



## **BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

*Requested Board Meeting Date: December 10, 2013*

### **ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:**

Under Pima County Code Section 19.03.070, the Board of Supervisors may waive the Roadway Development Impact Fee for certain developments. The code section reads:

#### **19.03.070 Waiver of fee.**

A. The board of supervisors may waive development fees for all development that constitutes affordable housing to moderate, low or very low income households as defined by the United States Department of Housing and Urban Development, provided that the waiver does not result in an increase in the development fee for other properties in the benefit area plan.

B. The board of supervisors may waive from development fee programs particular types and locations of development that are determined to serve an overriding public interest, provided that the waiver does not result in an increase in the development fee for other properties in the benefit area plan.

Pursuant to Pima County Code Section 19.03.070, Maria Rascon, representing the Church of God, requests that the Board of Supervisors waive the Roadway Development Impact Fee for the placement of an office on the property located at 5400 S. Palo Verde Rd. The property is located in the San Xavier Impact Fee Benefit Area. This request is based on the type of development, which serves as a non-profit organization as recognized under Section 501 (c) (3) of the tax code. The Church of God is a faith-based youth discipleship which will use this site as an office while they develop their ministry. At this time they are not planning to use this site as a church, but as an outreach office for youth ministry programs.

The property owner has applied for a building permit to place a mobile unit on the property. Ms. Rascon believes that the office for the non-profit organization serves an overriding public interest, and due to the size and function of the building, it will not have a substantial impact on the roadway network. Previously, a 512 sq/ft office was permitted for this site. The proposed new office unit is approximately 1,440 sq/ft. The previously approved 512 sq/ft is credited as a replacement use, leaving 928 sq/ft impact fee eligible. The site plan attached to the application is incorrect and shows a much larger building that what is actually being requested at this time; however it does show the parking and approximate location of the office.

Granting the property owners an impact fee waiver would not increase the development fee for other properties within the San Xavier Benefit Area Plan.

*CONTRACT NUMBER (If applicable): NA*

### **STAFF RECOMMENDATION(S):**

Staff recommends approval of the impact fee waiver in the amount of \$1,682. Staff concludes that this development will not significantly burden the transportation system and will not increase impact fees paid by other development within the San Xavier Benefit Area. The placement of the mobile office unit represents a replacement use for the site. A 512 sq/ft office building was previously located on this site. The Church of God is requesting the placement of a 1,440 sq/ft office building at this time. At this time the majority of the space will be used for storage and office uses. The building will not be used as a church.

CORPORATE HEADQUARTERS: NA

Page 1 of 2

CLERK OF BOARD USE ONLY: BOS MTG. \_\_\_\_\_

ITEM NO. \_\_\_\_\_

PIMA COUNTY COST: \_\_\_\_ and/or REVENUE TO PIMA COUNTY:\$

FUNDING SOURCE(S): N/A

(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

Advertised Public Hearing:

☐

YES

☒

NO

Board of Supervisors District:

1 ☐

2 ☒

3 ☐

4 ☐

5 ☐

All ☐

IMPACT:

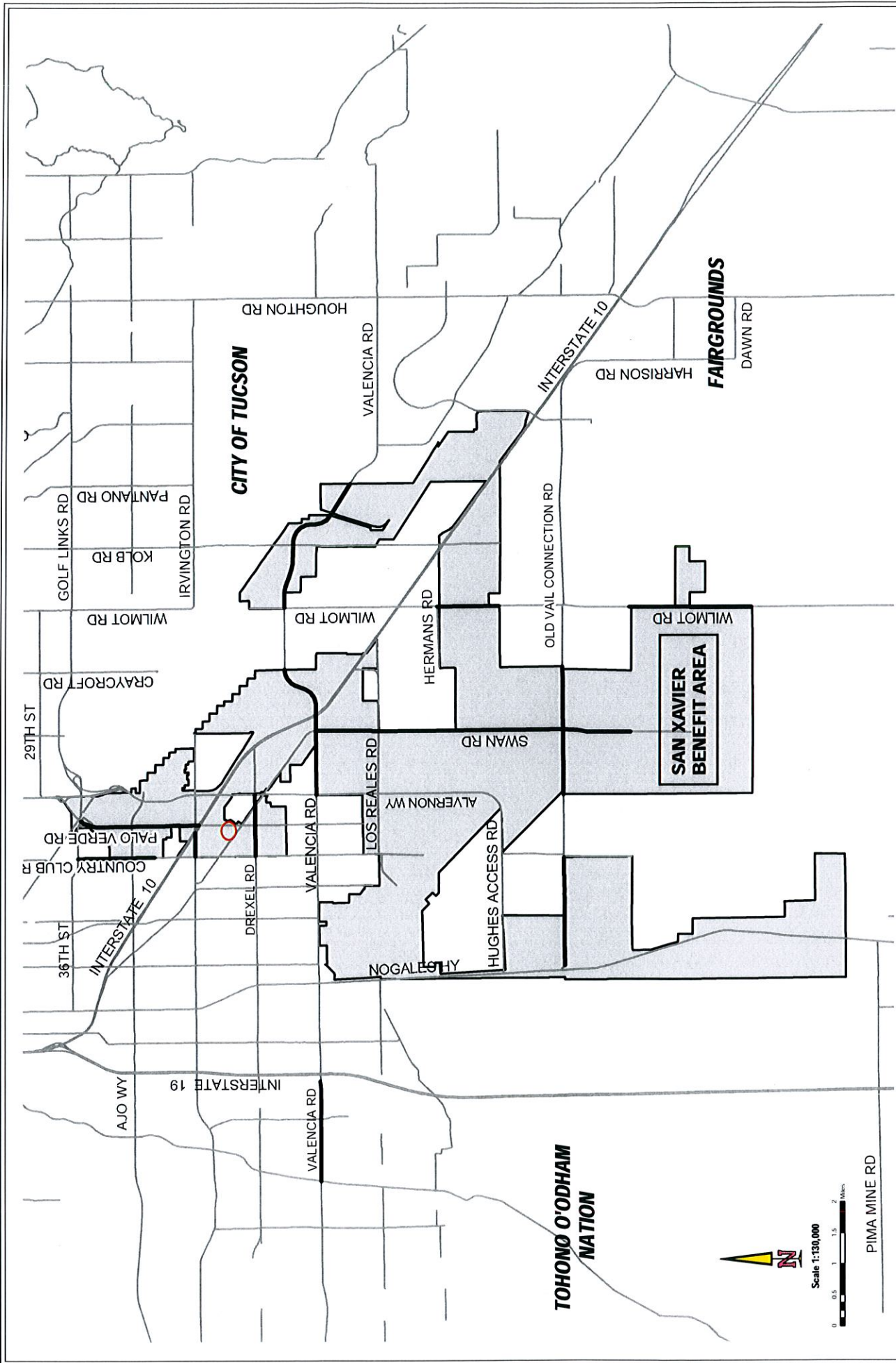
**IF APPROVED:** Roadway Development Impact Fees would not be assessed for the proposed office.

**IF DENIED:** Roadway Development Impact Fees would be assessed.

DEPARTMENT NAME: Transportation

CONTACT PERSON: Robert Young, P.E., Public Works Division Manager TELEPHONE NO.: 724-6777

Page 2 of 2



# **SAN XAVIER ROADWAY DEVELOPMENT IMPACT FEE BENEFIT AREA**

Location of Applicant's Property



TO BE FILLED OUT BY APPLICANT (PLEASE PRINT CLEARLY)

**THIS REQUEST MUST BE FILED WITH THE PIMA COUNTY DEPARTMENT OF  
TRANSPORTATION, TRANSPORTATION SYSTEMS DIVISION, 201 N STONE AVE, 5<sup>TH</sup>  
FLOOR, TUCSON, AZ 85701 -TELEPHONE NO. 740-6403**

November 22, 2013

Casa De Oracion

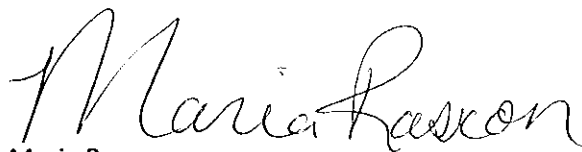
6268 S Earp Wash Ln

Tucson AZ 85706

To Whom It May Concern:

This letter serves for the purpose of tax exempt request. Casa De Oracion is a nonprofit organization affiliated with the church of God in Cleveland Tennessee. Presently we are at the first stage to open a youth leadership training program. To prepare youth to take leadership with youth outreach programs. The first process is to acquire an office space on a commercial rental property to be able to apply for faith base government grants designated for youth training and leadership. The program will be designed according to the funds available from the faith base programs.

Should you have any questions please call Maria Rascon at 520-275-9026. Thank you for your understanding and support with the plans for Casa De Oracion youth leadership training program.



Maria Rascon

AUG. 12. 2009 3:53PM

NO. 713 P. 2



**CHURCH OF GOD  
INTERNATIONAL OFFICES**

2490 KEITH ST., P.O. BOX 2430, CLEVELAND, TENNESSEE 37320-2430  
TELEPHONE 423/472-3361 FAX: 423/478-7245

August 12, 2009

To Whom It May Concern:

This is to verify that the Church of God, headquartered in Cleveland, Tennessee, is recognized and approved by the Internal Revenue Service as a tax-exempt non-profit organization under Section 501 (c) (3) of the Code. This exemption applies to the Church of God and all of its subordinates, which includes the Southwestern Hispanic Church of God Regional Office, 149 North 3<sup>rd</sup> Avenue, Upland, CA 91786.

Enclosed for your information is a copy of the group exemption letter from the Internal Revenue Service.

If I can be of further assistance, please feel free to contact me.

Sincerely,

Julian B. Robinson  
Director

JBR:mlh

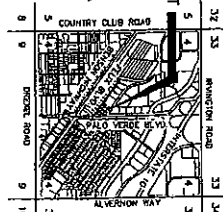
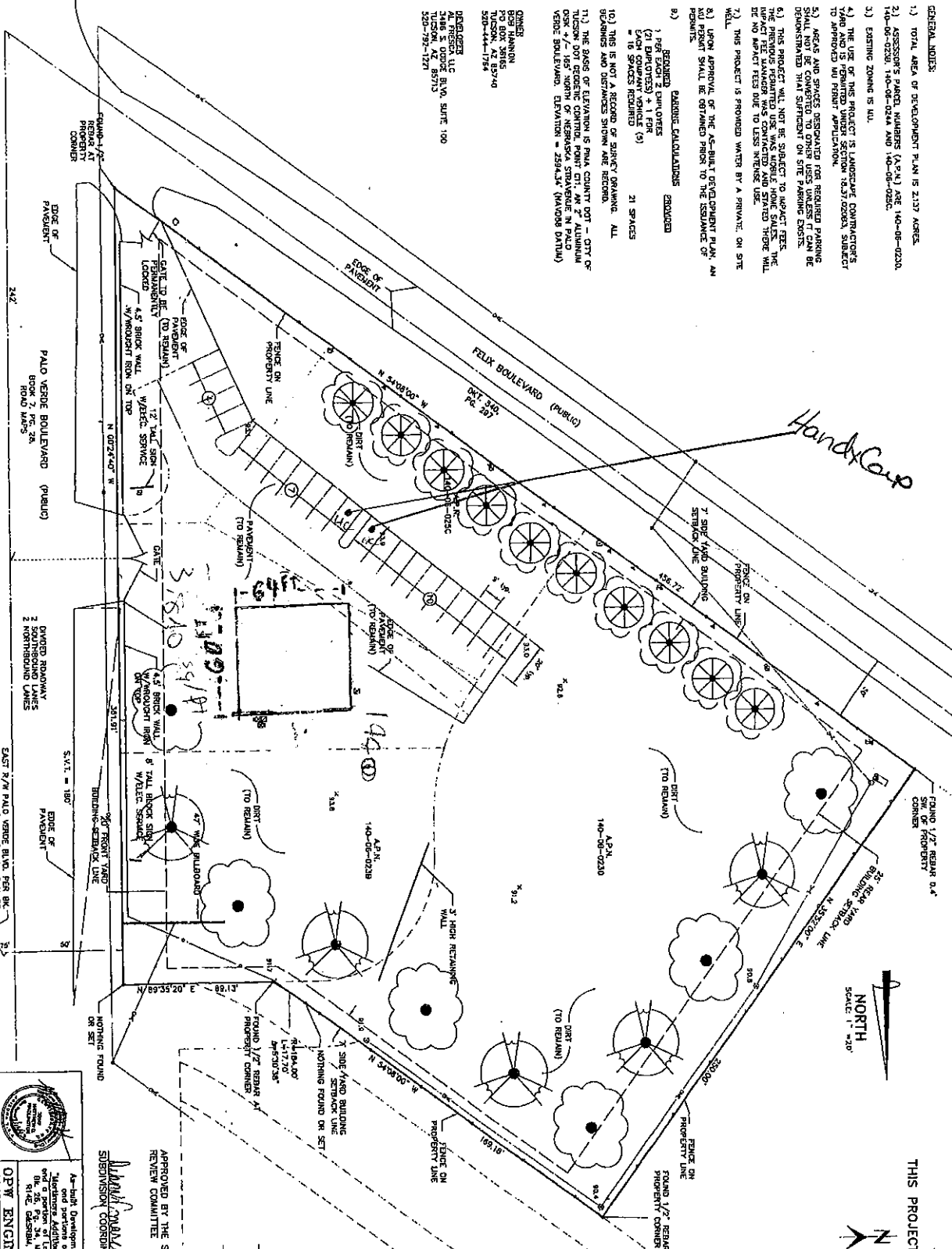
Enclosure

# GENERAL NOTES:

- 1) TOTAL AREA OF DEVELOPMENT PLAN IS 2.137 ACRES.
- 2) ASSessor'S PARCEL NUMBERS (A.P.N.) ARE 140-08-0230, 140-08-0231, 140-08-0232 AND 140-08-0233.
- 3) EXISTING ZONING IS H.U.
- 4) THE USE OF THIS PROJECT IS LANDSCAPE CONTRACTORS' OFFICE AND RESIDENTIAL DEVELOPMENT. (S.D./S.D.S.) SUBJECT TO APPROVAL IN PRIOR APPLICATION.
- 5) AGRIC AND SPACES NEARBY ARE NOT REQUIRED PARKING SPACES. (S.D./S.D.S.) SUBJECT TO APPROVAL IN PRIOR APPLICATION.
- 6) THE PROJECT WILL NOT BE SUBJECT TO IMPACT FEES. THE PREVIOUS PERMITTED USE WAS MOBILE HOME SALES. THE IMPACT FEE MANAGER WAS CONTACTED AND STATED THERE WILL BE NO IMPACT FEES DUE TO LESS INTENSE USE.
- 7) THIS PROJECT IS PROVIDED WATER BY A PRIVATE, ON SITE WELL.
- 8) UPON APPROVAL OF THE AS-BUILT DEVELOPMENT PLAN, AN AS-BUILT SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF PERMITS.
- 9) REQUIRED PARKING CALCULATIONS:
  - 1) 168 EACH EMPLOYEES (21 EMPLOYEES) x 1 FOR EACH COMPANY VEHICLE (3) = 18 SPACES REQUIRED
  - 2) 21 SPACES
- 10) THIS IS NOT A RECORD OF SURVEY DRAWING. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD.
- 11) THE BASIS OF ELEVATION IS PIMA COUNTY DOTT - CITY OF TULSON DOTT GEODETIC CONTROL POINT C11, AN 2 ALTIMETER DOTT - 185 NORTH OF CEMETERY ROAD, ELEVATION = 2894.34' (NAD83 DATUM) VERTIC BRIDGES, ELEVATION = 2894.34' (NAD83 DATUM)

OWNER:  
BIO HANNON  
PO BOX 3018  
TULSON, AZ 85710  
520-444-1754

DESIGNER:  
ALFREDO LUCIANO SUITE 100  
TULSON, AZ 85710  
520-792-1271



- ## LEGEND
- 15 GAL ORNAMENTA
  - 5 GAL ORNAMENTA
  - 15 GAL MEDIUM
  - POWER POLE
  - POWER POLE W/ICE RESER
  - ELECTRIC OUTLET
  - WELL
  - LIGHT POLE
  - FIRE HYDRANT
  - SPIN
  - GAS MANDER
  - ELECTRIC PEDESTAL
  - WATER SHOOT
  - ELECTRIC METER
  - SEWER HOS
  - TELEPHONE PEDESTAL
  - GAS SERVICE
  - OVERHEAD ELECTRIC
  - CHAIN LINK FENCE
  - SPOT ORNAMENT
  - SIGHT VISIBILITY TRIANGLE (S.V.T.)
  - ASSESSOR'S PARCEL NUMBER

APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE

DATE: 11/19/19

SUBDIVISION COORDINATOR: [Signature]

DATE: 11/19/19

OPW ENGINEERING, L.L.C.

12/20/19