




PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

DATE: April 25, 2025

TO: Honorable Pima County Board of Supervisors

FROM: Thomas Drzazgowski, Deputy Planning Official 

SUBJECT: P24RZ00010 RAICA – W. BOUNTIFUL LANE REZONING
Scheduled for the Board of Supervisors June 3, 2025 meeting

The above listed rezoning was continued for 60 days at the April 1, 2025, Board of Supervisors meeting to the June 3, 2025 meeting. The Board of Supervisors requested that staff provide a comparison analysis for the allowances of the property's current SR (Suburban Ranch) zone versus the proposed SR-2 (Suburban Ranch Estate) rezoning.

The property is located within the Maeveen Marie Behan Conservation Land System (CLS) which is implemented through rezonings and other discretionary land use approvals. The implementation of the CLS is memorialized within Pima Prosper's Environmental Element policies. The CLS designations of Multiple Use Management Area and Special Species Management Areas limit the amount of disturbance on the property and will require at least 80% of the site to be left natural. In addition, the western portion of the parcel is located within a Flood Control Resource Area with Regulated Riparian Habitat which further limits the location and areas of disturbance.

In a scenario where the property was rezoned from SR to SR-2, the zoning code standards for SR-2 would apply. While the SR-2 zoning code regulations are not significantly different than SR, additional conditions in the rezoning process may be added to reduce adverse impacts to adjacent property owners. Property developed under non-rezoned criteria may not be restricted beyond the limits of the code.

The neighbors of the subject property have raised concerns over the number of stories and height of a residence, grading limits, color requirements, restrictions on lighting, additional plantings for screening the property and improvements to the wash area. Each one of these items can be considered and addressed as conditions that will reduce the adverse impacts to the neighboring owners.

Staff have met with affected property owners and the applicant to understand each stakeholder's concerns. Over the course of the next month, staff will continue to meet with both neighbors and the applicant with a goal of providing restrictions in the form of rezoning conditions that mitigate impacts while permitting the applicant to successfully develop their property in a manner that will

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integrate well into the existing community. To guide the neighborhood discussion, the T-Chart and zoning code excerpts below provide a comparison between existing zoning allowances and conditions that can be considered within the rezoning process.

Prior to the June 3rd, Board of Supervisors meeting, staff will provide a updated recommendation that may include revised and additional conditions to ameliorate impacts to adjacent neighbors and allow the development of two residential properties to occur. If the rezoning is approved, the inclusion of additional conditions should result in a project that blends into the existing environment and character of the neighborhood. The alternative is a project that is developed under the existing SR zoning which may result in a more obtrusive and impactful project that is neither beneficial to the applicant nor the neighboring property owners.

	SR Zoned Property	SR-2 Rezoned Property
Grading Limits	Up to approximately 109,000 Square feet in accordance with Section 18.72	Currently conditioned at 21,605.6 square feet in Condition 5A of staff's report
Height Limit	34 feet in accordance with Section 18.17.040D	34 feet in accordance with Section 18.18.040F1. Height can be further restricted by condition
Number of Stories	Multiple Stories allowed as there are no restrictions for stories, just height listed above (Section 18.17.040)	Two in accordance with Section 18.18.040F2. Property can be restricted to one story by condition
Lighting	Must meet Pima County Outdoor Lighting Code requirements which allow shielded and unshielded lighting	Further limits can be placed on rezoning to limit unshielded lighting
Accessory Building Limit	1,500 square feet or 70% of the main building square footage in accordance with Section 18.17.050A	1,500 square feet or 70% of the main building square footage in accordance with Section 18.18.060A
Building Color (A very small area of Hillside Development Zone where the color requirements apply)	Must be Desert/Earthtone with a light reflectivity value of 60% or less.	Must be Desert/Earthtone with a light reflectivity value of 60% or less. Further restrictions on the color and/or light reflectivity value can be added.

Require Additional Plantings to Screen the Site	None required	May be conditioned to require plantings to screen the development.
Setbacks for Residence	A minimum of 50 feet from the front and rear and 10 feet from the side in accordance with Section 18.17.040C	Must construct residences in accordance with the approved Preliminary Development Plan. The closest setback of the residences to property lines are 25 feet from the East and 83 feet from the South and 100-200 feet from the North and West property lines.