



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/21/2021

*= Mandatory, information must be provided

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

***Title:**

RESOLUTION: P21CA00002 THALMA LLC – W. INA ROAD PLAN AMENDMENT

***Introduction/Background:**

The Board of Supervisors approved a Comprehensive Plan Amendment Rezoning Policy to allow a request to rezone the 0.81-acre subject parcel to the TR (Transitional) zone under the Low Intensity Urban 1.2 (LIU-1.2) land use designation.

***Discussion:**

The applicant requested a plan amendment from LIU-1.2 to the Medium Intensity Urban (MIU) land use designation to allow rezoning to TR to expand the existing rejuvenation center/spa. Staff and the Commission recommended modified approval for a rezoning policy to allow rezoning to TR under LIU-1.2.

***Conclusion:**

The resolution reflects the Board of Supervisors' approval.

***Recommendation:**

Approval

***Fiscal Impact:**

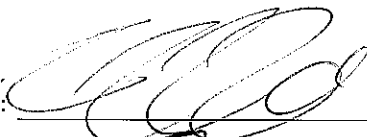

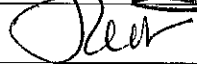
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***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services, Planning Div. Telephone: 724-8800

Contact: Mark Holden, Principal Planner Telephone: 724-6619

Department Director Signature: 	Date: 11/30/21
Deputy County Administrator Signature: 	Date: 11/30/2021
County Administrator Signature: 	Date: 11/30/2021



PIMA COUNTY
DEVELOPMENT SERVICES

Subject: P21CA00002

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DECEMBER 21, 2021 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: November 30, 2021

RESOLUTION FOR ADOPTION

P21CA00002 THALMA LLC – W. INA ROAD PLAN AMENDMENT

Owner: Thomas Boyle and Alma Cervantes
(District 1)

If approved, adopt RESOLUTION NO. 2021 - _____

OWNER: THALMA LLC
c/o Thomas Boyle & Alma Cervantes
6159 N. Campo Abierto
Tucson, AZ 85718

DISTRICT: 1

STAFF CONTACT: Mark Holden, AICP, Principal Planner

STAFF RECOMMENDATION: APPROVAL

CP/MH/ds
Attachments

c: Tom Drzazgowski, Chief Zoning Inspector
THALMA LLC, c/o Thomas Boyle & Alma Cervantes

RESOLUTION 2021-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP, IN P21CA00002 THALMA LLC – W. INA ROAD PLAN AMENDMENT, FOR APPROXIMATELY 0.81 ACRES LOCATED APPROXIMATELY 250 FEET EAST OF THE INTERSECTION OF W. INA ROAD AND N. LEONARDO DA VINCI WAY, IN SECTION 35 OF TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE CATALINA FOOTHILLS PLANNING AREA.

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Catalina Foothills Planning Area, is hereby amended to establish Rezoning Policies (RP) only, with the planned land use intensity category to remain Low Intensity Urban 1.2 (LIU-1.2), for approximately 0.81 acres, as referenced in P21CA00002 THALMA LLC – W. Ina Road Plan Amendment, located approximately 250 feet east of the intersection of W. Ina Road and N. Leonardo Da Vinci Way, in Section 35, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference.

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Rezoning Policy:

- A. Notwithstanding the objectives and residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) comprehensive plan land use designation, a rezoning to the TR (Transitional) zone for professional or semi-professional office or personal services only, shall be deemed in conformance with the comprehensive plan.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 4. This Resolution shall become effective on the date of adoption.

Passed and adopted, this _____ day of _____, 2021.

Chair, Pima County Board of Supervisors

ATTEST:

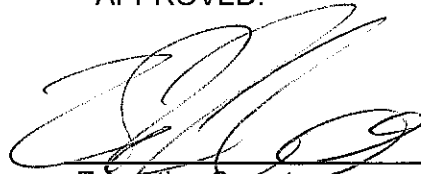
Clerk, Board of Supervisors

APPROVED AS TO FORM:



Deputy County Attorney
Lesley M. Lukach

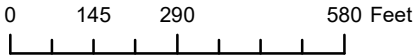
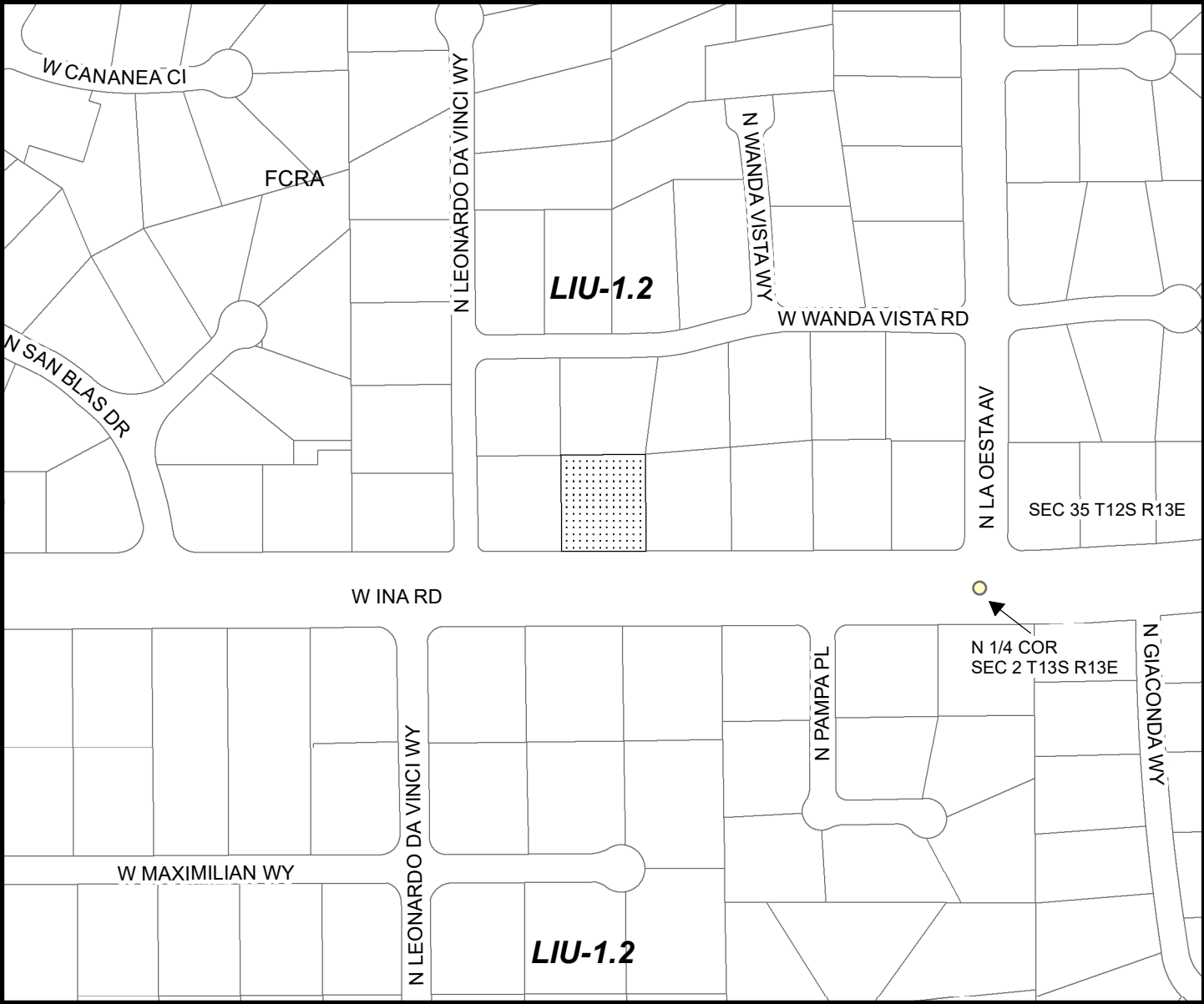
APPROVED:




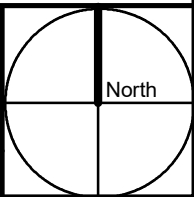
Executive Secretary
Planning and Zoning Commission

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



 Subject Property

Taxcode: 225-49-3050	<p align="center">P21CA00002 THALMA LLC - W. INA ROAD PLAN AMENDMENT</p> <p align="center">Low Intensity Urban 1.2 (LIU-1.2) to remain establishing a Rezoning Policy 0.81 Acres +/-</p>	Districts 1 Location: Approx 250 feet east of the intersection of W. Ina Road and N. Leonardo da Vinci Way	
	<p align="center">Catalina Foothills Planning Area under Pima Prospers Section 35, Township 12 South, Range 13 East</p>		
Planning and Zoning Commission Hearing: June 30, 2021	Map Scale: 1:4,000		
Board of Supervisors Hearing: September 21, 2021	Map Date: June 3, 2021 / dms		