



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 11/12/2024

\*= Mandatory, information must be provided

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

**\*Title:**

ORDINANCE: P23RZ00008 WOHLFORD – N. BONANZA AVENUE REZONING

**\*Introduction/Background:**

The Board of Supervisors approved this rezoning on July 2, 2024.

**\*Discussion:**

The rezoning was for approximately 6.07 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone to split the property into three parcels and to allow one single-family residence on each parcel.

**\*Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

**\*Recommendation:**

Approval

**\*Fiscal Impact:**

0

**\*Board of Supervisor District:**

- 1
- 2
- 3
- 4
- 5
- All

Department: Development Services - Planning

Telephone: 520-724-6675

Contact: Donna Spicola, Planner II

Telephone: 520-724-9513

Department Director Signature: \_\_\_\_\_

*[Handwritten Signature]* For

Date: 10/22/24

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

*[Handwritten Signature]*

Date: 10/22/2024

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

Date: 10/23/2024



Subject: P23RZ00008

Page 1 of 1

**NOVEMBER 12, 2024 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

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



**DATE:** October 22, 2024

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**ORDINANCE FOR ADOPTION**

**P23RZ00008 WOHLFORD – N. BONANZA AVENUE REZONING**

Owners: Kevin & Sandra Wohlford  
(District 1)

If approved, adopt ORDINANCE NO. 2024 - \_\_\_\_\_

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**OWNERS:** Kevin & Sandra Wohlford  
4510 N. Bonanza Avenue  
Tucson, AZ 85749

**AGENT:** Same

**DISTRICT:** 1

**STAFF CONTACT:** Donna Spicola, Planner II

**STAFF RECOMMENDATION: APPROVAL**

TD/DS  
Attachments

c: Kevin & Sandra Wohlford

ORDINANCE 2024-\_\_\_\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 6.07 ACRES OF PROPERTY (ADDRESSED AS 4510 N. BONANZA AVENUE), FROM THE SR (SUBURBAN RANCH) TO THE CR-1 (SINGLE RESIDENCE) ZONE, IN CASE P23RZ00008 WOHLFORD - N. BONANZA AVENUE REZONING, LOCATED ON THE EAST SIDE OF N. BONANZA AVENUE APPROXIMATELY 1,500 FEET SOUTH OF E. SNYDER ROAD, AND AMENDING PIMA COUNTY ZONING MAPS NO. 50 AND 51.

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

Section 1. The 6.07 acres located on the east side of N. Bonanza Avenue approximately 1,500 feet south of E. Snyder Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Maps No. 50 and 51, is rezoned from the SR (Suburban Ranch) to the CR-1 (Single Residence) 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. The properties shall be limited to a single access point per lot onto Bonanza Avenue.
  - B. Access point to each lot shall be determined at time of building permit submittal.
3. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use an on-site sewage disposal system at the time a tentative plat, development plan or request for building permit is submitted for review.
4. Cultural Resources condition: A caution must be noted concerning human burials. 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.
5. Adherence to the sketch plan as approved at public hearing (Exhibit B).
6. No more than one single-family residence allowed on the proposed 3.14-acre parcel located east of existing wash without the written approval of the Board of Supervisors.

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 the Private Property 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)."
9. All new residences will be reviewed and approved by the Design Review Committee to ensure that the new homes integrate into the existing community.

Section 3. Time limits of conditions. Conditions 1 through 9 of Section 2 shall be completed no later than July 2, 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 Chair of the Board of Supervisors signs this Ordinance.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

ATTEST:

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

APPROVED AS TO FORM:

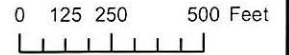
 9-26-24  
Deputy County Attorney  
Jacob Kavkewitz

APPROVED:

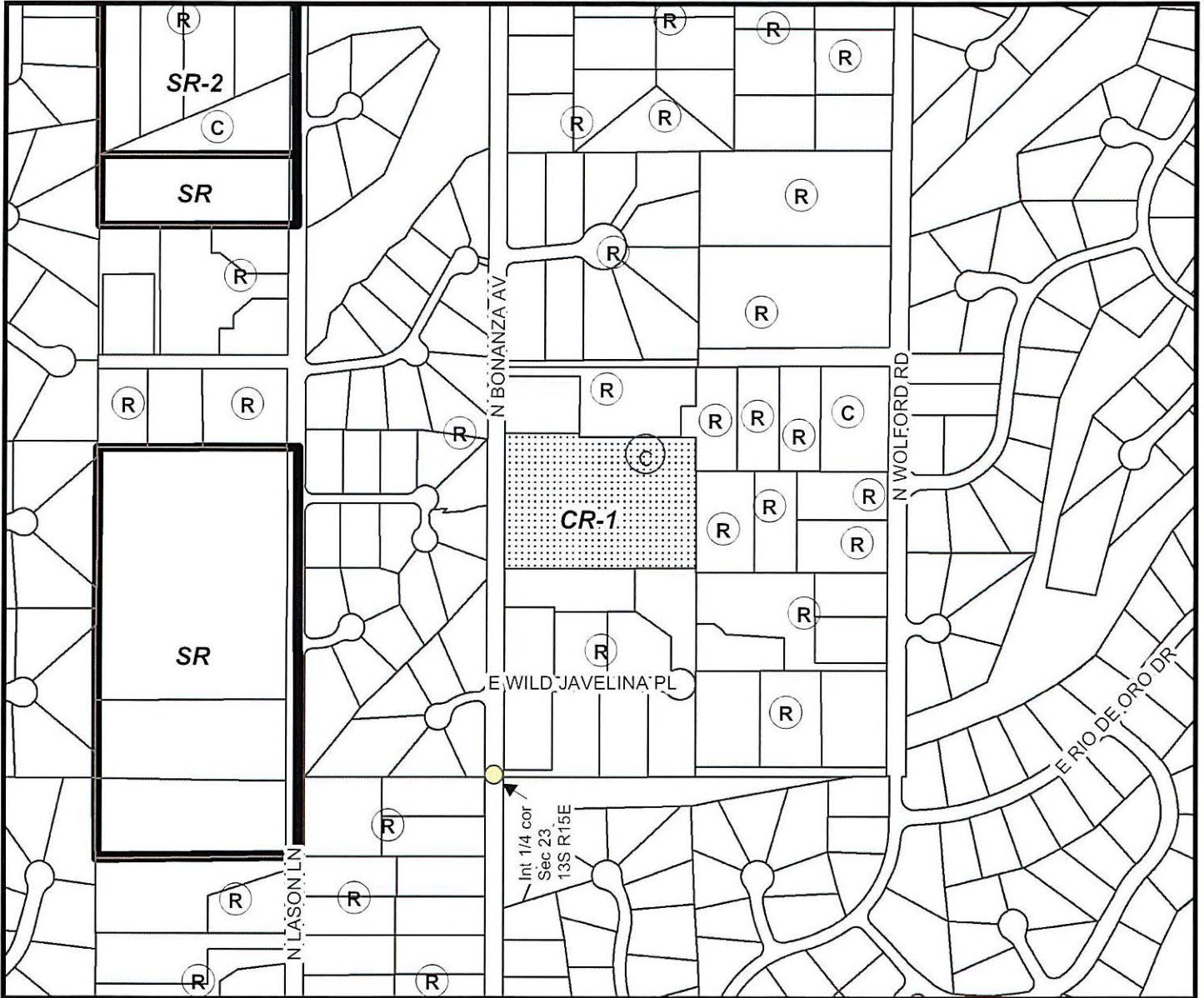
  
Executive Secretary  
Planning and Zoning Commission

# EXHIBIT A

AMENDMENT NO. \_\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_  
TO PIMA COUNTY ZONING MAP NO'S 50 and 51 TUCSON AZ. BEING A  
PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T13S R15E.



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



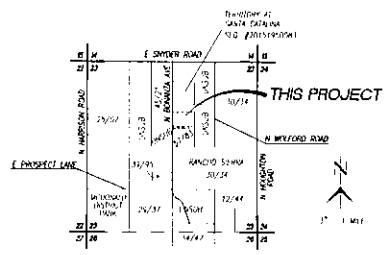
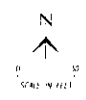
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

**C** NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
FROM SR 6.07 ac  
ds-September 23, 2024

P23RZ00008  
114-21-333C



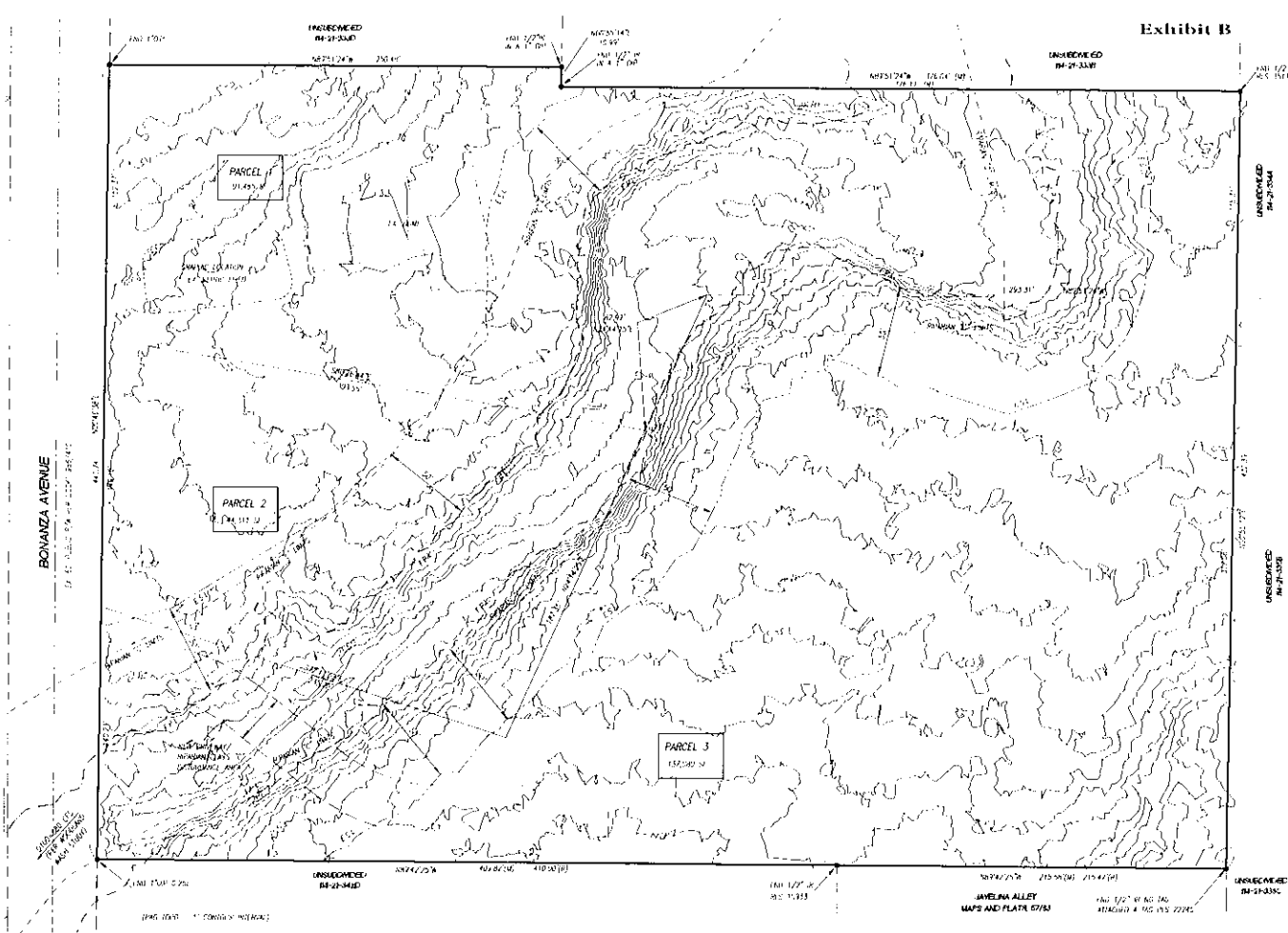
Exhibit B



LOCATION PLAN  
SECTION 25, T15N, R10E,  
CLATSOP, PMR GRANT, ANZDRA

LEGEND

- PROJECT BOUNDARY
- EXISTING STATE LINES
- RIPARIAN CLASS 'C' ZONES
- 100 YEAR FLOODWAY LIMIT (7.5 FT)
- FRESH WATER ZONE LIMIT (7.5 FT)



GENERAL NOTES

1. FLOODING ZONE: "M"
2. FLOODING ZONE: "S"
3. MAXIMUM LOT SIZE ALLOWED PER CH. 7 ZONING: 10,000 SQ. FT.
4. MAXIMUM LOT SIZE PERMITTED: 44,500 SQ. FT. (WITH 30% SETBACKS)

LEGAL ACCESS STATEMENT

EXISTING LEGAL ACCESS FROM ALL PARCELS TO FROM THE STATE HIGHWAY, BEING MOST OF ALL BONANZA AVENUE, IS LEGAL BEING OF ALL AS RESTRICTED IN CODES 956/410

HDZ CALCULATIONS

3" AREA OF PROTECT	1.1 AC (27,877 SQ. FT.)
5" EXPOSED WILLOW	1.1 AC (27,877 SQ. FT.)
3" THICKNESS OF EXPOSED	30.0 FT. (9.14 M)
DEPTH OF 3" WILD WOODS & 100'	0.000 AC
AND A 30% CALCULATION	1.1 AC (27,877 SQ. FT.)

RIPARIAN CLASS 'C' CALCULATIONS

IMPOSED RIPARIAN DISTURBANCE ZONE WITH PERFORMANCE, SHALL BE 100' FROM AC (27,877 SQ. FT.)

- RIPARIAN CLASS 'C' NOTES
- 1) RIPARIAN DISTURBANCE ZONE SHALL BE WITHIN 100' OF THE WILLOW 3" THICKNESS
  - 2) SINCE DISTURBANCE IS 100' FROM 1/3 AC, NO RIPARIAN PERFORMANCE
  - 3) RIPARIAN REQUIRED PER SECTION 10.000

REZONING/FEASIBILITY EXHIBIT  
FOR 4510 N BONANZA AVENUE  
EX ASSESSOR'S PARCEL #214 21 3100  
LOCATED IN SECTION 23 T15N R10E GRANT PMR COUNTY ANZDRA

Baker & Associates Engineering, Inc.  
2011 Summer Street, Suite 405, Astoria, Oregon 97103 (503) 325-1100 FAX (503) 325-1100

SCALE: 1" = 20' (HORIZONTAL) 1" = 10' (VERTICAL)  
DATE: 10/20/2011  
DRAWN BY: J. BAKER  
CHECKED BY: J. BAKER  
PROJECT: 20110101

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