



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/15/2022

**= Mandatory, information must be provided*

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

***Title:**

RESOLUTION AND ORDINANCE: P20SP00001 FIDELITY NATIONAL TITLE TR 60405, ET AL. – W. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

***Introduction/Background:**

The Board of Supervisors approved the Specific Plan and comprehensive plan amendment on June 22, 2021.

***Discussion:**

The plan amendment was for approximately 125 acres from the Higher Intensity Urban (HIU), Medium Low Intensity Urban (MLIU) and Community Activity Center (CAC) to the Planned Development Community (PDC) land use designation and from the CR-3 (TDR-RA) (Single Residence – Transfer of Development Rights – Receiving Area) and GR-1 (TDR-RA) (Rural Residential – Transfer of Development Rights – Receiving Area) zones to the SP (Specific Plan) zone. The Specific Plan does not address the Transfer of Development Rights overlay zone as advertised for the Planning and Zoning Commission and all public notice and is not effectuated in the Specific Plan zoning as demonstrated within the attached Ordinance.

***Conclusion:**

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

***Recommendation:**

Approval

***Fiscal Impact:**

0

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Principal Planner

Telephone: 520-724-6921

Department Director Signature:

Date:

2/23/22

Deputy County Administrator Signature:

Date:

2/23/2022

County Administrator Signature:

Date:

2/23/2022



DEVELOPMENT SERVICES

Subject: P20SP00001

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MARCH 15, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: February 22, 2022

RESOLUTION FOR ADOPTION

**P20SP00001 FIDELITY NATIONAL TITLE TR 60405, ET AL. – W. VALENCIA ROAD
SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

Owners: Fidelity National Title TR 60405, et al.
(District 5)

If approved, adopt RESOLUTION NO. 2022 - _____

OWNERS: Fidelity National Title TR 60405, et al.
Attn: Southern AZ Land TR, Inc.
3044 N. Alvernon Way
Tucson, AZ 85712-1431

AGENT: The Planning Center
Attn: Brian Underwood, Project Manager
2 E. Congress, Suite 600
Tucson, AZ 85701

DISTRICT: 5

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

STAFF RECOMMENDATION: APPROVAL

TD/TT/ds
Attachments

c: The Planning Center, Attn: Brian Underwood, Project Manager

RESOLUTION 2022-_____

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 125 ACRES LOCATED ON THE SOUTH SIDE OF W. VALENCIA ROAD, APPROXIMATELY 400 FEET WEST OF THE INTERSECTION OF S. CAMINO DE LA TIERRA AND W. VALENCIA ROAD, IN SECTION 17 OF TOWNSHIP 15 SOUTH, RANGE 13 EAST, IN THE SOUTHWEST PLANNING AREA IN CASE P20SP00001, FIDELITY NATIONAL TITLE TR 60405, ET AL. - W. 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 Southwest Planning Area is amended to change the planned land use intensity category for approximately 125 acres, as referenced in P20SP00001 Fidelity National Title TR 60405, et al. – W. Valencia Road Specific Plan and Comprehensive Plan Amendment, located on the south side of W. Valencia Road, approximately 400 feet west of the intersection of S. Camino de la Tierra and W. Valencia Road in Section 17, Township 15 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Higher Intensity Urban (HIU), Medium Low Intensity Urban (MLIU), and Community Activity Center (CAC) 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 _____, 2022.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:



Deputy County Attorney
Lesley M. Lukach

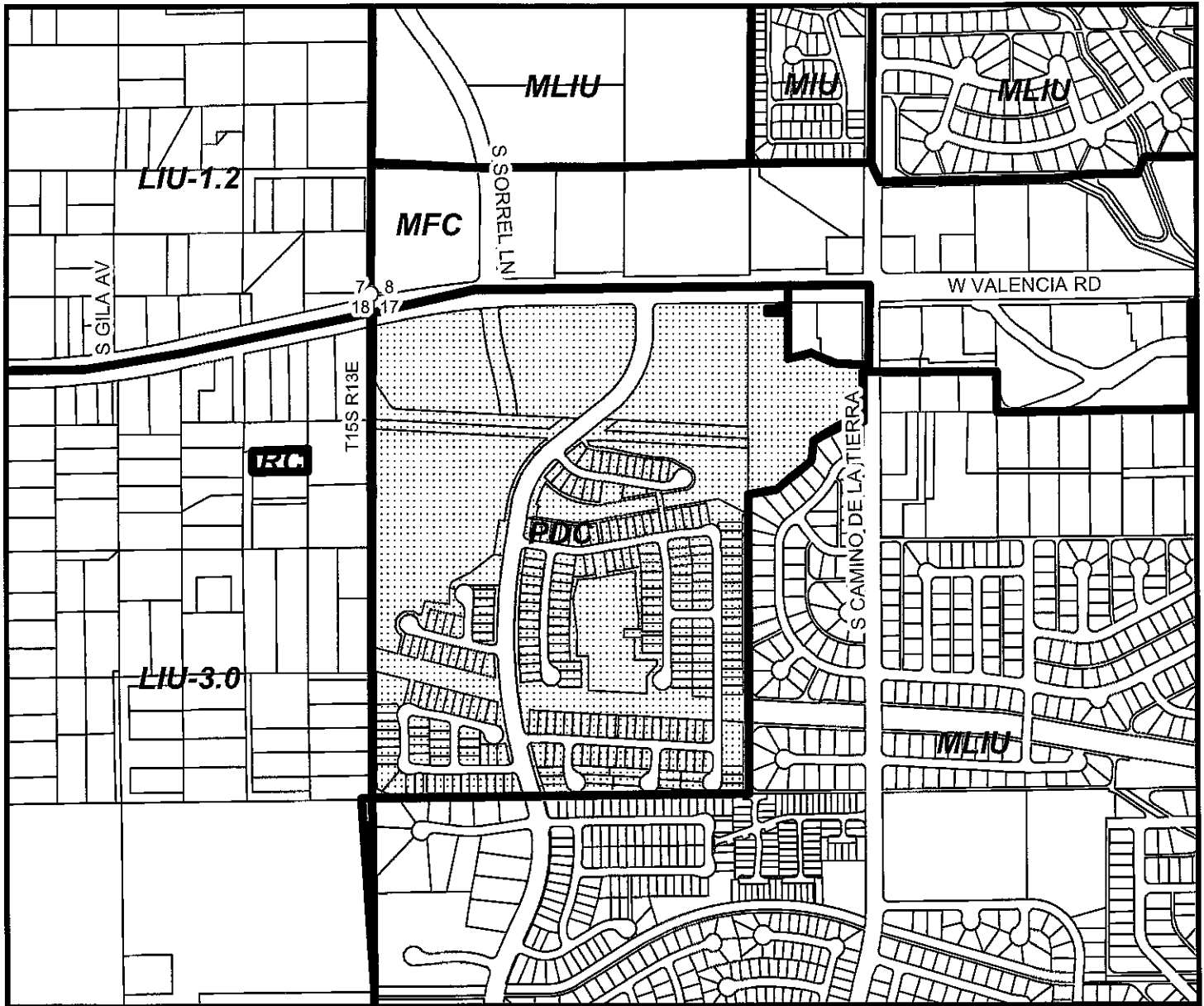
APPROVED:



Executive Secretary
Planning and Zoning Commission

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



0 355 710 1,420 Feet

Taxcode:
138-26-319H,
320B, 320C,
320D, 6880,
& Belnor Vista II

P20SP00001 FIDELITY NATIONAL TR 60405, ET AL - W. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Higher Intensity Urban (HIU), Medium Low Intensity Urban (MLIU),
and Community Activity Center (CAC)
to Planned Development Community (PDC) 125.0 Acres +/-

District 5
Location:
Located on south
side of W. Valencia
Road, 400' W. of
intersection of S.
Camino de la Tierra
and W. Valencia Road



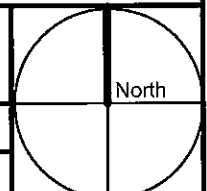
Southwest Planning Area under Pima Prospects
Section 17, Township 15 South, Range 13 East

Planning and Zoning Commission Hearing: April 28, 2021 (Scheduled)

Map Scale: 1:10,000

Board of Supervisors Hearing: June 22, 2021

Map Date: July 16, 2021 / dms





Subject: P20SP00001

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MARCH 15, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: February 22, 2022

ORDINANCE FOR ADOPTION

**P20SP00001 FIDELITY NATIONAL TITLE TR 60405, ET AL. – W. VALENCIA ROAD
SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

Owners: Fidelity National Title TR 60405, et al.
(District 5)

If approved, adopt ORDINANCE NO. 2022 - _____

OWNERS: Fidelity National Title TR 60405, et al.
Attn: Southern AZ Land TR, Inc.
3044 N. Alvernon Way
Tucson, AZ 85712-1431

AGENT: The Planning Center
Attn: Brian Underwood,
Project Manager
2 E. Congress, Suite 600
Tucson, AZ 85701

DISTRICT: 5

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

STAFF RECOMMENDATION: APPROVAL

TD/TT/ds
Attachments

c: The Planning Center, Attn: Brian Underwood, Project Manager

ORDINANCE 2022-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 125 ACRES OF PROPERTY (PARCELS 138-26-319H, 138-26-320B, 138-26-320C, 138-26-320D, 138-26-6880 AND ALL OF BELNOR VISTA II, RECORDED AT BOOK 62, PAGE 53, SEQUENCE NUMBER 20070880286) FROM CR-3 (TDR-RA) (SINGLE RESIDENCE – TRANSFER OF DEVELOPMENT RIGHTS – RECEIVING AREA) AND GR-1 (TDR-RA) (RURAL RESIDENTIAL – TRANSFER OF DEVELOPMENT RIGHTS – RECEIVING AREA) ZONES TO THE SP (SPECIFIC PLAN) ZONE, IN CASE P20SP00001 FIDELITY NATIONAL TITLE TR 60405, ET AL. – W. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT, LOCATED ON THE SOUTH SIDE OF W. VALENCIA ROAD, APPROXIMATELY 400 FEET WEST OF THE INTERSECTION OF S. CAMINO DE LA TIERRA AND W. VALENCIA ROAD, AND AMENDING PIMA COUNTY ZONING MAP NO. 63.

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

Section 1. The approximately 125 acres located on the on the south side of W. Valencia Road, approximately 400 feet west of the intersection of S. Camino de la Tierra and W. Valencia Road illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 63, is rezoned from the CR-3 (TDR-RA) (Single Residence – Transfer of Development Rights – Receiving Area) and GR-1 (TDR-RA) (Rural Residential – Transfer of Development Rights – Receiving Area) zones to the SP (Specific Plan) zone subject to the conditions in this ordinance and the Belnor Vista Specific Plan is hereby adopted and attached as Exhibit B (which has not been recorded but may be viewed at the office of the Pima County Development Services Department – Planning Division).

Section 2. Rezoning Conditions. The Belnor Vista Specific Plan(Exhibit B) is adopted subject to the conditions required by the Board of Supervisors and included in Part IV (Conditions of Approval) of the Belnor Vista Specific Plan.

Section 3. Amendments. The rezoning conditions adopted in by the Board of Supervisors and described 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 _____, 2022.

Chair of the Board of Supervisors

Attest:

Clerk, Board of Supervisors

Approved As To Form:

Approved:



Deputy County Attorney
Lesley M. Lukach

Executive Secretary,
Planning and Zoning Commission

EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 63 TUCSON AZ. BEING
ALL OF BELNOR VISTA II (BK 62, PG 53) AND A PART OF THE NW 1/4 OF
SECTION 17 OF T13S R15E.



0 205 410 820 Feet
[Scale bar]

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM CR-3, GR-1 & GR-1 (TDR-RA) 125.0 ac
ds-July 16, 2021



P20SP00001
13826319H, 320B-320D,
6880 & Belnor Vista II