

**BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)**

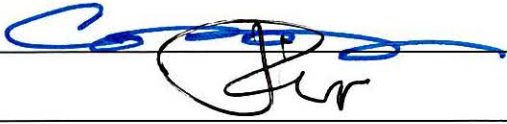
\*All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.\*

Award Type:	Agenda Item
Is a Board Meeting Date Requested?	Yes
Requested Board Meeting Date:	12/02/2025
Project Title / Description:	ORDINANCE: P24RZ00008 HABITAT FOR HUMANITY TUCSON INC – W. MARS STREET REZONING

**Agenda Item Report**

Introduction / Background:	The Board of Supervisors approved this rezoning on December 3, 2024.
Discussion:	The rezoning was for approximately 4.46 acres from the CR-3 (R) (Single Residence - Restricted) to the CR-4 (Mixed-Dwelling Type) zone for a 30-lot, one-story attached duplex dwelling residential subdivision.
Conclusion:	The Ordinance reflects the Board of Supervisors' approval.
Recommendation:	Approval
Fiscal Impact:	0
Support of Prosperity Initiative:	3. Improve Housing Stability
Provide information that explains how this activity supports the selected Prosperity Initiative	This development provides housing for lower income families.
Board of Supervisor District:	• 3
Department:	Development Services - Planning
Name:	Terrill Tillman
Telephone:	5207246921

Department Director Signature:  Date: 11/13/25

Deputy County Administrator Signature:  \_\_\_\_\_

County Administrator Signature: \_\_\_\_\_

Date: 11/14/2025

Date: 11/17/2025



Subject: P24RZ00008

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**DECEMBER 2, 2025 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Thomas Drzazgowski, Deputy Director  
Public Works-Development Services Department-Planning Division  
**DATE:** November 18, 2025

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**ORDINANCE FOR ADOPTION**

**P24RZ00008 HABITAT FOR HUMANITY TUCSON INC – W. MARS STREET REZONING**  
Owners: Habitat for Humanity Tucson Inc.  
(District 3)

**If approved, adopt ORDINANCE NO. 2025 - \_\_\_\_\_**

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**OWNERS:** Habitat for Humanity Tucson Inc.  
3501 N. Mountain Avenue  
Tucson, AZ 85719

**AGENT:** Lazarus & Silvyn, PC  
Rory Juneman  
5983 E. Grant Road, Ste. 290  
Tucson, AZ 85712

**DISTRICT:** 3

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

**STAFF RECOMMENDATION:** APPROVAL

TD/TT  
Attachments

c: Rory Juneman

ORDINANCE 2025 - \_\_\_\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 4.46 ACRES OF PROPERTY (PARCEL CODES 225-36-0520, 0530, 0540, 0550, 0560, 0570, 0580, 0590, 0600, 0610, 0620, 0630, 0640, 0650, 0660, 0670) FROM THE CR-3 ® (SINGLE RESIDENCE - RESTRICTED) TO THE CR-4 (MIXED-DWELLING TYPE) ZONE, IN CASE P24RZ00008 HABITAT FOR HUMANITY TUCSON INC – W. MARS STREET REZONING, LOCATED ON THE NORTH SIDE OF W. MARS STREET, APPROXIMATELY 600 FEET EAST OF N. CAMINO DE OESTE., AMENDING PIMA COUNTY ZONING MAPS NO. 75 AND 114.

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

Section 1. The 4.46 acres located on the north side of W. Mars Street, approximately 600 feet east of N. Camino de Oeste and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Maps No. 75 and 114, is rezoned from the CR-3 ® (Single Residence - Restricted) to the CR-4 (Mixed-Dwelling Type) zone subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. Existing public easements and right-of-way shall be abandoned or vacated prior to tentative plat approval.
  - B. Sidewalks shall be constructed to Pima County standards along the property frontage on Mars Street.
  - C. The design of on-site circulation, access lanes and parking areas shall meet the requirements of the Subdivision and Development Street Standard or as determined at time of tentative plat.
  - D. Prior to Tentative Plat approval, written proof of coordination with the Town of Marana is required regarding any traffic impacts to their roadway system.
3. Regional Flood Control District conditions:
  - A. Drainage design shall not increase existing conditions water surface elevations and flow velocities at all property boundaries.
  - B. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
  - C. Curb cuts in appropriate locations along roads shall be utilized to optimize Low Impact Development Practices in appropriate locations throughout the internal road system and parking areas.
  - D. Drainage infrastructure shall be maintained by the Homeowners' Association.

- E. 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.
- 4. Regional Wastewater Reclamation conditions:
  - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to 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 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.
- 5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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. 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.
7. Adherence to the preliminary development plan (Exhibit B) approved at public hearing.
  8. No landscape bufferyards (including screen walls) shall be required along the east and west property boundaries. An open fence will be installed along the northern property line in lieu of a landscape bufferyard. Where feasible in light of the design of the project's proposed drainage facilities, the open fence shall connect to the northeast and northwest corners of the existing adjacent properties' fencing or walls, and vegetative screening shall be provided within basin areas adjacent to said fence connections.
  9. 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.
  10. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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)."

Section 3. Time limits of conditions. Conditions 1 through 10 of Section 2 shall be completed no later than December 3, 2029.

Section 4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 5. The effective date of this Ordinance is the date the Chairman of the Board of Supervisors signs this Ordinance.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair, Pima County Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk, Board of Supervisors

APPROVED AS TO FORM:

 4-10-25  
Deputy County Attorney  
Jacob Kavkewitz

APPROVED:

  
Executive Secretary  
Planning and Zoning Commission



# EXHIBIT A

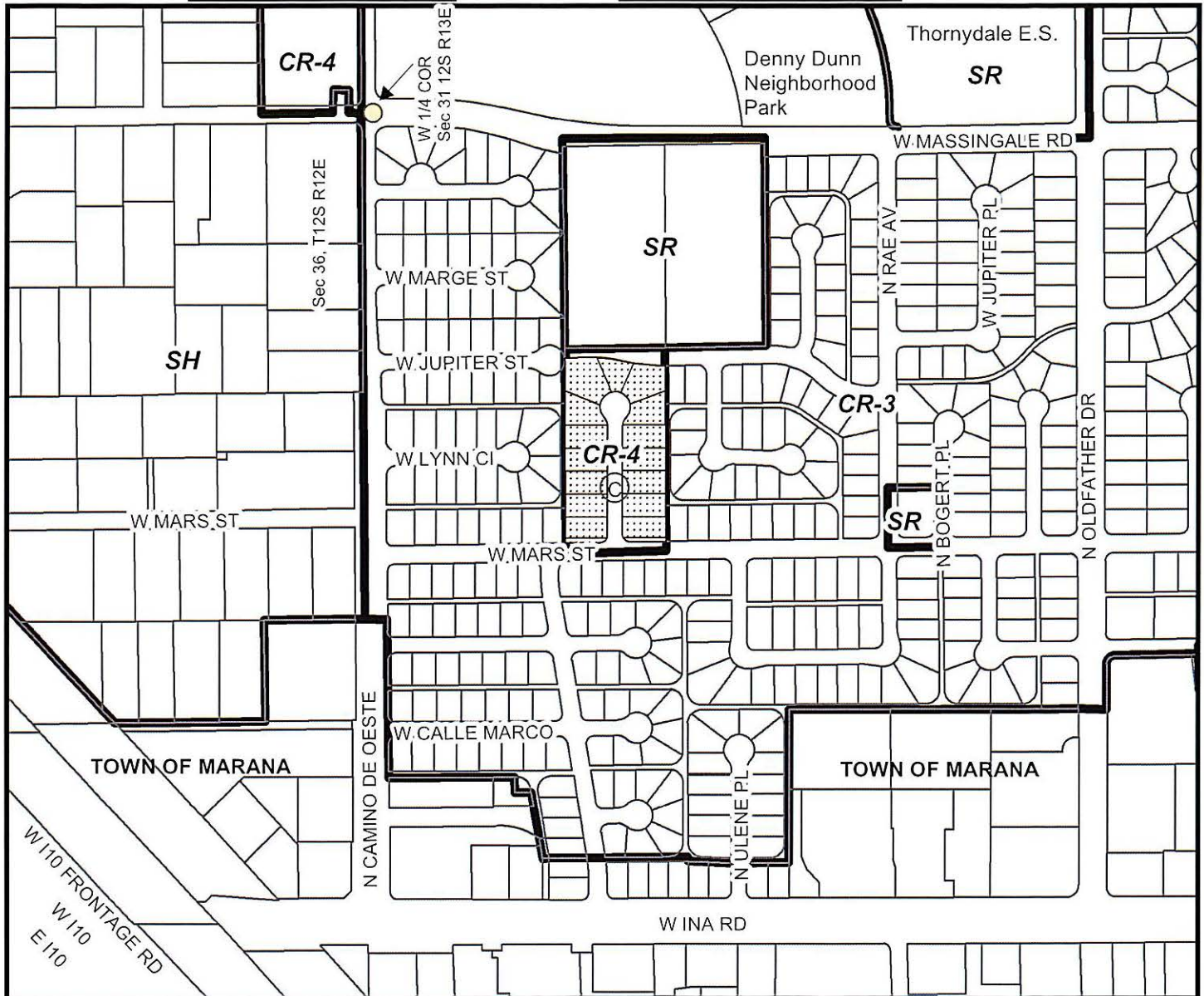
AMENDMENT NO.'S \_\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_  
 TO PIMA COUNTY ZONING MAP NO.'S 75 & 114 TUCSON AZ.  
 BEING MARS LANDING PLAT (MP 63039), LOTS 1-14 AND COMMON AREA A  
 AND B, LOCATED IN THE SW 1/4 OF SECTION 31, T12S R13E.



0 125 250 500 Feet

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

**C** NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
 FROM CR-3 **R** 4.46 ac  
 ds-March 10, 2025



P24RZ00008  
 225-36-0520 thru  
 225-36-0670



