



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 1/18/2022

**=Mandatory, information must be provided*

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

*Title:

P21RZ00016 MARKLAND INVESTMENTS LLC, ET AL. – N. LA CHOLLA BOULEVARD REZONING

***Introduction/Background:**

The applicant requests a rezoning of approximately 4.5 acres from the SR (Suburban Ranch) to the TR (Transitional) zone for a 34-foot-high, 50,000-square-foot building for medical, office, senior living and/or senior care uses.

***Discussion:**

Current SR zoning would allow for one single-family residence to be built. The proposed rezoning to TR is consistent with the land uses in the area and an appropriate use along the La Cholla Boulevard thoroughfare.

***Conclusion:**

The proposed rezoning conforms to the Medium Intensity Urban Comprehensive Plan designation.

***Recommendation:**

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

***Fiscal Impact:**

0

***Board of Supervisor District:**

1 2 3 4 5 All

Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Principal Planner

Telephone: 520-724-6921

Department Director Signature:

Date: 2/20/20

Deputy County Administrator Signature:

Date: 12/20/2021

County Administrator Signature:

Date: 12/20/2011



TO: Honorable Rex Scott, Supervisor, District 1
FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division
DATE: December 27, 2021
SUBJECT: P21RZ00016 MARKLAND INVESTMENTS LLC, ET AL. - N. LA CHOLLA BOULEVARD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, January 18, 2022** hearing.

REQUEST: For a **rezoning** of approximately 4.5 acres from the SR (Suburban Ranch) to the TR (Transitional) zone, parcel codes 101-09-020A and 101-09-1970, located at the northwest corner of the T-Intersection of N. La Cholla Boulevard and W. Rudasill Road.

OWNERS: Markland Investments LLC, et al.
Attn: Mark Weinberg
7422 N. Mystic Canyon Drive
Tucson, AZ 85718

AGENT: Paradigm Land Design LLC
Attn: Paul Oland
7090 N. Oracle Road, #178-193
Tucson, AZ 85704

DISTRICT: 1

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

PUBLIC COMMENT TO DATE: As of December 27, 2021 no written comment has been received.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 9 – 0; (Commissioner Hanna was 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/TT/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P21RZ00016

Page 1 of 4

FOR JANUARY 18, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: December 27, 2021



ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P21RZ00016 MARKLAND INVESTMENTS LLC, ET AL. - N. LA CHOLLA BOULEVARD REZONING

Markland Investments LLC, et al. represented by Paradigm Land Design LLC request a **rezoning** of approximately 4.5 acres from the SR (Suburban Ranch) to the TR (Transitional) zone, parcel codes 101-09-020A and 101-09-1970, located at the northwest corner of the T-Intersection of N. La Cholla Boulevard and W. Rudasill Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Urban. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 9 – 0**; (Commissioner Hanna was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.

(District 1)

Planning and Zoning Commission Public Hearing Summary (December 8, 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.

The applicant's representative re-stated the request and added that a neighborhood meeting was held in which few people were present. The representative was not surprised given the location of the property along the six-lane, regional arterial La Cholla Boulevard. Within the neighborhood invitation, a letter along with the site plan was provided so that the affected parties would be informed of the proposal. The neighborhood concerns were for helicopter and automobile traffic, business competition, drainage and lighting. The representative discussed that there will be no helicopter traffic, streets are functioning under capacity and the development will meet the Flood Control and Building Code development standards for drainage and dark skies.

The hearing was opened to the public. There were no speakers. The public hearing was closed.

Commissioner Gungle made a motion to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS**, Commissioner Becker gave second.

A commissioner commented that this is a straightforward rezoning request and in an area appropriate for this use.

The commission voted to recommend **APPROVAL** of the rezoning 9 – 0; (Commissioner Hanna was absent), subject to the following conditions:

Completion of the following requirements within five years from the date the rezoning request 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. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the Development Plan submittal. The TIS shall include a complete analysis of the traffic signal for any new driveway proposed at the intersection. Offsite improvements determined necessary as a result of the traffic impact study shall be provided by the property owner.
 - B. Drainage entering the parcel along the eastern boundary within drainage easement granted to Pima County shall leave the existing basin and outlet as shown in the Capital Improvement Plan (CIP) number 4LCRIR, or provide drainage revisions that do not increase flood plain limits, velocities downstream, and do not increase ponding upstream. The project shall provide adequate access, from the roadway or access easement within the property, to publicly maintained features.
 - C. The property shall be limited to one (1) access point on La Cholla Boulevard. Unless the existing driveway on La Cholla Boulevard north of Rudasill Road is utilized, the access shall be closed and improvements removed.
 - D. A shared private access easement between the rezoning site and the property to the south is required prior to Development Plan approval.
3. Regional Flood Control District conditions:
 - A. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - B. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
 - C. Drainage flows from existing upstream properties and infrastructure within La Cholla Boulevard shall be accepted onto the project at the same locations as in existing conditions without impacts exceeding the Regional Flood Control District (District) encroachment criteria or as directed by the Department of Transportation. Flows exiting the project shall be discharged at the same locations as in existing conditions unless infrastructure and alternate discharge points are approved by the District. Offsite grading and changes to existing infrastructure require property rights and permits.
4. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance

capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

6. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

7. Adherence to preliminary development plan approved at public hearing.

8. 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.

9. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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

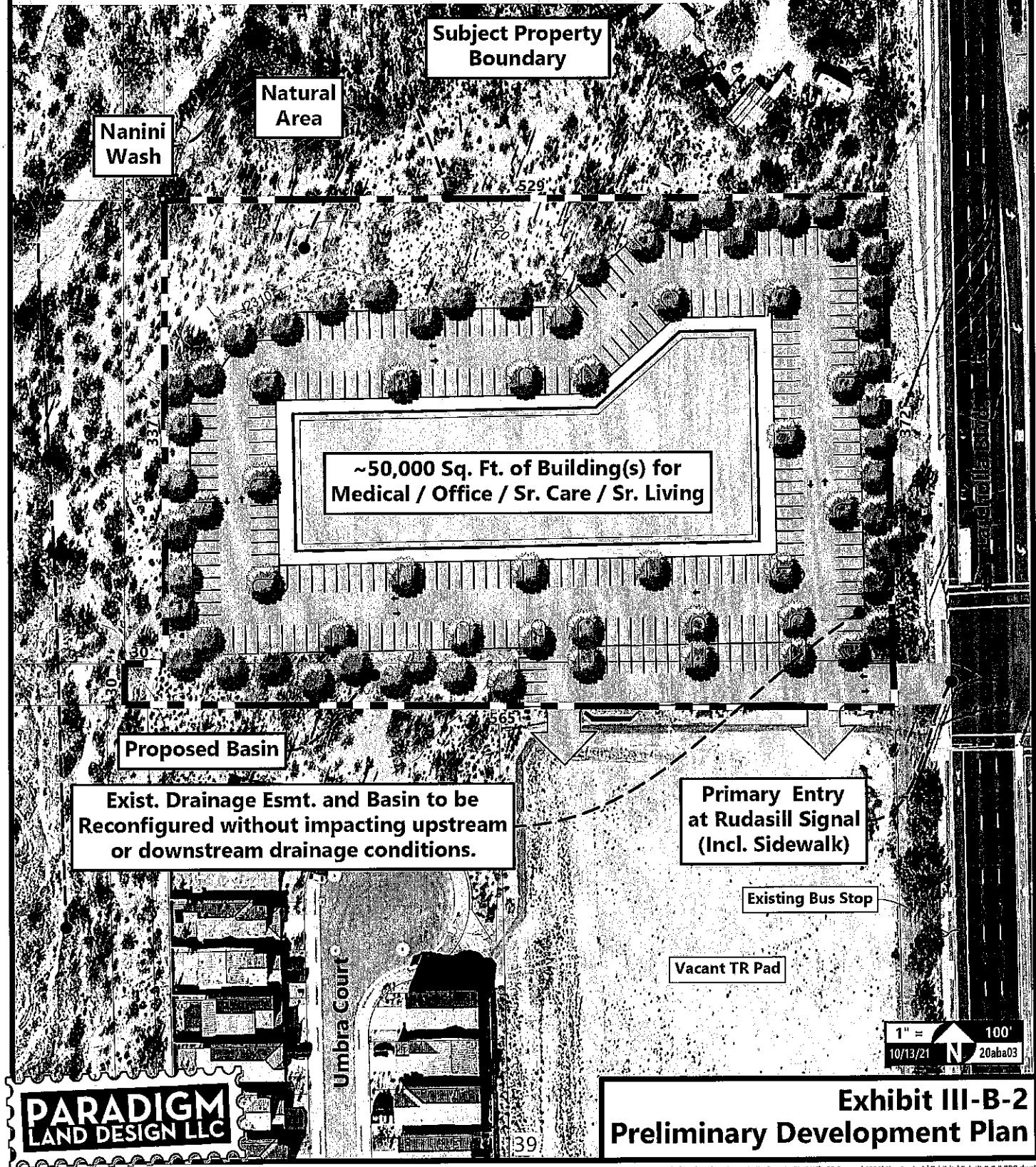
Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ds
Attachments

c: Paradigm Land Design LLC, Attn: Paul Oland, 7090 N. Oracle Road, #178-193, Tucson, AZ 85704

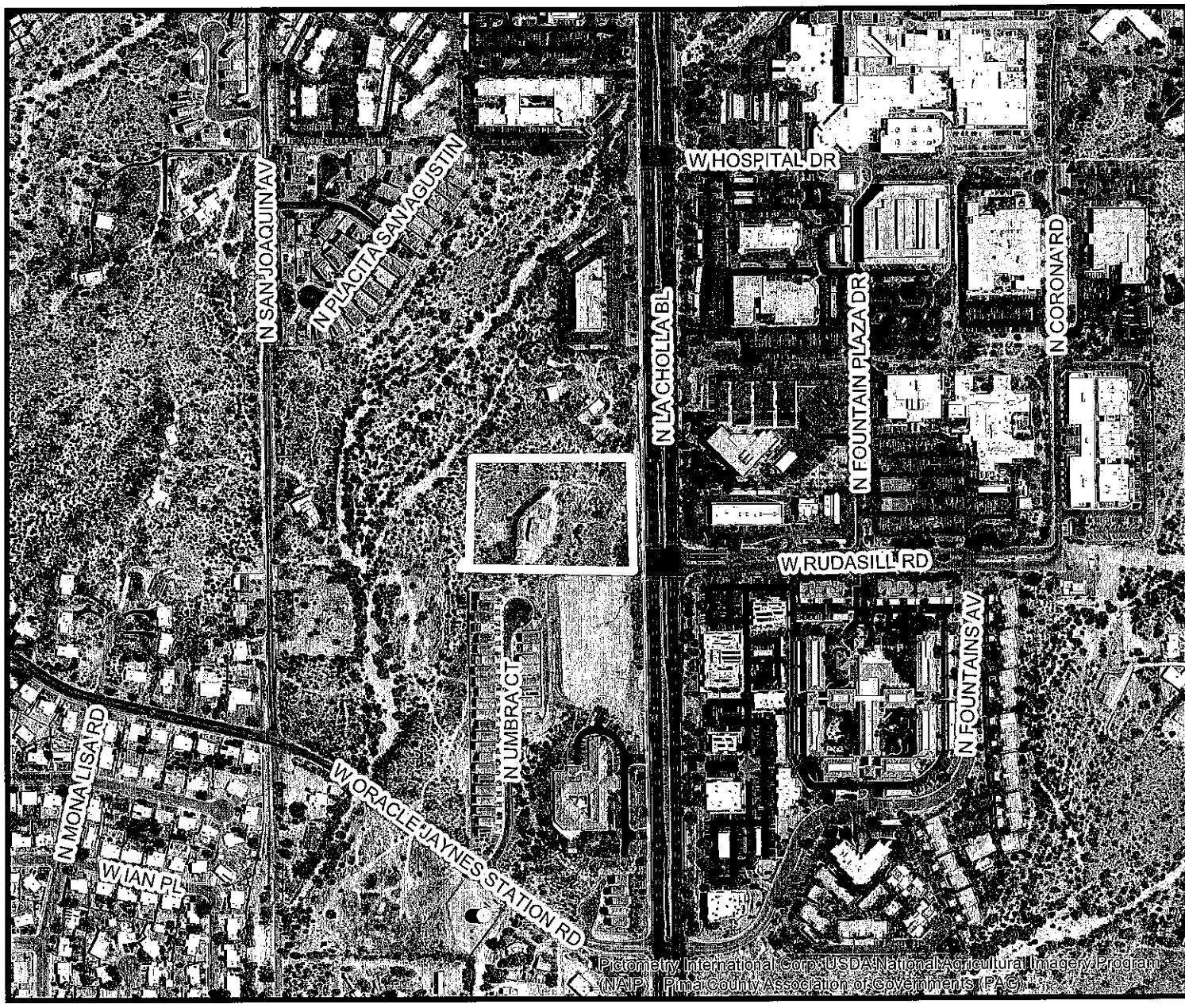
Site Notes

- Property Area: $4.5 \pm$ Ac
- Proposed Zoning: TR "Transitional"
- Proposed Building Height: 34'
- Parking Provided: 252 spaces (~5 spaces / 1,000 sq. ft.)
- Proposed Uses: Medical / Office / Senior Living / Senior Care Facilities
- Surrounding Building Heights: 1-2 Story
- Max. Disturbance per HDZ: 80%



Case #: P21RZ00016
Case Name: MARKLAND INVESTMENTS LLC, ET AL. -
N. LA CHOLLA BOULEVARD REZONING
Tax Code(s): 101-09-020A & 101-09-1970

Aerial Exhibit



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10



Map Scale: 1:6,000

Map Date: 11/15/2021 - ds

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

HEARING December 8, 2021

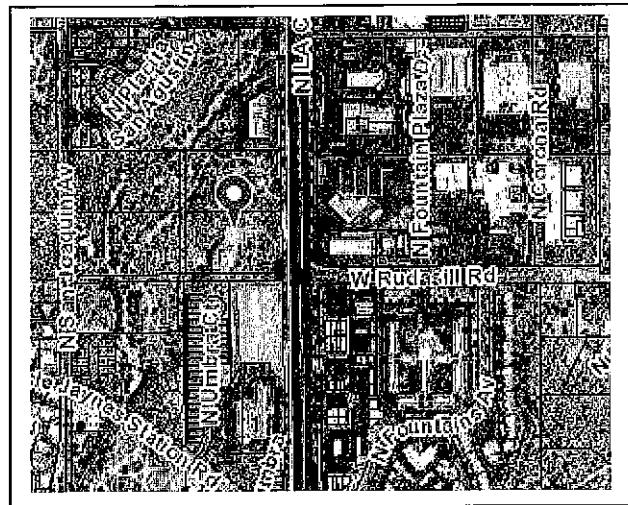
DISTRICT 1

CASE P21RZ00016 Huebner 50% Et Al.
N. La Cholla Boulevard Rezoning

REQUEST Rezone 4.5 acres from SR
(Suburban Ranch) to the TR
(Transitional) zone

OWNER Huebner 50% & Markland
Investments, LLC 50%
Attn: Mark Weinberg
7422 N. Mystic Canyon Drive
Tucson, AZ 85718

APPLICANT Paradigm Land Design LLC
Attn: Paul Oland
7090 N. Oracle Road, #178-193
Tucson, AZ 85704



APPLICANT'S PROPOSED USE

The subject 4.5-acre site consists of two parcels of land, the 4.26-acre property addressed as 6011 N. La Cholla Boulevard and the .24-acre sliver of land adjacent to the south. The site is planned for a 50,000 square foot building with a maximum height of 34 feet for medical, office, senior living and/or senior care uses.

APPLICANT'S STATED REASON

To support economic growth by providing a prime location near the Northwest Medical Center for medical/office/senior living/senior care facilities to expand their market and create employment opportunities; to provide a safe, clean, and attractive environment for business owners, their employees and future customers and patients, and to construct a campus that is pedestrian friendly and compatible with both existing and future surrounding land uses.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the TR (Transitional) zone for medical, office, senior living and/or senior care uses which are appropriate given the subject site's location along the major La Cholla Boulevard thoroughfare, across the street from La Cholla Medical Park and southwest of Northwest Hospital and Medical Complex. The proposal is an efficient use of existing infrastructure and will provide additional multi-modal connectivity across La Cholla Boulevard with the installation of the Rudasill Road extension.

PUBLIC COMMENT

As of the writing of this staff report, staff has not received any public comments.

Published and mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN

The comprehensive plan land use designates the property as Medium Intensity Urban (MIU). MIU designates areas for a mix of medium-density housing types and non-residential uses such as offices, medical offices, and hotels. Detail given to site design assures compatibility with adjacent lower-density residential uses and the MIU designation encourages the provision of pedestrian and bicycle access to commercial areas, schools, institutional uses and other similar uses. The MIU designation is furthered by the access to bicycle and pedestrian connectivity to the hospital, medical complexes, office uses and services along the La Cholla Boulevard thoroughfare.

The Urban Floodplain Special Area Policy S-20 is applicable to an approximate .55 acre portion of the western boundary due to the Nanini Wash. This policy will be implemented at the time of development construction permits.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR	Developed Residential
South:	TR/CR-5	Vacant/Memory Care/Developed Residential Subdivision
East:	SR/TR	Medical Complex
West:	SR	Developed Residential

The subject property lies along the major La Cholla Boulevard thoroughfare, which is characterized with a concentration of medical uses spanning from River Road north to Orange Grove Road. Approximately one-half of a mile south of the subject property are the nearest bank, retail, grocery and shopping center providing local neighborhood services at both the northeast and southeast corners of La Cholla Boulevard and River Road. Recreational opportunities exist at the La Cholla Boulevard and River Road southwest corner for access to the Chuck Huckelberry Loop, Rillito River Park with bike and pedestrian paths and equestrian access to trails.

PREVIOUS REZONING CASES ON PROPERTY

There has been no previous rezoning case for the subject site.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Rezoning case P16RZ00001 – N. La Cholla Boulevard Rezoning was approved by the Board of Supervisors September 6, 2016 for 10.3 acres from the SR to CR-5 (Multiple Residence-Small Lot Option) (7.3 acres) and TR (3.0 acres) for a 37-lot residential development and a 60-unit skilled nursing medical care facility, adjacent to the subject site to the south.

Rezoning case Co9-10-03 – Oracle Jaynes Station Road was approved by the Board of Supervisors October 4, 2011 for 11.55 acres from the SR to the TR zone for a proposed assisted living facility approximately 600 feet south of the subject site.

Past activity:

There has been a substantial amount of land in the vicinity of the site that has been rezoned from original SR and SH (Suburban Homestead) zones. Most of the rezonings within one-half mile of the site were for TR and SP (Specific Plan) for medical office uses. Some of the rezonings were

for smaller lot residential subdivisions and commercial rezonings at main intersections. The property to southwest of the subject site was rezoned in 2003 from the SR zone to the CR-3 (Single Residence) zone for residential uses.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

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

PLANNING REPORT

Staff supports the request because the proposed medical use facility is compatible with the surrounding existing residential, medical, and commercial uses. Concurrency of infrastructure exists to serve the use. The medical care facility will benefit from its proximity to the Northwest Hospital and other medical offices. The medical care facility provides an appropriate mix of land uses and promotes the efficient use of infrastructure.

The property contains slopes that are greater than 15% and per the Pima County Zoning Code are defined as Hillside Development Zone (HDZ). HDZ limits the maximum allowable grading of the site to 80% for commercial development. The proposal includes 20% of the site as natural open space avoiding the areas with the steepest slopes along the northern boundary. Near the center of the property there are existing areas of disturbance for a driveway and from the development of the existing dilapidated single-family residence and detached garage that are planned to be razed.

Access to the property will be via the planned Rudasill Road extension along the southern property boundary connecting to La Cholla Boulevard. Multi-modal forms of transportation can be employed with this provision of connectivity from the subject property to the Rudasill Road right-of-way with a pedestrian and bicycle path connecting to La Cholla Boulevard. La Cholla Boulevard has multiple Sun Tran bus stops, sidewalks and striped bike lanes along both sides of the street.

The property contains few saguaros and no ironwoods. Most of the saguaros will be preserved in place within the natural open space and some will be relocated within required bufferyards. A native plant preservation plan will be submitted with the site construction permit and mitigation will be in accordance with the code. A 20-foot HDZ bufferyard is proposed along the La Cholla Boulevard frontage and a combined, natural and installed minimum 20 foot bufferyard with varying widths is planned along the southern portion of the site. To the west, a 15 foot bufferyard is planned and along the northern boundary, adjacent to the residential use, a 25 foot bufferyard will be installed.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions

CONCURRENCY CONSIDERATIONS		
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	N/A	
WATER	Yes	Metro Water "will serve" letter in site analysis.
SCHOOLS	N/A	
ENVIRONMENTAL QUALITY	Yes	No comment

TRANSPORTATION REPORT

La Cholla Boulevard is a County maintained paved six-lane roadway with a raised median, multi-use lanes, vertical curbs and sidewalk. The posted speed limit of La Cholla Boulevard is 45 miles per hour (mph). La Cholla Boulevard is classified as an Urban Principal Arterial by the Arizona Department of Transportation's (ADOT) Statewide Federal Functional System map. The most recent traffic counts for La Cholla Boulevard are 25,205 average daily trips (ADT) with an approximate roadway capacity of 53,910 ADT.

Rudasill Road is a County maintained paved two-lane roadway with a raised median, vertical curbs and sidewalk. The posted speed limit of Rudasill Road is 25 mph. Rudasill Road is an Urban Minor Collector by ADOT's Statewide Federal Functional System map. Rudasill Road ends approximately 1,240 feet east of La Cholla Boulevard at its intersection with Corona Drive. There are no available traffic counts for Rudasill Road but the capacity of a two-lane roadway is approximately 14,060 ADT. The development intensity in the vicinity of the site indicates Rudasill Road should be functioning below capacity.

This rezoning proposes a mixed-use development that would include medical, office, senior living and senior care facilities under approximately 50,000 square feet of building space. The site analysis indicates that the trip generation for the project estimates 183 AM peak hour trips, and 227 PM peak hour trips and 2,286 weekday trips. A traffic impact study will be required.

Access to the site is shown on the preliminary development plan at the west leg of the La Cholla Boulevard and Rudasill Road intersection creating a four-way signalized intersection. The site analysis indicates that the ultimate site access location will be determined by the traffic impact study. The Department of Transportation will require that the traffic impact study include an analysis of the traffic signal including existing and future condition traffic volume data, inclusive of peak hour loss of service and queuing data for each movement/approach. Lane designations for the proposed driveway need to align with the lane designations across the intersection on Rudasill Road and the existing access to the site shall be closed. The proposed access would be located within a drainage easement for a detention basin constructed with La Cholla Boulevard improvements in 2003 per Capital Improvement Plan (CIP) number 4LCRIR. Transportation requires that the drainage entering the parcel along the eastern boundary within drainage easement granted to Pima County shall leave the existing basin and outlet as shown in the CIP Improvement Plans or provide drainage revisions that do not increase flood plain limits, velocities

downstream, and do not increase ponding upstream. The project shall provide adequate access, from the roadway or access easement within the property, to publicly maintained features.

There are no concurrency concerns with this request. The Department of Transportation supports approval of the proposed rezoning subject to the addition of rezoning conditions #2A-D.

FLOOD CONTROL REPORT

Regional Flood Control District has the following comments:

1. The property is not impacted by a Flood Control Resource Area, including mapped floodplains and mapped Regulated Riparian Habitat.
2. Located off site just west of the property is a FEMA Special Flood Hazard Area Zone A and mapped Regulated Riparian Habitat classified as Xeroriparian Class C Habitat, associated with Nanini Wash.
3. The proposed access is located within a drainage easement for a detention basin constructed during the La Cholla Blvd. road improvements in 2003 per Capital Improvement Plan (CIP) number 4LCRIR. Section C.2.i. of the Site Analysis states the drainage easement will be reconfigured and abandoned during development with the appropriate approvals. While the easement is managed by the Department of Transportation, the District regulates changes to existing flow conditions by development. In existing conditions, flow exits a storm drain at La Cholla Boulevard and flows to the detention basin. The analysis of flows from the east appears to include incorrect watershed boundaries and flow values. The Site Analysis does not provide detail of the existing infrastructure at La Cholla Boulevard or detail of how flows will be conveyed along the Rudasill Road right-of-way south of the project which contains raised areas of land where existing flows do not travel. The Site Analysis does not provide detail to demonstrate that the proposed change to existing conditions will not alter the existing upstream and downstream flow conditions at the project boundary.
4. The preliminary development plan does not provide detail of how flows will exit the proposed detention basins on raised areas of land. The proposed conditions concentration points do not match the existing conditions concentration points along the south and west boundaries of the project.
5. The site analysis has not provided discussion on the use of Low Impact Development to reduce flow volume exiting the property and to provide supplemental irrigation to the landscape areas. The District supports efforts to distribute stormwater to minimize water consumption and impacts to off-site property.
6. A letter has been provided by Metro Water District stating the company is certified to provide water to the subject site and is designated as having a 100-year assured water supply.
7. A condition is provided to ensure compliance with the Water Policy of the Comprehensive Plan.

The District has no objection subject to recommended conditions #3A-C.

WASTEWATER RECLAMATION REPORT

Sewer service is currently available in the existing sewer line C-080, downstream from manhole 1753-05, in La Cholla Blvd (P21WC000184 Type I, dated May 6, 2021), and possibly in the 8" sewer main located in Umbra Ct. Allocation of capacity will be made by the Type III Capacity Response.

The Pima County Regional Wastewater Reclamation Department has no objection to the request subject to the addition of rezoning conditions #4A-F.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection to this request subject to the addition of condition #5.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #6.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service has no comment.

METRO WATER DISTRICT REPORT

Metro Water District has no comment. A will-serve letter is contained within the site analysis.

FIRE DISTRICT REPORT

Northwest Fire District has no objection to this request.

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 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. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the Development Plan submittal. The TIS shall include a complete analysis of the traffic signal for any new driveway proposed at the intersection. Offsite improvements determined necessary as a result of the traffic impact study shall be provided by the property owner.
 - B. Drainage entering the parcel along the eastern boundary within drainage easement granted to Pima County shall leave the existing basin and outlet as shown in the Capital Improvement Plan (CIP) number 4LCRIR, or provide drainage revisions that do not increase flood plain limits, velocities downstream, and do not increase ponding upstream. The project shall provide adequate access, from the roadway or access easement within the property, to publicly maintained features.
 - C. The property shall be limited to one (1) access point on La Cholla Boulevard. Unless the existing driveway on La Cholla Boulevard north of Rudasill Road is utilized, the access shall be closed and improvements removed.
 - D. A shared private access easement between the rezoning site and the property to the south is required prior to Development Plan approval.
3. Regional Flood Control District conditions:
 - A. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - B. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.

- C. Drainage flows from existing upstream properties and infrastructure within La Cholla Boulevard shall be accepted onto the project at the same locations as in existing conditions without impacts exceeding the Regional Flood Control District (District) encroachment criteria or as directed by the Department of Transportation. Flows exiting the project shall be discharged at the same locations as in existing conditions unless infrastructure and alternate discharge points are approved by the District. Offsite grading and changes to existing infrastructure require property rights and permits.
- 4. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
- 6. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative

plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

7. Adherence to preliminary development plan approved at public hearing.
8. 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.
9. The property owner shall execute the following disclaimer regarding the Arizona 2006 Private Property Rights Protection Act: "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 hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

Respectfully Submitted,

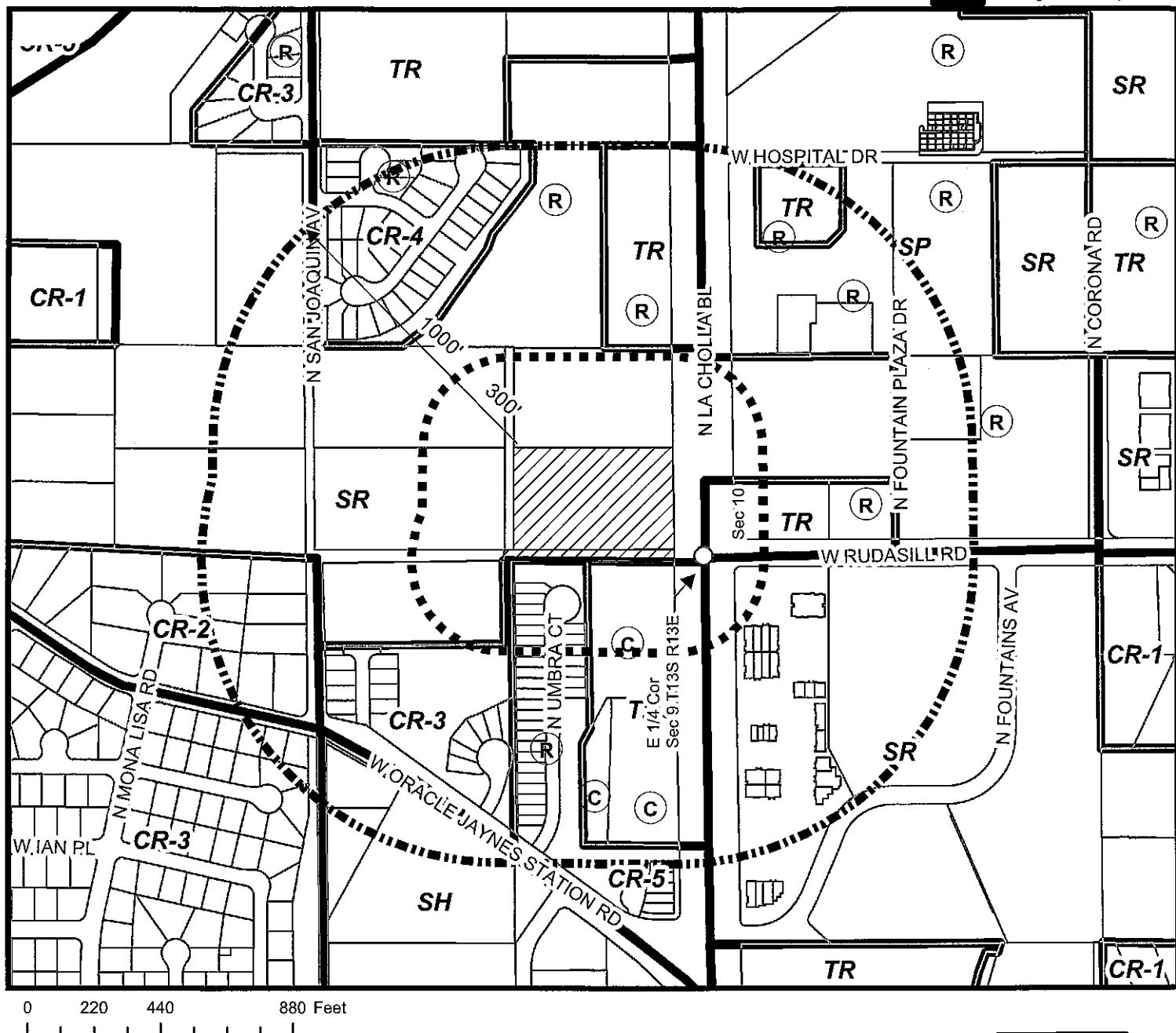


Terrill L. Tillman, AICP
Principal Planner

c: Paradigm Land Design LLC, Attn: Paul Oland, 7090 N. Oracle Road, #178-193,
 Tucson, AZ 85704

Case #: P21RZ00016
 Case Name: MARKLAND INVESTMENTS LLC, ET AL. -
 N. LA CHOLLA BOULEVARD REZONING
 Tax Code(s): 101-09-020A & 101-09-1970

 Subject Property
 300' Notification Area
 1000' Notification Area
 Zoning Boundary



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 12/8/21 (scheduled)	Board of Supervisors Hearing: TBA
--	-----------------------------------

Base Map(s): 45

Map Scale: 1:6,000

Map Date: 11/5/2021 - ds



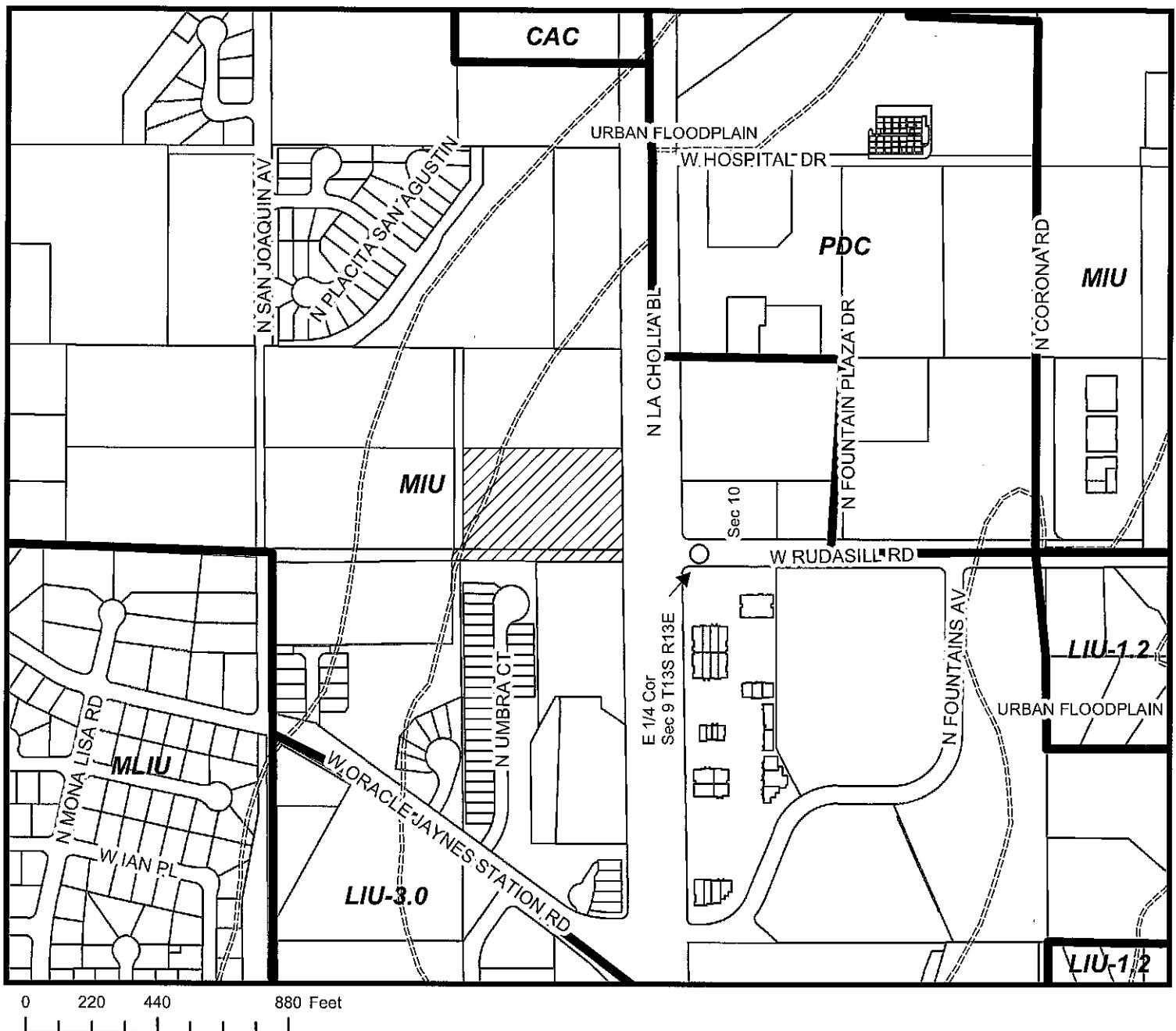
Medium Intensity Urban (MIU)

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

Case #: P21RZ00016
 Case Name: MARKLAND INVESTMENTS LLC, ET AL. -
 N. LA CHOLLA BOULEVARD REZONING
 Tax Code(s): 101-09-020A & 101-09-1970

Comprehensive Plan Exhibit



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10



Map Scale: 1:6,000

Map Date: 11/15/2021 - ds



To: Project Neighbors **FROM:** Paul Oland
PROJECT: La Cholla & Rudesill NW Corner **DATE:** 11/1/2021
Neighborhood Meeting Notification **PROJECT #:** 20aba03

Dear Neighbor,

Approximately 4.5 acres of land at the northwest corner of La Cholla Blvd. and Rudesill Road are proposed for a rezoning to allow for the development of a professional campus featuring offices, medical offices, senior living and senior care. The proposed site plan is shown on the back of this letter.

A web-based informational meeting will be held on Tuesday, November 16th from 6:00 pm – 7:30 pm. If you'd like to join the meeting, please go to <https://tinyurl.com/lacholla11-16-21> or join the meeting via phone by calling (623) 469-4514 and entering Conference ID: 188 199 514#. The purpose of the meeting will be to present basic information about the proposed development, answer questions, and listen to comments and suggestions from our neighbors.

If you have any questions, please do not hesitate to contact me at (520) 664-4304, GPO@ParadigmLand.US, or by mail at:

Paradigm Land Design LLC
7090 N Oracle Rd, Suite 178-193
Tucson, AZ 85704

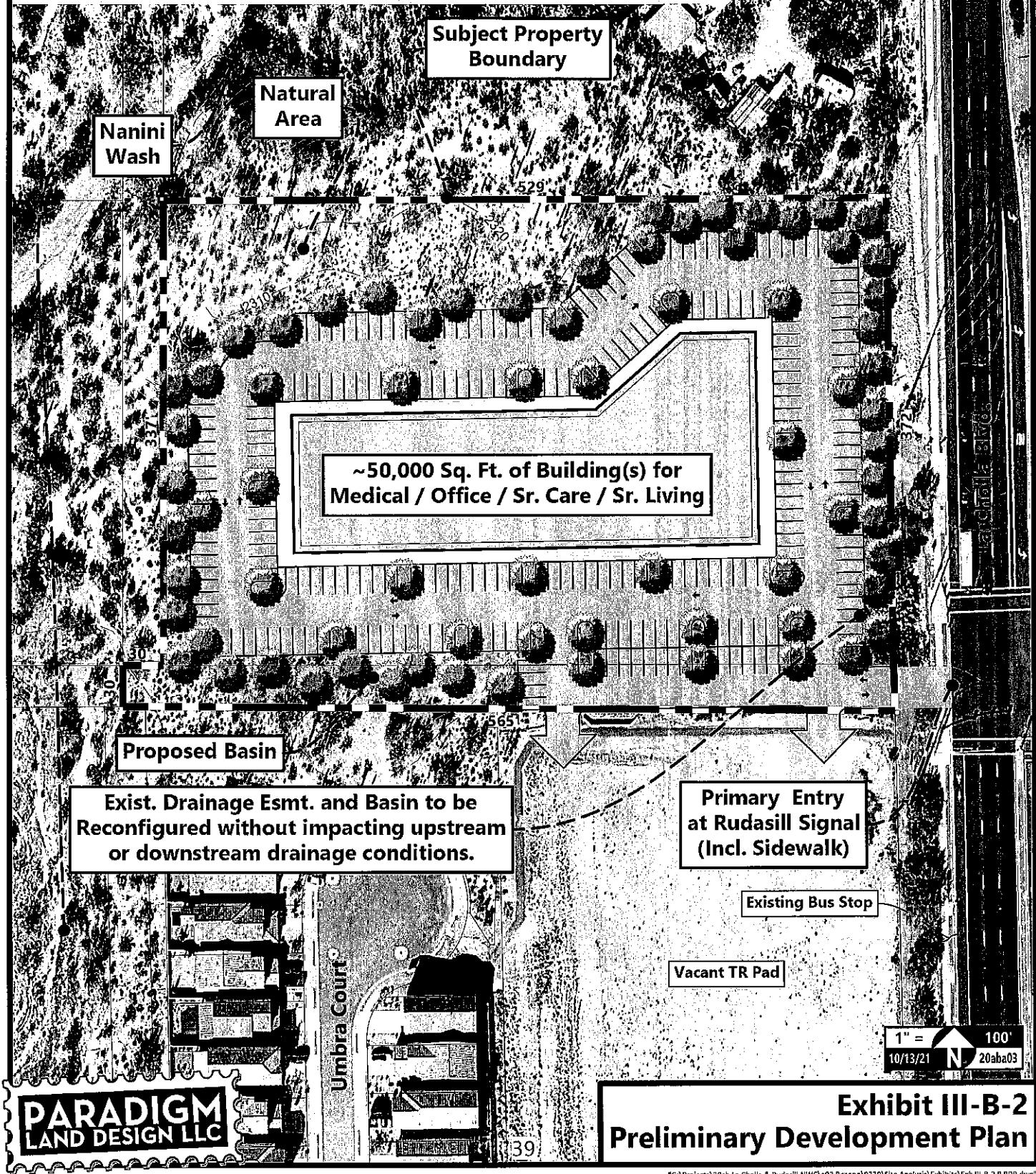
Sincerely,

A handwritten signature in black ink, appearing to read "Paul Oland".

Paul Oland

Site Notes

- Property Area: $4.5 \pm$ Ac
- Proposed Zoning: TR "Transitional"
- Proposed Building Height: 34'
- Parking Provided: 252 spaces (~5 spaces / 1,000 sq. ft.)
- Proposed Uses: Medical / Office / Senior Living / Senior Care Facilities
- Surrounding Building Heights: 1-2 Story
- Max. Disturbance per HDZ: 80%



6050 N Corona Road LLC
5910 N La Cholla Blvd
Tucson AZ 85741-3535

Alvarez Priscilla R & Rodrigo J
5927 N Umbra Ct
Tucson AZ 85741-2974

Amphitheater School District No 10
701 W Wetmore Rd
Tucson AZ 85705-1547

B Barnett LLC
5880 N La Cholla Blvd Ste 150
Tucson AZ 85741-3592

Baro Mamadou A
2507 E Richards Pl
Tucson AZ 85716-1123

Baugus Brandy G & Labas Jimmy C
2302 W Oracle Jaynes Station Rd
Tucson AZ 85741-3516

Becker-Cavallion Judith Trust
6190 N Placita San Agustin
Tucson AZ 85741-3694

Bering Terrence M & Cathy M
2358 W Oracle Jaynes Station Rd
Tucson AZ 85741-3516

Bershaw Barry A Revoc Trust
9271 Kiowa Trl
Chanhassen MN 55317-8615

Brown Family Living Trust
Attn: Jeffery W & Veronica L Brown Trust
6175 N San Joaquin Ave
Tucson AZ 85741-3505

Burnham Laurel & Kromer Timothy
5957 N Umbra Ct
Tucson AZ 85741-2974

Cao Chuanshun & Bian Xianqiong
6160 N Placita San Agustin
Tucson AZ 85741-3694

Castillo Carlos Rubio
6124 N Placita San Agustin
Tucson AZ 85741-3694

Cheung Yi Sen
6161 N Placita San Agustin
Tucson AZ 85741-3695

Ciftcikara Ibrahim & He Chunyan
5958 N Umbra Ct
Tucson AZ 85741-1423

Cwrp La Cholla Oro Mob Owner LLC
30021 Tomas Ste 130
Rancho Santa Margarita Ca 92688-2128

Daryaei-Ghaffari Family Trust
Attn: Mahsa Ghaffari & Iman Daryaei Tr.
6196 N Corte San Bella
Tucson AZ 85741-3691

David Sandra LLC 50% & Ojs LLC 50%
Attn: Mark Weinberg
7422 N Mystic Canyon Dr
Tucson AZ 85718-7803

Desert Dendrite LLC
5860 N La Cholla Blvd Ste 100
Tucson AZ 85741-3597

Do Hien Van
2314 W Las Lomitas
Tucson AZ 85741-3738

Dominguez Richard, Dominguez
Robert & Escandon Amanda
6177 N Placita San Agustin
Tucson AZ 85741-3695

Dullet Navjit Wander
5879 N Umbra Ct
Tucson AZ 85741-1436

Elliott Katherine & Noel
2283 W Camino San Acacio
Tucson AZ 85741-3696

Equity Trust Co Custodian For
Roth Barry Ira # T007591
1 Equity Way
Westlake OH 44145-1050

Evano Mackenzie & Martinez Elizabeth
6185 N Placita San Agustin
Tucson AZ 85741-3695

Fellinger Mark & Sarah
2291 W Camino San Acacio
Tucson AZ 85741-3696

Fisher Deborah E
5850 N San Joaquin Ave
Tucson AZ 85741-3818

Gantumur Natsagdorj
6129 N Placita San Agustin
Tucson AZ 85741-3692

Goelz Kelsey
5963 N Umbra Ct
Tucson AZ 85741-2974

Gonzales Rachel Concha &
Flores Linde Diane
2301 W Oracle Jaynes Station Rd
Tucson AZ 85741-3515

Grover Edward Thomas Jr &
Grover Earl Theodore
6175 N Corte San Bella
Tucson AZ 85741-3691

Gunkel Derek Scott & Susanna K
6169 N Placita San Agustin
Tucson AZ 85741-3695

Guo Lihao
5921 N Umbra Ct
Tucson AZ 85741-1446

Hays Ralph H & Maria V
6020 N San Joaquin Ave
Tucson AZ 85741-3508

Heath-Thibault Sandra & Thibault John H
6705 N Los Arboles Cir
Tucson AZ 85704-4110

Herman Sabrina A
5897 N Umbra Ct
Tucson AZ 85741-1436

Hernandez Adriana
6121 N Placita San Agustin
Tucson AZ 85741-3692

Hilby Tara, Alan & Beverly
6178 N Placita San Agustin
Tucson AZ 85741-3694

Hoskin David S & Lisa S
7211 E Sabino Vista Dr
Tucson AZ 85750-0000

Northwest Hospital LLC
Attn: Property Valuation Services
14400 Metcalf Ave
Overland Park KS 66223-2989

Hovey Richard & Sylvia
635 S Park Centre Ave Apt 2313
Green Valley AZ 85614-6285

Hsieh Alexander J
5873 N Umbra Ct
Tucson AZ 85741-0000

Huang Lili
5915 N Umbra Ct
Tucson AZ 85741-2974

Huynh Han-Jay & Tran Huyen Thi My
5891 N Umbra Ct
Tucson AZ 85741-0000

Isais Joel
5969 N Umbra Ct
Tucson AZ 85741-0000

Jump William L & Minton Marie A
6148 N Placita San Agustin
Tucson AZ 85741-3694

Juniper Anthony
5951 N San Joaquin Ave
Tucson AZ 85741-3509

Jup Properties LLC
1185 W Tortolita Mountain Cir
Oro Valley AZ 85755-5923

Kai-Oracle Jaynes LLC
PO Box 2305
Cortaro AZ 85652-2305

Klugkist Irene K
2324 E Calle Los Altos
Tucson AZ 85718-2065

Kocak Erdal & Meryem
6106 N Placita San Agustin
Tucson AZ 85741-3694

Koon Melanie Ranae
5885 N Umbra Ct
Tucson AZ 85741-1436

Kurniawan Lendasari &
Wiryadinata Yvonne Theresia
3609 Farm Hill Blvd
Redwood City CA 94061-1230

La Cholla Station Community Assn Inc
Attn: KB Home Tucson Inc
3501 E Speedway Blvd Ste 101
Tucson AZ 85716-3917

La Cholla Boulevard LLC
6061 N La Cholla Blvd
Tucson AZ 85741-3532

La Cholla Dermatology LLC
Po Box 37075
Tucson AZ 85740-7075

La Cholla Medical Park Office Assn
4433 E Broadway Blvd
Tucson AZ 85711-3536

La Rose William J & Linda T
5970 N Mona Lisa Rd
Tucson AZ 85741-3523

La Rubia LLC
4967 N Placita Borboa
Tucson AZ 85749-4801

Lee Seunghyun
5940 N Umbra Ct
Tucson AZ 85741-1423

Lin Yidi & Huang Zhao Na
5855 N Umbra Ct
Tucson AZ 85741-1436

Liu Jian & Su Jing
6196 N Placita San Agustin
Tucson AZ 85741-3694

Lu Binggeng & Wang Yuwen
6176 N Corte San Bella
Tucson AZ 85741-3691

Markland Investments LLC 50% &
David Sandra LLC 50%
6971 N La Tierra
Tucson AZ 85750-1034

Martin Alan G & Diane M
2315 W Oracle Jaynes Station Rd
Tucson AZ 85741-3515

Marvel Revoc Living Trust
Attn: James & Judith Marvel
6136 N Placita San Agustin
Tucson AZ 85741-3694

Metropolitan Domestic Water
Improvement District
6265 N La Canada Dr
Tucson AZ 85704-1032

Mittal Manoj & Namita
6601 N Placita Alta Reposa
Tucson AZ 85750-1299

Morales Celina
5964 N Umbra Ct
Tucson AZ 85741-1423

MTCL Ltd
5940 N La Cholla Blvd
Tucson AZ 85741-3535

Mujica David & Alicia
5933 N Umbra Ct
Tucson AZ 85741-2974

Muse Jessica Leigh & Anthony Joseph
5909 N Umbra Ct
Tucson AZ 85741-2974

Nghiem Jill & David
5987 N Umbra Ct
Tucson AZ 85741-0000

Nguyen Anthony & Trung T
5939 N Umbra Ct
Tucson AZ 85741-2974

Zubick Carol J
5991 N San Joaquin Ave
Tucson AZ 85741-3509

Northwest Hospital LLC
Attn: Cotlow Development II LLC
3709 N Campbell Ave Ste 201
Tucson AZ 85719-1563

Northwest Hospital LLC
Attn: Hc11-6080 North La Cholla Blvd LLC
14400 Metcalf Ave
Overland Park KS 66223-2989

Nosler Family Trust
Attn: Fela C Nosler Trust
11560 Village Ridge Rd
San Diego Ca 92131-3905

Opendoor Property Trust I
410 N Scottsdale Rd Ste 1600
Tempe AZ 85281-0976

Paarlberg Richard M
9882 S Camino De La Calinda
Vail AZ 85641-2044

Panzone Nicolas W & Brittany D
5867 N Umbra Ct
Tucson AZ 85741-1436

Patel Mahendra & Nilam
6186 N Corte San Bella
Tucson AZ 85741-3691

Perez Sal & Laura
2581 W Sunset Rd
Tucson AZ 85741-5233

Pielacha Michael J & Dayna M
5861 N Umbra Ct
Tucson AZ 85741-1436

Randall Terry C
6025 N San Joaquin Ave
Tucson AZ 85741-3507

Rawson Michael J & Linda D
6130 N Placita San Agustin
Tucson AZ 85741-3694

Redyns Development LLC
Attn: Sharea Escalante
13865 N Stone Gate Pl
Oro Valley AZ 85755-5943

Sales Jeffrey N & Jill M
6172 N Placita San Agustin
Tucson AZ 85741-3694

Sampson Dermer Living Trust
Attn: Kevin Sampson & Galit Dermer Trust
6118 N Placita San Agustin
Tucson AZ 85741-3694

Saripalli Ramesh
2299 W Camino San Acacio
Tucson AZ 85741-3696

Sena John E & Maria E
2330 W Oracle Jaynes Station Rd
Tucson AZ 85741-0000

Shamsuddin Abdulla
5934 N Umbra Ct
Tucson AZ 85741-1423

Simkap Building LLC
5880 N La Cholla Blvd Ste 180
Tucson AZ 85741-3592

Skin Spectrum Building LLC
6127 N La Cholla Blvd Ste 101
Tucson AZ 85741-3744

Stewart Title & Trust #3754
PO Box 42200
Tucson AZ 85733-2200

Storey Robert C & Cynthia A
6137 N Placita San Agustin
Tucson AZ 85741-3692

T Squared Living Trust
Attn: Timothy R Taylor
6184 N Placita San Agustin
Tucson AZ 85741-3694

Tardiff Nathan L & Rebecca P
6100 N Placita San Agustin
Tucson AZ 85741-3694

Thaker Nikhil & Sheetal
6113 N Placita San Agustin
Tucson AZ 85741-3692

TIA - Real Estate Holdings LLC
677 N Wilmot Rd
Tucson AZ 85711-2701

Tucson 2055 Apl Mp LLC
Attn: MB Real Estate / David Bennett
181 W Madison St Ste 4700
Chicago IL 60602-4584

Tucson Care Group LLC
PO Box 820528
Vancouver WA 98682-0011

Vista Serena Community Association
Attn: Associa Arizona
6840 N Oracle Rd Ste 130
Tucson AZ 85704-4282

Walden Elizabeth O Living Trust
1633 Brubaker Rd
Clifton AZ 85533-8225

Wang Yuqi & Hansen John
5946 N Umbra Ct
Tucson AZ 85741-1423

Watermark 2020 LLC
2020 W Rudasill Rd
Tucson AZ 85704-7800

Watermark La Cholla Owner LLC
Attn: Doug Bath
2 Bethesda Metro Ctr Ste 1300
Bethesda MD 20814-6373

Weng Yan Hong
6755 Steamboat Way
Sacramento CA 95831-2417

White, Natalia & Charles
6055 N San Joaquin Ave
Tucson AZ 85741-3507

Winston John Royce & Esquivel Carmen
5950 N Mona Lisa Rd
Tucson AZ 85741-3523



MEMO

PROJECT: La Cholla & Rudasill NWC Rezone

DATE: 11/22/2021

SUBJECT: 11/16/2021 Neighborhood Meeting Summary

PROJECT #: 20aba03

The meeting commenced at 6:00 PM and was recorded using Microsoft Teams. Five people attended the meeting in addition to Paradigm. A project summary was provided along with the attached powerpoint slide. Three neighbors spoke, asking clarifying questions about the proposal and offering the following general comments:

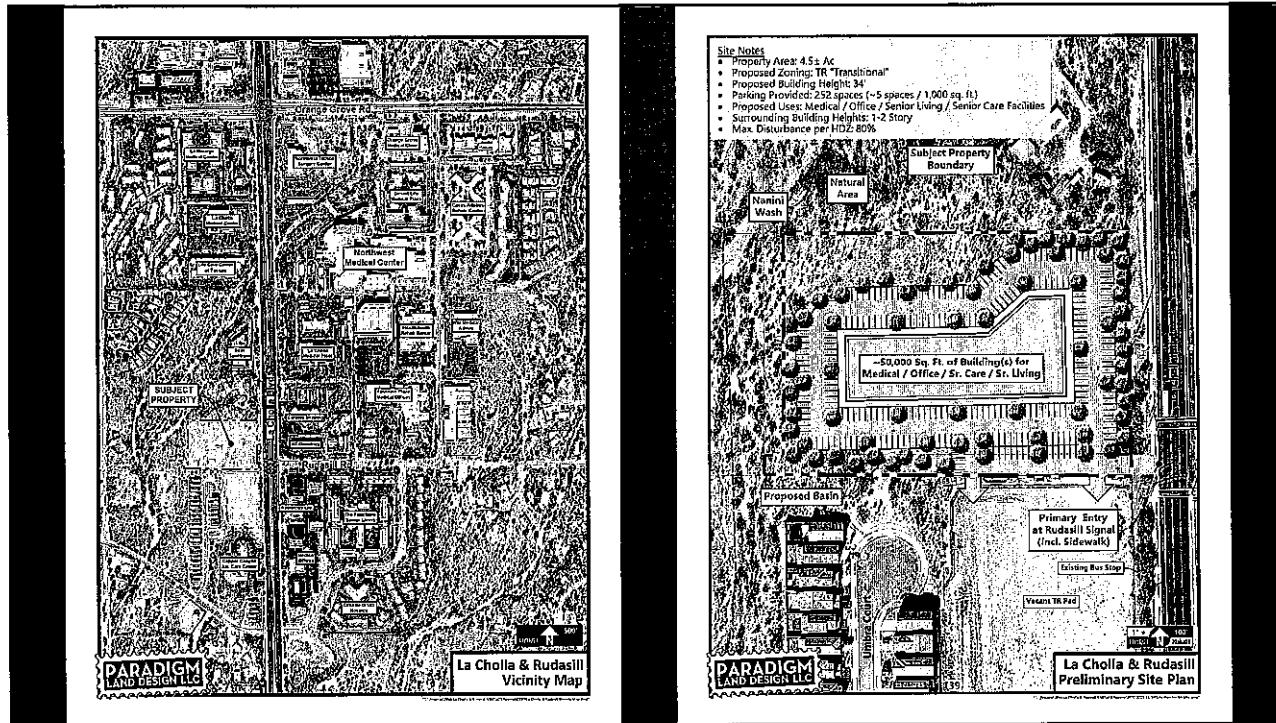
1. The development will create additional traffic on La Cholla Boulevard and other streets in Tucson. The neighbor felt that lots of development was happening in the area, and it seems a bit overwhelming.
2. Helicopter traffic associated with Northwest Medical Center could increase as a result of this project, which is highly unlikely because in the event of an emergency at this facility an ambulance would quickly transport a patient across the street to NW Medical Center.
3. Concern about view impacts toward the Catalina Mountains. This concern was retracted in a subsequent phone call with the neighbor after she gained a better understanding of the project's location in relation to her house (i.e. not in the direction of the Catalina Mountains).
4. It would be good for saguaros to be preserved.
5. One neighbor, who is a business manager at a senior care facility in the area, expressed concern about additional business competition.

LA CHOLLA & RUDASILL

A REZONING TO PERMIT A CAMPUS FEATURING
MEDICAL & GENERAL OFFICES, AND SENIOR CARE & LIVING

THE MEETING WILL BEGIN AT 6:00 PM

1



2

[Back to Pima.gov](#) | [Development Services Home](#) | [Send Department Feedback](#) | [Departmental Directory](#)

Application For Rezoning or Specific Plan

Required fields are indicated by *.

Owner Information

Owner's Name: * Markland Investments LLC, David Sandra LLC, OJS LLC

Mailing Address: * 7422 N Mystic Canyon Dr City: * Tucson

State: * Arizona ▼ Zip code: * 85718 Phone: * 5204441777

Owner's Email Address: * mweinberg@diamondven.com

Applicant Information (if other than owner)

Applicant's Name: Paradigm Land Design LLC

Applicant's Address: 7090 N Oracle Rd #178-193 City: Tucson

State: Arizona ▼ Zip code: 85704 Phone: 5206644304

Applicant's Email Address: gpo@paradigmland.us

Property Information

Property Address: 6011 N La Cholla Blvd

Tax Parcel Number: * 101-09-020A, 101-09-1970

Acreage: * 4.5 Present Zone: * SR Proposed Zone: * TR

Comprehensive Plan Subregion / Category / Policies: * Catalina Foothills / MIU / S-20

Attach requested documents if applicable.

A total of 8 MB of files can be uploaded in a single form submission. There is no restriction on file types.

1. Letter of Authorization: If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

No file chosen

2. Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

No file chosen

A total of 8 MB of files can be uploaded to this form. If your submission exceeds 8MB please upload documents to an FTP site such as dropbox.com and paste the access link here:

3. An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Terms and Conditions

* 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.)

Date: * 15-Oct-2021

For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The Pre-Rezoning meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.



Copyright © 2021, Pima County Arizona, all rights reserved.

- [Accessibility](#)
- [HIPAA/Privacy Statement](#)
- [Security](#)
- [Sitemap](#)
- [Terms of Use](#)
- [Website Feedback](#)

August 12, 2021

Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

**Re: La Cholla & Rudasill NW Corner
Rezoning Request**

To Whom it May Concern:

This letter shall serve as authorization for Paradigm Land Design LLC to represent Markland Investments LLC and David Sandra LLC in the application for a rezoning affecting the property referenced above.

Markland Investments LLC

Signature:



Printed Name:

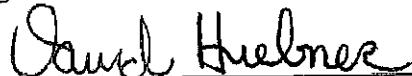
MARK WEINBERG

Title:

Manager

David Sandra LLC

Signature:



Printed Name:

DAVID HUEBNER

Title:

Manager

Markland Investments LLC Officers:

Mark E. Weinberg
Linda S. Weinberg

David Sandra LLC Officers:

David Huebner
Susan Bacskai
Mark Weinberg

OJS LLC Officers:

Mark E. Weinberg
Linda S. Weinberg