



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 16, 2017

Title: P16CA00004 Stewart Title and Trust Trust 3698 - West Valencia Road Comprehensive Plan Amendment

Introduction/Background:

Resolution for a Comprehensive Plan amendment approved by Pima County Board of Supervisors on February 7, 2017.

Discussion:

Comprehensive Plan Amendment proposes change of land use designation from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) for a 7.72 acre site located on the south side of West Valencia Road approximately 700 feet west of Wade Road.

Conclusion:

Comprehensive Plan amendment Resolution memorializes Board of Supervisor's decision from February 7, 2017

Recommendation:

Staff recommends APPROVAL of the Comprehensive Plan amendment Resolution.

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Department, Planning Telephone: 520-724-9000

Department Director Signature/Date: [Signature] 4-25-17

Deputy County Administrator Signature/Date: [Signature] 4/27/17

County Administrator Signature/Date: C. Delaney 4/28/17



Subject: P16CA00004

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FOR MAY 16, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division
DATE: April 24, 2017

RESOLUTION FOR ADOPTION

P16CA00004 STEWART TITLE AND TRUST TR #3698 – WEST VALENCIA ROAD
Owner: Stewart Title and Trust TR #3698
(District 3)

If approved, adopt RESOLUTION NO. 2017 - _____

OWNER: Stewart Title and Trust TR #3698
Attn: Doris Clark, Trust Officer
3939 E. Broadway Blvd.
Tucson, AZ 85711

AGENT: Joseph R. Cesare, Beneficiary
Attn: Gordon T. Alley
4855 E. Broadway Blvd.
Tucson, AZ 85711

DISTRICT: 3

STAFF CONTACT: Sue Morman

STAFF RECOMMENDATION: APPROVAL.

TD/SM/ar
Attachments

cc: P16CA00004 File
Tom Drzazgowski, Principal Planner

RESOLUTION 2017-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FROM MEDIUM INTENSITY URBAN (MIU) TO NEIGHBORHOOD ACTIVITY CENTER (NAC) FOR APPROXIMATELY 7.72 ACRES, LOCATED ON THE SOUTH SIDE OF WEST VALENCIA ROAD, APPROXIMATELY 700 FEET WEST OF WADE ROAD IN SECTION 16 OF TOWNSHIP 15 SOUTH, RANGE 12 EAST, IN THE SOUTHWEST 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, Southwest Planning Area, is hereby amended to change the planned land use intensity category for approximately 7.72 acres, as referenced in P16CA00004 Stewart Title and Trust TR 3698 – W. Valencia Road Plan Amendment, located on the south side of W. Valencia Road approximately 700 feet west of Wade Road in Section 16, Township 15 South, Range 12 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC).

Section 2. The Pima County Comprehensive Plan Rezoning Policies are amended to include the following Rezoning Policies for the site described in Section 1 of this Resolution:

- A. Request to waive Special Area Policy S-35, Retail Enhancement Contribution Areas, shall be considered pending review of proposed development at the time of rezoning.
- B. The adjacent area zoned CB-1 at the southwest corner of West Valencia and South Wade Roads shall be included with the plan amendment site in any subsequent rezoning Preliminary Development Plan, subdivision plat or development plan. The entire site shall be planned and designed in such a manner to avoid any appearance of traditional “strip” commercial development, with consistent and uniform architectural design for all commercial/retail elements of the site, and landscaping and shade to reduce urban heat island effect.
- C. Developer will work with Kitt Peak National Observatory to implement up-to-date lighting technology for Dark Sky policies in accordance with Pima County Outdoor Lighting Code, Section 301.1.6.

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 _____, 2017.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED:

Executive Secretary
Planning and Zoning Commission

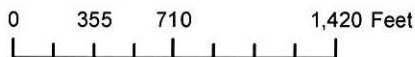
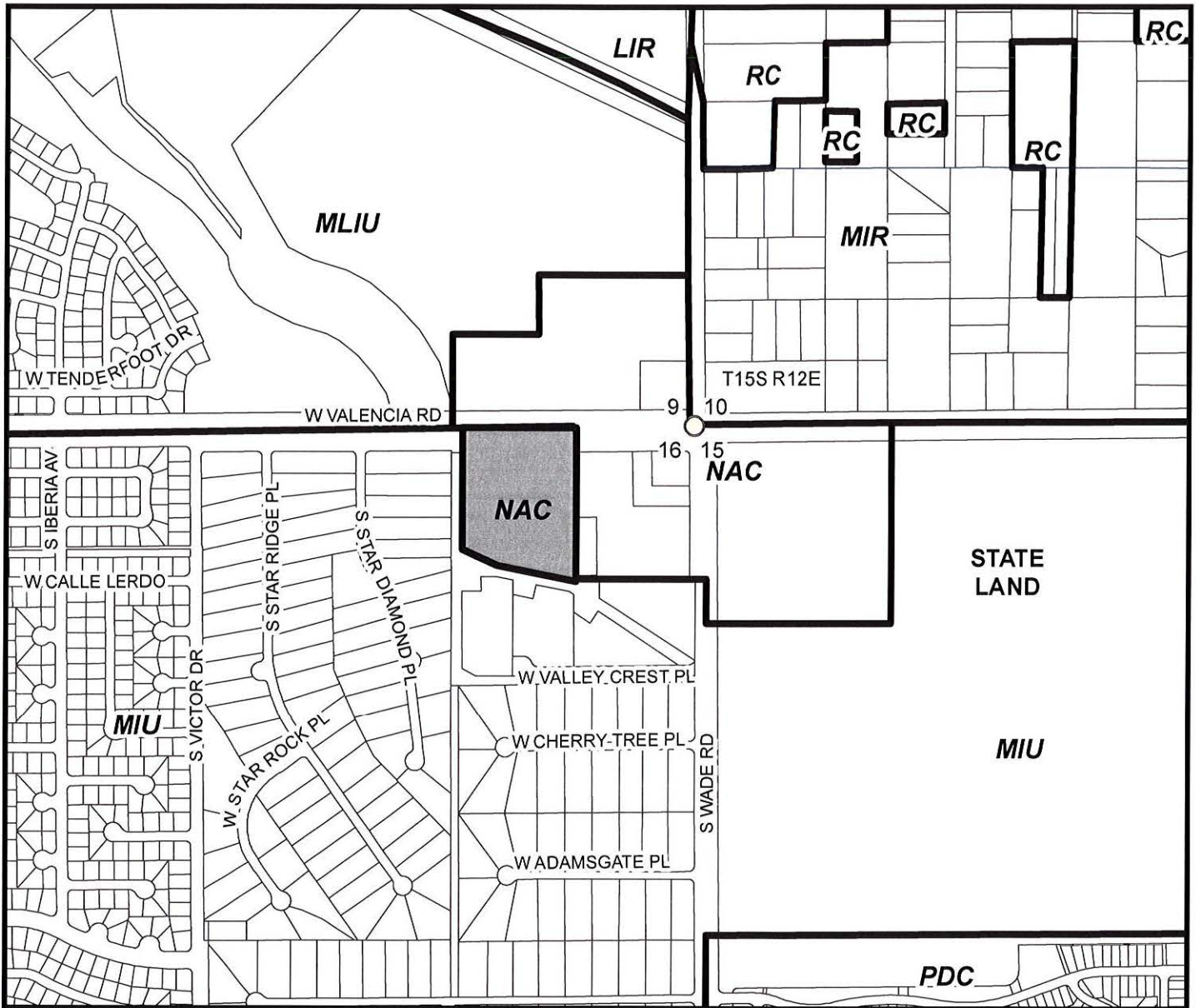
APPROVED AS TO FORM:



Deputy County Attorney
Lesley M. Lukach

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



 Subject Property

Taxcode: 210-32-2600	P16CA00004 STEWART TITLE & TRUST TR 3698 - W. VALENCIA ROAD PLAN AMENDMENT	District 3 Location: South side of W. Valencia Road, approximately 700' west of S. Wade Road	
Amend Planned Land Use from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) 7.72 Acres +/-. Subject to Rezoning Policies (RP)			
	Southwest Planning Area Section 16, Township 15 South, Range 12 East		
	Planning and Zoning Commission Hearing: November 30, 2016 Board of Supervisors Hearing: February 7, 2017	Map Scale: 1:10,000 Map Date: February 28, 2017 / dms	