

# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 18, 2021

Title: ORDINANCE: P20RZ00010 CAMFE - W. OKLAHOMA STREET REZONING				
Introduction/Background:				
The Board of Supervisors approved this r	ezoning on January	19, 2021.		
<b>Discussion:</b> The rezoning was for approximately 4.05 Residence) zone to allow for four one-acr	•	•	` •	
Conclusion:				
The Ordinance reflects the Board of Supe	ervisors' approval.			
Recommendation: Approval  Fiscal Impact: 0  Board of Supervisor District:				
	<b>□ 4</b>	□ 5	□ AII	
Department: Development Services - Pla  Contact: Donna Spicola, Planner	nning	Telephone: <u>520-724-88</u>		
Department Director Signature/Date:		4/20 2021	,/ /	
Deputy County Administrator Signature/D	Date:		4/27/2021	
County Administrator Signature/Date:	C/Du	hulteny "	4/27/21	



Subject: P20RZ00010

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#### MAY 18, 2021 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Planning Official

Razgowski Public Works-Development Services Department-Planning Division

DATE:

April 27, 2021

#### ORDINANCE FOR ADOPTION

## P20RZ00010 CAMFE LLC - W. OKLAHOMA STREET REZONING

Owner: Camfe LLC

(District 3)

If approved, adopt ORDINANCE NO. 2021 - \_\_\_

**OWNERS**:

Camfe LLC

8372 N. Mountain Stone Pine Way

Tucson, AZ 85743

AGENT:

Jose Campillo

8372 N. Mountain Stone Pine Way

Tucson, AZ 85743

**DISTRICT**:

3

**STAFF CONTACT**: Donna Spicola, Planner

STAFF RECOMMENDATION: APPROVAL.

TD/DS Attachments

cc: Jose Campillo

Tom Drzazgowski, Chief Zoning Inspector

P20RZ00010 File

<b>ORDINANCE</b>	2021-
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AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 4.05 ACRES OF PROPERTY (ADDRESSED AS 6520 W. OKLAHOMA STREET), FROM THE SR (SUBURBAN RANCH) ZONE TO THE CR-1 (SINGLE RESIDENCE) ZONE, IN CASE P20RZ00010 CAMFE - W. OKLAHOMA STREET REZONING, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF W. OKLAHOMA STREET AND S. SHEILA AVENUE, AND AMENDING PIMA COUNTY ZONING MAP NO. 38.

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

Section 1. The 4.05 acres located at the northwest corner of the intersection of W. Oklahoma Street and S. Sheila Avenue and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zonings Map No. 38, is rezoned from the SR (Suburban Ranch) zone 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. 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.
- 3. Upon the effective date of the Ordinance, the owner(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.
- 4. Adherence to the sketch plan (Exhibit B) as approved at public hearing.
- 5. 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.

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- 6. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "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 6 of Section 2 shall be completed no later than January 19, 2026.

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.

Clerk Board of Supervisors	Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this day				
ATTEST:	of, 2021.				
ATTEST:	-	heir Dime County Doord of Currenting			
	C	nair, Pima County Board of Supervisors			
Clerk Board of Supervisors	ATTEST:				
Clerk, Board of Caporvisors	Clerk, Board of Supervisors				
APPROVED AS TO FORM: APPROVED:	APPROVED AS TO FORM:	APPROVED:			
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Deputy County Attorney  Lesley M. Lukach  Planning and Zoning Commission					

# **EXHIBIT A**

AMENDMENT NO.\_\_\_\_\_ BY ORDINANCE NO.\_\_\_\_ TO PIMA COUNTY ZONING MAP NO. \_\_\_\_ 38 \_\_\_\_ TUCSON AZ. LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 34 OF T14S R12E.



0 125 250 500 Feet 1 . . . 1 . . . 1 ADOPTED: **EFFECTIVE:** -w.MICHIGAN ST S.ERED AV (R)  $(\mathbf{R})$ (R)SHIELA A S'CAROL AV  $(\mathbf{R})$ SR SH CR-1 (k)  $(\mathbf{R})$ (c) (R)(R) SĤ W ILLINOIS ST R CAMINO\_VERDE (R)(R) SR (R) SR (水)  $(\mathbf{R})$  $(\mathsf{R})$ W MISSOURI ST  $(\mathbf{R})$ SH R SH SR R) CR-1 GR-1 (R (R)(C) (R) R W.OKLAHOMA'ST CAROL SR (c) (R)SH (R)(R)CB-2 (R)S 1/4 Cor, R Sec 34, T14S R12E CB-2 W IRVINGTON RD Sec 3, T15S R12E WOLD AJO HY WAJOHY

**EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION** 

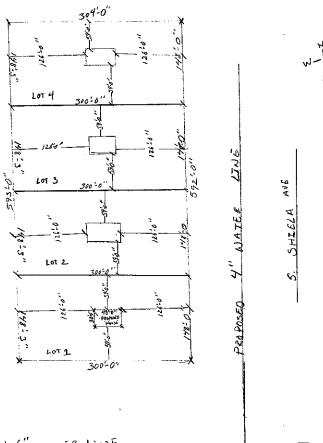
PIMA COUNTY

DEVELOPMENT SERVICES

NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE FROM SR 4.05 ac ds-February 19, 2021

P20RZ00010 212450960

# Exhibit B



EXISTING 6" WATER LINE

OKLAHOMA ST.

#### INCLUSIVE HOME DESIGN

BUILDING AREA HOUSE 1, 32 OSO FT GARAGE SD FT PUBCH SQ.FT. LOT COV. IS

TOTAL SQ. FT LOT IS 44,400 3% L THIS DRIDINANCE APPLIES TO ALL DWELLING UNITS 2. PROVIDE AT LEAST ONE EXTERIOR ACCESSIBLE ROUTE AND ENTRANCE, THE

C. PROVIDE AL LEAST USE EXERCISE ALLESSIBLE ROUTE AND EMIRANCE. HE ROUTE MAY DRIGHART ERROR THE CARPORT, BURVEAN, FURLE STREET OR SUEVENIALS. HE SLOPE OF THIS ROUTE SHALL NOT EXCELD ONE-FOOT VERTICAL RISTANCE (CARD, UNLESS A RAW PER MINE RISE FOR THEM'TY FEET HOUSEVAIL. BITSANCE (CARD, UNLESS A RAW PER MINE RISE FOR THEM'T FEET HOUTEAND RISE THE EXTERIOR ACCESSIBLE ROUTE AND ACCESSIBLE ENTRANCE ON SINGLE FAMILY RESIDENCE SITE PLAN.

3. ACCESSIBLE ENTRANCE: PROVIDE NORMAN DE UN-STEP LEVEL ENTRANCE.
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AND THE GRANCE SHALL BUT SE LODD AS AN EXPT. THE ACCESS FLORE SHALL
HAVE A HUMAN SEV VIDE HALLAND AND CRESSIBLE DOORS TO ALL SPACES
AND GLEDENTS TO BE WINNIAM 228" DOOR.

4. CHANGE IN FLOOR LEVELS AND THESHHIEBS, AT THE ACCESSIBLE ENTRANCE AND ALIMG ACCESSIBLE ROUTES MAY BE 1/2" HIGH MAXIMUM. THIS MUST BE BEVELED FROM 1/4" TO 1/52" MAXIMUM WITH A SLOPE NOT STEEPER THAN 1" RISE IN 2" ROW (1/2).

SIDDER HARDWARE HANDLES, PURL LATCHES, LOCKS AND OTHER OPERABLE TUB-PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GARSON VITH DIE HAND AND THAT DOES NIT REDUIDE TIGHT GRASPING, PRICHING OR FUSTING OF THE VIRIST TO DEPCATE. LEVER HARDWARE SATISFIES THE REGUIRE/BERTS OF THIS PRIOVISION.

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5/22/2019

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a) BADK VALL) TVO BACKING REINFORCEHONTS, ONE BACKING REINFORCHONT HORIZONIA, POSITION 35° MINIMA AND 35° MINIM

b) FOOT END WALL DINE BACKING REINFORCEMENT 24" LONG MINIMUM ON THE FOOT END WALL AT THE FRONT EDGE OF THE BATHTUB.

CLOT 2 - 148 x 300 ) = 44, 400 SQFT HEREOLOGY EVEN SEAR AND EXHIBITION OF THE MAINTING LINE IN PROPERTY OF THE MAINTING LINE IN THE MAI

PROPOSED STRUCTURE ' = 1,320 SOFT PER LOT 30x 44 HEIGHT

> PROPOSED SEPTIC FOR ALL LOTS

PROPOSED LOT SPLIT

ELECTRICAL

2) ALL LIGHT CONTROLS SHALL BE PLACED NO MIDER THAN 487, DN CENTER,
ABOVE THE FLORE

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4. FLORE ELECTRICAL RECEPTANLES

5. PLUMBER FROME CONTROLS.

6. HAVIO DIFFUSERS.

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SHEET 2- FLOIR & SLEVATION PLAN

SHEET 3- FLOIR & SLEVATION PLAN

SHEET 4- SLEOTRICAL PLAN

SHEET 6- FRAKAING PLAN

SHEET 6- FRAKAING PLAN

HEIGHT OF EXTERIOR BUILDING WALLS FROM NATURAL GRADE WEST SIDE 8'-8" TO TOP OF BEARING WALL SOUTH SIDE 15'-6' TO TOP OF BEARING WALL SOUTH SIDE 15'-6' TO TOP OF GABLE NORTH SIDE 15'-6' TO TOP OF GABLE