

COB - BOSAIR FORM

09/09/2025 11:31 AM (MST)

Submitted by Terri.Tillman@pima.gov



Welcome to the [Board of Supervisors Agenda Item Report \(BOSAIR\)](#) Form.

This form is used to submit agenda items for Board of Supervisors consideration, including contracts, awards, grants, amendments, and other official actions.

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Award Type: Agenda Item

Requested Board Meeting Date: 10/14/2025

Agenda Item Report

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Title: RESOLUTION AND ORDINANCE: P24SP00003 BLACK ANGUS MINE LLC, ET AL.
– E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN
AMENDMENT (BLACK ANGUS MINE SPECIFIC PLAN)

Introduction / Background: The Board of Supervisors approved the Specific Plan and Comprehensive Plan Amendment on April 1, 2025

Discussion: The comprehensive plan amendment and specific plan rezoning was for an approximate 62-acre site from the Low Intensity Urban 0.3 (LIU-0.3) and Low Intensity Urban 0.5 (LIU 0.5) to the PDC (Planned Development Community) land use designation and from the SR (Suburban Ranch) to the SP (Specific Plan) zone to re-purpose an aggregate mine for a maximum of 480 multi-family residential units (which may be converted to commercial uses) and a maximum 222,000 square feet of commercial uses within the Maeveen Marie Behan Conservation Lands System (CLS) located north and south of E. Valencia Road, northwest of the T-intersection of S. Old Spanish Trail and E. Valencia Road.

Conclusion: The Resolution and Ordinance reflect the Board of Supervisors' approval.

Recommendation: Approval

Fiscal Impact: 0

Support of Prosperity Initiative: 1. Increase Housing Mobility and Opportunity

Provide information that explains how this activity supports the selected Prosperity Initiative: This Resolution and Ordinance memorialize the rezoning that increases the ability to develop additional housing.


Board of Supervisor District: • 4

Department: Development Services - Planning

Name:
Terrill Tillman, AICP, Planner III

Telephone: 5207246921

Department Director Signature: _____

 For

Date: _____

9/25/25

Deputy County Administrator Signature: _____



Date: _____

9/25/2025

County Administrator Signature: _____



Date: _____

9-26-2025



Subject: P24SP00003

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OCTOBER 14, 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: September 23, 2025

RESOLUTION FOR ADOPTION

P24SP00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Owners: Black Angus Mine LLC & Rocking K Development
(District 4)

If approved, adopt RESOLUTION NO. 2025 - _____

OWNERS: Black Angus Mine LLC & Rocking K Development
2200 E. River Road, Ste. 115
Tucson, AZ 85718

AGENT: Paradigm Land Design
Paul Oland
372 S. Eagle Road, #284
Eagle, Idaho 83616

DISTRICT: 4

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

STAFF RECOMMENDATION: APPROVAL

TD/ds
Attachments

c: Paul Oland

RESOLUTION 2025-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 62 ACRES LOCATED NORTH AND SOUTH OF E. VALENCIA ROAD, NORTHWEST OF THE T-INTERSECTION OF S. OLD SPANISH TRAIL AND E. VALENCIA ROAD, IN SECTIONS 17 AND 18, TOWNSHIP 15 SOUTH, RANGE 16 EAST IN THE RINCON VALLEY PLANNING AREA IN CASE P24SP00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT.

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

Section 1. The Pima County Comprehensive Plan Land Use Map in the Rincon Valley Planning Area is amended to change the planned land use intensity category for approximately 62 acres, as referenced in case P24SP00003 Black Angus Mine LLC, Et Al. – E. Valencia Road Specific Plan And Comprehensive Plan Amendment, located north and south of E. Valencia Road, northwest of the T-intersection of S. Old Spanish Trail and E. Valencia Road, in Sections 17 and 18, Township 15 South, Range 16 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from the Low Intensity Urban 0.3 (LIU – 0.3) and the Low Intensity Urban 0.5 (LIU – 0.5) to the Planned Development Community (PDC).

Section 2. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 3. This Resolution shall become effective on the date of adoption.

Passed and adopted, this _____ day of _____, 2025.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:

 8-28-25

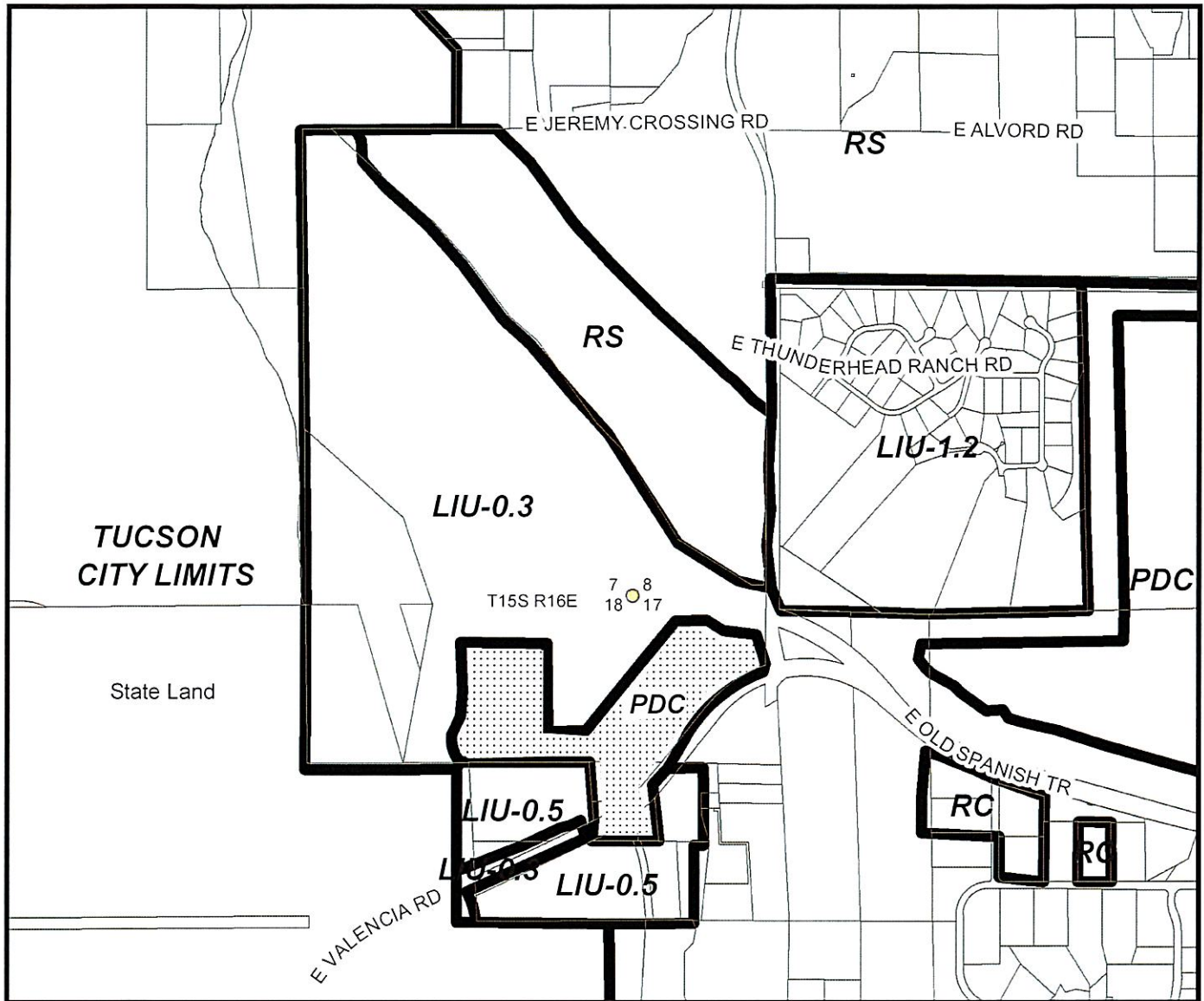
Deputy County Attorney
Jacob Kavkewitz

APPROVED:

_____
Executive Secretary
Planning and Zoning Commission


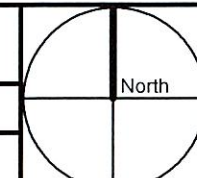
COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



0 550 1,100 2,200 Feet

Subject Area

<p>Taxcodes: 205-71-002G, 002H, 002J, 205-81-007P, 007Q and portion of 205-67-006G</p>	<p>P24SP00003 BLACK ANGUS MINE LLC, ET AL - E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT</p>		<p>Districts 4 Location: North and South of E. Valencia Road, northwest of T- intersection of S. Old Spanish Trail and E. Valencia Road</p>
	<p>Low Intensity Urban 0.3 (LIU-0.3) and Low Intensity Urban 0.5 (LIU-0.5) to Planned Development Community (PDC) 62 Acres +/-</p>		
	<p>Rincon Valley Planning Area under Pima Prospers Sections 17 and 18, Township 15 South, Range 16 East</p>		
	<p>Planning and Zoning Commission Hearing: February 26, 2025</p>	<p>Map Scale: 1:16,000</p>	
	<p>Board of Supervisors Hearing: May 6, 2025</p>	<p>Map Date: August 1, 2025 / dms</p>	



Subject: P24SP00003

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OCTOBER 14, 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: September 23, 2025

ORDINANCE FOR ADOPTION

P24SP00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Owners: Black Angus Mine LLC & Rocking K Development
(District 4)

If approved, adopt ORDINANCE NO. 2025 - _____

OWNERS: Black Angus Mine LLC & Rocking K Development
2200 E. River Road, Ste. 115
Tucson, AZ 85718

AGENT: Paradigm Land Design
Paul Oland
372 S. Eagle Road, #284
Eagle, Idaho 83616

DISTRICT: 4

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

STAFF RECOMMENDATION: APPROVAL

TD/ds
Attachments

c: Paul Oland

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 62 ACRES OF PROPERTY (PARCEL CODES 205-71-002G, 205-71-002H, 205-71-002J, 205-81-007P, 205-81-007Q AND A PORTION OF 205-67-006G) FROM THE SR (SUBURBAN RANCH) TO THE SP (SPECIFIC PLAN) ZONE, IN CASE P24SP00003 BLACK ANGUS MINE LLC, ET AL. – E. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT, LOCATED NORTH AND SOUTH OF E. VALENCIA ROAD, NORTHWEST OF THE T-INTERSECTION OF S. OLD SPANISH TRAIL AND E. VALENCIA ROAD, AMENDING PIMA COUNTY ZONING MAPS NOS. 89, 90 AND 131.

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

Section 1. The 62 acres is rezoned from the SR (Suburban Ranch) to the SP (Specific Plan) zone, parcel codes 205-71-002G, 205-71-002H, 205-71-002J, 205-81-007P, 205-81-007Q and a portion of 205-67-006G), located north and south of E. Valencia Road, northwest of the T-intersection of S. Old Spanish Trail and E. Valencia Road 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 Black Angus Mine 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:

 8-28-25

Deputy County Attorney
Jacob Kavkewitz

Approved:



Executive Secretary,
Planning and Zoning Commission

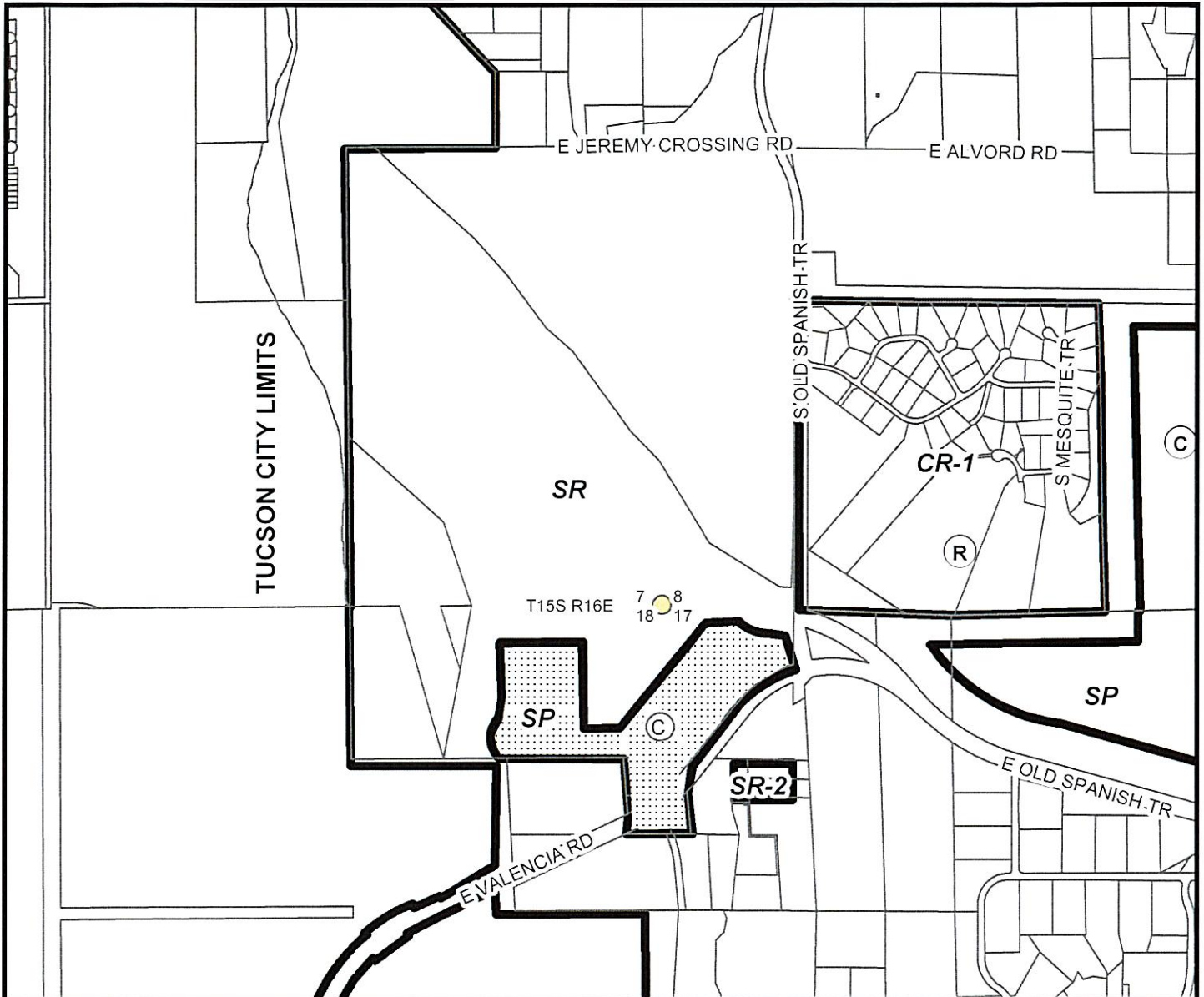
EXHIBIT A

AMENDMENT NO'S. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO.'S __89, 90 & 131__ TUCSON AZ. BEING A
PART OF THE W 1/2 OF THE NW 1/4 OF SEC 17, T15S R16E AND
THE NE 1/4 OF SEC 18, T15S, R16E.



0 320 640 1,280 Feet
[Scale bar with markings at 0, 320, 640, and 1,280 feet]

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 62.0 ac
ds-July 23, 2025



P24SP00003
205-71-002G, 002H, 002J,
205-81-007P, 007Q &
Ptn of 205-67-006G