



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/6/2023

*= Mandatory, information must be provided

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

***Title:**

ORDINANCE: P22SP00001 WONG FAMILY LP – N. THORNYDALE ROAD SPECIFIC PLAN REZONING

***Introduction/Background:**

The Board of Supervisors approved this rezoning on September 6, 2022.

***Discussion:**

The specific plan rezoning was for 2.35 acres from the CB-1® (Local Business – Restricted) to the SP (Specific Plan) zone for a 39-foot high, three-story, 114,800 square-foot building for self-storage and associated office use with a 47-foot-high architectural element.

***Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

***Recommendation:**

Approval

***Fiscal Impact:**


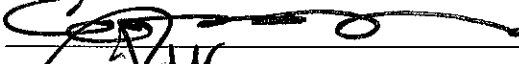
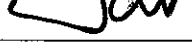
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***Board of Supervisor District:**

1 2 3 4 5 All

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

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

Department Director Signature:		Date: <u>5/15/23</u>
Deputy County Administrator Signature:		Date: <u>5/15/2023</u>
County Administrator Signature:		Date: <u>5/15/23</u>



PIMA COUNTY
DEVELOPMENT SERVICES

Subject: P22SP00001

Page 1 of 1

JUNE 6, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division
[Handwritten signature: CB for]
DATE: May 15, 2023

ORDINANCE FOR ADOPTION

P22SP00001 WONG FAMILY LP - N. THORNYDALE ROAD SPECIFIC PLAN REZONING

Owners: Wong Family LP
(District 1)

If approved, adopt ORDINANCE NO. 2023 - _____

OWNERS: Wong Family LP
Attn: Daniel Wong
3705 N. Swan Road, Suite 108
Tucson, AZ 85712-12559

AGENT: Lazarus & Silvyn, P.C.
Attn: Rory Juneman and Robin Large
5983 E. Grant Road, Ste. 290
Tucson, AZ 85712

DISTRICT: 1

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

STAFF RECOMMENDATION: APPROVAL

TD/TT
Attachments

c: Rory Juneman and Robin Large

ORDINANCE 2023-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 2.35 ACRES IN CASE P22SP00001 WONG FAMILY, LP – N. THORNYDALE ROAD SPECIFIC PLAN REZONING FROM THE CB-1® (LOCAL BUSINESS – RESTRICTED) AND THE CR-5® (MULTIPLE RESIDENCE – RESTRICTED) ZONES TO THE SP (THORNYDALE STORAGE SPECIFIC PLAN) ZONE, PARCEL CODE 225-02-027M, LOCATED AT THE SOUTHEAST CORNER OF N. THORNYDALE ROAD AND W. OVERTON ROAD, AMENDING PIMA COUNTY ZONING MAP NO. 161.

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

Section 1. The 2.35 acres is rezoned from the CB-1® (Local Business – Restricted) and the CR-5® (Multiple Residence – Restricted) zone to the SP (Thornsdale Storage Specific Plan) zone, parcel code 225-02-027M, located at the southeast corner of N. Thornsdale Road and W. Overton Road, subject to the conditions identified in and incorporated by reference into, Section 2 of this Ordinance.

Section 2. Rezoning Conditions. The Thornsdale Storage Specific Plan, Exhibit B (which has not been recorded but may be viewed at the office of the Pima County Development Services Department – Planning Division) is hereby adopted, subject to amendments as required by the Board of Supervisors' action and to include Part V (Conditions of Approval).

Section 3. Amendments. The rezoning conditions adopted in Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Pima County Zoning Code, Chapter 18.90.

Section 4. The effective date of this Ordinance is 30 days after adoption by the Board of Supervisors.

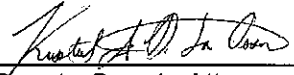
Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2023.

Chair, Pima County Board of Supervisors

Attest:

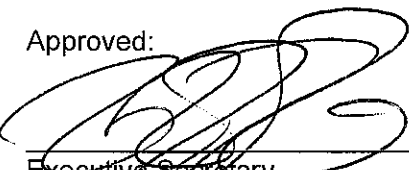
Clerk, Board of Supervisors

Approved As To Form:



Deputy County Attorney
Krystal De La Ossa

Approved:



Executive Secretary
Planning and Zoning Commission

EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 161 TUCSON AZ. BEING A
PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, T12S R13E.



0 125 250 500 Feet
[Scale bar]

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

Ⓒ NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM CB-1 Ⓒ & CR-5 Ⓒ 2.35 ac
ds-December 16, 2022

P22SP00001
225-02-027M

