-002J, 205-81-007P, 205-81-007Q, and a portion of 205-67-006C. See Exhibit I-A-1: Site Location Map.

This Project will provide a much needed high-quality, pedestrian friendly commercial center for new and existing residents living on the southeast side of Tucson. Strong demand for new commercial opportunities continues to exist in this southeastern part of the greater Tucson metropolitan area. Additionally, this Project may help meet the regional shortage of housing options. This Project will have minimal impact on nearby landowners, as the closest single-family residential homes are over 600' to the southeast of the Property. A neighborhood scale commercial center will also significantly reduce noise pollution compared to the current open pit mining operation. Primary objectives of this Project include:

- Support economic growth by providing a prime location at the intersection of two major thoroughfares for new and existing businesses to expand their market and create employment opportunities.
- Provide additional customers for local businesses, which also bolsters Pima County's tax base.
- Construct a commercial development that is pedestrian friendly and compatible with both existing and future surrounding land uses.
- Provide a location for quality residential development on a portion of this highly buffered property, in accordance with the Pima Prospers Planned Development Community land use designation.
- Provide a safe, clean, and attractive environment for business owners, employees, and future patrons.

Arizona Growing Smarter / Growing Smarter Plus

The Smart Growth Network along with the American Planning Association, Urban Land Institute, and many other planning organizations, generally agree on ten core smart growth principles. Principles applicable to this project are listed below, along with explanations as to how this project supports them.

- Mix land uses.
 - ✓ This Project will include a mix of commercial uses such as retail sales, personal services, automotive services and fueling, self-storage, and hopefully a grocery store, most of which are currently unavailable in convenient proximity to thousands of homes in the area. Additionally, this Project may include a residential element along with the commercial uses, expanding the spectrum of housing options available in the vicinity.
- Take advantage of compact building design. Strengthen and direct development towards existing communities.
 - ✓ The overall Black Angus Mine property is approximately 251 acres and is 95% graded. This Property represents approximately 25% of the Mine property and will achieve CLS compliance on its own.
 - ✓ In a broader sense, this Property is regionally infill development, having existing development in all directions. In fact, the Property is centrally located within a couple miles of several master planned communities: Civano / Mesquite Ranch to the northwest, Rita Ranch to the southwest, and Rocking K Ranch to the east.
 - ✓ Significant funds were recently spent widening and realigning Valencia Road, which provides strong and direct access to the Property. Efficient and responsible use of that expenditure necessitates appropriate development of this Property.

- Foster distinctive, attractive communities with a strong sense of place. Preserve open space, farmland, natural beauty, and critical environmental areas.
 - ✓ One of the defining characteristics of the Tucson metropolitan area is the priority placed on open space preservation, especially along the major wash corridors. This Property is flanked by the Rincon Creek and Pantano Wash and will provide restored open space buffers along both floodways.
- Create walkable neighborhoods.
 - ✓ If the housing market utilizes this Project's residential element those future residents will have direct and convenient non-vehicular access to the goods and services that will be offered within the commercial portion of the Project.
- Provide a variety of transportation choices.
 - ✓ Currently the nearest Sun Tran route is along Houghton Road roughly two miles west of the subject property. The recent widening of Valencia Road included multi-use lanes for bicycles, and as the area continues to develop it is expected that Sun Tran will expand its service area to include Rocking K Ranch, this infill Property, and other developments in the Old Spanish Trail corridor.
- Create a range of housing opportunities and choices.
 - ✓ As mentioned above, a portion of this amendment area is envisioned to possibly include residential housing. Being flanked by the Rincon Creek, Pantano Wash, and hundreds of acres of County-owned and State-owned land, this highly buffered Property presents a unique opportunity to bolster the housing stock and broaden the spectrum of housing options in the area without locating higher density development anywhere near existing homes.



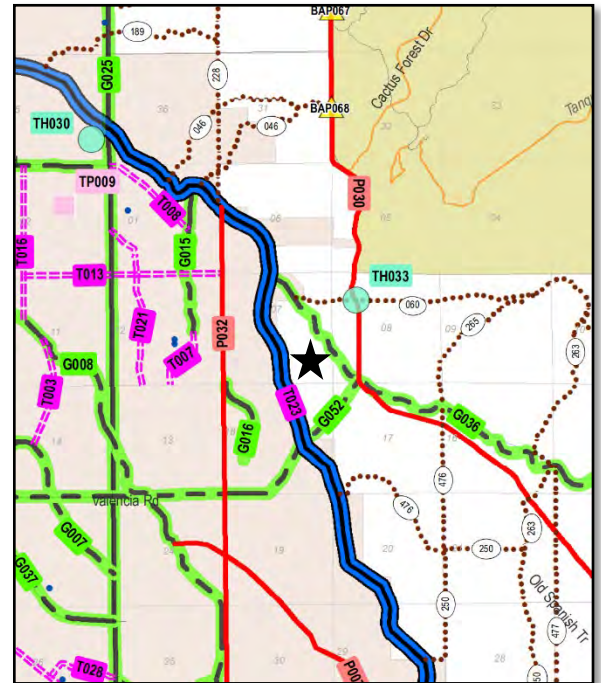
Implementation of Adopted Plan Policies

- Chapter 3.1 Goal 1 Policies 2 & 5: (Regarding an appropriate mix of land uses and) Include regulatory floodplains and regulated riparian habitat areas as open space priorities to maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors.
 - ✓ This Project will expand the available mix of land uses to support a balance of housing and shopping in the vicinity. It also promotes the efficient use of nearby infrastructure such as the newly widened Valencia Road. In addition, this Project will comply with the Conservation Lands System by restoring fifty-foot-wide open space buffers along the Rincon Creek and Pantano Wash, which flank the Property.



- Chapter 3.1 Goal 1 Policy 9: Consider in all land use decisions access to work, school, services, infrastructure, and healthy foods to create healthy communities, including pedestrian and bicycle infrastructure and amenities.
 - ✓ This Project consisting of neighborhood commercial uses and potentially homes will be extremely accessible and convenient to existing and future residents in the vicinity who currently must travel further to access the sorts of goods and services that are expected to be offered at this location. It is expected that bicycle infrastructure will continue to expand as the area continues to develop, increasing non-vehicular access to this Property along Valencia Road.
- Chapter 3.1 Goal 2 Policy 3: Evaluate current and future aggregate mining areas to identify locations that can be repurposed for other uses upon closure.
 - ✓ This Project will repurpose roughly one-quarter of the Black Angus Mine property for locationally appropriate commercial and residential land uses.
- Chapter 3.2 Goal 1 Policy 1: Promote efficient growth in urban, suburban and rural areas compatible with each area's specific scale, character and identity in areas where infrastructure is planned or in place.
 - ✓ A neighborhood-scale commercial development and possibly an appropriately scaled residential development at this location will make efficient use of the developer's significant adjacent infrastructure investment in Valencia Road. Both land uses are compatible with surrounding areas, most of which are owned by the County or State, with the nearest residential neighbor being hundreds of feet from this amendment area.
- Chapter 3.2 Goal 2 Policy 1: Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base, and make our communities more efficient without being disruptive to existing neighborhoods.
 - ✓ This commercial / residential infill development will not be disruptive to existing neighborhoods because none are near the site. Rather, existing neighborhoods in the vicinity will benefit from the availability of more convenient goods and services.
- Chapter 3.2 Goal 3 Policy 3: Remediate deteriorated and blighted conditions.
 - ✓ The existing Black Angus Mine could be considered a "blighted condition". By reclaiming and repurposing approximately one-quarter of the Mine this Project will certainly fulfill this Policy.
- Chapter 3.4 Goal 1 Policies 1-3 & 6: (Regarding applicability of CLS Conservation Guidelines)
 - ✓ This Project will meet the applicable CLS conservation guidelines.

- Chapter 3.4 Goal 2 Policy 4: Ensure the viability of the natural environment in context of climate change by: a) Preserving watershed and ecological function, connectivity, and resiliency; b) Identifying and protecting areas that have served as ecological refugia for species during time of past climatic variability (e.g., riparian areas, talus, limestone); c) Ensuring the availability of an adequate water supply for the natural environment in the context of climate change including using best management practices to establish and maintain water for wildlife and their habitats; d) Protecting the carbon dioxide (CO₂) sequestration functions of the natural environment including maintaining a balance between preserving natural, grassland and riparian areas that can absorb excess carbon from the atmosphere and developed areas by implementing the CLS; and e) Creating consistency in regulatory requirements, policies, and practices for the restoration and re-vegetation of construction activities impacting undisturbed desert areas.
- ✓ By repurposing a portion of the Black Angus Mine and restoring fifty-foot-wide open space buffers along the Rincon Creek and Pantano Wash floodways, this Project will comply with CLS goals and buffer those regional wildlife corridors from development.
- Chapter 3.5 Goal 1 Policy 1: Ensure a safe, diverse, and quality housing supply for all income ranges for existing and future populations.
- ✓ If developed partially as homes this project will add to the supply of quality housing options for existing and future residents.
- Chapter 4.4 Goal 1 Policy 3: Encourage growth in areas with or in close proximity to existing infrastructure.
- ✓ Development within this property will be served by the existing 18" sewer main that already runs through the site.
- Chapter 4.8 Goal 1 Policy 4: Continue to require dedication of trails identified in the Pima Regional Trail System Master Plan as a condition for rezoning approval.
- ✓ The overall Black Angus Mine property is triangular and is bounded on all sides by trail alignments listed in the Pima County Trails Master Plan. The map to the right indicates the property with a star (★) and shows the Rincon Creek Greenway (G036) along the eastern edge, the Valencia Greenway (G052) along the southern edge, and the Pantano Wash Trail (T022, mislabeled as T023) along the western edge. Trail easements will be granted during the rezoning processes as required.
- Chapter 4.9 Goal 1 Policy 5 and Goal 2 Policies 1 & 2: Require that drainage improvements are consistent with the overall character of the area and do not create nor worsen existing drainage problems. Continue to require new development to comply with all applicable requirements of the Floodplain Management Ordinance addressing the impact of development on flooding, erosion and riparian habitat. Continue to require all new development to comply with all applicable provisions establishing minimum standards for site grading, site drainage and design included in the Pima County Building and Zoning codes.
- ✓ The existing flood control structure along the east side of the property will be extended south as necessary for this development to the satisfaction of the Pima County Regional Flood Control District.



- Chapter 7.2 Goal 1 Policy 1: Encourage the development of retail, commerce, employment and mixed-use residential projects in Focused Development Investment Areas and in other planning areas where infrastructure is in place or planned.
- ✓ Significant regional roadway (Valencia Road & Pantano Bridge) and trunk sewer infrastructure are already in place adjacent to and within the Property.

There are no Rezoning Policies or Special Area Policies applicable to the subject property.

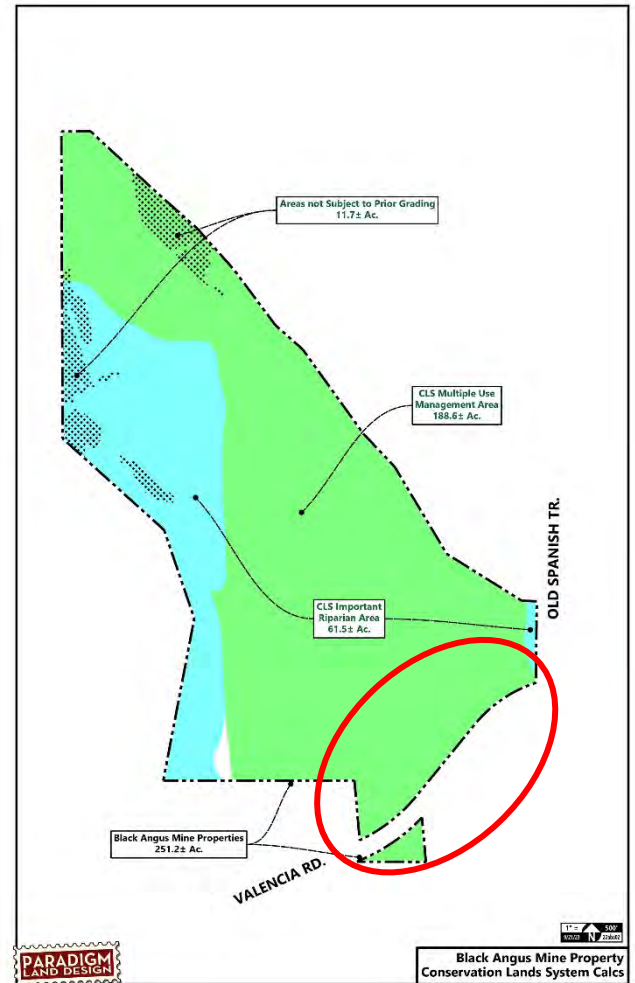
Consistency with SDCP Maeveen Marie Behan Conservation Lands System

This proposed amendment and rezoning is within the overall Black Angus Mine property which encompasses approximately 251 acres. The map to the right shows the mapping of CLS Important Riparian Areas and Multiple Use Management Areas. Nearly all of the overall property, including the Property within this amendment request, has been completely disturbed by material extraction activities and would be extremely low-quality open space if "preserved". In consultation with County staff, this Project will achieve CLS compliance by providing fifty-foot-wide restored open space buffers along the Rincon Creek and Pantano Wash floodways. This amendment area is outside of the Buffer Overlay Zone ("BOZO").

Plan Oversights / Inconsistencies (if Any), and/or Land Use "Inequities"

This case is unique in that this Property has not only been subject to previous disturbance but is actually somewhat of a blight in its current state. Thus, the typical review criteria, which are geared toward development of vacant and virgin properties, should instead be considered in light of the site's existing condition as a sprawling aggregate extraction operation with no environmental, aesthetic, or scenic value.

We appreciate your consideration of this Plan amendment and rezoning request. Please do not hesitate to contact me with any questions.



Sincerely,



Paul Oland



[Back to Pima.gov](#) | [Development Services Home](#) | [Send Department Feedback](#) | [Departmental Directory](#)

Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application (this application is for either application types)

Required fields are indicated by *.

Owner Information

Owner's Name: * Black Angus Mine LLC

Mailing Address: * 2200 E River Rd #115

City: * Tucson

State: * Arizona

Zip code: * 85718

Phone: * 5205770200

Owner's Email Address: * mweinberg@diamondven.com

Applicant Information (if other than owner)

Applicant's Name: Paradigm Land Design LLC

Applicant's Address: 372 S Eagle Rd #284

City: Eagle

State: Idaho

Zip code: 83616

Phone: 5206644304

Applicant's Email Address: gpo@paradigmland.us

Property Information

Property Address: 6500 S Old Spanish Trail

Tax Parcel Number: * 205-71-002G, 205-71-002H, 205-71-002J, 205-81-007P, 205-81Q, (Portion of) 205-67-006C

Acreage: * 62

Current Land Use Designation(s) and Acreage: * LIU-0.3, 62 Ac

Proposed Land Use Designation(s) and Acreage: * PDC, 62 Ac

Comprehensive Plan Subregion / Category / Policies: * Rincon Valley

For Concurrent Comprehensive Plan and Rezoning Only:

Attach requested documents if applicable.

A total of 8 MB of files can be uploaded in a single form submission. There is no restriction on file types.

1. Letter of Authorization: If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Sub 1 - Own...uth Ltrs.pdf

2. Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan **OR** submit an electronic versions of the required submittal documents.

No file chosen

A total of 8 MB of files can be uploaded to this form. If your submission exceeds 8MB please upload documents to an FTP site such as dropbox.com and paste the access link here: https://paradigmlandus-my.sharepoint.com/:f:/g/personal/gpo_paradigmland

3. An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Sub 1 - DW...oundary.dwg

Terms and Conditions

* ☒ 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.)

Date: * 12/01/2023

For Electronic Submittal:

A case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

Attendance to a Pre-Application meeting is a pre-requisite to application submittal. The Pre-Application meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.

September 1, 2023

Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

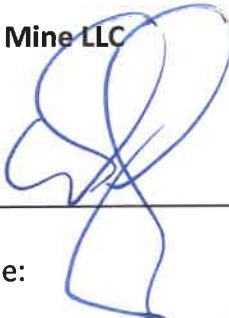
**Re: Black Angus Mine Property
Rezoning Request**

To Whom it May Concern:

This letter shall serve as authorization for Paradigm Land Design LLC to represent Black Angus Mine LLC in the entitlement application affecting the property referenced above.

Black Angus Mine LLC

Signature:



Printed Name:

MARK WEINBERG

Title: VP

By Diamond Ventures, It's Manager

September 13, 2023

Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

**Re: Black Angus Mine Property
Rezoning Request**

To Whom it May Concern:

This letter shall serve as authorization for Paradigm Land Design LLC to represent Rocking K Development Co. in the entitlement application affecting the property referenced above.

Rocking K Development Co.

Signature:



Printed Name:

David Goldstein

Title:

President

From: [Mark Weinberg](#)
To: [Terri Tillman](#)
Cc: [Paul Oland](#)
Subject: FW: Black Angus Mine, LLC Membership
Date: Monday, February 24, 2025 9:36:09 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.

Terry – here is the ownership/membership of Black Angus. Let me know if you need anything else.

Thank you,
Mark

From: Brian Deatherage <bdeatherage@diamondven.com>
Sent: Monday, February 24, 2025 9:07 AM
To: Mark Weinberg <mweinberg@diamondven.com>
Cc: Robert Tucker <rtucker@diamondven.com>; Chad Kolodisner <ckolodisner@diamondven.com>
Subject: Black Angus Mine, LLC Membership

Mark,

Per your request, here is the ownership/Membership of Black Angus:

Black Angus Mine, LLC

Owners are : Rincon Valley Holdings LP & Diamond Equity Pool II, LLC

Rincon Valley Holdings LP -Owned by Rincon Valley Properties, Inc & MGT HDL Holdings, LLC

Rincon Valley Properties Owned by MGT HDL Holdings, LLC

MGT HDL Holdings, LLC owned by a Trust where Helaine Levy is the Beneficiary of.

Diamond Equity Pool II, LLC

Owners are: David Goldstien and MGT HDL Holdings, LLC

MGT HDL Holdings ownership above.

Diamond Ventures, Inc does not have ownership in Black Angus Mine, LLC

Owners are: 3 Trusts whose beneficiaries are Helaine's children (Nate, Gabby and Carly) and the largest shareholder is MGT HDL Holdings, LLC as identified above.

Brian Deatherage
2200 E. River Road, Ste 115
Tucson, AZ 85718
520-577-0200



ACC

Search for an Entity Name



eCorp

Search

File

FAQ

ENTITY INFORMATION

Search Date and Time: 2/21/2025 4:48:23 PM

Entity Details

Entity Name:	BLACK ANGUS MINE, LLC	Entity ID:	L10652755
Entity Type:	Domestic LLC	Entity Status:	Active
Formation Date:	2/14/2003	Reason for Status:	In Good Standing
Approval Date:	2/14/2003	Status Date:	
Original Incorporation Date:	2/14/2003	Life Period:	Perpetual
Business Type:		Last Annual Report Filed:	
Domicile State:	Arizona	Annual Report Due Date:	
		Years Due:	
Original Publish Date:	4/1/2003		

Statutory Agent Information

Name:	DAVID GOLDSTEIN	Appointed Status:	Active
Attention:			
Address:	2200 E RIVER RD #115 , TUCSON, AZ 85718, USA		
Agent Last Updated:	4/7/2003	E-mail:	
Attention:		Mailing Address:	2200 E RIVER RD #115 , TUCSON, AZ 85718, USA
County:			

Principal Information

Title	Name	Attention	Address	Date of Taking Office	Last Updated
Manager	DIAMOND VENTURES INC		2200 E RIVER RD #115, TUCSON, AZ, 85718, USA	2/14/2003	5/19/2003
Member	DIAMOND EQUITY POOL II LLC		2200 E RIVER RD #115, TUCSON, AZ, 85718, USA	2/14/2003	2/18/2003
Member	RINCON VALLEY HOLDINGS LIMITED		2200 E RIVER RD #115, TUCSON, AZ, 85718, USA	2/14/2003	2/18/2003

Entity Information

Search Date and Time:
2/21/2025 4:50:23 PM

Entity Details

Entity Name:

DIAMOND EQUITY POOL II, L.L.C.

Entity Type:

Domestic LLC

Formation Date:

12/31/1996

Approval Date:

1/22/1997

Original Incorporation Date:

12/31/1996

Business Type:

UNKNOWN

Domicile State:

Arizona

Entity ID:

L07957460

Entity Status:

Active

Reason for Status:

In Good Standing

Status Date:

Life Period:

Perpetual

Last Annual Report Filed:

Annual Report Due Date:

Years Due:

Original Publish Date:

Statutory Agent Information

Name:

CHAD KOLODISNER

Attention:

Appointed Status:

Active

Address:

% DIAMOND VENTURES INC 2200 E RIVER RD #115, TUCSON, AZ 85718, USA

Agent Last Updated:

1/10/2007

E-mail:

Attention:

Mailing Address:

% DIAMOND VENTURES INC 2200 E RIVER RD #115, TUCSON, AZ 85718, USA

County:

Principal Information

Title	Name	Attention	Address	Date of Taking Office	Last Updated
Manager			2200 E RIVER RD #115, TUCSON, AZ, 85718, USA	12/29/2006	1/10/2007
Member			DONALD R DIAMOND AS INDEPENDEN TRUSTEE 2200 E ROVER RD # 115, TUCSON, AZ, 85718, USA	12/29/2006	1/10/2007
Member			JOAN B DIAMOND AS INDEPENDENT TRUSTEE 2200 E RIVER RD #115, TUCSON, AZ, 85718, USA	12/29/2006	1/10/2007
Member			2200 E RIVER RD #115, TUCSON, AZ, 85718, USA	12/29/2006	1/10/2007
Member	DAVID GOLDSTEIN		2200 E RIVER RD #115, TUCSON, AZ, 85718, USA	12/31/1996	1/24/1997



SERVING OUR REGION'S SOUTHEAST BUSINESS INTERESTS
Entrepreneurs Innovators Collaborators

February 5, 2025

Pima County Planning and Zoning Commission
Public Works
201 N. Stone Ave.
Tucson, AZ 85701

Attn: Donna Spicola
CASE: #P24SP00003

Dear Planning and Zoning Commissioners:

On behalf of the Greater Vail Chamber of Commerce, I am writing to express our support of the approximately 62-acre Specific Plan for a neighborhood mixed use commercial center at the corner of Valencia Rd. and Old Spanish Trail.

Rincon Valley is in critical need of additional retail stores, services and affordable housing - both for sale and for rent to support our growing community. Thoughtful development at this key intersection which is already equipped with a traffic light and major roadway access, will enhance convenience for existing and future residents. Additionally, the natural buffers of the Pantano Wash and Rincon Creek will provide separation from established neighborhoods while maintaining the area's character.

We appreciate the comprehensive analysis already conducted in planning this site and recognize that further studies will be completed before development proceeds. This project represents a strategic investment in Rincon Valley's economic vitality and quality of life.

Thank you for considering this application. Please vote to approve and support for more responsible neighborhood commercial development in the Rincon Valley region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dr. Denise Bowls".

Dr. Denise Bowls
President / CEO
Greater Vail Chamber of Commerce

INSPIRE

ADVOCATE

EDUCATE

PO Box 153 Vail, AZ 85641 | 520-261-8245
www.greatervailchamber.com





OFFICE OF THE SUPERINTENDENT

13801 E Benson Highway • P.O. Box 800 • Vail, AZ 85641 • 520-879-2000 • FAX 520-879-2001

February 5, 2025

Pima County Planning and Zoning Commission
Public Works
201 N. Stone Ave.
Tucson, AZ 85701

Attn: Donna Spicola

CASE: #P24SP00003

Dear Planning and Zoning Commissioners:

As Superintendent of the Vail Unified School District, I am writing in support of the approximately 62-acre Specific Plan for a neighborhood mixed use commercial center at the corner of Valencia Rd. and Old Spanish Trail.

Thoughtful, master planned development in our school district is essential to the continued health of our community. Specifically, the Rincon Valley needs additional retail stores and services and affordable residential, both for sale and for rent to support the expected growth in our area.

The repurposing and development of this corner, at the intersection of two major roadways, with a traffic light will have a positive impact on increasing convenient access for existing and future residents. The proposed development will be buffered by the Pantano Wash and Rincon Creek which will separate it from existing homes.

We appreciate that substantial analysis has been done in conjunction with the planning of this location. It is the exact type of thoughtful growth that will ensure a bright future for our region of Pima County.

Thank you for considering this application. Please vote to approve and support more neighborhood commercial development in the Rincon Valley.

Thank you.

John Carruth,

Superintendent,
Vail Unified School District

"Where Education is a Community Effort"

web site address: www.vailschooldistrict.org email: carruthj@vailschooldistrict.org



HEIRLOOM

FARMERS MARKETS

Office 3615 N. Prince Village Place, Suite 141
Tucson, AZ 85719

Mailing PO Box 65803
Tucson, AZ 85728

Phone 520.882.2157
www.heirloomfm.org

Pima County Planning and Zoning Commission
Public Works
201 N. Stone Ave.
Tucson, AZ 85701

February 13, 2025

Attn: Donna Spicola

RE: CASE #P24SP00003 – Support for Black Angus Rezoning

Dear Pima County Planning and Zoning Commission,

My name is Nick Szumowski, and I serve as the Executive Director of Heirloom Farmers Markets. As operators of the weekly Rincon Valley Farmers & Artisans Market (RVFAM), my team and I regularly engage with our Saturday vendors and the thousands of residents and visitors who attend. Through these interactions, we gain valuable insight into the needs and concerns of the Rincon Valley community. A few consistent themes have emerged in these conversations, including:

- The need for public restrooms for cyclists
- Concerns about speeding in the area
- A lack of activities for area teenagers
- The need for a grocery store, retail options, and additional services

I recently learned about the proposed rezoning of the corner of Valencia and Old Spanish Trail for neighborhood commercial use and potential residential development. Based on the feedback I have received from community members at RVFAM, I support the Black Angus rezoning. The location—at the intersection of two major access roads with an existing traffic light—makes it an ideal site for much-needed commercial and residential expansion.

Thank you for your time and consideration. I appreciate your efforts in planning for the future of Rincon Valley, and I encourage you to approve the Black Angus rezoning as a valuable and beneficial step forward for the community.

Sincerely,



Nick Szumowski, Executive Director
Heirloom Farmers Markets
PO Box 65803
Tucson, AZ 85728
info@heirloomfm.org
o: 520-882-2157



**See you
at the market!**

WEDNESDAYS
Green Valley Village
Farmers & Artisans
101 S. La Cañada Dr.

FRIDAYS
Udall Park
Morris K. Udall Park
7202 E. Tanque Verde Rd.

SATURDAYS
Oro Valley
Steam Pump Ranch
10901 N. Oracle Rd.

SATURDAYS
Rincon Valley
Farmers & Artisans
12500 E. Old Spanish Trail

SUNDAYS
Rillito Park
Food Pavilion
4502 N. 1st Ave.



From: [Danita Daily](#)
To: [DSD Planning](#)
Subject: P24SP00003 Black Angus Mine LLC
Date: Tuesday, February 11, 2025 4:30:07 PM

You don't often get email from dntdaily8@gmail.com. [Learn why this is important](#)

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February 11, 2025

I'm a 22-year resident in Rocking K Ranch Estates and oppose the idea of rezoning 62 acres of land at Valencia Rd and Old Spanish Trail because I believe it will affect our community with noise disturbance, impact traffic flow, and create concern for water and sewer to our Rocking K residents.

Traffic: Currently, the traffic is becoming congested as it is. The idea of managing the traffic flow during the road work and construction is unsettling; with disruption to traffic flow, lane closures, detours and inconveniences.

Water and sewer services: Can Old Spanish Water handle the capacity? We've had so many problems with dirty water to no water at all with them over the years. Although the water is economically less than the City of Tucson and much better tasting, crucial considerations like public health, environmental quality and the overall livability of the area by providing access to clean drinking water and managing wastewater effectively, are essential for sanitation; without proper water and sewer infrastructure, a community cannot sustain a healthy population or attract residents and businesses.

I vote NO on this matter.

Thank you for your consideration.

Best,

Danita Daily

From: [Joy Tucker](#)
To: [DSD Planning](#)
Subject: Black Angus Mine LLC rezoning request Public Hearing Wed Feb 26th at 9:00 am My comments for the Public Hearing
Date: Monday, February 17, 2025 9:20:36 PM

You don't often get email from joytucker55@gmail.com. [Learn why this is important](#)

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Good Morning, as I am not sure that I can attend the Public Hearing via Teams I am sending in via this email my comments and requests to the Pima County Planning and Zoning Commission and ultimately the Board of Supervisors.

Dear Commissioners:

As a resident of Rocking K Ranch Estates for the past 15 years it is sad to see how much commercial and residential expansion has happened in those years. I realize it is inevitable but I wish more consideration was taken on wildlife and our natural vegetation. It is sad to see the desert scrapped clean and then buildings go up and very manicured landscaping be put back in place.

So my request is below. Please add this email as part of the record.

- Reduce the density of the residential area by decreasing the apartment buildings from 3 stories to 2, as well as reducing the number of units from 480 to a smaller number, perhaps in the 250 to 300 range. Request that the residential area include a playground, for the children and teenagers similar to what the developer has created at Rocking K Ranch to the east of us.
- Request that the developer include a public park separate from the residential area which incorporates walking paths that link to the commercial and residential area. Park would include ramadas, basketball courts, playground equipment and native vegetation. Said park would be maintained by Pima County since currently there is no park for this region.
- Request that the Greenway area along the Pantano Wash and Rincon Creek be increased. The bufferzone should be greater to allow for wildlife to continue to roam freely with less obstruction.
- Guarantee residents of Rocking K Ranch Estates that with the new development using the same water provider as we do, our water supply, quality and pressure be improved upon as we currently continue to have issues with water pressure.
- Request that the design and aesthetics of the Angus Neighborhood Center and apartment complexes maintain the same architecture/design/theme throughout so as

to not have a large mismatch of business fronts

- Rocking K Ranch Estates requests that **no** RV park, and/or storage of RV's or other recreational vehicles, and/or storage facilities be built in the flex area.
- Rocking K Ranch Estates request that **no** drive-thru restaurants be allowed but instead include a sit down restaurant as part of the commercial development.

Respectfully

Joy Tucker
Rocking K Ranch Estates
12331 E los Reales Rd
Tucson AZ 85747
520-444-0667

--

Joy Tucker
Hello from Sunny Tucson, Arizona, USA
520-444-0667

From: [Richard Cowan](#)
To: [DSD Planning](#)
Subject: Black Angus Mine Rezoning
Date: Tuesday, February 18, 2025 9:51:42 AM

You don't often get email from racowan@sbcglobal.net. [Learn why this is important](#)

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 Department,

We live in the immediate vicinity of the Black Angus Mine area that has been proposed for rezoning from Suburban Ranch to a Planned Development Community, and are part of a group of neighbors all of whom live nearby the development. We have sent a request to be included at the February 26 Planning meeting in order to voice our opinions on this project; however, since we are not sure we can attend, we are also sending this email to explain our issues.

We do not necessarily oppose the development, but still have some grave concerns. These can be summarized under two headings: 1) too much density and 2) not enough amenities.

As the planning report states, the proposed development is "more dense than surrounding neighborhoods," and this density is just not compatible with either the Rocking K Estates community immediately to the south or the National Park immediately to the north. While re-purposing the old mine into a residential area may even be seen as laudable, the proposed density of 480 separate units in a series of three story multifamily apartments creates too stark a contrast to the development's surrounds. To put it another way, it is not good planning to put a dense apartment complex essentially right next to a national park.

In addition to this aesthetic concern, we should add that the proposed density also brings up worries about water supply and traffic flow. Already, the water pressure in Rocking K Estates has diminished over the years, and a high density development can only further stress the Old Spanish Trails Water Company's wells, particularly with global warming. If anything, we would hope for an improvement in our water availability rather than any possibly diminution the development might cause. As for traffic patterns, it has become increasingly difficult to access Old Spanish Trail from Rocking K Estates due to the steady flow of vehicles to and from other developments to the south. Adding a high density development to the north can only worsen an already difficult situation, especially since the proposed addition of two more lanes to Old Spanish Trail will only increase vehicle speed as opposed to vehicle access. Widening this portion of Old Spanish Trail, in fact, is a concept that we suggest should require much more analysis, since it is an idea which could very well create more safety problems than it might solve.

To alleviate these density problems, we suggest the Black Angus dwelling area be

limited to two rather than three story buildings and the number of dwelling units be reduced from 480 to perhaps 250 or 300. We also suggest that the Planning Department assign more specific zoning and land use designations to the area than simply a Planned Development Community in order to codify the proposed changes we request.

As for amenities, we feel that the proposed development lacks adequate green space and recreational areas. In the first place, a playground should be added within the development for the children of the families that will reside there. Additionally, the developer should create a public park adjacent to the proposed built environment with ramadas, picnic and sports areas, and with paths that link to the residential and commercial areas, since currently there is no such facility in the region. Green space should also be increased for the local wildlife, so that the buffer areas along the Pantano Wash and Rincon Creek are significantly enlarged from their proposed 40 and 50 feet widths in order that wildlife can continue to roam freely with no new obstructions from the proposed development

Turning to the amenities for the proposed Angus Neighborhood Center, we feel that the design for this commercial space should be restrained and consistent with the peace and tranquility of the local environment, and this same calm consistency be applied to the apartment buildings. Within the Center, therefore, we strongly suggest that a sit down restaurant be created to avoid the noise, hustle and bustle of the proposed drive through restaurant. In the same light, we request that no gas station, RV park, car wash or vehicle storage facility be permitted. In other words the Neighborhood Center should contribute to, as opposed to detract from, the aesthetics of the surrounding area. Finally, we suggest that the small triangular commercial space on the south side of Valencia be designated green space rather than commercial, which will simplify access to the Neighborhood Center as well as increase the Center's aesthetic appeal.

Thank you for your kind consideration,

Richard Cowan and Kathleen Collins
7201 S Camino Mirlo

April 18,2025

To: Pima County Planning and Zoning Commission via email to
DSDplanning@pima.gov

RE: Feb 26, 2025 Public Hearing on the rezoning proposal by Black Angus Mines, LLC for SP P24SP00003 located at the corner of Valencia and Old Spanish trail

My name is Joseph Henrick. My wife, Paula, and I reside at 12310 E. Los Reales Rd, our home in Rocking K Ranch Estates, a development just to the South of the proposed project.

We share several concerns with neighbors on the impact of this development. Although it can be seen as progress as a limited first step in reclaiming and repurposing the industrial quarry, which in time now finds itself occupying a prime location in a central Tucson growth corridor , we believe:

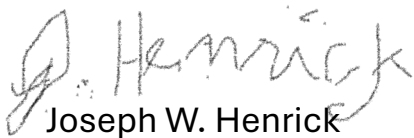
1. This proposed development should conform to and be compatible with a long term master plan/vision for ultimate reclamation and future use of the quarry property. If undertaken such a plan/vision would guide the subsequent best use and avoid future projects on the quarry property inconsistent with regional development plan of the Houghton corridor. We recommend your consideration of taking this urban planning step to confirm the reasonableness of this rezoning proposal.
2. We are concerned of course with the impact of increased vehicular traffic and congestion on OST which has already significantly increased due the new and large Rocking K development to the south of our neighborhood.
3. We join our neighbors in also requesting that the proposed 3 story multi family units be limited to 2 story buildings and that the total number of

households be reduced from the 480 proposed to a revised limit of 250. This seems a more reasonable density on the scant residential acreage proposed. This will also help alleviate the massive traffic increase.

4. The borrow pit sourcing for the earth fill and grading required for reclaiming the site to grade is a concern,. The location of the borrow fill source(s) should be well off the quarry site and not on the property adjacent to the west of our Rocking K Ranch neighborhood (which has occurred in the recent past).
5. We also have reliability concerns about the planned demands on our Spanish Trail water system. Apparently the new Rocking K well system connection is considered adequate to additionally serve the proposed project. Hopefully this judgement is correct; however, we request restrictions be placed on future connections to other developments.
6. We also request that RV camping, RV unit storage and general rental storage uses be excluded provisions .

Thank you for this opportunity to input our concerns for your consideration.

Sincerely

A handwritten signature in dark ink, appearing to read "J. Henrick", written over the printed name "Joseph W. Henrick".

(615) 686-7922

josephwhenrick@gmail.com

From: [Terri Tillman](#)
To: [Terri Tillman](#)
Subject: FW: Old Spanish Trail rezoning.
Date: Thursday, February 20, 2025 8:55:17 AM

From: drew palmer <dspgroup12400@gmail.com>
Sent: Thursday, February 20, 2025 8:51 AM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Old Spanish Trail rezoning.

You don't often get email from dspgroup12400@gmail.com. [Learn why this is important](#)

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Concerns - of course Tucson's lack of proper planning and execution. You are asking for input after the rezoning is already set to be approved. And then the classic Tucson - allow developers free rein to build and expand before the infrastructure is in place. How can all of those homes be built on Camino Loma Alta , and the new Rocking K , and now this new proposal on a 2 way road. I always vote for an increase in pay for our local politicians , so where the pay would attract candidates intelligent enough to properly plan expansion and development.

My main concern with the actual project is to request the apartments be limited to 2 stories , not 3 .

Drew Palmer



Sharing Vail's Stories to Inform Today and Inspire Tomorrow

February 24, 2025

Pima County Planning and Zoning Commission
Public Works
201 N. Stone Ave.
Tucson, AZ 85701

Attn: Donna Spicola

CASE: #P24SP00003

Dear Planning and Zoning Commissioners:

Vail Preservation Society is writing in support of the approximately 62-acre Black Angus Mine Specific Plan for a neighborhood mixed use commercial center at the corner of Valencia Rd. and Old Spanish Trail.

This site, through its use for aggregate mining, has lost its landscape's on-site natural and visual references. The repurposing and development of this corner includes buffer zones that can, with thoughtful landscaping in those zones, and by using types of native plants found in adjacent areas, contribute to providing a renewed sense of place. We appreciate that Paradigm Land Design's staff member Paul Oland, understands that VPS welcomes the opportunity to tie this project to the local history and aesthetic of the Vail area, and that we look forward to consulting with Paradigm Land Design during the engineering and permitting phases.

The location at the intersection of two major roadways will provide convenient retail access for residents. And, the commitment to future consulting with Vail Preservation Society (VPS) to identify ways to incorporate the stories associated with this location aligns with VPS's mission to connect community through a sense of place.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J.J. Lamb'.

J.J. Lamb
President & CEO

Vail Preservation Society

Vail Preservation Society, P.O. 982, Vail, AZ 85641
www.vailpreservationsociety.org
vailpreservationsociety@gmail.com
520-419-4428

VAIL PRESERVATION SOCIETY IS THE PROUD RECIPIENT OF:

2019 Museum Association of Arizona Institutional Award of Excellence • 2019 Greater Vail Area Chamber of Commerce Highflyer Non-profit of the Year Award • 2019 Tucson-Pima County Historical Commission Historic Preservation Award for *Voices of Vail* documentary • 2019 Governor's Heritage Preservation Award for *Voices of Vail* documentary • 2019 Governor's Heritage Preservation Award for 1915 Section Foreman, House Rehabilitation at Esmond Station K8 • 2019 Jim Garrison Heritage Award for 1915 Section Foreman House Rehabilitation, selected by Governor Ducey • 2020 AASLH Albert B. Corey Award



Coalition for Sonoran Desert Protection

738 N. 5th Ave., Suite 205 Tucson, Arizona 85705
520.388.9925 | sonorandesert.org

Arizona Center for Law in
the Public Interest

Arizona Master Naturalist
Association

Arizona Native Plant Society

Bat Conservation

Cascabel Conservation
Association

Center for Biological
Diversity

Center for Environmental
Ethics

Defenders of Wildlife

Desert Watch

Environmental Law Society

Friends of Ironwood Forest

Friends of Madera Canyon

Friends of Saguaro National
Park

Friends of Tortolita

Gates Pass Area
Neighborhood Association

Genius Loci Foundation

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Sierra Club - Grand Canyon
Chapter

Sierra Club - Nopales Group

Sky Island Alliance

Tortolita Alliance

Tortolita Homeowners
Association

Tucson Audubon Society

Tucson Herpetological
Society

Tucson Mountains
Association

Wildlands Network

February 25, 2025

Chairman David Hook and Members
Pima County Planning & Zoning Commission
201 N. Stone Ave.
Tucson, AZ 85701

RE: P24SPA00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Dear Chair Hook and Commissioners,

Thank you for the opportunity to provide comments on P24SPA00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT, as included as item no. 5 in your February 26, 2025 agenda.

We recommend a number of updates to the proposal to ensure that this area remains functional and healthy, including for wildlife, and to better comply with the Conservation Lands System ('CLS'). As noted in the Staff Report, the site is entirely within the Conservation Lands System as well as three converging and important wildlife movement areas. With satellite imagery, these wildlife movement areas can be clearly seen in several parts of the site.

Allowances appear to have been made by staff as a result of historical disturbances in the area of proposed rezoning. However, the CLS is intended as an interconnected landscape and the argument of prior disruption being grounds for ongoing disruption is untenable. Your own Staff Report notes the convergence of Pantano Wash and Rincon Creek on this site, as well as the site's proximity to Saguaro National Park and the Saguaro National Park (East) to Rincon Valley Landscape Movement Area. As noted in the Staff Report, pg. 9, the site is "within three regionally important wildlife movement areas identified by AZGFD (2013), all of which converge in this area".

As it stands, this plan appears to provide for far less than 10% open space set-aside. No specific figure for the total open space area was provided in the planning documents. We believe that a much greater amount of open space can be provided by reconfiguring the development layout, maintaining the developer's desired yield.

Further, the majority of the proposed open space is:

- between the development and Valencia Road;
- between the development and erosion control structures;
- no more than 50 feet wide;
- intended to also host trail systems, which are required to have a 48' easement as per the Pima Regional Trail System Master Plan. **This leaves an effective 2' of natural undisturbed open space in these areas.**

Our recommendations include:

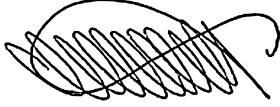
- **Separate the trail systems from the natural undisturbed open space** (the 'restored open space buffer'). This means that the applicant must **widen the total buffer area** between Pantano Wash and Rincon Creek and the commercial and residential developments.
 - The proposed 50-foot restored open space buffer is shown on the preliminary development plan ('PDP') as *including* the Trail Corridor and Rincon Creek Greenway. In order to qualify as natural undisturbed open space and so to comply with the CLS, **this buffer must be in addition to, and not including, space proposed for the greenway.** Combining the two is not acceptable and, as noted above, will result in an effective 2' of natural undisturbed open space.
 - The Trail Corridor and Rincon Creek Greenway must sit on the development side of any restored open space buffer, vs. leaving a narrow restored open space corridor between the development and trail systems.
 - The conditions outlined in the Staff Report make allowances within the restored open space buffer for trails up to 4 feet in width. If the restored open space buffer is positioned correctly—on the outside of the development and any trail systems—there should be no need for additional trails within that area. This condition must be removed.
 - There should be a boundary treatment between the natural open space buffer and the trail system(s) and other developed areas. We suggest the use of a railing in addition to the use of native vegetation as screening.
 - Even with these measures applied, **the 50' restored open space buffer must be widened.** Emerging research from the University of Arizona shows that wildlife benefits from an approximately ~1km or .62 mile buffer zone on either side of stream banks, with human use clearly delineated to prevent overspill into natural undisturbed open space. The PDP's 50' buffer represents only 1.5% of this recommended buffer.
 - Along the Pantano Wash, this means extending the restored open space buffer at least to the interior sewer easement line.
 - Any total proposed area of restored open space buffer can include the landscape bufferyard type 40' Type B and 40' Type C employed along the Pantano Wash and Rincon Creek, but should not include any other bufferyards or trail systems.
- The conditions should **specify an ongoing management plan for the restored open space buffer**, to include a maintenance period and requirements for replacement planting in the result of plant death, watering as necessary and other landscape establishment best practice.

If the above recommendations are responded to, we can support this rezoning. As it stands, we are in strong opposition to this application and its lack of compliance with the Conservation Lands System.

We also welcome the opportunity to discuss a number of other recommendations and best practices with Paradigm Land Design LLC as relate to this PDP.

We thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a final flourish.

Kate Hotten
Co-Executive Director

CC: Terrill Tillman, Principal Planner
Jenny Neeley, Conservation Lands and Resources
Chris Poirier, Deputy Director, Development Services

From: [DSD Planning](#)
To: [Terri Tillman](#)
Subject: FW: Black Angus Mine rezoning request
Date: Tuesday, February 25, 2025 2:55:00 PM

From: Mark Campbell <mactrains@yahoo.com>
Sent: Tuesday, February 25, 2025 12:20 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Black Angus Mine rezoning request

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I am opposed to this type of rezoning because of traffic issues and noise. The argument that this is better than the mine noise or mine operations is not valid. There is no more mining on the parcel(s) under consideration. Mark Campbell

From: [DSD Planning](#)
To: [Terri Tillman](#)
Subject: FW: Black Angus Mine Specific Plan
Date: Tuesday, February 25, 2025 2:55:11 PM

From: Magda Campbell <magdac6@yahoo.com>
Sent: Tuesday, February 25, 2025 1:11 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Black Angus Mine Specific Plan

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I am writing to protest the above zoning change request. Although the mine is unsightly we have lived with it for about 20 years and would rather have that than what is proposed. We have been in our home for 45 years.

The new Special Plan zoning is so broad it will give developers pretty much permission to bring any kind of development to our already stressed roads, more noise & crime to the area. Apartments have already been mentioned will be a part of it.

Old Spanish Trail is a scenic route two lane road already stressed with the many housing developments being built east of this project. The area is trashed with all the development traffic & Pima County says it's not their problem. Landscaping that was put in when Valencia road was built is so overgrown with weeds you can't even see it. We have adopted this stretch of road for cleanup twice a year & it is so trashed it really could be cleaned monthly.

We don't support this zoning change for the reasons mentioned. We love being in the County although with the City so close to this development I don't know how long it will be until they incorporate this project for tax revenue. This would be another BIG disappointment.

Although we have lost our beautiful desert that was a consequence of Valencia road going through could there be a more limited zoning that Supervisors & developers could negotiate that would not devastate the area?

I appreciate your openness to my concerns, Thank you,

Magda E Campbell
6720 S Old Spanish Trail

[Yahoo Mail - Email Simplified](#)

From: [DSD Planning](#)
To: [Terri Tillman](#)
Subject: FW: Black Angus Mine Project Zoning Change
Date: Tuesday, March 25, 2025 9:18:49 AM

From: Magda Campbell <magdac6@yahoo.com>
Sent: Tuesday, March 25, 2025 8:22 AM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Black Angus Mine Project Zoning Change

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Attn: Planning & Zoning Committee

I know we were heard last month on our pros and cons regarding the above project however from that meeting a couple of things were not addressed and I want to make sure the committee is aware of these. During the telephone meeting Mr. Oland had with interested residents on February 10th he stated the mine would continue to operate in conjunction with the project. He also stated in the Planning & Zoning Meeting that the closest grocery store was the Safeway in Vail which is incorrect. There is a Safeway (3.82mi) at Valencia and Nexus and a Frys (3.9mi) at Houghton & Rita Rd which are closer. The Safeway in Vail is 8.3 miles away from the project. I live directly across the street from the project and know this to be correct.

It is also known that the Diamond Company plans a Marketplace type shopping center just a few miles east on Old Spanish Trail which I'm not sure the planning & zoning are aware of. My question is why so much retail in such close proximity. The roads are just two lane and we are very close to the Saguaro National Monument and Old Spanish Trail is a scenic route. The wildlife, of which is still abundant will be affected and lights and noise will become a part of daily life for this piece of the country we have enjoyed for the last 45 years. I know Diamond Ventures has a lot of sway in this town but is there nothing the residents out here can do to keep this abundance of retail/office space etc. and apartments from invading our privacy?

I am asking that the scope of this project be considered and perhaps consider not such a wide open zoning change which gives the developer free reign with the proposed mixed use zoning requested. We already know the road will continue to be two lane until and if the traffic warrants a 4 lane road. In the meantime the local residents have to contend with the congestion. This does not seem fair.

Also since the City of Tucson is just west of the Pantano wash, would we have to look forward to the City incorporating this area once they see the tax revenue it would bring? That would be another nightmare. I am asking that the planning and zoning consider a much smaller zoning change if they are considering approving this Diamond venture. Thank you for your consideration.

Magda Campbell
6720 S Old Spanish Trail
Tucson, Az