BOARD OF SUPERVISORS AGENDA ITEM REPORT



Requested Board Meeting Date: August 16, 2021

# Title: P21RZ00006 HERNANDEZ/NORIEGA - W. MICHIGAN STREET REZONING

# Introduction/Background:

The applicant requests a rezoning of approximately 4.35 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone for three residential lots.

# **Discussion:**

Current SR zoning allows for one single-family residence which currently exists on the property. The proposed CR-1 rezoning request will allow a lot split creating three residential lots for two future site-built homes. The Comprehensive Plan designation of Low Intensity Urban 3.0 (LIU-3.0) designates areas for low-density residential development at 3.0 residences per acre (RAC), maximum.

# **Conclusion:**

The proposed rezoning conforms to the LIU-3.0 Comprehensive Plan designation.

# **Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to standard and special conditions.

Fiscal Impa	ct:				
0					
Board of Su	pervisor District:				
□ 1	□ 2	⊠ 3	□ 4	<b>□</b> 5	
Department:	Development Services	s - Planning		Telephone: 520-724-8800	
Contact:	Donna Spicola, Plann	er		Telephone: 520-724-9513	
Department Director Signature/Date: 21621					
Deputy County Administrator Signature/Date:					
County Administrator Signature/Date: C. Oulustan 7/19/21					



 TO:
 Honorable Sharon Bronson, Supervisor, District 3

 FROM:
 Chris Poirier, Deputy Director

 Operation
 Com Drag 300 SC(

 Public Works-Development Services Department-Planning Division

**DATE:** July 26, 2021

# SUBJECT: P21RZ00006 HERNANDEZ/NORIEGA - W. MICHIGAN STREET REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **MONDAY**, August 16, 2021 hearing.

- **REQUEST:** For a **rezoning** of approximately 4.35 acres from the SR (Suburban Ranch) to CR-1 (Single Residence) zone, located on the north side of W. Michigan Street approximately 400 feet west of S. Camino Verde, addressed as **6710 W. Michigan Street**.
- <u>OWNER</u>: Jesus Hernandez & Ana Noriega 6710 W. Michigan Street Tucson, AZ 85735
- AGENT: Jhoana Hernandez 3950 S. Palant Drive Tucson, AZ 85735
- DISTRICT: 3

**STAFF CONTACT:** Donna Spicola, Planner

**<u>PUBLIC COMMENT TO DATE</u>**: As of July 26, 2021, staff has not received any written public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (8-0; Commissioners Hook and Membrila were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DS Attachments



# **BOARD OF SUPERVISORS MEMORANDUM**

### SUBJECT: P21RZ00006

Page 1 of 2

# FOR AUGUST 16, 2021 MEETING OF THE BOARD OF SUPERVISORS

- TO: HONORABLE BOARD OF SUPERVISORS
- FROM: Chris Poirier, Deputy Director Com Drazg OWSK (Public Works-Development Services Department-Planning Division

DATE: July 26, 2021

# ADVERTISED ITEM FOR PUBLIC HEARING

# REZONING

# P21RZ00006 HERNANDEZ/NORIEGA - W. MICHIGAN STREET REZONING

Jesus Hernandez and Ana Noriega, represented by Jhoana Hernandez, request a **rezoning** of approximately 4.35 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located on the north side of W. Michigan Street, approximately 400 feet west of S. Camino Verde, addressed as **6710 W. Michigan Street.** The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 3.0. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (8-0; Commissioners Hook and Membrila were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 3)

### Planning and Zoning Commission Public Hearing Summary (June 30, 2021)

The public hearing was held virtually. The staff, applicant and speakers presented via Teams or telephonically.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions.

A commissioner asked if there was an old road or gas line running along the side of the property. Staff stated that it is a trail for vehicles. Also, this property is a portion of a previous larger rezoning that had been approved and subsequently closed and zoning was reverted. The prior rezoning to GR-1 was conditioned for no manufactured or mobile homes. This request for, CR-1 zoning does not allow mobile homes.

The applicant stated that they want to add a site built home on each one-acre lot. A commissioner asked the intended use of the homes. The applicant stated that they will be for family members.

The hearing was opened to the public.

No one from the public spoke.

The public hearing was closed.

Commissioner Maese made a motion to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.** Commissioner Truitt gave second.

The commission voted to recommend **APPROVAL** of the rezoning (8 - 0; Commissioners Hook) and Membrila were absent) subject to the following conditions:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

- 1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 2. Department of Transportation conditions:

A. The location, number and design of access point(s) shall be determined at the time of building permitting.

B. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.

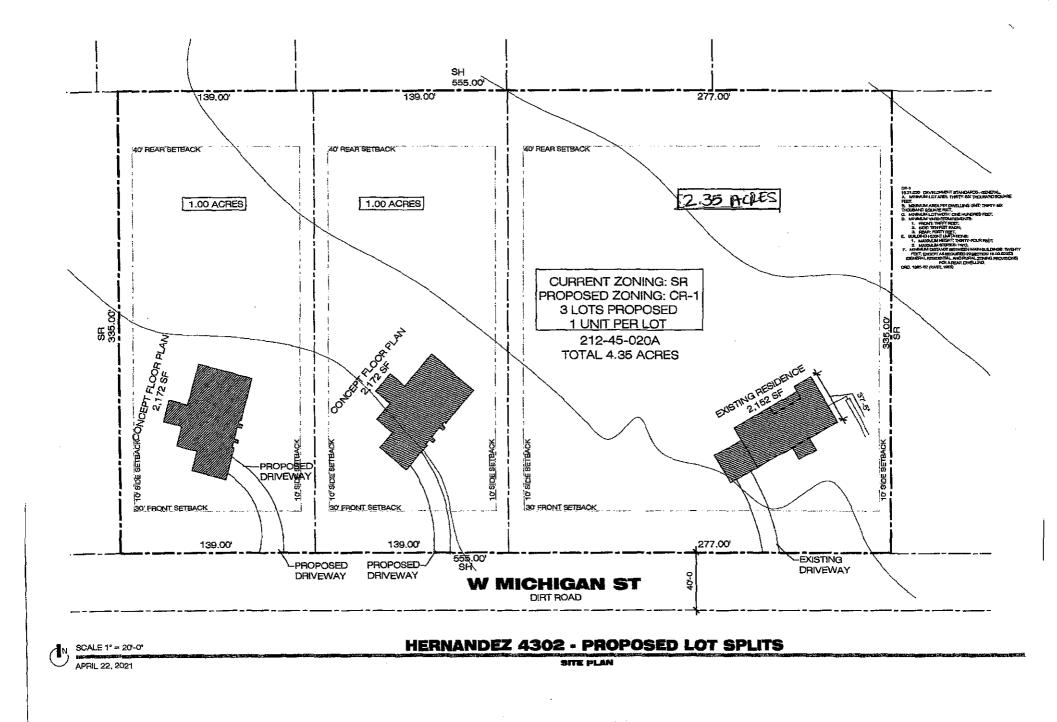
3. Cultural Resources condition:

A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

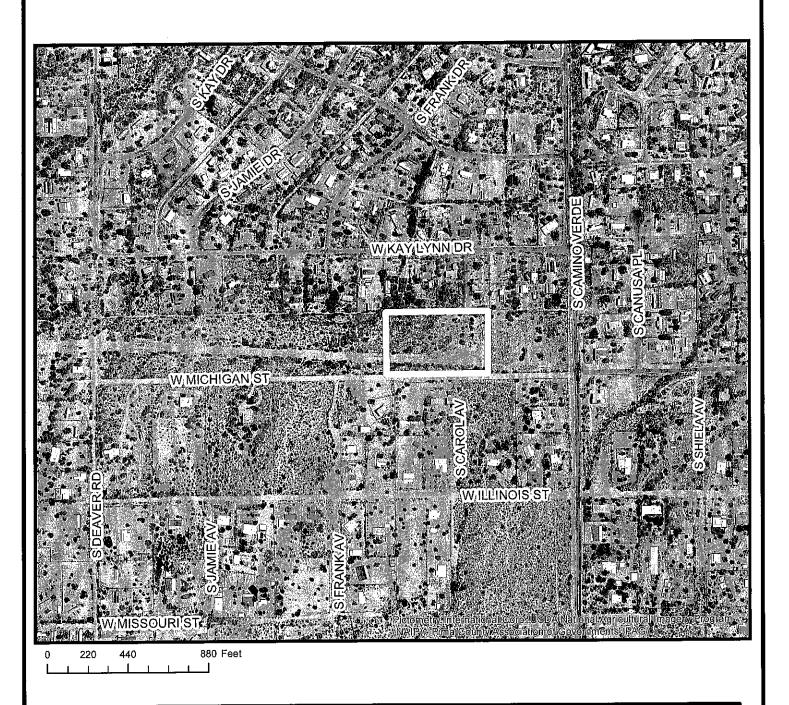
- 4. Adherence to the sketch plan as approved at public hearing.
- 5. The maximum number of lots is three.
- 6. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
- 7. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "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 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)."

# TD/DS Attachments

c: Jhoana Hernandez, 3950 S. Palant Drive, Tucson, AZ 85735



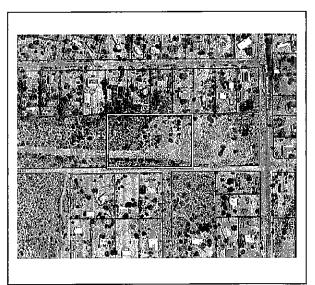
# Case #: P21RZ00006 Case Name: HERNANDEZ/NORIEGA - W. MICHIGAN STREET REZONING Tax Code(s): 212-45-020A



PIN	A COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION	
Å	Notes:	Ņ
PIMA COUNTY	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10	W
DEVELOPMENT SERVICES	Map Scale: 1:6,000 Map Date: 6/1/2021 - ds	S

# PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

- HEARING June 30, 2021
- DISTRICT 3
- CASE P21RZ00006 Hernandez/Noriega -W. Michigan Street Rezoning
- **REQUEST** Rezone from SR (Suburban Ranch) to CR-1 (Single Residence) zone (approximately 4.35 acres)
- <u>OWNER</u> Jesus Hernandez & Ana Noriega 6710 W. Michigan Street Tucson, AZ 85735
- APPLICANT Jhoana Hernandez 3950 S. Palant Drive Tucson, AZ 85735



# APPLICANT'S PROPOSED USE

The applicant proposes to divide the property into three separate parcels with one single-family residence per parcel (currently one single-family residence exists on the east side of the site).

### **APPLICANT'S STATED REASON**

The applicant states the rezoning is needed to split the property so that they may add e singlefamily residence on each of the two proposed vacant lots.

### STAFF REPORT SUMMARY

Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** The applicant proposes a rezoning to allow dividing the site into three lots with each lot containing one single-family residence. The proposal conforms to the Comprehensive Plan land use designation of Low Intensity Urban 3.0 and is an infill rezoning.

# PUBLIC COMMENT

Staff has not received any written public comments as of June 8, 2021.

### **COMPREHENSIVE PLAN**

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 3.0 (LIU-3.0), which designates areas for low-density residential and other compatible uses at a maximum density of 3.0 residences per acre (RAC) with no required minimum density. The proposed density for the subject property will be approximately .69 RAC.

Special Area Policy S-29 Southwest Infrastructure Plan (SWIP) applies to a 70-square-mile area that includes the rezoning site. Policy S-29 mainly addresses the provision of infrastructure and sustainability of proposed development in the SWIP area. The small size of the rezoning may not

P21RZ00006

STAFF REPORT Page 1 lend to application of the SWIP policies. The rezoning site is also located within the Pima County Comprehensive Plan Growth Area - Southwest Focused Development Investment Area.

#### SURROUNDING LAND USES/GENERAL CHARACTER

North:	SH	Developed Residential (Manufactured Homes)
South:	SR/SH	Developed Residential/ Developed Residential (Manufactured
		Homes)
East:	SR/SH	Developed Residential/Developed Residential Subdivision
		(Manufactured Homes)
West:	SR	Vacant Land

# PREVIOUS REZONING CASES ON PROPERTY

The following are previous rezoning cases on the subject site: P18RZ00003 from SR (Suburban Ranch) to GR-1 (Rural Residential) was approved by the Board of Supervisors on September 18, 2018; subsequently, the owner requested closure and the zoning reverted in 2020. Also, rezoning case Co9-07-19 from SR to SH, was denied.

#### PREVIOUS REZONING CASES IN GENERAL AREA

#### Recent activity:

Rezoning case P18RZ00003 also encompassed the property east of the subject site located at the northwest corner of S. Camino Verde and W. Michigan Street. As stated above the property was approved for GR-1 zoning but subsequently closed and the zoning was reverted to SR. Also, rezoning Co9-07-22 from SR to SH on the corner property was denied.

### Past activity:

There has been a substantial amount of land in the vicinity of the site that has been rezoned from original SR zoning. Areas adjacent to and near the site were rezoned in the 1960's through the early 1970's, mostly to the lower density CR-1 and SH zones. There has been a handful of rezonings to CMH-1, CMH-2, CB-1 and CB-2 zones in the general area.

### MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (MMBCLS)

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

### PLANNING REPORT

Staff supports the request to the CR-1 (Single Residence) zone because the proposed residential development is compatible with surrounding existing residential uses. The subject site is an infill property, and the proposed density complies with the Low Intensity Urban 3.0 plan designation.

The proposal is for three, single-family residential parcels of land. One parcel will have an area of approximately 2.13 acres and the other two parcels will be approximately 1.0 acre each. All of the parcels will be accessed off of Michigan Street. Condition #5 will limit the rezoning site to a maximum of three lots. Currently, one single-family dwelling exists on the rezoning site and will be located on the proposed 2.13-acre lot. The applicant proposes two additional 1.0-acre lots to accommodate one single-family dwelling per lot. Each lot will require an on-site private sewage disposal system, as the nearest public sewer is located more than 1,800 feet from the property. The subject site is located in the Tucson Water obligated service area.

The site is relatively flat and disturbance exists on the eastern portion of the site where the current residence exists and along the southern boundary of the site where an approximately 60-foot-wide strip of land has been used for off-road vehicles. The vegetative qualities of the site are unremarkable.

P21RZ00006

Due to the entire site being located within a sheet flood area, the Flood Control District will require homes to be elevated above the base flood elevation along with Floodplain Use Permits at the time of development.

The general area is a rural residential setting developed predominately with manufactured housing. There are limited services available in the area. A convenience store with gasoline and restaurants are located approximately two and one-half miles southeast of the rezoning site at the Ajo Highway/Kinney Road intersection. The site is located within the Tucson Unified School District, two elementary schools and one middle school are all located within an approximately three and one-half mile travel distance. A Drexel Heights Fire Station is located within an approximately three-quarter-mile travel distance. From the Trails Master Plan, a single track trail is located within Michigan Street and recreational activities are available in the nearby Saguaro National Park and Tucson Mountain Park.

CONCURRENCY CONSIDERATIONS				
Department/Agency	Concurrency Considerations Met: Yes / No / NA	Other Comments		
TRANSPORTATION	Yes	No objection subject to conditions		
FLOOD CONTROL	Yes	No objection		
ENVIRONMENTAL QUALITY	Yes	No objection		
WASTEWATER	Yes	No objection		
PARKS AND RECREATION	NA	-		
WATER	Yes	No objection		
SCHOOLS	Yes	No objection		

# Concurrency of Infrastructure

# TRANSPORTATION REPORT

The Department of Transportation has no objection to the proposed rezoning request. The proposed rezoning is for the creation of three residential lots with access on W. Michigan Street. W. Michigan Street is a dirt local road maintained by the County. There are no available traffic counts for W. Michigan Street, but the additional residential lots would not impact the capacity of W. Michigan Street or the adjacent roadway network.

There are no concurrency concerns with this request. The Department of Transportation recommends approval subject to rezoning conditions #2A-B.

### FLOOD CONTROL REPORT

The District has reviewed the request and has found that the entire site is within a sheet flood area and at the time of development a Floodplain Use Permit is required. Homes shall be elevated above the base flood elevation.

P21RZ00006

# WASTEWATER RECLAMATION REPORT

The subject property is outside of the PCRWRD service area. Future residential lots will utilize private sewage disposal systems.

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning request. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a tentative plat, development plan or request for building permit is submitted for review.

# NATURAL RESOURCES, PARKS AND RECREATION REPORT

Development Services Department on behalf of Natural Resources, Parks and Recreation, has no objection.

# UNITED STATES FISH AND WILDLIFE SERVICE (USFWS) REPORT

USFWS did not respond to a request for comments.

# WATER DISTRICT REPORT

Tucson City Water did not respond to a request for comments.

# SCHOOL DISTRICT REPORT

The Tucson Unified School District did not respond to a request for comments.

# FIRE DISTRICT REPORT

Drexel Heights Fire District did not respond to a request for comments.

# TRICO ELECTRIC COOPERATIVE REPORT

Trico Electric did not respond to a request for comments.

# IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

- 1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 2. Department of Transportation conditions:

A. The location, number and design of access point(s) shall be determined at the time of building permitting.

B. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.

3. Cultural Resources condition:

A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

- 4. Adherence to the sketch plan as approved at public hearing.
- 5. The maximum number of lots is three.
- 6. 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.
- 7. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "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 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)."

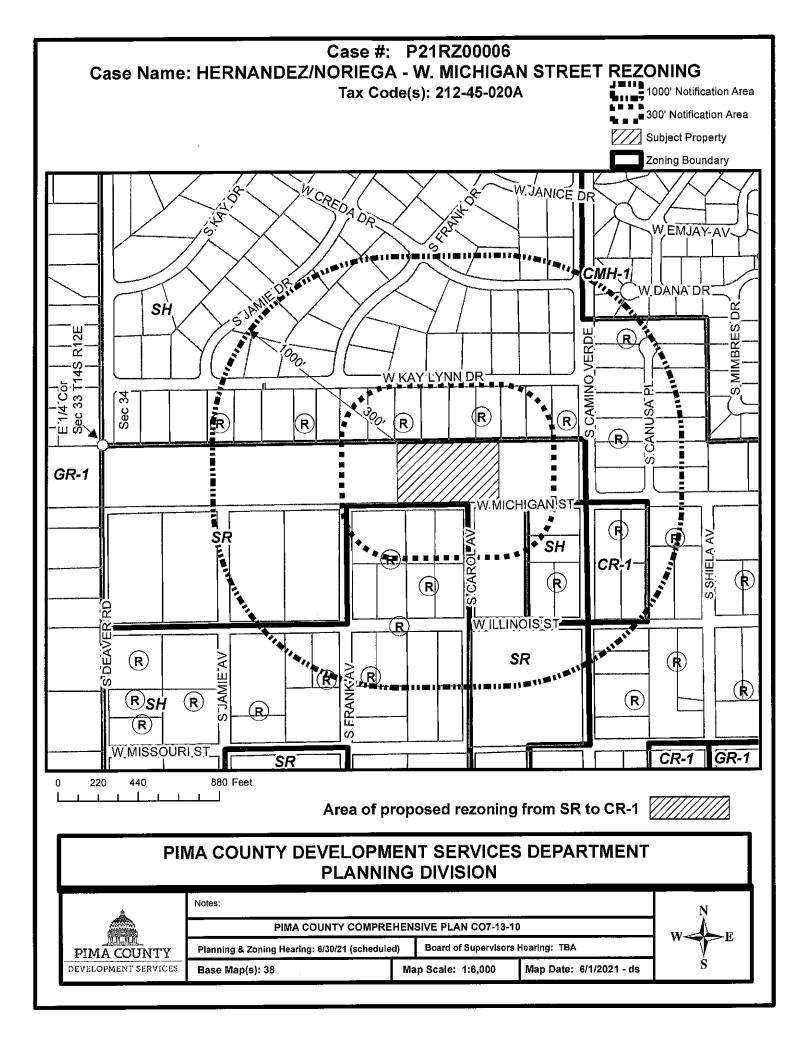
Respectfully Submitted,

D. Spicola

Donna Spicola Planner

TD/DS Attachments

c: Jhoana Hernandez, 3950 S. Palant Drive, Tucson AZ 85735





Land Use Legend and Map

# Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

# Low Intensity Urban 3.0 (LIU-3.0)

- Residential Gross Density: Minimum- none; Maximum- 3.0 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 1.5 RAC; Maximum- 3.0 RAC

#### S-29 Southwest Infrastructure Plan (SWIP) Area (SW)

#### **General** location

Generally bounded by Tucson Mountain Park on the north, Mission Road on the east, the Tohono O'odham Nation – San Xavier District on the south, and Sandario Road on the west, in Sections 22, 23, 24, 25, 26, 27, 34, 35, and 36 of Township 14 South, Range 11 East; Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, and 24 of Township 15 South, Range 11 East; Sections 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 of Township 14 South, Range 12 East; Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 of Township 15 South, Range 12 East; Sections 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 of Township 15 South, Range 12 East; Sections 30, 31, 32, 33, and 34 of Township 14 South, Range 13 East; and Sections 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, and 21 of Township 15 South, Range 13 East; Resolution 2009-24).

#### Policies

- A. Comprehensive Planning:
  - 1. The Southwest Infrastructure Plan (SWIP) shall be used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities.
  - New residential uses are incompatible within the one-half mile area from the bounds of the Tucson Trap and Skeet Club (Tax Code 210-12-0420). Any conflicts with policies approved under previous plan amendments shall be resolved at the time of the rezoning or specific plan.
  - 3. Proposed development shall be planned, designed, and constructed to implement the sustainability principles as described in the Southwest Infrastructure Plan (SWIP).

#### B. Environmental Planning:

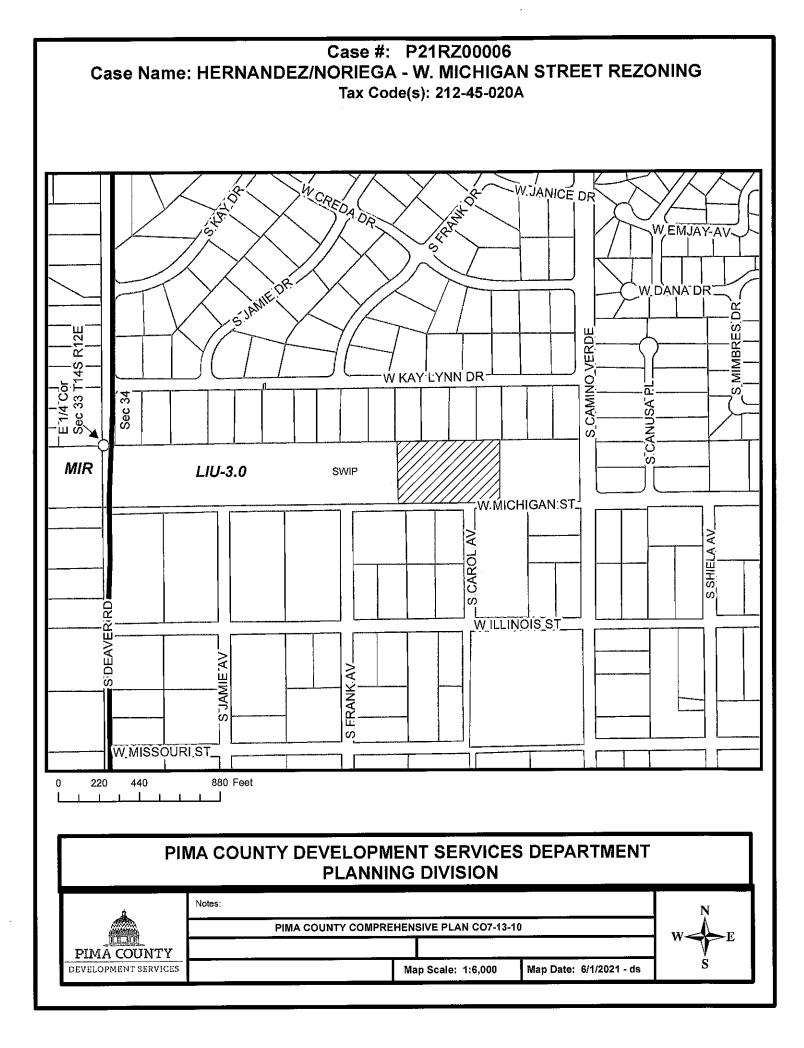
At a minimum, applicable Maeveen Marie Behan Conservation Lands System Conservation Guidelines shall be complied with by providing for mitigation onsite, offsite, or in some combination thereof.

#### C. Regional Flood Control District:

- 1. No building permits shall be issued until offsite flood control improvements are constructed to remove proposed development out of the FEMA 100-year floodplain.
- 2. Development shall not occur within the Black Wash Administrative Floodway.
- D. Wastewater Management:

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. Adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

E. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.



Pima County Development Services Letter for a Non-Site Analysis Rezoning

To Whom It May Concern:

Below are the responses to the requirements needed for the lot split/rezoning submittal guidelines for parcel 212-45-020A. Current address 6710 W. Michigan St, Tucson AZ 85735

- 1. The proposed use of the property is residential, and it is currently being used as a residential lot.
- 2. The total number of proposed units per lot is (1) one. One single family residence of +/- 2,200 sf with and attached 2 car garages is intended for each of the future lots.
- 3. Currently, there are no other uses, structures nor utilities within this lot. Residential use to remain.
- 4. Water will be supplied by new meters along the North end of the property continuing the main line from Camino Verde.
- 5. All properties within this lot to be served by their individual septic system.
- 6. Native vegetation is to remain. Future construction will not disrupt more than 14,000 sf of native plants nor will each lot disrupt more than 30% of natural grading.

Thank you, feel free to contact me with any questions.

Sincerely, Jhoana Hernandez 520-668-7432 jhoanaquiroz@yahoo.com

# New submission

You received a new submission.

Owner name Jesus M Hernandez

**Owner address** 6710 W Michigan Street

Owner city Tucson

Owner state AZ

Owner zipcode 85735

**Owner phone** 5202039621

Email jmhe\_25@hotmail.com

#### Applicant name Jhoana Hernandez

Applicant address 3950 S Palant Dr

Applicant city Tucson

Applicant state AZ

Applicant zipcode 85735

Applicant phone 5206687432

Applicant\_email jhoanaquiroz@yahoo.com

Property address 6710 W Michigan Street Property parcel number 212-45-020A

Property acreage 4.13 4.35

Property present zone SR1 SR

Property proposed zone GR1 CR-1

Policies ?

Letter of authorization document Letter of Authorization .pdf

Site analysis document Non-Site Analysis Rezoning.pdf

# Ftp-link

### Signature

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

#### **Application date**

15-Apr-2021

April 14, 2021

To Whom It May Concern:

I Jesus M. Hernandez & Ana H. Noriega, give authorization to Jhoana Hernandez to

speak on our behalf regarding the rezoning process of our property,

6710 W. Michigan St, Tucson AZ 85735.

You should have any questions please feel free to call us.

Jesus M. Hernardez 520-203-9621

IN KA

Ana H. Noriega 520-500-4234

Jhoana Hernandez jhoanaquiroz@yahoo.com 520-668-7432



201 N. Stone Avenue, Tucson, AZ 85701 (520) 724-9000 www.pima.gov/developmentservices

# **BIOLOGICAL IMPACT REPORT**

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.** 

Project ID (case no., APN no., address, or other identifying info):

212-45-020A 6710 W Michigan St

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA

Important Riparian Area Biological Core Multi-Use Management Area

- 2. Is the project within a CLS Special Species Management Area? No
- 3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
- 4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
- 5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: No
  - b. Western burrowing owl: No
  - c. Pima pineapple cactus: Yes
  - d. Needle-spined pineapple cactus: No

# Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

- Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No If yes, provide a summary of those communications:
- 2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		SELECT
Western burrowing owl	No		SELECT
Pima pineapple cactus	No		SELECT
Needle-spined pineapple cactus	No		SELECT

Questions about this form? Contact the Office of Sustainability and Conservation at (520) 724-6940.