



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: February 19, 2019

**Title:** P18CR00001 Bob Camino Principal LLC – W. River Road Concurrent Plan Amendment/Rezoning

### **Introduction/Background:**

The applicant requests a 1.28-acre concurrent plan amendment from Low Intensity Urban 1.2 to Medium Low Intensity Urban and to rezone from SH (Suburban Homestead) to CR-3 (Single Residence) zone for four single-family residential lots.

### **Discussion:**

The current plan designation and zoning allows for 3 residential units to be developed. The proposed comprehensive plan designation of Medium Low Intensity Urban designates areas for a mix of medium and low density single-family and/or attached dwelling units. The proposed land use designation will increase the density from 1.2 residences per acre (RAC) to 3.2 RAC which conforms to the plan. The proposed four lot splits will meet the minimum lot size in CR-3 zoning.

### **Conclusion:**

The requested concurrent plan amendment and rezoning conform to the Pima County Zoning Code.

### **Recommendation:**

Staff recommends approval of the concurrent plan amendment and rezoning subject to standard and special conditions. The Planning and Zoning Commission also recommends approval subject to standard and special conditions.

### **Fiscal Impact:**

0

### **Board of Supervisor District:**

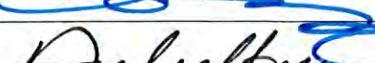
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Department: Development Services - Planning      Telephone: 520-724-9000

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

Department Director Signature/Date:  1/29/19

Deputy County Administrator Signature/Date:  1/30/19

County Administrator Signature/Date:  1/31/19

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**TO:** Honorable Sharon Bronson, Supervisor, District 3

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

**DATE:** January 24, 2019

**SUBJECT:** P18CR00001 BOB CAMINO PRINCIPAL LLC – W. RIVER ROAD CONCURRENT PLAN AMENDMENT AND REZONING

The above referenced Concurrent Comprehensive Plan Amendment and Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, FEBRUARY 19, 2019** hearing.

**REQUEST:** For a concurrent plan amendment and rezoning to amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Low Intensity Urban (MLIU) and to rezone from SH (Suburban Homestead) to CR-3 (Single Residence) zone on approximately 1.28 acres. The property is located on the north side of W. River Road, approximately 1,300 feet west of the intersection of W. River Road and N. Oracle Road.

**OWNER/AGENT:** Bob Camino Principal LLC  
Attn: Bob Zhang  
5000 E. North Regency Circle  
Tucson, AZ 85711

**DISTRICT:** 3

**STAFF CONTACT:** Terrill Tillman

**PUBLIC COMMENT TO DATE:** As of January 24, 2019, staff has received no written public comments.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** APPROVAL OF THE PLAN AMENDMENT AND REZONING WITH BOTH SUBJECT TO STANDARD AND SPECIAL CONDITIONS (9 – 0, Commissioner Bain was absent).

**STAFF RECOMMENDATION:** APPROVAL OF THE PLAN AMENDMENT AND REZONING WITH BOTH SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

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

TD/TT/ar  
Attachments



## **BOARD OF SUPERVISORS MEMORANDUM**

**Subject:** P18CR00001

**Page 1 of 4**

### **FOR FEBRUARY 19, 2019 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Chris Poirier, Deputy Director *WCC Tom Drzgowski*  
Public Works-Development Services Department-Planning Division  
**DATE:** January 24, 2019

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### **ADVERTISED ITEM FOR PUBLIC HEARING**

#### **CONCURRENT PLAN AMENDMENT AND REZONING**

**P18CR00001 BOB CAMINO PRINCIPAL LLC – W. RIVER ROAD CONCURRENT PLAN  
AMENDMENT AND REZONING**

Request of Bob Camino Principal LLC, represented by Bob Zhang, for a concurrent plan amendment and rezoning to amend the Pima County Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Low Intensity Urban (MLIU) and to rezone from SH (Suburban Homestead) to CR-3 (Single Residence) zone on approximately 1.28 acres. The property is located on the north side of W. River Road, approximately 1,300 feet west of the intersection of W. River Road and N. Oracle Road in Section 14, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted 9-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioner Bain was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.

(District 3)

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#### **Public Hearing Summary (November 28, 2018)**

Staff presented information from the staff report to the commission with a recommendation of approval with conditions. Staff further discussed that there is ongoing dialogue between the neighbors and the applicant (see attached meeting information and summary). Procedural options were presented for making two motions, one for the comprehensive plan amendment and one for the rezoning or bundling the motions into one.

A commissioner asked why there was still a sliver of Low Intensity Urban 1.2 land use designation along the major thoroughfare of River Road in between two higher intensity land use designations. Staff replied that in the '80's a comprehensive plan amendment was proposed for high-intensity residential apartments, but the property owners in the area at that time opposed the amendment and the property remained developed under its current designation. Subsequent to the subject request, the surrounding areas had successful amendments, however, the subject property owner did not seek any further entitlements.

The applicant presented additional information to the commission.

A commissioner asked about the height of the structures adjacent to the subject property. The applicant responded that they are all one story to the east and west.

Speaker one discussed that he is generally supportive of the concurrent plan amendment and rezoning, but requests that the rezoning limit the height of the structures to one story to prevent loss of views and allow for the privacy that he has enjoyed for 25 years.

The commissioners asked whether a limitation of one story would be acceptable. The applicant responded that it would.

The public hearing was closed.

Commissioner Gungle made a motion to recommend **APPROVAL** of the concurrent plan amendment and rezoning subject to standard and special conditions with the addition of rezoning condition #9 which limits the height to one story. Commissioner Matter gave second to the motion.

The commission voted to recommend **APPROVAL** of the concurrent plan amendment subject to the standard and special conditions with the addition of rezoning condition #9. (9 – 0, Commissioner Bain was absent)

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

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Transportation condition: Prior to building permit approval for any of the proposed lots, a 1-foot no access easement shall be recorded along the southern property line of the southernmost lot that is adjacent to Pima County right-of-way. This 1-foot no access easement shall exclude the portion of the southern property line that contains the access easement/driveway.
3. Regional Wastewater Reclamation Department 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. 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.
- E. 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.

4. Environmental Planning conditions:

Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those 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.

5. 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/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. 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.

6. Adherence to the sketch plan as approved at public hearing with a maximum of four lots.

7. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

8. The property owner shall execute the following disclaimer regarding Proposition 207 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)."
9. The height is limited to one story.

TD/TT/ar  
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector  
P18CR00001 File



## Invitation

Neighborhood meeting for West River Road (Parcel Tax code: 105-08-002F)  
concurrent plan amendment/rezoning

Saturday December 29<sup>th</sup>, 2018

1:00 – 2:30 P. M.

**Nanini Library (Large meeting room)**

7300 N. Shannon Rd.  
Tucson AZ 85741

### AGENDA

1. Welcome and Introductions
2. Overview of Concurrent Plan Amendment/Rezoning
3. Questions and Answers

Contact information: Bob Camino Principal

Agent: Bob Zhang

Phone: 520 9774676

# Sign - Up Sheet

Name , Phone # , Address

Cynthia P. Gardner  
(520) 544-9900 5072 N. Ponderosa Valley Dr.

[Northwest Foothills Community  
Coalition, Inc.]

Bob Zhang 520-4774676, 5001 E North Regency  
Tucson AZ 85711

Meeting summary (12.29.2018)

On December 29, 2018, a west river road neighborhood meeting was held at Nanini Library (large meeting room). Bob Zhang introduced the request of re-zoning of land at West river. Cynthia Gardiner (president of HOA at Pueblo Villas) attended the meeting. She is in favor of the request of the re-zoning. Before the meeting, Paul Peck, who is living at 702 W River Road, Tucson, AZ 85704, also is favor of the request of the re-zoning. Paul suggested to build one story signal family house. We agreed with that. There are no against the request of the re-zoning.

Bob Zhang

  
Owner and Agent of Bob Camino Principal LLC

1.3.2019



**CONCURRENT PLAN AMENDMENT  
AND REZONING  
PLANNING AND ZONING COMMISSION  
STAFF REPORT**

DEVELOPMENT SERVICES

<b>HEARING DATE</b>	November 28, 2018
<b>CASES</b>	P18CR00001 Bob Camino Principal LLC –W. River Road Concurrent Plan Amendment/Rezoning
<b>SUBREGION</b>	Catalina Foothills
<b>DISTRICT</b>	3
<b>LOCATION</b>	The property is located on the north side of W. River Road, approximately 1,300 feet west of the intersection of W. River Road and N. Oracle Road.
<b>ACREAGE</b>	1.28+/-
<b>REQUEST</b>	To amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Low Intensity Urban (MLIU) and to rezone from SH (Suburban Homestead) to CR-3 (Single Residence) zone for four single family residential lots.
<b>OWNER</b>	Bob Camino Principal LLC
<b>AGENT</b>	Bob Zhang

**APPLICANT'S REQUEST**

The applicant is requesting a concurrent comprehensive plan amendment and rezoning for a 1.28 (+/-) acres of land located on the north side of W. River Road, approximately one-quarter of a mile west of W. River Road and N. Oracle Road. The current comprehensive plan designation, Low Intensity Urban 1.2 (LIU 1.2) and Suburban Homestead (SH) zoning allows for a maximum of three dwelling units on a single parcel of land. The applicant proposes four lots for the development of one, single-family dwelling unit on each lot.

**STAFF REPORT SUMMARY**

Staff recommends APPROVAL WITH CONDITIONS for a plan amendment to (MLIU) Medium Low Intensity Urban with a rezoning policy and a rezoning to CR-3 (Single Residence) zone subject to standard and special conditions. The proposed use should have minimal impacts on the surrounding properties and is not in conflict with any of the policies of the Comprehensive Plan for the area. The proposal is less intense than the surrounding residential subdivisions and provides a reasonable transition to the lower density residential lot to the north. Staff requests the following policy to be implemented as a rezoning condition (proposed as rezoning condition #7) to limit the site to a maximum of four parcels.

1. The maximum number of lots is four.

**PUBLIC COMMENT**

No public comment has been received as of November 14, 2018.

## **COMPREHENSIVE PLAN**

The current land use designation is Low Intensity Urban 1.2 (LIU 1.2) which designates areas for low-density residential and other compatible uses, with density bonuses for the provision of natural or functional open space which must be set aside. There are no area or rezoning policies applicable to the site. The proposed Medium Low Intensity Urban (MLIU) designates areas for a mix of medium and low density single-family and/or attached dwelling units to provide for a mix of housing types throughout the region. The proposed land use designation will increase the density from 1.2 RAC (residences per acre) to a minimum of 2.5 RAC and a maximum of 5 RAC. This project meets the proposed comprehensive land use plan with a RAC of 3.2 and the rezoning request is in conformance with the amendment.

## **SURROUNDING LAND USE AND ZONING DESIGNATIONS**

North	LIU 1.2/SH	Manufactured Residential
South	MLIU/CR-3 & CR-5	Single Family Residential and Townhomes
East	MLIU/CR-4	Residential Townhomes
West	MLIU/CR-5	Single Family Residential

The area is characterized by mostly high-density residential uses with some pockets of low-density residential north of the subject property. Local services, restaurants, grocery and shopping are nearby along the Oracle Road and River Road corridors. Recreational opportunities exist at the bowling alley, movie theatres, with two trailheads and access points within walking distance to the Children's Memorial Park and the Chuck Huckleberry Loop, all in the vicinity of the property.

## **PREVIOUS COMPREHENSIVE PLAN AMENDMENT AND REZONING CASES ON THE PROPERTY AND THE GENERAL AREA**

### **Previous land use plan amendment:**

The subject property had one previous comprehensive plan amendment request by case Co7-96-013 in 1996 for Medium Intensity Urban which included the adjacent properties to the north. The case was denied.

### **Previous rezoning requests:**

The subject property has had two previous rezoning requests. The first rezoning request (Co9-73-150) was for CR-4 (Mixed-Dwelling Type) and was denied at a preliminary hearing before the Planning and Zoning Commission because the request did not conform to the area plan. The second rezoning request (approximately 4.55 acres) included the property to the north and two properties to the northeast that are directly north of the Pueblo Villas Townhomes. The request did not conform to the area plan, but was similar in intensity as the existing zoning/land use of the adjacent properties. The request was withdrawn due to intense neighborhood protest.

### **Recent activity:**

Most of the properties within a mile radius along the River Road and Oracle Road major thoroughfares have been rezoned, excepting flood ways and washes. Many of the rezonings were for CR-4 and CR-5 (Multiple Residence), dense residential subdivisions. Some of the rezonings were for CB-1 (Local Business), CB-2 (General Business) and TR (Transitional) typically for commercial uses. Some of the TR rezonings resulted in residential subdivisions. The rezonings began in the mid 1950's and remained consistent in number up to the most recent years with a proportionate mix of residential and commercial requests.

- Rezoning case Co9-14-009 – W. River Road for CR-4 (Mixed-Dwelling Type) (2.3 acres) to CB-1 (Local Business) located approximately one-third of a mile west of the subject

property for expansion of retail uses to the River Village Shopping Center approved by the Board of Supervisors March 17, 2015.

- Rezoning case Co9-11-03 – W. River Road rezoning for approximately 6.60 acres from the SH to TR zone as approved by the Board of Supervisors on October 18, 2011 for a residential development.

#### **MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)**

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

#### **PLANNING REPORT**

The Pima County Zoning Code Section 18.89.041.C allows for a concurrent comprehensive plan amendment and rezoning if there will be minimal impacts to surrounding properties. A concurrent application is not subject to the restrictive submittal period that a standard plan amendment application is. The concurrent comprehensive plan amendment and rezoning is not in conflict with any special area or rezoning policies, nor has there been a previous concurrent plan amendment/rezoning. A preliminary development plan is not required. The perimeter of the property abuts a townhome development, the Pueblo Villas subdivision to the east, and a single family residential subdivision, Casa Del Rio to the west. South across River Road is the Oracle River Road Estates and the Casa Carina Townhomes subdivisions. All of the perimeter developments, excepting the north are densely populated subdivisions and have land use and zoning designations equivalent or more intense to this request. A concurrent plan amendment/rezoning would preclude future applications for a zoning district that is more intense. Any future changes would require a separate comprehensive plan amendment and rezoning.

The subject property was previously developed with mobile homes that met the SH density of one residence per 18,000 square feet and have subsequently been removed. The site is currently vacant and contains large areas of previously graded areas in relationship to its former residential uses. The on-site vegetation is limited, except along the eastern boundary of the property. The applicant is proposing to remove most of the on-site vegetation and revegetate with a desert plant composition and plans a bufferyard to match the existing bufferyards to the east and west of the site. The lots will be accessed off of River Road via an existing access easement along the western boundary of the site.

#### **Concurrency of Infrastructure**

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
Department/Agency	Concurrency Considerations Met: Yes / No / NA	Other Comments
TRANSPORTATION	Yes	No objection subject to conditions
FLOOD CONTROL	Yes	No objection
WASTEWATER	Yes	No objection subject to conditions
PARKS AND RECREATION	Yes	No objection
WATER	Yes	No objection

CONCURRENCY CONSIDERATIONS		
SCHOOLS	Yes	No objection

#### **FLOOD CONTROL REPORT**

The Regional Flood Control District (District) has no comment or conditions.

#### **TRANSPORTATION REPORT**

This application proposes adding 4 residential lots off of River Road. River Road is owned and maintained by Pima County, is on the Major Streets Plan and is designated as a medium volume urban arterial. River Road has a capacity of 39,800 ADT. This segment of River Road has a current volume of 36,907 ADT. This proposed development will generate approximately 38 ADT to River Road.

The property currently has an existing driveway access on River Road that is a right-in, right-out access only. In order to ensure that this driveway remains the only driveway for this development, the Department of Transportation will require that a 1-foot no access easement be recorded along the remaining southern property line adjacent to Pima County right-of-way. This 1-foot no access easement is necessary to prevent the owner of the southern lot from creating an additional driveway onto River Road.

In conclusion, there are no concurrency concerns with the request. The Department of Transportation recommend approval of the rezoning request subject to rezoning condition #2.

#### **WASTEWATER RECLAMATION REPORT**

The rezoning area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. Possible connection is to the existing 8" public sewer located within the 15' sewer easement east of the subject property. There is currently no capacity issues in the downstream public sewer system for this development. However, conditions within the public sewer system constantly change and need to be reevaluated. A capacity letter must be obtained to verify that capacity exists in the downstream system prior to submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review and approval.

The PCRWRD has no objection to the proposed concurrent comprehensive plan amendment/rezoning subject to rezoning conditions #3 A-E.

#### **CULTURAL RESOURCES REPORT**

Cultural Resources has no objection subject to condition #6.

#### **NATURAL RESOURCES, PARKS AND RECREATION REPORT**

Natural Resources, Parks and Recreation has no comment.

#### **US FISH & WILDLIFE REPORT**

US Fish & Wildlife has no comment.

#### **TUCSON WATER DISTRICT REPORT**

Tucson Water District has no comment.

### **SCHOOL DISTRICT REPORT**

Amphitheatre Unified School District has no comment.

### **FIRE DISTRICT REPORT**

Northwest Fire District has no comment.

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

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

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Transportation condition: Prior to building permit approval for any of the proposed lots, a 1-foot no access easement shall be recorded along the southern property line of the southernmost lot that is adjacent to Pima County right-of-way. This 1-foot no access easement shall exclude the portion of the southern property line that contains the access easement/driveway.
3. Regional Wastewater Reclamation Department 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. 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.
  - E. 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.

5. Environmental Planning conditions: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those 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.
6. 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/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. 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.
7. Adherence to the sketch plan as approved at public hearing with a maximum of four lots.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
9. The property owner shall execute the following disclaimer regarding Proposition 207 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)."

Respectfully,



Terrill L. Tillman  
Principal Planner

c: John Zhang

Case #: P18CR00001  
Case Name: BOB CAMINO PRINCIPAL LLC - W. RIVER ROAD  
CONCURRENT PLAN AMENDMENT & REZONING  
Tax Code(s): 105-08-002F



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PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



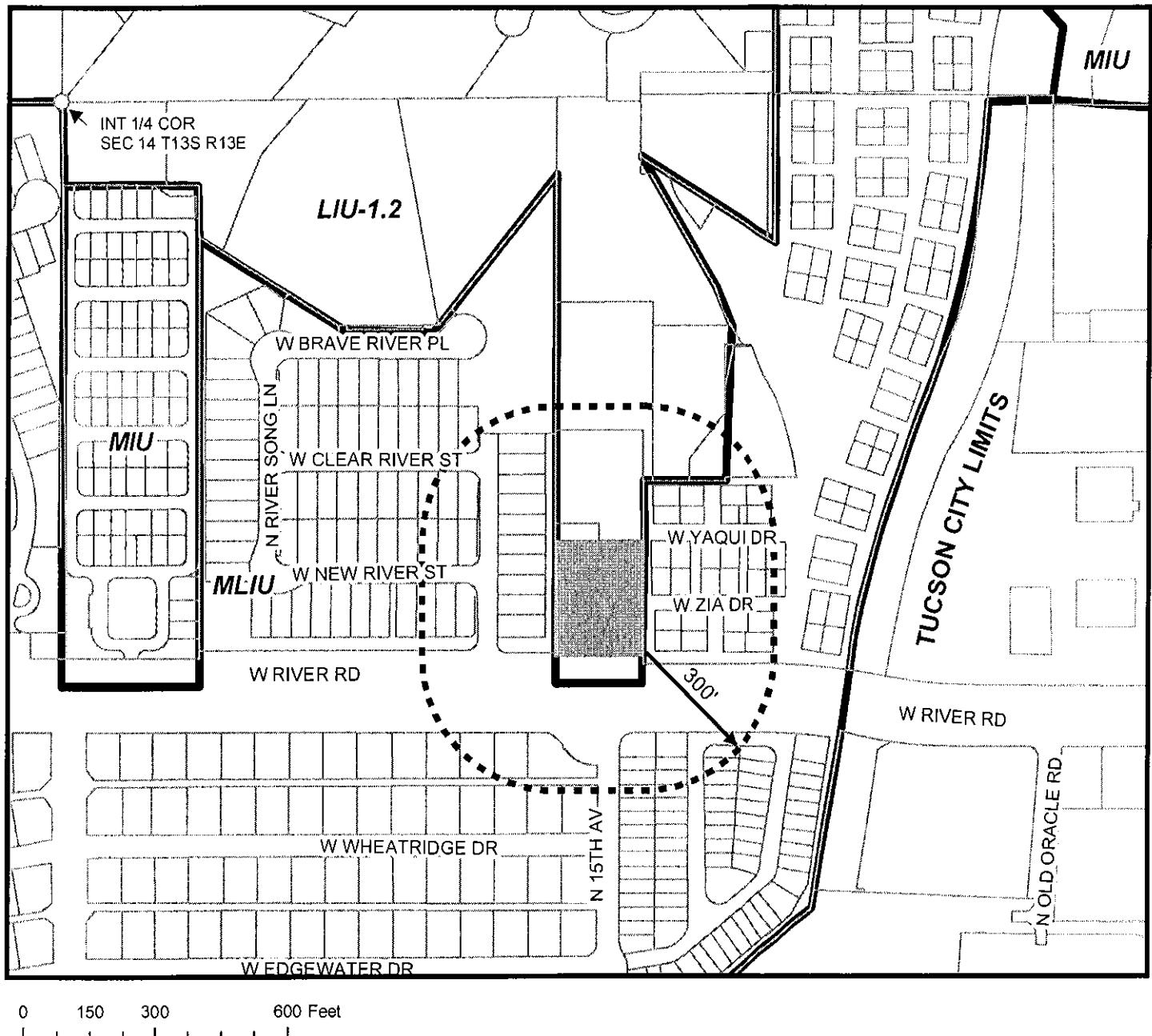
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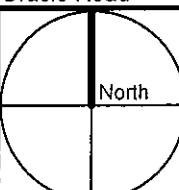
Map Date: 11/8/2018 - ds

# COMPREHENSIVE PLAN AMENDMENT

## Planned Land Use

 300' Notification Area  
 Subject Property

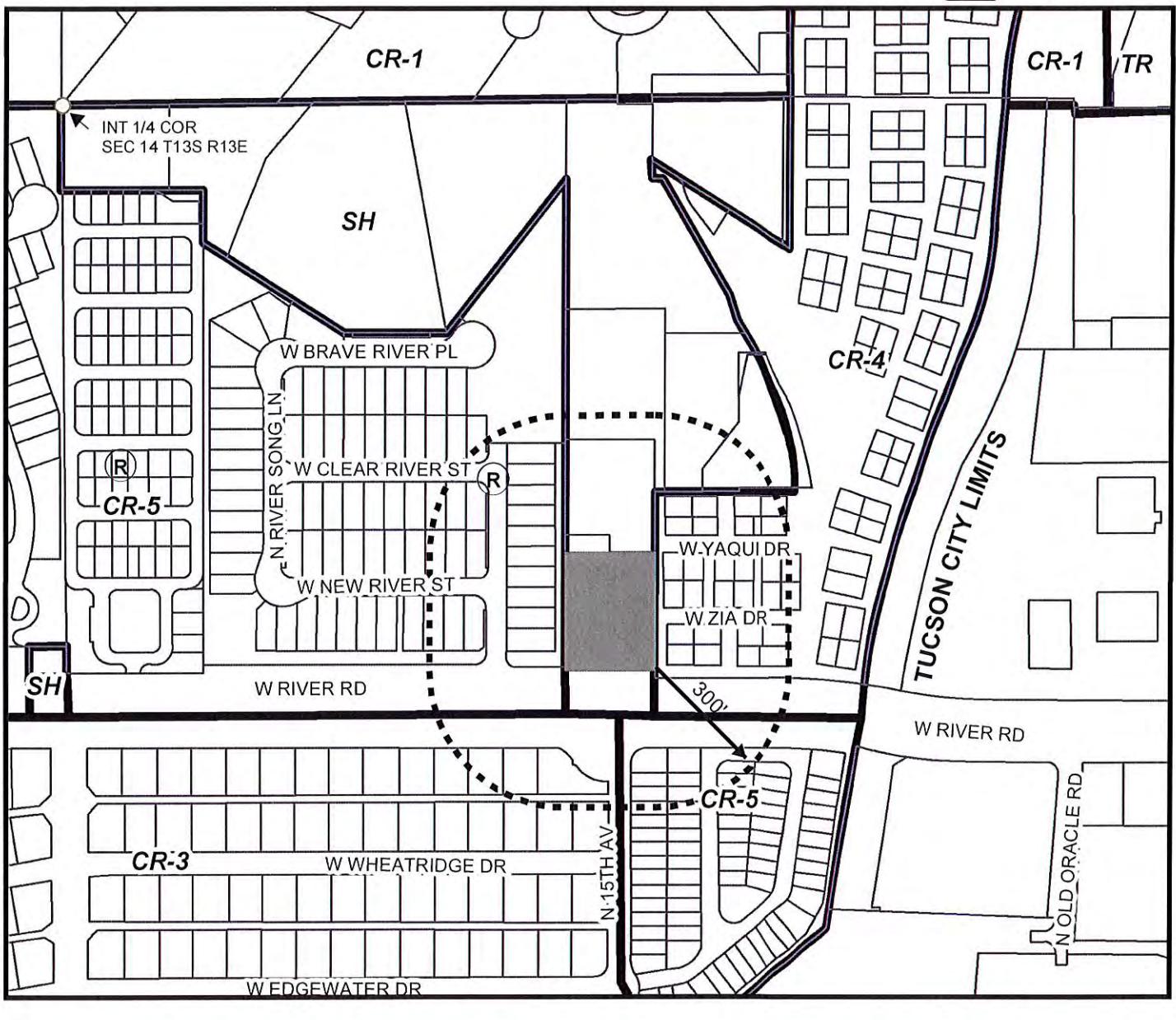


Taxcode: 105-08-002F	<b>P18CR00001 BOB CAMINO PRINCIPAL LLC - W. RIVER ROAD CONCURRENT PLAN AMENDMENT &amp; REZONING</b>		Districts 3 Location: North side of W. River Road approx. 1300 feet west of the intersection of W. River Road & N. Oracle Road		
Request: Low Intensity Urban 1.2 (LIU-1.2) to Medium Low Intensity Urban (MLIU) 1.28 Acres +/-					
Southwest Planning Area under Pima Prospects Section 18, Township 15 South, Range 13 East					
	Planning and Zoning Commission Hearing: November 28, 2018	Map Scale: 1:6,000			
	Board of Supervisors Hearing: February 19, 2019	Map Date: January 10, 2019 / dms			

Case #: P18CR00001  
 Case Name: BOB CAMINO PRINCIPAL LLC - W. RIVER ROAD  
 CONCURRENT PLAN AMENDMENT & REZONING

Tax Code(s): 105-08-002F

300' Notification Area  
 Subject Property  
 Zoning Boundary



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION



Notes: Ref: Co9-73-150, Co9-84-065

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 11/28/18 (scheduled) | Board of Supervisors Hearing: TBA

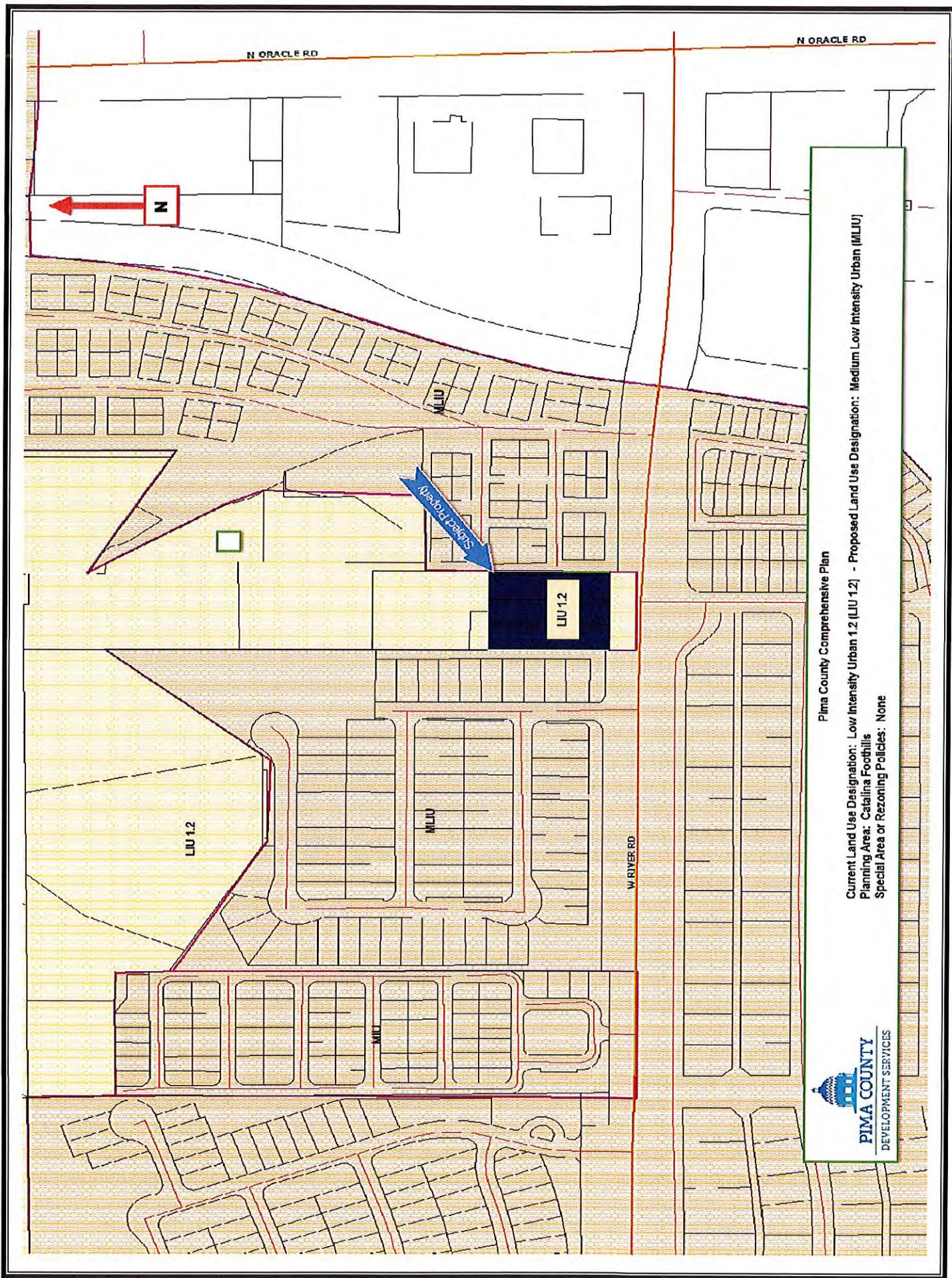
Base Map(s): 46

Map Scale: 1:4,000

Map Date: 11/8/2018 - ds







### Medium Low Intensity Urban (MLIU)

Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.

- Residential Gross Density: Minimum- 2.5 RAC; Maximum- 5 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC



## Biological Impact Report

*(Not Applicable for Rezonings that Require a Site Analysis)*

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

### **Part I. Information Provided by Pima County staff:**

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

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?  Outside CLS  
Any Special Species Management Areas?  No
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?  No
4. Is the project located within the Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl  No
  - b. Western burrowing owl  No
  - c. Pima pineapple cactus  No
  - d. Needle-spined pineapple cactus  No

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

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?  No

If yes, provide a summary of those communications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No	<input type="text"/>	<input type="text" value="No"/>
Western burrowing owl	No	<input type="text"/>	<input type="text" value="No"/>
Pima pineapple cactus	No	<input type="text"/>	<input type="text" value="No"/>
Needle-spined pineapple cactus	No	<input type="text"/>	<input type="text" value="No"/>

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

## **Request Letter for a Non-Site Analysis Rezoning**

Include the following items for a **residential** rezoning:

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

Residential usage of the property for more signal family houses to be built in order to suite increase demand of Great Tucson consumers.

2. The total number of residential units and lots proposed. Describe what type of housing the property is planned for, ie, manufactured homes, detached site built homes, include the square footage and height of the proposed residential units, if known.

The total number of residential units and lots proposed are 4 signal family houses (detached site built homes, each lot has one home and the square footage is around  $2000 \pm 20\%$  square feet, either one-story house about 15 feet height or two-story house about 30 feet height).

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

The existing uses on the site are vacate land.

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

The water will be supplied by Metro water company.

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

The property will be served by sewer.

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

There are no saguaro population or ironwood trees on site, only palo verde trees, mostly at east/north corner. These trees will be removed as new construction starts. The vacated land has been denuded at some point apparently. The property and surround area will be re-vegetated as desert landscape.

**From:** [noreply@server.mailjol.net](mailto:noreply@server.mailjol.net) on behalf of [allForms](#)  
**To:** [DSD Planning](#)  
**Subject:** Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application  
**Date:** Friday, October 19, 2018 11:45:02 AM  
**Attachments:** [11000757.zip](#)

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Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	Bob camino principal
Owner Address	5000 E N REGENCY CIR
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85711
Owner Phone	5209774676
Owner_Email	bobjohn9090@gmail.com
Applicant Name	Bob Zhang
Applicant Address	5000 E N REGENCY CIR
Applicant City	Tucson
Applicant State	AZ
Applicant Zipcode	85711
Applicant Phone	520-977-4676
Applicant_Email	bobjohn9090@gmail.com
Property Address	river site at oracle
Property Parcel Number	105-08-002F
Property Acreage	1.18
Current Land Use Designation	1.18
Proposed Land Use Designation	1.18

Policies	MLIU
Concurrent Property Acreage	1.18
Property Present Zone	SH
Property Proposed Zone	CR-3
FTP-Link	
Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	2018-10-19
<a href="#">More Information about this submission and submitter</a>	
Submission ID	11000757
Date & Time	19th Oct 2018 11:38 AM
Form Location	<a href="http://web1.pima.gov/applications/Amendment/">http://web1.pima.gov/applications/Amendment/</a>
IP Address	68.230.79.20
Browser Info	Mozilla/5.0 (Windows NT 6.3) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/69.0.3497.100 Safari/537.36
Predicted Country	United States