



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:	11/18/2025
Project Title / Description:	ORDINANCE: P24SP00007 CHACON, ET AL. – E. HAWSER STREET SPECIFIC PLAN REZONING (OASIS RV RESORT SPECIFIC PLAN)

Agenda Item Report

Introduction / Background:	The Board of Supervisors approved the specific plan rezoning on August 5, 2025.
Discussion:	The specific plan rezoning was for approximately 12.9 acres from the GR-1 (GZ-1) (Rural Residential – Urban Gateway Overlay) to the SP (GZ-1) (Specific Plan – Urban Gateway Overlay) zone for a Recreational Vehicle (RV) Resort with a maximum of 75 spaces and associated amenities located outside the Maeveen Marie Behan Conservation Lands System.
Conclusion:	The Ordinance reflects the Board of Supervisors' approval.
Recommendation:	Approval
Fiscal Impact:	0
Support of Prosperity Initiative:	8. Prioritize Transportation Options to Connect Disadvantaged Communities to Jobs and Resources
Provide information that explains how this activity supports the selected Prosperity Initiative	Provides additional street connectivity to services.
Board of Supervisor District:	1
Department:	Development Services - Planning
Name:	Terrill Tillman
Telephone:	5207246921

Department Director Signature:  For Date: 10/28/25
Deputy County Administrator Signature:  Date: 11/4/2025
County Administrator Signature:  Date: 11/4/2025

PIMA COUNTY
DEVELOPMENT SERVICES

Subject: P24SP00007

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NOVEMBER 18, 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: October 28, 2025

ORDINANCE FOR ADOPTION

P24SP00007 CHACON, ET AL. - E. HAWSER STREET SPECIFIC PLAN REZONING PLAN

Owners: Norma Chacon/CNA Enterprises, Inc.
(District 1)

If approved, adopt ORDINANCE NO. 2025 - _____

OWNERS: Norma Chacon
9980 N. Shannon Road
Tucson, AZ 85742
CNA Enterprises, Inc.
Lawrence Sloan
P.O. Box 847
Carlsbad, CA 92018

AGENT: The WLB Group, Inc.
Rob Longaker
4444 E. Broadway
Tucson, AZ 85711

DISTRICT: 1

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

STAFF RECOMMENDATION: APPROVAL

TT/ds
Attachments

c: Rob Longaker

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 12.19 ACRES OF PROPERTY (PORTION OF PARCEL CODES 222-22-011D, 222-22-011E AND 222-22-0130) FROM THE GR-1 (GZ-1) (RURAL RESIDENTIAL – URBAN GATEWAY OVERLAY) TO THE SP (GZ-1) (SPECIFIC PLAN – URBAN GATEWAY OVERLAY) ZONE, IN CASE P24SP00007 CHACON, ET AL. - E. HAWSER STREET SPECIFIC PLAN REZONING, LOCATED APPROXIMATELY 750 FEET EAST OF THE N. ORACLE ROAD AND E. HAWSER STREET T-INTERSECTION, AMENDING PIMA COUNTY ZONING MAP NO. 432

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

Section 1. The 12.19 acres is rezoned from the GR-1 (GZ-1) (Rural Residential – Urban Gateway Overlay) to the SP (GZ-1) (Specific Plan – Urban Gateway Overlay) zone, parcel codes 222-22-011D, 222-22-011E and 222-22-0130, located approximately 750 feet east of the N. Oracle Road and E. Hawser Street T-intersection and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), subject to the conditions identified in and incorporated by reference into, Section 2 of this Ordinance.

Section 2. Rezoning Conditions. The Oasis RV Resort Specific Plan, Exhibit B (which has not been recorded but may be viewed at the office of the Pima County Development Services Department – Planning Division) is hereby adopted, subject to amendments as required by the Board of Supervisors' action and to include Part IV (Conditions of Approval).

Section 3. Amendments. The rezoning conditions adopted in Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Pima County Zoning Code, Chapter 18.90.

Section 4. The effective date of this Ordinance is 30 days after adoption by the Board of Supervisors.

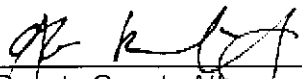
Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2025.

Chair, Pima County Board of Supervisors

Attest:

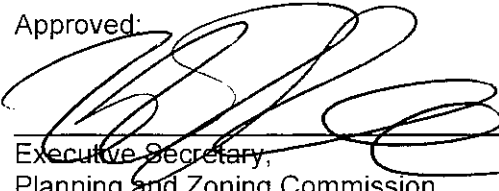
Clerk, Board of Supervisors

Approved As To Form:



Deputy County Attorney
Jacob Kavkewitz

Approved:



Executive Secretary,
Planning and Zoning Commission

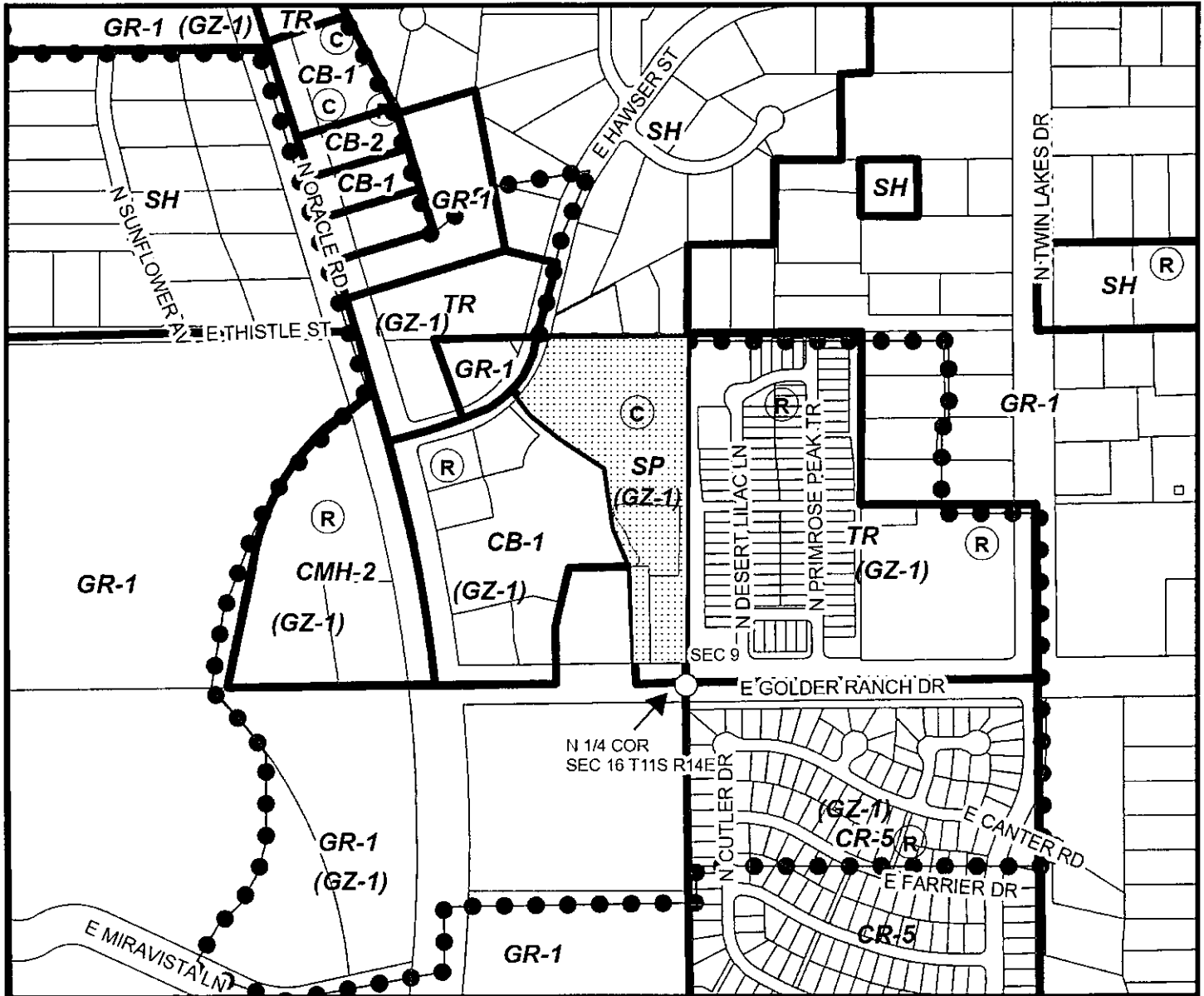
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
 TO PIMA COUNTY ZONING MAP NO. 432 TUCSON AZ, BEING A PART OF THE
 SE 1/4 OF THE SW 1/4 OF SECTION 9 T11S R14E.



0 150 300 600 Feet

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
 FROM GR-1 (BZ) 12.19 AC
 ds - September 10, 2025



P24SP00007
 222-22-011D,
 222-22-011E &
 222-22-0130

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