



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 1/21/2025

*= Mandatory, information must be provided

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

***Title:**

ORDINANCE: P24RZ00004 SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET AL. – N. CORONA ROAD REZONING

***Introduction/Background:**

The Board of Supervisors approved this rezoning on August 19, 2024.

***Discussion:**

The rezoning was for approximately 9.86 acres from the SR (Suburban Ranch) to the TR (Transitional) zone for a 48-bed, 20-foot high, 21,667-square-foot expansion to the existing Sonora Behavioral Health Hospital.

***Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

***Recommendation:**

Approval

***Fiscal Impact:**

0

***Board of Supervisor District:**

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



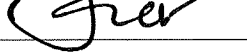
JAN 08 2025 11:49 POC: KOF: BO 276

Department: Development Services - Planning

Telephone: 520-724-6675

Contact: Terrill L. Tillman, AICP, Planner III

Telephone: 520-724-6921

Department Director Signature: 	Date: 12/26/24
Deputy County Administrator Signature: 	Date: 12/26/2024
County Administrator Signature: 	Date: 12/26/2024



Subject: P24RZ00004

Page 1 of 1

JANUARY 21, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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



Tom Prargowski

DATE: January 6, 2025

ORDINANCE FOR ADOPTION

P24RZ00004 SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET AL. – N. CORONA ROAD REZONING

Owners: Sonora Behavioral Health Hospital LLC, et al.
(District 1)

If approved, adopt ORDINANCE NO. 2025 - _____

OWNERS: Sonora Behavioral Health Hospital LLC, et al.
7474 S. Camino De Oeste
Tucson, AZ 85746

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

DISTRICT: 1

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 9.86 ACRES OF PROPERTY (PARCEL CODES 102-12-009E, 061A, 061B, 063B, 068A, 0760, 0770 AND 073A) FROM THE SR (SUBURBAN RANCH) TO THE TR (TRANSITIONAL) ZONE, IN CASE P24RZ00004 SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET AL. – N. CORONA ROAD REZONING, LOCATED ON THE NORTHEAST CORNER OF N. CORONA ROAD AND W. RUDASILL ROAD, ADDRESSED AS 6050 N. CORONA ROAD, AMENDING PIMA COUNTY ZONING MAP NOS. 45 AND 76.

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

Section 1. The 9.86 acres located on the northeast corner of N. Corona Road and W. Rudasill Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map Nos. 45 and 76, is rezoned from the SR (Suburban Ranch) to the TR (Transitional) 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. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan. Offsite improvements determined necessary by the TIS shall be provided by the property owner.
 - B. The property owner(s) shall dedicate 45 feet of right-of-way for Rudasill Road along the south property boundary of the eastern parcel of land as part of this rezoning.
 - C. The existing 30-foot ingress, egress, and utility easement that will lie within the future right-of-way dedication for Rudasill Road may be abandoned as determined during the development plan review.
3. Regional Flood Control District conditions:
 - A. This project shall meet the requirements for a critical facility which includes but is not limited to elevation and erosion protection requirements, all weather access and to provide an emergency response plan at the time of permitting.
 - B. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved PDP is prohibited. No development shall occur in this area.
 - C. Drainage infrastructure, bank protection and open space for drainage shall be maintained by the property owner.
 - D. A Letter of Map Revision (LOMR) is required and shall be approved by FEMA prior to issuance of the Certificate of Occupancy.

- E. First flush retention shall be provided by using Low Impact Development practices and will be distributed throughout the site.
 - F. 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: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed

for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

- 7. Adherence to the preliminary development plan (Exhibit B) as approved at public hearing.
- 8. The owner shall adhere to the Site Analysis, Land Use Proposal Section II, O. Project Mitigation Commitments with the addition of noise mitigation to the recreation area walls.
- 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 August 19, 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:



Deputy County Attorney
Jacob Kavkewitz

11-21-24

APPROVED:



Executive Secretary
Planning and Zoning Commission

EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO's. 45 & 76 TUCSON AZ. BEING ALL OF
CANADA DEL ORO MEDICAL CONDOMINIUMS (BK 52, PG 23) AND A PART OF
THE SE 1/4 OF THE NW 1/4 OF SECTION 10, T13S R13E.

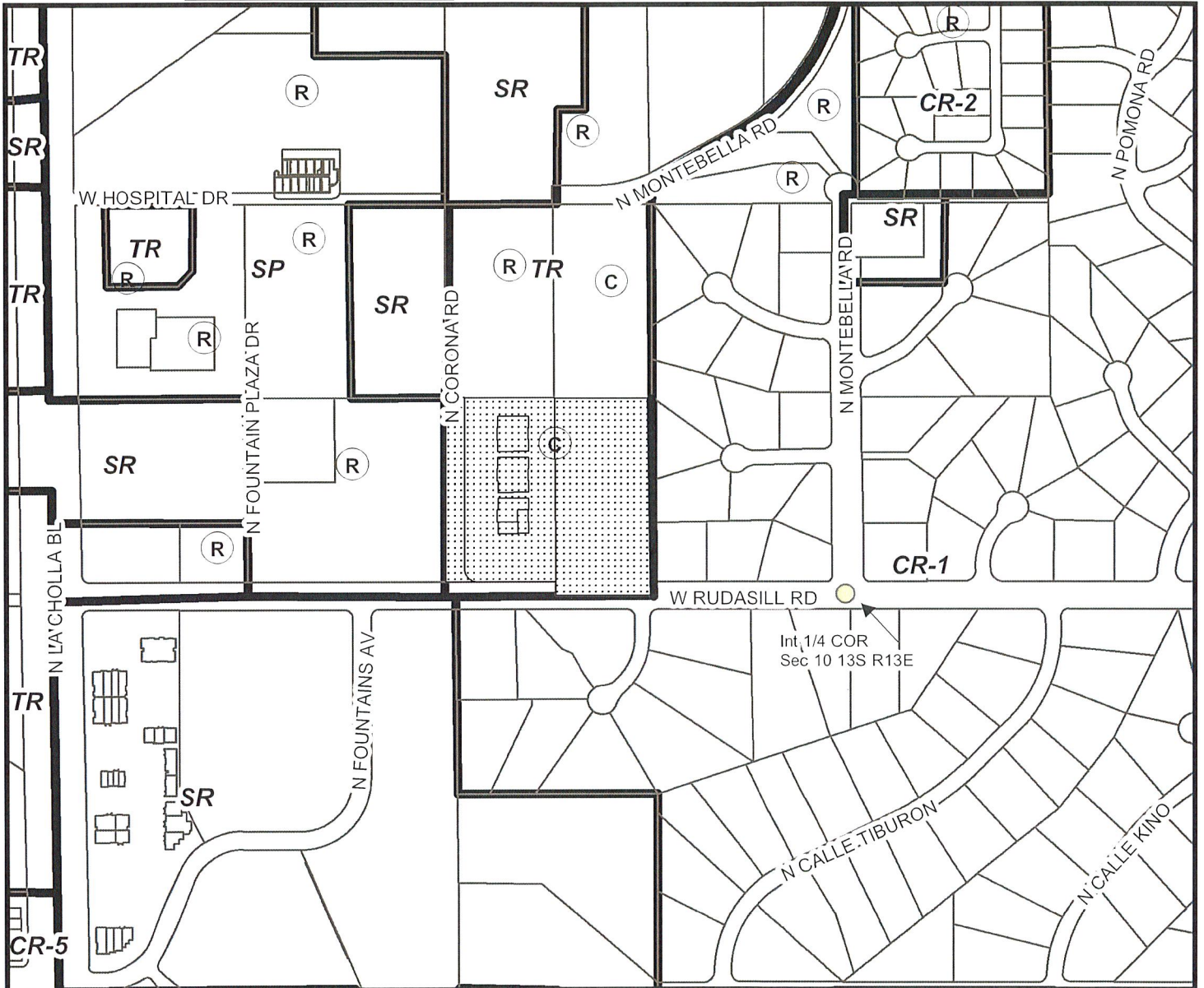


0 120 240 480 Feet



ADOPTED: _____

EFFECTIVE: _____



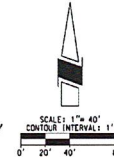
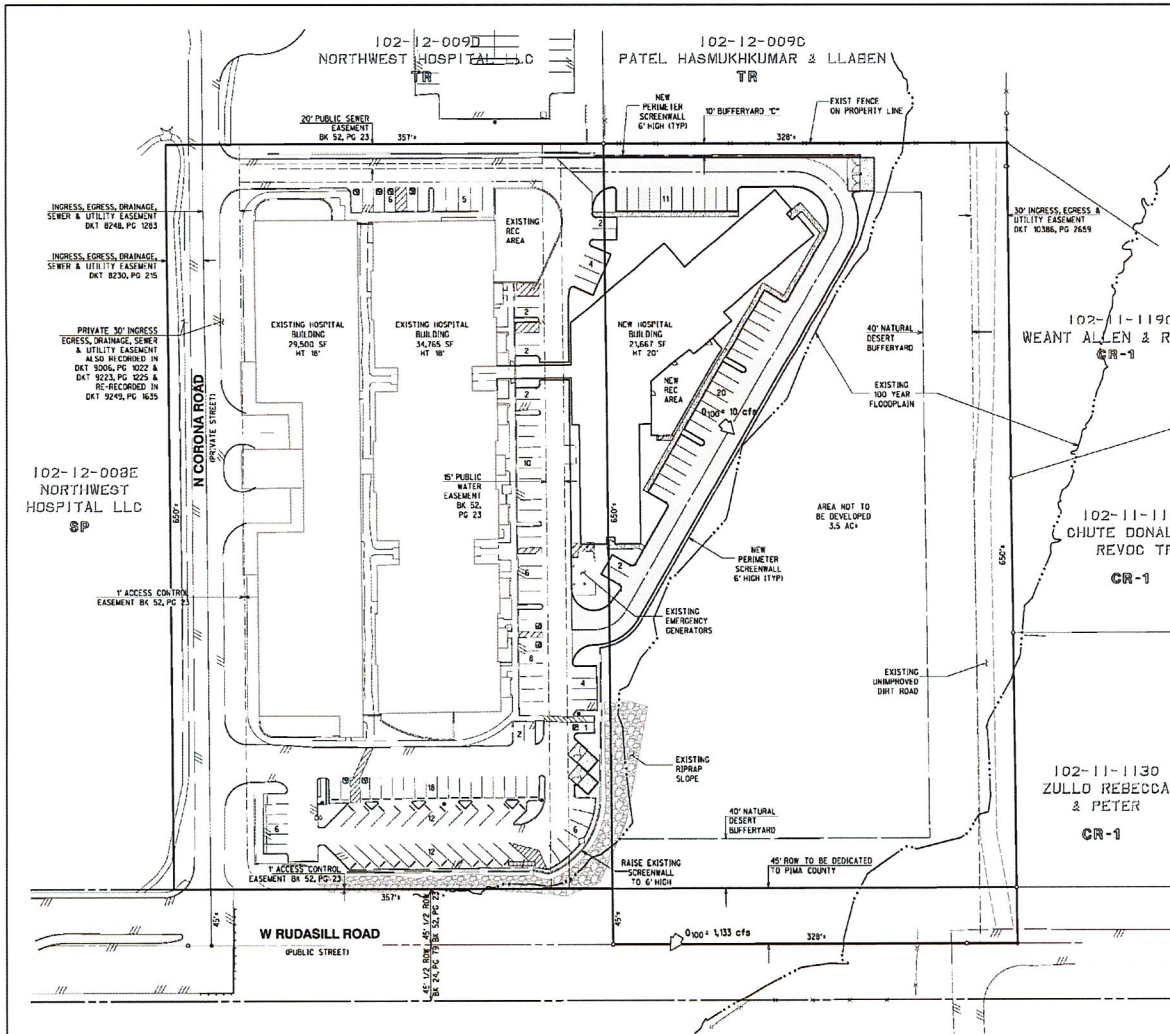
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

C NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 9.86 ac
ds-October 30, 2024



P24RZ00004
102-12-009E, 061A, 061B,
063B, 068A, 0760, 0770,
073A Page 4 of 5

**EXHIBIT B
PAGE 5 OF 5**



PROJECT ADDRESS
6050 N. CORONA ROAD

GENERAL NOTES

1. REZONING SITE AREA: 9.86 +/- ACRES.
2. EXISTING ZONING: IS SR; PROPOSED ZONING: IS TR.
3. PROPOSED USE: INPATIENT PSYCHIATRIC HOSPITAL.
4. WEST EXIST HOSPITAL PARCEL AREA: 4.98 +/- ACRES
EAST NEW EXPANSION PARCEL AREA: 4.88 +/- ACRES (INCL FUTURE ROW)
AREA TO BE DEDICATED FOR HOV/SILE ROAD ROW: 0.34 +/- ACRES

PARKING CALCULATIONS:

CURRENT REQUIRED:

140 BEDS - 1 SP/4 BED	35 SPACES
70 STAFF - 1 SP/2 EMP	35 SPACES
MEDICAL OFFICE 4,900 SF/700 SF	25 SPACES
TOTAL	95 SPACES

ADDITION REQUIRED:

48 BEDS - 1 SP/4 BED	12 SPACES
24 STAFF - 1 SP/2 EMP	12 SPACES
TOTAL	24 SPACES

TOTAL REQUIRED:

119 SPACES

PARKING PROVIDED:

141 SPACES

BUILDING CALCULATIONS:

EXISTING HOSPITAL BUILDINGS

FLOOR AREA = 64,066 SF

HEIGHT = 18'

BEDS = 140

NEW HOSPITAL BUILDING

FLOOR AREA = 21,667 SF

HEIGHT = 20'

NUMBER OF BEDS = 48

TOTAL

FLOOR AREA = 85,733 SF

NUMBER OF BEDS = 188

**EXHIBIT II.B:
PRELIMINARY
DEVELOPMENT PLAN
SONORA BEHAVIORAL
HEALTH HOSPITAL**

A PORTION OF THE NW SECTION 10, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GILA & SALT RIVER MERIDIAN, TUCSON, PIMA COUNTY, ARIZONA.

DATE: 7-11-24

SHEET 1 OF 1

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P 811
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SAN ANTONIO PHOENIX TUCSON WASHINGTON DENVER