COB - BOSAIR FORM

01/16/2026 6:25 AM (MST)
Submitted by Terri.Tillman@pima.gov

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:	02/03/2026
Project Title / Description:	ORDINANCE: CO9-70-11 INVESTMENTOR - VALENCIA ROAD REZONING

Agenda Item Report

Introduction / Background:	The Board of Supervisors approved this rezoning on April 21, 1970.
Discussion:	The rezoning in 1970 was for 220 acres from GR (Rural Residential) to the CR-5 (Multiple Residence), TR (Transitional) and CB-1 (Local Business) zones with no expiration date. This Ordinance is for a 7.78-acre portion of the rezoning from GR to CR-5 for multi-family dwelling units with a maximum density of 6.5 residences per acre.
Conclusion:	The Ordinance reflects 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	Zoning code change to facilitate the development of more housing, as well as more diverse housing types and prices.
Board of Supervisor District:	• 5
Department:	Development Services - Planning
Name:	Terrill Tillman
Telephone:	5207246921

Department Director Signature: For Date: 1/15/26

Deputy County Administrator Signature: _____ Date: 1/14/2026

County Administrator Signature: _____ Date: 1/20/2026

PIMA COUNTY
DEVELOPMENT SERVICES

FEBRUARY 3, 2026 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department/Planning Division

DATE: January 20, 2026

ORDINANCE FOR ADOPTION

CO9-70-11 **INVESTMENTOR – VALENCIA ROAD REZONING**
Owner: Gilberto Garcia
(District 5)

If approved, adopt ORDINANCE NO. 2026 - _____

OWNER: Gilberto Garcia
2110 S. Twinkling Starr Drive
Tucson, AZ 85745

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

DISTRICT: 5

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

STAFF RECOMMENDATION: APPROVAL

TD/TT
Attachments

c: Paul Oland

ORDINANCE 2026 -_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 7.78 ACRES OF PROPERTY (PARCEL CODE 138-25-5900) FROM THE GR-1 (RURAL RESIDENTIAL) TO THE CR-5 (MULTIPLE RESIDENCE) ZONE, IN CASE CO-9-70-11) INVESTMENTOR – VALENCIA ROAD REZONING, LOCATED ON THE SOUTHEAST CORNER OF S. WESTOVER AVENUE AND W. VALENCIA ROAD, AMENDING PIMA COUNTY ZONING MAP NO. 62.

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

Section 1. The 7.78 acres located on the southeast corner of S. Westover Avenue and W. Valencia Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 62, is rezoned from the GR-1 (Rural Residential) to the CR-5 (Multiple Residence) zone subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

1. Recording an acceptable plat that will provide the necessary rights-of-way for drainage and roads as determined upon submittal of the plat.
2. Setting a density of 6.5 units per acre maximum.
3. Recording a covenant holding Pima County harmless in the event of flooding.

Section 3. Time limits of conditions. No building permits shall be issued based on the rezoning approved by this Ordinance until the Planning Official issues a Certificate of Compliance.

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 _____, 2026.

_____
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

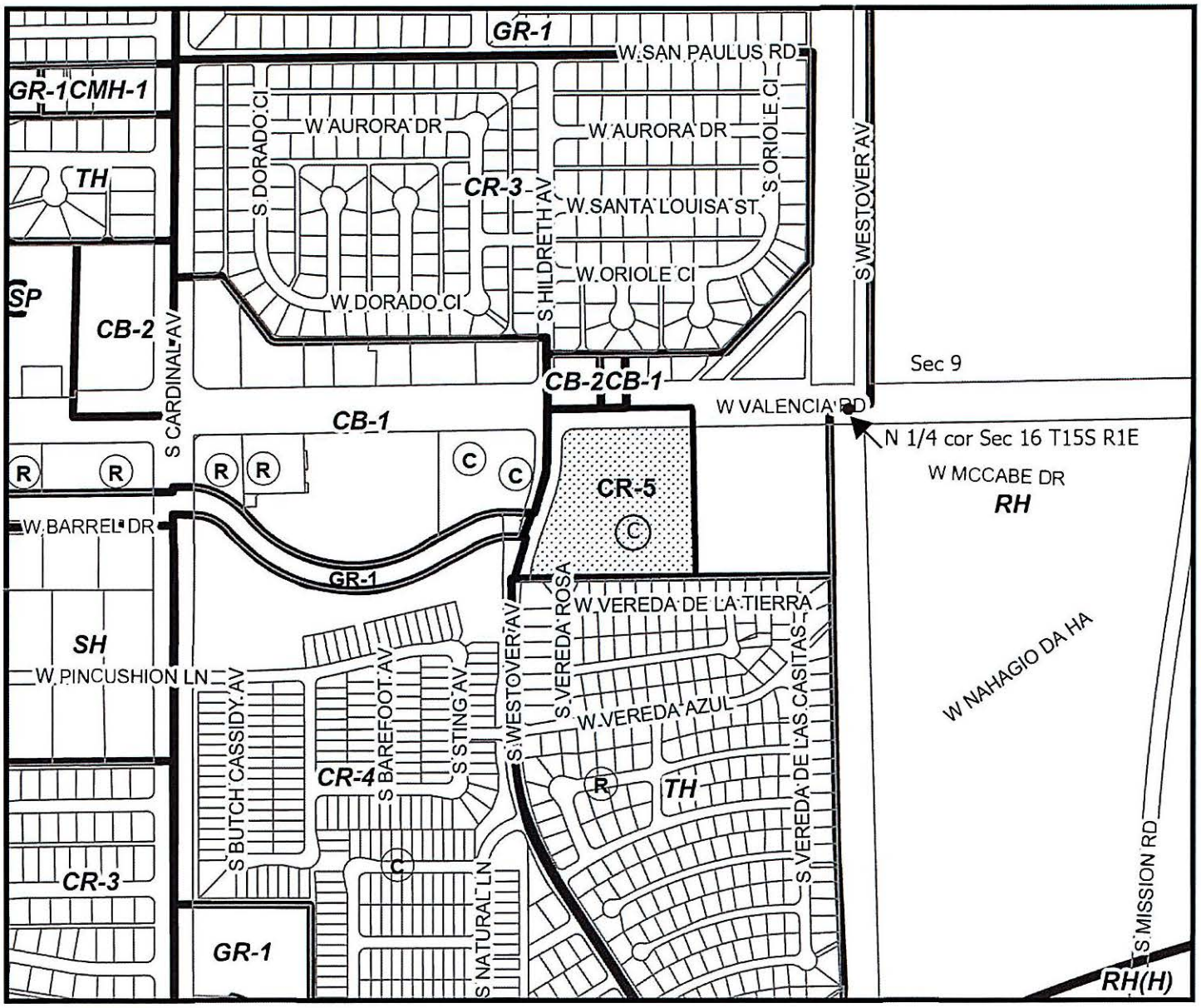
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. ___62_____ TUCSON AZ, BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16 T15S R13E.

N
W E
S

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 7.78 AC
ds - December 5, 2025

PIMA COUNTY
DEVELOPMENT SERVICES

Co9-70-11 (Portion)
138-25-5900