



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/19/2024

**= Mandatory, information must be provided*

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

***Title:**

P24RZ00004 SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET AL. – N. CORONA ROAD REZONING

***Introduction/Background:**

The applicant requests a rezoning of approximately 9.86 acres from the SR (Suburban Ranch) to the TR (Transitional) zone for a 48-bed, 20-foot high, 21,667 square foot expansion to the existing Sonora Behavioral Health Hospital. The existing hospital is a legal non-conforming use in the SR zone with limited expansion rights.

***Discussion:**

The proposed rezoning will bring the site into conformance with the zoning code and support and expand the availability of mental health services. The easternmost expansion parcel contains approximately 4.9 acres of which 3.5 acres will remain Flood Control natural open space in perpetuity. With a neighborhood agreement in place, the overall impact to the adjacent, lower-density residential uses will be minimal.

***Conclusion:**

A rezoning to the TR zone for hospital uses conforms to the subject property's Comprehensive Plan land use designation of Medium Intensity Urban. The subject property lies outside the Maeveen Marie Behan Conservation Lands System.

***Recommendation:**

Staff recommends APPROVAL subject to standard and special conditions and the Planning and Zoning Commission recommend APPROVAL subject to MODIFIED standard and special conditions.

***Fiscal Impact:**

0

***Board of Supervisor District:**

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-6675

Contact: Terrill L. Tillman, AICP, Planner III

Telephone: 520-724-6921

Department Director Signature: _____

[Signature] For

Date: _____

8/1/24

Deputy County Administrator Signature: _____

[Signature]

Date: _____

8/5/2024

County Administrator Signature: _____

Date: _____

8/5/24



TO: Honorable Rex Scott, Supervisor, District 1

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

DATE: July 31, 2024

SUBJECT: P24RZ00004 SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET AL. – N. CORONA ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **MONDAY, AUGUST 19, 2024** hearing.

REQUEST: For a **rezoning** of approximately 9.86 acres (parcel codes 102-12-009E, 061A, 061B, 063B, 068A, 0760, 0770 and 073A) from the SR (Suburban Ranch) to the TR (Transitional) zone, located on the northeast corner of N. Corona Road and W. Rudasill Road, addressed as **6050 N. Corona Road**.

OWNERS: Sonora Behavioral Health hospital LLC, et al.
7474 S. Camino De Oeste
Tucson, AZ 85746

AGENT: Lazarus & Silvyn, PC
Rory Juneman
5983 E. Grant Road, Ste. 290
Tucson, AZ 85712

DISTRICT: 1

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

PUBLIC COMMENT TO DATE: As of July 31, 2024, three written comments have been received concerning the natural open space, flood control and the recreational area.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS 10 - 0

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: P24RZ00004

Page 1 of 5

FOR AUGUST 19, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: July 31, 2024

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P24RZ00004 SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET AL. – N. CORONA ROAD REZONING

Sonora Behavioral Health Hospital LLC, et al., represented by Lazarus & Silvyn, PC, request a **rezoning** of approximately 9.86 acres (parcel codes 102-12-009E, 061A, 061B, 063B, 068A, 0760, 0770 and 073A) from the SR (Suburban Ranch) to the TR (Transitional) zone, located on the northeast corner of N. Corona Road and W. Rudasill Road, addressed as **6050 N. Corona Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Medium Intensity Urban. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS 10 – 0**. Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (July 31, 2024)

The public hearing was held virtually and in person. Some of the commissioners were present and some attended virtually. Staff and the applicant attended and presented in person.

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

A commissioner had questions about the legal non-conforming use of the property and the remaining expansion rights. Staff explained that the original property was developed as the behavioral health hospital and subsequently expanded, utilizing its allowable expansion rights. A legal non-conforming parcel is allowed up to 100% expansion. This property has almost exhausted the expansion rights, so the rezoning and inclusion of the adjacent property will allow for the proposed expansion without the concern for the non-conforming expansion rights, keeping a cohesive development conforming to the zoning code.

A commissioner asked how many stories exist is the original hospital. Staff replied one.

The applicant discussed the merits of the application and the need for additional behavioral health services. The CEO of the Sonora Behavioral Health Hospital (SBHH)) concurred with the need for additional mental health services in Arizona: the state is ranked 47 out of 50 states for access to mental health care, 1 in 5 adults have need of mental health services, and suicide is the 2nd leading cause of death in the state. Since the beginning of 2024 through April 2024, SBHH has turned away over 2,000 referrals because of capacity issues. The CEO stated that SBHH offers in-patient and intensive out-patient care and explained the operational information and security features of the facility. The applicant finished by demonstrating the proposal and discussed that the natural open space will remain in perpetuity and that the facility recreation area cannot be moved because of best practices for behavioral health hospitals. The noise generated from the recreational areas should be deflected by the new building and up to a 12-foot-high wall.

A commissioner questioned whether the additional on-site parking planned could be removed. The applicant replied that with the out-patient activity, the additional parking is necessary.

A commissioner suggested that the applicant provide additional mitigation for noise absorption in the recreational area reasoning that sound bounces off walls and requested this be included as a rezoning condition.

The hearing was opened to the public.

Speaker #1, Director of the local crisis response stated they have been in partnership with SBHH for the last 10 years as a preferred provider and echoed the comments regarding the demand for mental health services, particularly to the youth population. The director is unaware of plans for additional services with any of the partner providers in the community.

Speaker #2 addressed the Commission about the availability of on-site parking stating that he and his wife live nearby and enjoy walking in the area. He stated the front of the SBHH needs more on-site parking because the cars park on both sides of the street and this has demolished the sidewalk on the west side of the street installed by the Northwest Hospital. He stated that the east side of the street has no sidewalk, and it would be nice to have one and the parking across the street for Northwest Hospital is not rational because people do not want to walk across the street.

Speaker #3 lives east of the expansion parcel and is concerned that development will spill into the natural open space since the hospital has continued to grow. He believes that in 5 to 10 years, the natural open space will be engineered in such a way that additional development will be able to occur and requested that the natural open space remain in perpetuity.

Speaker #4 is a neighbor within 600 feet of the proposed expansion who echoed the comments about the natural open space and went on to discuss the recreational area. She stated that the sound echoes over the wall and is very vocal and sounds more like an elementary school at lunch time. She would also be satisfied with additional conditions protecting the natural open space.

Speaker #5 shared concerns over possible annexation by another jurisdiction and the continued application of rezoning conditions.

Staff clarified that the natural open space would remain in perpetuity and that rezoning conditions will prohibit further development of the open space and will be enforced. A commissioner stated that it wouldn't cause any harm in redundancy by adding a condition to which staff agreed.

Staff also discussed that when an annexation occurs, the rezoning conditions that are established would be taken to the new jurisdiction. A rezoning condition was added that requires adherence to all of the rezoning conditions, even if the property is annexed.

There were no other speakers, and the public hearing was closed.

The applicant responded that he is satisfied by adding "No development should occur in this area" to rezoning condition #3B. He also discussed working with the neighbors to mitigate their concerns and requested a recommendation of approval from the Commission.

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

The commission voted to recommend **APPROVAL** of the rezoning 10 – 0, subject to the following conditions as modified:

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. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan. Offsite improvements determined necessary by the TIS shall be provided by the property owner.
 - B. The property owner(s) shall dedicate 45 feet of right-of-way for Rudasill Road along the south property boundary of the eastern parcel of land as part of this rezoning.
 - C. The existing 30-foot ingress, egress, and utility easement that will lie within the future right-of-way dedication for Rudasill Road may be abandoned as determined during the development plan review.
3. Regional Flood Control District conditions:
 - A. This project shall meet the requirements for a critical facility which includes but is not limited to elevation and erosion protection requirements, all weather access and to provide an emergency response plan at the time of permitting.
 - B. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved PDP is prohibited. No development shall occur in this area.
 - C. Drainage infrastructure, bank protection and open space for drainage shall be maintained by the property owner.
 - D. A Letter of Map Revision (LOMR) is required and shall be approved by FEMA prior to issuance of the Certificate of Occupancy.
 - E. First flush retention shall be provided by using Low Impact Development practices and will be distributed throughout the site.
 - F. 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.
4. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to 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

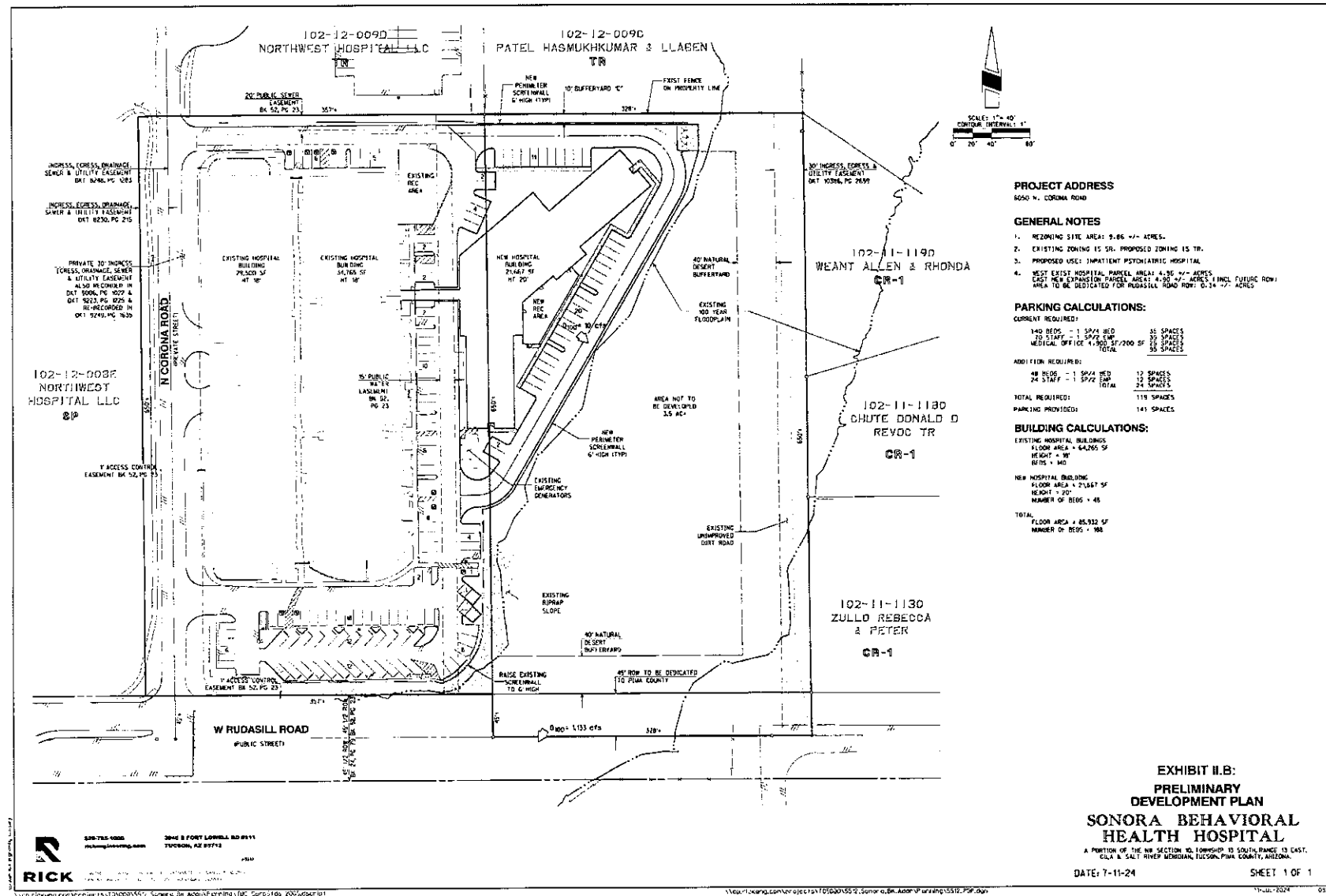
Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner 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)/developer(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 the preliminary development plan as approved at public hearing.
 8. The owner shall adhere to the Site Analysis, Land Use Proposal Section II, O. Project Mitigation Commitments with the addition of noise mitigation to the recreation area walls.
 - 8.9. 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.
 - 9.10. 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

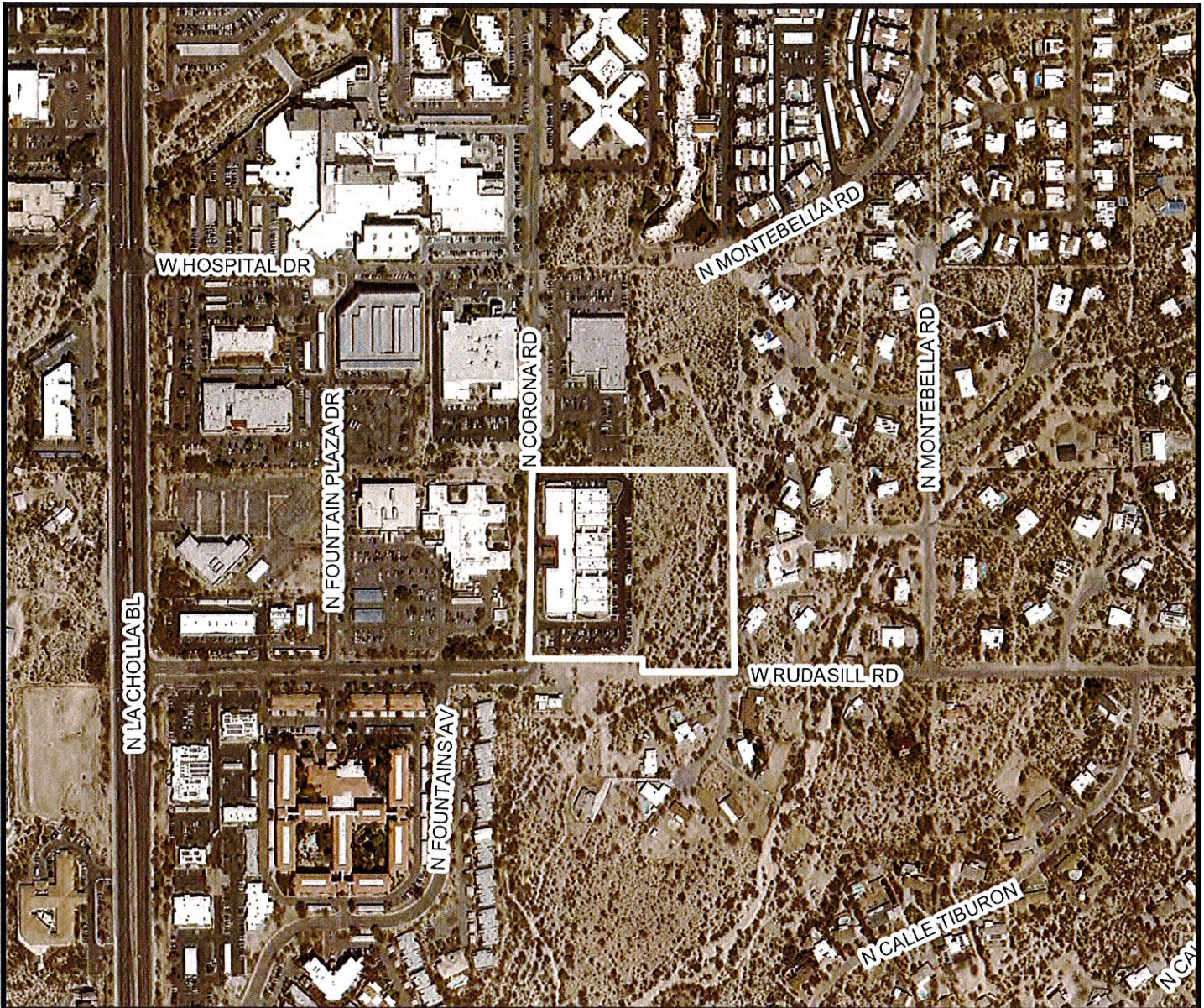
c: Rory Juneman



Case #: P24RZ00004
Case Name: SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET AL -
N. CORONA ROAD REZONING

Tax Code(s): 102-12-009E, 061A, 061B,
063B, 068A, 0760, 0770, 073A

AERIAL EXHIBIT



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

Map Scale: 1:6,000

Map Date: 7/5/2024 - ds



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

HEARING July 31, 2024

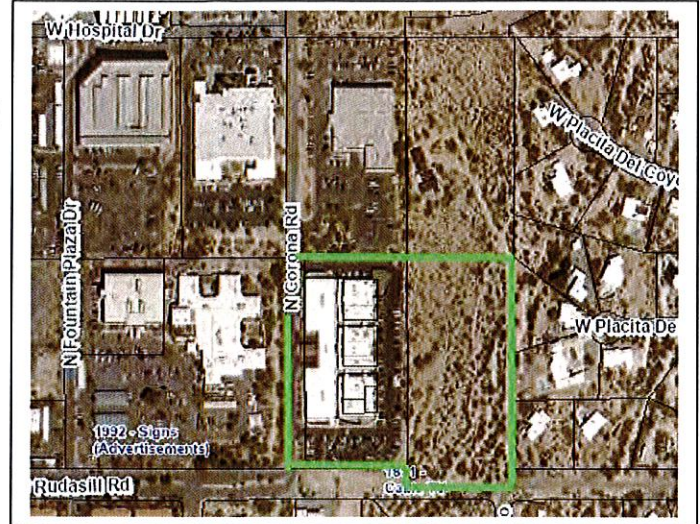
DISTRICT 1

CASE P24RZ00004 Sonora Behavioral Health Hospital LLC, et al – N. Corona Road Rezoning

REQUEST Rezone 9.86 acres from SR (Suburban Ranch) to the TR (Transitional) zone

OWNERS Sonora Behavioral Health Hospital LLC, et al
7474 S. Camino De Oeste
Tucson, AZ 85746

APPLICANT Lazarus & Silvyn, PC
Rory Juneman
5983 E. Grant Road, Ste. 290
Tucson, AZ 85712



APPLICANT'S PROPOSED USE

The applicant proposes a 9.86-acre rezoning to the TR (Transitional) zone. The rezoning site encompasses eight parcels of land. The original property permitted as the Sonora Behavioral Health Hospital contained approximately 4.96 acres of land and once developed, lot splits within building footprints were created for ownership/leasing purposes, leaving the cohesive development intact. The existing 140-bed, 18-foot high, 64,265 square-foot-hospital is a legal, non-conforming, permitted use in the SR (Suburban Ranch) zone and has very limited expansion rights remaining. The proposed rezoning will bring the properties into conformance with the zoning code and allow an expansion to the hospital. The proposed new building will have a maximum height of 20 feet, contain 21,667 square-feet and represent an increase of 48 beds and incidental uses.

APPLICANT'S STATED REASON

The operator of Sonora Behavioral Health Hospital (SBHH) is Acadia. "Acadia is proposing this Expansion in response to the increased local demand for inpatient behavioral health services. In 2023, Arizona ranked 47th of the 50 states for access to behavioral health care, and 63.5percent of Arizonans with mental illness were not able to receive the treatment they need. Between January and May 2024, SBHH turned away 2,042 people because no beds were available. The Expansion will add 48 beds to the Hospital, which is the number Acadia believes it can safely staff and can physically fit within the Expansion Parcel's developable area. While many more beds are needed, the Expansion is a significant contribution to local mental health services."

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the TR zone

for an expansion to support and expand the availability of mental health services. The proposal conforms to the site's Medium Intensity Urban comprehensive plan land use designation, the undeveloped parcel to the east is an infill property and the expansion promotes the efficient use of existing infrastructure.

PUBLIC COMMENT

As of the writing of this 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 subject site's comprehensive plan land use designation is Medium Intensity Urban (MIU). MIU designates areas for a mix of medium density housing and offices, medical offices, and hotels with special attention to site design to assure that the 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.

Existing pedestrian and bicycle access is located within the rezoning site and throughout the surrounding medical use development connecting to the Orange Grove Road and La Cholla Boulevard major transportation thoroughfares. The proposed rezoning conforms to the comprehensive plan and no rezoning policies apply to the site.

Special area policy S-20 (Urban Floodplain Mitigation) applies to the site which regulates the establishment of the 100-year floodplain boundaries through the rezoning process. Areas determined to be within the 100-year floodplain and are not removed from the 100-year floodplain through approved plans shall revert to Resource Sensitive (RS).

SURROUNDING LAND USES/GENERAL CHARACTER

North:	TR	Northwest Medical Administration Offices/Residential
South:	CR-1	Developed Subdivision
East:	CR-1	Developed Subdivision
West:	SP	Northwest Hospital Specific Plan

SBHH is located within the larger Northwest Hospital complex located at the southeast corner of N. La Cholla Boulevard and W. Orange Grove Road. In addition to the hospital proper, the site includes detached medical offices, outpatient clinics, elderly care facilities, and related medical uses. SBHH is located on the eastern edge of the complex and abuts single residence CR-1 subdivisions to the south and east; however, these are buffered by larger undeveloped parcels and a small wash, which will remain undeveloped. The region is characterized by medium- to large-lot residential subdivisions with commercial centers at arterial nodes.

PREVIOUS REZONING CASES ON PROPERTY

The subject site was part of a larger rezoning from SR to CR-2 (Single Residence) in 1958 by case Co9-58-027 and was never completed. Most of the properties were subsequently rezoned to a lower-density CR-1 (Single Residence) designation.

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.

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 and CR-1 (Single Residence) zone resulting in low-density subdivision development. Some of the rezonings were for smaller lot residential subdivisions and commercial rezonings at main intersections.

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 behavioral health hospital expansion is compatible with the surrounding existing residential, medical, and hospital uses. Concurrency of infrastructure exists to serve the use. The behavioral health medical care facility will continue to benefit from its proximity to the Northwest Hospital and other medical offices. The proposed expansion is supported by the Comprehensive Plan, Pima Prospers, which promotes efficient growth patterns and infill development.

The 9.86-acre site is located at the northeast corner of W. Rudasill Road and N. Corona Road. The existing 140-bed, 18 foot high, 64,265 square foot hospital and the proposed 48-bed, 20 foot high, 21,667 square foot expansion are planned as a cohesive development. The site will be accessed by the existing northern and southern access points with patient drop off located in the center of the property. A new driveway, parking area and 6-foot-high screen wall to support the new patient beds and services are planned along the eastern portion of the proposed expansion. Along the northern boundary of the expansion parcel, adjacent to residential uses, a 10-foot-wide bufferyard with a 6-foot-high wall is planned to screen light trespass from the site. A minimum 40-foot-wide natural bufferyard for the remainder of the expansion property is planned with no changes to the existing bufferyards. Sufficient vegetation exists to buffer the use from the residential uses to the east.

Most of the easternmost property is designated as a Flood Control Resource Area (FCRA) and the preliminary development plan demonstrates avoidance of these mapped areas. Approximately 70% or 3.5-acres of the expansion parcel shall remain as natural open space due to its FCRA designation. There is also an approximate 2.5-acre portion of the FCRA that contains Xeroriparian "C" habitat that is incorporated into the natural open space. Vegetation removed during development shall be utilized in the proposed bufferyard or transplanted on site to enhance the natural areas. The expansion encompasses the only developable portion of the site not within the FCRA.

The applicant held a neighborhood meeting on May 14, 2024 resulting in significant commitments to the neighbors summarized as follows: *(from the Site Analysis, Section II, Land Use Proposal, O.)*

- **Lighting:** Minimum 6-foot-high screen walls (CMU with stucco, metal fence/screen, or combination) will be provided around the eastern edge and the southeast corner of the parking lot to shield neighbors from lighting, with increased height in areas where additional mitigation is required.
- **Noise:** Recreation areas will use higher walls (up to 12 feet) to mitigate sound, and the generator screen wall raised, or other sound mitigation features will be employed.
- **Safety & Security:** SBHH will employ controlled access and security features to manage and maintain the patient population.
- **Construction:** Adjacent neighbors within 250 feet of the expansion parcel will be notified 30 days prior to the start of the project, and a Contractor Liaison will be assigned to be available as a point of contact for neighbors; disturbance to neighbors (construction noise, through-neighborhood traffic) will be avoided or reduced to the extent practicable.

With the neighborhood commitments proposed, staff believes the overall impact to the adjacent, lower-density residential uses will be minimal.

Concurrency of Infrastructure:

Concurrency of infrastructure exists or will exist 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
WASTEWATER	Yes	No objection, subject to conditions
DEPARTMENT OF ENVIRONMENTAL QUALITY	Yes	No comment
WATER	Yes	"Will serve" letter contained within site analysis
SCHOOLS	N/A	

TRANSPORTATION

Corona Road is a private road that serves the Northwest Medical Center and medical facilities in the area. Corona Road connects to Orange Grove Road to the north, and Rudasill Road to the south which ultimately connects to La Cholla Boulevard to the west. Additional access to La Cholla Boulevard is also available through the Northwest Medical Center via Hospital Drive (private road). The site access will remain through the existing driveways on Corona Road, and the expansion will be accessed via existing access lanes.

Rudasill Road future right-of-way adjacent to the rezoning site is 90 feet. A 45-foot right-of-way dedication along the frontage of the undeveloped parcel is required with this rezoning. Rudasill

Road is unpaved between Corona Road and Placita Chico, a local road, 580 feet east of Corona Road, and there is no continuous access between La Cholla Boulevard and La Canada Drive. There are no proposed roadway improvements for Rudasill Road by this rezoning.

Rudasill Road, La Cholla Boulevard and Orange Grove Road are paved roadways maintained by the County. The site analysis table I.E1 indicates that these roads are well below capacity, with the exemption of some sections of Orange Grove Road east of La Cholla Boulevard. Orange Grove Road transitions from 4-lanes to 2-lanes between the intersections and road segments east of La Cholla Boulevard. The most recent traffic count for Orange Grove Road east La Cholla Boulevard is 17,439 average daily trips (ADT) with an approximate traffic capacity of 15,930 ADT for a 2-lane road and 35,820 for a 4-lane road.

The hospital currently has 140 patient beds, the expansion will add 48 new patient beds and incidental workspaces for the hospital operations and new staff. The site analysis indicates that the inpatient population of the hospital does not drive to nor leave the hospital during stays, and daily trips will be primarily generated by the additional staff and outpatient services. Without a traffic impact study, it is difficult to determine traffic impacts to nearby roads but given that there are multiple connections into the road system, the expansion is not expected to significantly contribute to the over capacity of Orange Grove Road. A minor transportation concurrency concern has been identified due to the over capacity of Orange Grove Road.

The site analysis indicates a 30-foot ingress, egress, and utility easement along the east property boundary of the undeveloped parcel. The easement provides primary access for the single-family property located directly to the north. The portion of the easement located within the future right-of-way dedication for Rudasill Road may be abandoned as determined during the permitting process.

The Department of Transportation recommends approval, subject to rezoning conditions #2A-C.

FLOOD CONTROL

The Regional Flood Control District has the following comments:

1. This property is impacted by Flood Control Resource Area (FCRA) located along the east side of the expansion parcel due to the presence of federal and local floodplain and Regulated Riparian Habitat (RRH). The project has essentially shown no impact to the FCRA. There will be minimal encroachment into the FCRA due to the need to protect the fill pad, however the RRH will not be impacted. The District supports the proposed design as it is supportive of Pima Prosperis Comprehensive Plan Policy 3.1.1.5. where development of land prioritizes setting aside floodplains and RRH as open space to maintain floodplain function, hydrologic integrity and to provide a continuous open space corridor.
2. As stated, the project is impacted by Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA) Zone A. When improvements are proposed within the effective FEMA SFHA, a Letter of Map Revision LOMR is required. The LOMR shall be approved by FEMA prior to issuance of a Certificate of Occupancy. The applicant can and is allowed to obtain a Temporary Certificate of Occupancy in the interim. A condition will be applied to ensure the LOMR is obtained prior to issuance of a Certificate of Occupancy.
3. A regulatory wash resides within the FEMA SFHA Zone A and has an associated 50' erosion hazard setback (EHS). The Preliminary Development Plan has not shown the 50' EHS. However, the EHS is shown on the Post-Development Hydrology Map, which has the building overlaid onto the exhibit. It appears that at the far end of both sides of the proposed building is within the 50' EHS. At the time of development, the design shall be revised to show the proposed structure will be outside the 50' EHS.

4. A locally mapped floodplain is also mapped within the FCRA boundary as a result of the Casa Adobes Special Study effective November 28, 2011. The floodplain was remodeled using the 100-year peak flow established by the local study. The remodeled floodplain is shown on the PDP, pre- and post-development hydrology maps.
5. As stated previously, the parcel does have 2.9 acres of RRH classified as Xeroriparian Class C Habitat. The project design shows no impact to the RRH from development of the hospital expansion.
6. The Floodplain Ordinance considers this project a "Critical Facility" as it falls under the following definition, "Hospitals, emergency medical facilities, nursing homes and/or housing facilities likely to have occupants who may not be sufficiently mobile to avoid injury or death during a flood." As such, the following applies to this development and at the time of permitting will need to demonstrate the following:
 - a. Critical Facilities shall be located outside of the two-tenths percent annual chance (five hundred-year) floodplain, if possible or if a critical facility must be located in a two-tenths percent annual chance (five hundred-year) floodplain, it must be demonstrated that there is either a critical need to locate it within the floodplain, or that there is not a suitable alternative site, as justified by an Arizona registered civil engineer.
 - b. Any Critical Facility located within a two-tenths percent annual chance (five hundred-year) floodplain shall be protected from that event. Protection includes, but is not limited to, elevating the lowest floor and all utilities and mechanical services to a minimum of one-foot above the base flood or to the two-tenths percent annual chance (five hundred-year) floodplain water surface elevation, whichever is greater, providing elevated access ramps, if appropriate, adequately protecting the facility from both lateral and vertical erosion associated with the two-tenths percent annual chance (five hundred-year) floodplain, providing all weather access during the base flood and developing an emergency response plan.

A condition will be applied to this rezoning to ensure the Critical Facility criteria will be met at the time of development.

7. The property is located within a Balanced Basin where pre-developed conditions shall meet post development conditions. The intent of the project is to submit a Detention Waiver at the time of permitting to address the detention requirements and will provide on-site retention by using Low Impact Development (LID) Practices. When the time of concentration for the off-site flows from the Casa Adobes Watershed and the discharge from the developed site differ by several hours, a Detention Waiver and if adequate retention is provided, may be allowable. First flush retention will be required.
8. This site has an assured water supply by Metro Water. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B (commercial) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

The Regional Flood Control District has no objection, subject to rezoning conditions #3A-F.

WASTEWATER RECLAMATION

Capacity is available for this development in the 8" public sewer G-2006-070, downstream from manhole 3338-08 (Type I P21WC00202, dated July 7, 2021). Allocation of capacity will be made by the Type III Capacity Response.

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

ENVIRONMENTAL PLANNING

Conservation Lands and Resources - Environmental Planning has no objection, subject to rezoning condition #5.

CULTURAL RESOURCES

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

NATURAL RESOURCES, PARKS AND RECREATION

Natural Resources, Parks and Recreation have no comment.

UNITED STATES FISH AND WILDLIFE SERVICE

US Fish and Wildlife Service have no comment.

WATER DISTRICT

Metro Water District will provide service to the site. A will-serve letter is included within the site analysis.

FIRE DISTRICT

Northwest Fire District has no comment.

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:

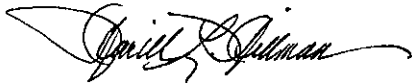
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan. Offsite improvements determined necessary by the traffic impact study shall be provided by the property owner.
 - B. The property owner(s) shall dedicate 45-feet of right-of-way for Rudasill Road along the south property boundary of the eastern parcel of land.
 - C. The existing 30-foot ingress, egress, and utility easement that lies within the future right-of-way dedication for Rudasill Road may be abandoned as determined during the development plan review.
3. Regional Flood Control District conditions:
 - A. This project shall meet the requirements for a critical facility which includes but is not limited to elevation and erosion protection requirements, all weather access and to provide an emergency response plan at the time of permitting.
 - B. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved PDP is prohibited.
 - C. Drainage infrastructure, bank protection and open space for drainage shall be maintained by the property owner.
 - D. A Letter of Map Revision (LOMR) is required and shall be approved by FEMA prior to issuance of the Certificate of Occupancy.

- E. First flush retention shall be provided by using Low Impact Development practices and will be distributed throughout the site.
 - F. 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.
4. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to 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 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)/developer(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 the preliminary development plan as 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)."

Respectfully Submitted,


A handwritten signature in black ink, appearing to read "Terrill Tillman", written in a cursive style.

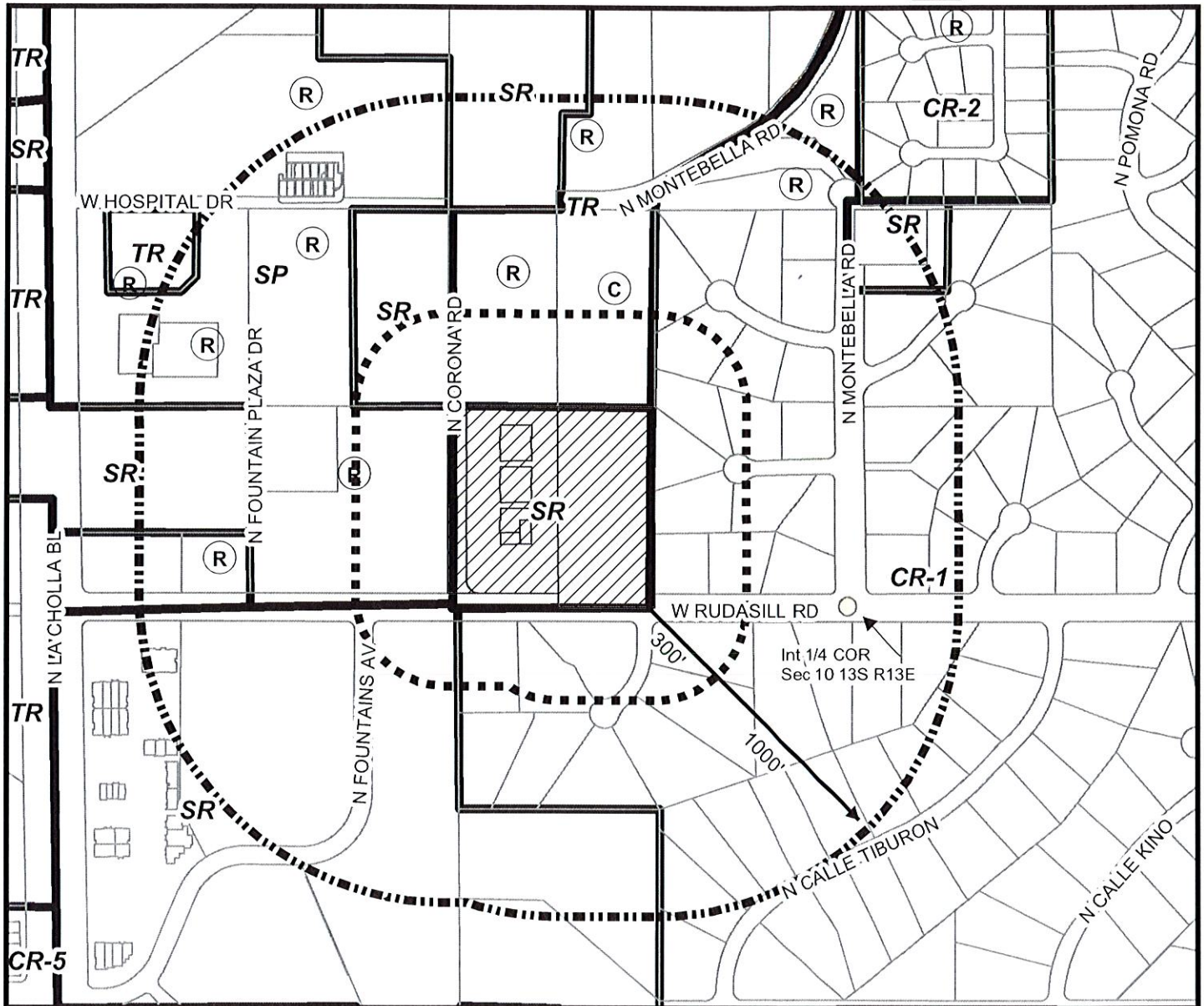
Terrill Tillman, AICP
Planner III

c: Rory Juneman

Case #: P24RZ00004
Case Name: SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET AL -
N. CORONA ROAD REZONING

Tax Code(s): 102-12-009E, 061A, 061B,
063B, 068A, 0760, 0770, 073A

-  Subject Site
-  300' Notification Area
-  1000' Notification Area
-  Zoning Boundary



0 220 440 880 Feet

Area of proposed rezoning from SR to TR



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 7/31/24 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 45 and 76

Map Scale: 1:6,000

Map Date: 7/5/2024 - ds






Medium Intensity Urban (MIU)

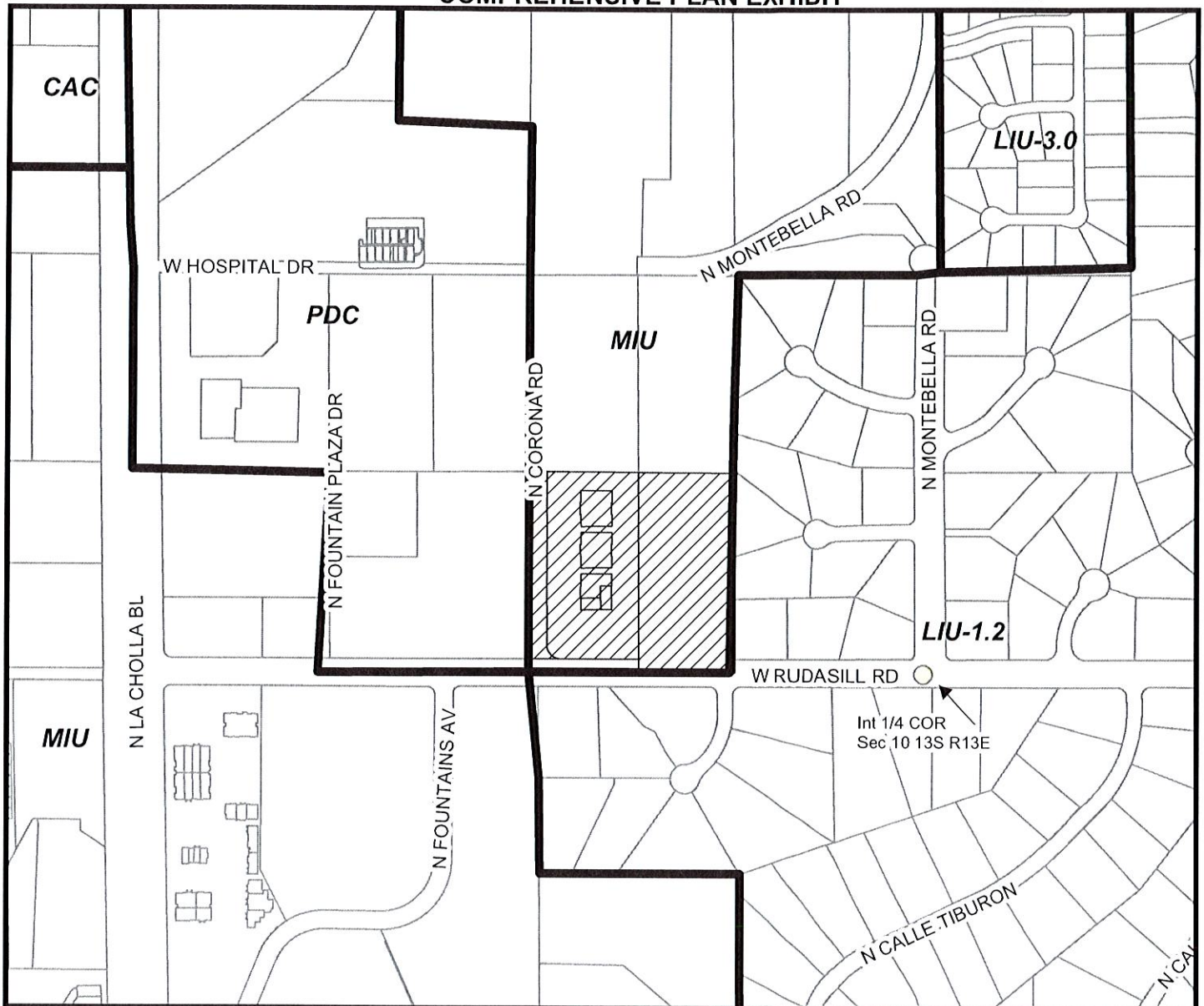
Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible 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 #: P24RZ00004
Case Name: SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET AL -
N. CORONA ROAD REZONING
Tax Code(s): 102-12-009E, 061A, 061B,
063B, 068A, 0760, 0770, 073A

COMPREHENSIVE PLAN EXHIBIT

 Subject Site



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: 7/5/2024 - ds





May 1, 2024

Dear Neighboring Property Owner:

Our firm represents Acadia Healthcare Company ("Acadia"), which operates the Sonora Behavioral Health Hospital ("SBHH" or the "Hospital"), a 140-bed inpatient psychiatric hospital located at 6050 N. Corona Road adjacent to the Northwest Medical Center Campus in unincorporated Pima County ("County"). Acadia desires to expand the Hospital onto the adjacent vacant land to the east (the "Project"). Both parcels are zoned Suburban Ranch ("SR") and together encompass approximately 9.5 acres (the "Property").

The Hospital has operated on the Property for over two decades, and it was originally permitted under the Property's SR zoning district. The hospital use was later removed from SR, so SBHH is operating as a legal non-conforming use. Acadia proposes to rezone the Property from SR to the Transitional ("TR") zone to bring the Hospital into conformance with current zoning regulations and allow for the Hospital expansion on the vacant parcel ("Expansion Parcel"). (See Project Location Map on reverse side of this letter.)

Upon approval of the rezoning request, Acadia proposes to construct a new building with an additional 48 beds. The new building will also include nursing stations, medical offices, meeting rooms, medication stations and a recreation room, along with other support spaces. Vehicular access to the Hospital will remain as it is today, and no new access will occur from Rudasill Road.

Much of the Expansion Parcel is covered by a wash/riparian area and associated floodplain. Acadia will avoid this area and concentrate the new development at the northwest corner of the Expansion Parcel. Doing so will leave approximately 70% of the Expansion Parcel as open space and provide a significant open space buffer to the homes to the east of the Project. After the expansion, Acadia will continue to operate the Hospital and maintain its high level of security and patient management that has allowed it to operate successfully with no impact to surrounding commercial or residential properties.

We invite you to join us for a meeting to learn more about the proposed Hospital expansion. At the meeting, we will describe the Project proposal, review the County's rezoning process, and answer your questions. The meeting information is as follows:

Tuesday, May 14, 2024
6:00pm
The Hampton Inn & Suites
5950 N. Oracle Rd., San Miguel Room
(near the southeast corner of Oracle Rd. and Rudasill Rd.)

If you cannot attend the meeting, please reach out to Rory Juneman or Robin Large at (520) 207-4464, or via email at RJuneman@LSLawAZ.com or RLarge@LSLawAZ.com. We would be happy to answer your questions and/or set up a separate time to discuss the Project.

Sincerely,
Rory Juneman & Robin Large
Lazarus & Silvyn, P.C.



Location Map



DO NOT SCALE MAP - FOR REFERENCE ONLY

0 125 250 500 Feet



Sonora Behavioral Health Rezoning

Neighborhood Meeting Sign-In Sheet

May 14, 2024, 6:00pm

Name	Address	Phone	Email	Affiliation
SUE CLARK	5930 N. PLACITA CHICO	520 405 4824	sueclarkazd@gmail	
NAUCH DEBOLT	5905 N Calle Tiburon	520 408 7928	debolt1963@gmail.com	
Rachel Heath	5925 N Placita Chico	520-204-4737	heath-rachel@yahoo.com	
Esperanza + Michael Schaefer	1815 W Placita del Coyote	520 955-3150	micorazonmiheer@gmail.com	
Ravi P.	1880 W Rivasill Rd	520-904-7771	ravip0711@gmail.com	
Jose Enriquez	2802 E. District St Tucson AZ 85714	520-301-6833	Jose.enriquez@connections.h.s.com	

Sonora Behavioral Health Rezoning
Neighborhood Meeting Sign-In Sheet
May 14, 2024, 6:00pm

Name	Address	Phone	Email	Affiliation
Peter & Becky Zullo	1870 W Rudestil Rd	520 481 7138	pjzullo@comcast.net	neighbor
Grady Rhodes	5825 N. Calle Tiburon			

Sonora Behavioral Health Expansion Rezoning

Neighborhood Meeting Summary

Date/Time: Tuesday, May 14, 2024, 6:00 p.m.

Location: Hampton Inn & Suites, 5950 N. Oracle Rd., Tucson, AZ 85705

Meeting Invitation: The meeting invitation was sent to all property owners within 1000 feet of the Property via First-class Mail using a County-generated mailing list.

Attendance: Other than the Project Team, approximately 10 neighbors attended the meeting. (See Neighborhood Meeting Sign-In Sheet.)

Project Team: The Project Team in attendance included:

- Greer Foister, Sarah Leiner & Alex Albrecht, Sonora Behavioral Health Hospital
- Tim Morgan, Johnson Johnson Crabtree Architects (Architectural Consultant)
- Brian Chimera & Steven Vasquez, RICK (Engineering Consultants)
- Rory Juneman, Robin Large & Jackson Cassidy, Lazarus & Silvyn (Planning/Zoning Consultants)

Project: Acadia Healthcare Company ("Acadia") operates the Sonora Behavioral Health Hospital ("SBHH" or the "Hospital"), a 140-bed inpatient psychiatric hospital located at 6050 N. Corona Road adjacent to the Northwest Medical Center Campus in unincorporated Pima County ("County"). Acadia would like to expand the Hospital onto the adjacent vacant land to the east (the "Project"). Both parcels are zoned Suburban Ranch ("SR") and together encompass approximately 9.5 acres (the "Property").

The Hospital has operated on the Property for over two decades, and it was originally permitted under the Property's SR zoning district. The County later removed the hospital use from SR, so SBHH is operating as a legal non-conforming use. Acadia proposes to rezone the Property from SR to the Transitional ("TR") zone to bring the Hospital into conformance with current zoning regulations and allow for the Hospital expansion on the vacant parcel ("Expansion Parcel").

Upon rezoning approval, Acadia proposes to construct a new building with an additional 48 beds. The new building will also include nursing stations, medical offices, meeting rooms, medication stations and a recreation area, along with other support spaces. Vehicular access to the Hospital will remain as it is today, and no new access will occur from the eastern portion of Rudasill Road.

Much of the Expansion Parcel is covered by a wash/riparian area and associated floodplain. Acadia will avoid this area and concentrate the new development at the northwest corner of the Expansion Parcel. Doing so will leave over 70% of the Expansion Parcel as open space and provide a significant open space buffer to the homes to the east of the Project.

Meeting Synopsis:

Mr. Juneman opened the meeting by welcoming the neighbors, introducing the Project Team and reviewing the agenda for the meeting. Ms. Foister provided information about SBHH, its operations, security and safety protocols, and the community demand for behavioral health support services. Mr. Juneman then presented background about the Property, its zoning and the details of the Project proposal (as described above). Lastly, Mr. Juneman described the County's review and approval process, stressing that this is the beginning of the process and there will be ample opportunity for public participation. He then opened the discussion for questions and comments.

Q&A Topics:

The second portion of the meeting was set aside for questions and comments, which is summarized below.

- ***Lighting from Parking Area:*** Several attendees raised concerns about light spillover from the current Hospital facility. They asked that the expansion provide mitigation to block light spillover from parking area, including vehicle lights and light poles (to north and east). There was a request to raise the existing wall on the current SW corner of the property, as the current wall is too short to block vehicle lights.

Mr. Juneman replied that the team would look at options for mitigating light spillover and raising the height of the existing wall.

- ***Lighting from Building:*** An attendee asked if the expansion would mitigate light spillover from new and existing building.

Mr. Juneman replied that the expansion would be subject to the County's Outdoor Lighting Code, and this will mitigate many of their concerns.

- ***Walls and Security:*** There was a desire from several attendees for walls to be built around expansion building to provide additional security.

Mr. Juneman noted that the team will be looking at ways to increase screening around the expansion and this mitigation will likely address both security and light spillover concerns. Ms. Foister also commented that the expansion building will have the same security as the existing hospital, but with new equipment and security features.

- ***Noise Mitigation*** – Concerns were raised about noise generated from the current outdoor recreation area & back-up generator.

Ms. Foister encouraged the neighbors to contact her directly if there are issues with noise from outdoor activities and the Hospital's intercom system.

- ***Rudasill ROW*** – During the last hospital expansion, the unimproved ROW was cleared out for construction parking/staging. Since then, people drive onto the unimproved dirt area and cause a nuisance to the neighboring properties. They asked if there is a way to mitigate this.

Mr. Juneman responded that this feedback is helpful, and the team will discuss options to address these issues and create a plan for future construction to mitigate these concerns. The team will also discuss this with Pima County, as it controls this ROW area.

- ***Security:*** Concerns were expressed about patient elopement, patient discharge protocol, and safety features in new building.

Ms. Foister provided statistics regarding patient elopement (three total over the past two years) and described the Hospital's protocols for discharging patients. She indicated that the new building would be equipped with the most current monitoring and security technology to ensure the safety of patients and prevent elopement. Ms. Foister also encouraged neighbors to contact her directly if they see anything of concern, and after the meeting she shared her contact information with each of them.

- ***Construction concerns:*** Attendees raised concerns over several aspects of construction activity:
 - Access to property
 - Parking during construction
 - Timing
 - Work during night hours
 - Staging of vehicles and materials
 - Disturbance of open space

Mr. Juneman indicated that SBHH would be willing to work with the neighbors at time of construction to ensure they are notified in advance of the construction schedule and have contact information for someone on the construction team in case there are questions or concerns.

- ***Vegetation*** – One attendee raised concerns about the maintenance and disturbance of the open space within the Expansion Parcel.

Mr. Juneman reiterated that less than 30 percent of the Expansion Parcel will be used for development and the remaining area will be preserved as open space like it is today.

- ***Homeless Monitoring on Expansion Parcel:*** One attendee asked how Sonora would handle future encampments in the vacant portions of the expansion parcel.

Mr. Juneman responded that once SBHH owns the Property, they would be able to post signage, monitor and be responsible for contacting authorities regarding trespassers. Unfortunately, there are limitations to what SBHH can do regarding offsite vagrancy and encampments.

- ***SBH house south of Rudasill*** – Several attendees commented about outdoor storage (trash) being a problem at the SFR house owned by Sonora just south of the Hospital.

Ms. Foister responded that she will meet with the Hospital's Plant Manager to create a plan to address this concern.

- ***Easement Improvement*** – The homeowner directly to the north asked about them doing minor improvements to their easement.

Mr. Juneman said that he would discuss this with Acadia.

- ***Property Values*** – One attendee was concerned that the expansion would have a negative effect on property values.

Mr. Juneman indicated there is no reason to expect a decrease in property values, especially given that the Hospital has operated on the Property for several decades, and this Expansion constitutes only a small increase in the overall size of the Hospital operation.

- ***Demographics*** – One attendee asked about the patient demographics in new building?

Ms. Foister indicated that two units are proposed within the new building: one for adults and the other for adolescents.

- ***District 1*** – One attendee asked if we had discussed this request with the District 1 Board of Supervisor yet?

Mr. Juneman responded that he has been in contact with the District 1 Chief of Staff, to let her know about the Project and neighborhood meeting, and that we will be meeting with District 1 later in the process.

The meeting concluded at approximately 7:30 p.m. Team members and participants remained in the meeting room and held informal Q&A for another 30 minutes.

DSD - Application for Rezoning or Specific Plan

06/25/2024 8:49 AM (MST)

Application For Rezoning or Specific Plan

To electronically submit a rezoning application, complete the application and upload the required documentation. To submit an application in person to 201 N Stone Avenue, 1st-floor Planning, fill out the printable application and submit the application and attachments in electronic form.

If you have additional questions please visit our [Rezoning Application & Submittal Guidelines page](#).

Full Name:	Sonora Behavioral Health Hospital, LLC (contact: Tammy Russell)
Mailing Address:	6050 N. Corona Road
City:	Tucson
State:	AZ
Zip Code:	85704
Email:	tammy.russell@acadiahealthcare.com
Phone:	(615) 861-7419
Is the property owner the applicant?	No, the owner is not the applicant
Applicant's Full Name:	Lazarus & Silvyn (contact: Rory Juneman & Robin Large)
Applicant's Address:	5983 E. Grant Rd., Ste. 290
City:	Tucson
State:	AZ
Zip:	85712
Phone:	5202074464
Email:	RLarge@LSLawAZ.com
Property Address:	6050 N. Corona Road
Tax Parcel Number:	102-12-0770, -0760, -073A, -068A, -0638B, -061A, -061B, and -009E
Acreage:	9.9
Present Zone:	SR
Proposed Zone:	TR
Comprehensive Plan Sub-region / Category / Policies:	Catalina Foothills; MIU; S-20

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.

Upload Letter of Authorization:



LLJ&Baker Owner Authorization Letter.pdf



SBHH Owner Authorization Letter.pdf

Site Analysis Document

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.

Upload Site Analysis Document:



SBHH_Rezoning_Analysis_060324.pdf

Upload ESRI Shapefile or AutoCad DWG File

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.)

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.

May 28, 2024

Pima County
Development Services Department
201 N. Stone Ave., 2nd Floor
Tucson, AZ 85701

RE: Property Owner Authorization – Sonora Behavioral Health Expansion Rezoning

Dear Development Services Department:

Sonora Behavioral Health Hospital, LLC ("SBHH") owns approximately five acres of land at 6050 W. Rudasill Road (the "Property") within unincorporated Pima County (the "County"). The Property includes Assessor Parcel Numbers ("APN") 102-12-0770, -0760, -073A, -068A, -0638B, -061A and -061B and is developed with the Sonora Behavioral Health Hospital, which is an acute psychiatric hospital that offers both inpatient and outpatient treatment services to individuals recovering from behavioral health conditions and substance abuse. SBHH currently operates as a legal, nonconforming use, and to support its plans for expansion, would like to rezone the Property to bring it into conformance with current zoning regulations.

The purpose of this letter is to authorize Lazarus & Silvyn, P.C., RICK Engineering and Johnson Johnson Crabtree Architects and their respective employees and other engaged consultants to take such action they deem advisable in order to obtain zoning entitlements and related approvals for the Property, including, but not limited to, filing applications for a rezoning, development package and building plans.

Sincerely,

Sonora Behavioral Health Hospital, LLC

By: Brian P. Farley
Brian P. Farley, Secretary, SBHH, 1024 E. 10th St., Tucson, AZ 85701

Name: Brian P. Farley

Its: Vice President & Secretary

Date: May 28, 2024

From: [SANDRA CHUTE](#)
To: [DSD Planning](#)
Subject: Fw: Rezoning Letter
Date: Sunday, July 28, 2024 10:14:12 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

----- Forwarded Message -----

From: SANDRA CHUTE <chute@sbcglobal.net>
To: lori@loriotoole.com <lori@loriotoole.com>
Sent: Sunday, July 28, 2024 at 02:40:11 PM MST
Subject: Rezoning Letter

TO WHOM IT MAY CONCERN:

MY NAME IS: DONALD D. CHUTE
I OWN THE FOLLOWING PROPERTY:
PARCEL NUMBER: 102-11-1130
ADDRESS: 1831 WEST PLACITA DEL LOBO
TUCSON, ARIZONA 85704
TELEPHONE NUMBER: (520) 989-3459

I STRONGLY OBJECT TO THE PROPOSED REZONING BECAUSE THERE IS
NO GUARANTEE,

IN WRITING, TO PREVENT THE FUTURE BUILDING OF THE REMAING 3.5
ACRES OUTSIDE

OF THE PROPOSED BUILDING PROJECT AT 6050 NORTH CORONA ROAD.
ALSO, WE NEED

THE PROPOSED BUILDING LAYOUT TO MOVE THE RECREATIONAL CENTER
TO

EXPAND THE EXISTING RECREATIONAL AREA WHICH WOULD ELIMINATE
THE NOISE OF

THE AREA, SPECIFICALLY TO OUR HOUSE AND FOR OUR NEIGHBORS.

AGAIN, I WILL CONTINUE TO OBJECT TO THE REZONING UNTIL A
WRITTEN GUARANTEE

IS INCLUDED WITH THE REZONING TO PREVENT FUTURE
CONSTRUCTION/BUILDING OF

ANY NATURE OR REASON.

DONALD D. CHUTE

TO: Pima County Planning and Zoning Commission
FROM: Lori Ann OToole Trust Parcel #102111220
RE: P24RZ00004 Sonoran Behavioral Health Expansion

In protest of the rezoning request of 9.6 acres from the SR to the TR zone. The purpose of this rezoning is to build an additional in-patient psychiatric building of 21,667sf that will expand the current size of Sonoran Behavioral Health by an additional 48 beds, offices, additional parking and a new outdoor recreation area for their patients.

Noise Pollution and Lack of Privacy

This expansion of the private psychiatric hospital will encroach within 50 feet of a quiet suburban development of single-family homes on ½ to 1 and ½ acres that have been there since the 1970's. The current neighborhood does not have streetlights or sidewalks. It has always attempted to be a dark sky neighborhood. The current hospital already has an outdoor recreation area that is noisy and shouts and yelling can be heard from neighbors over ½ mile away. The private hospital is lit up at night with parking lights that drastically changed the dark sky quality of the neighborhood during their last expansion. They are now trying to come encroach even further and bring another outdoor recreation area right to the outskirts of the neighborhood. They have said there will be 12-foot walls. The current recreation area already has 12-foot walls and this does not block the yelling and shouting that carries right over the walls. The current hospital uses loudspeakers outside and they broadcast throughout our neighborhood. I would reverse my opinion of this if they would agree to move the newly planned outdoor recreation area to the northwest side of the property, adjacent to the current recreation area.

Water Runoff and Flooding

This parcel of land has never been developed before because it is in an existing 100 year floodplain and there is an active wash that moves through the property several times a year during monsoon season. With increasing storms, preservation of existing floodplains are extremely important to avoid flooding in the adjacent and downstream residential area. The current plan does not involve building into the existing floodplain, but Sonoran Behavioral Health has made no guarantees about future expansion. The 3.5 acres of floodplain and wash should be set aside as open space forever and not be subject to future expansion plans from the current or future owners.

Wildlife Corridor

The current parcel of land has been a wildlife corridor in an increasingly urbanized part of town. Packs of coyotes and families of javalinas can be seen every day traveling up and down the wash. At this time, they safely nest under the mesquite trees in the wash, hunt and travel up and down the wash without entering any urban environments. Preservation of the existing floodplain is important in the preservation of wildlife.

Decrease in Property Values

We purchased our home in this location to live in a quiet, rural neighborhood. At the time, the property across the wash was already developed with small medical casitas with offices. The expansion of the psychiatric hospital in 2014 negatively affected the quality of life in our adjoining neighborhood. The current topography and natural vegetation of the parcel provide some visual and sound buffer. The additional development of the Parcel in a commercial application will negate all of this and lower the property values of the neighborhood.

Expansion Conditions Suggestion

I do understand that development of vacant land is inevitable. If the plan for the expansion of Sonoran Behavioral Health included the permanent preservation of the 3.5 acres of open space and also moved the outdoor recreation area away from the residential areas, I would remove my objection to the expansion.

Lori OToole
1800 W. Placita Del Lobo
Tucson, AZ 85704

TO: PIMA COUNTY PLANNING AND ZONING COMMISSION

FROM: DIANE JACOBS, PARCEL 102-11-1210, 1820 W PLACITA DEL LOBO 85704

RE: P24RZ00004 SONORA BEHAVIORAL HEALTH HOSPITAL LLC, ET-AL
N. CORONA ROAD REZONING

In protest of the rezoning of 9.86 acres from Suburban Ranch to the Transitional zone located on the northeast corner of N. Corona Road and W. Rudasill Road, I offer the following.

Noise Pollution and Property Value

When I moved to my home 5 1/2 years ago, I was looking for a peaceful, quiet neighborhood. This area of Casas Adobes appeared to fill that dream. Shortly after moving in I became aware of the noise created by the existing operation of the Sonora Behavioural Health Hospital. I was disappointed when I soon realized the extent that my quality of life is negatively impacted on a regular basis by the sound of yelling, foul language and sometimes blood curdling screams. It is very disturbing and I wish I had done more research in regard to the alarming sounds from this facility before purchasing my home. Even visitors to my home are alarmed by the sound coming from the behavioral health facility, and surprised that this type of operation exists in close proximity to an otherwise desirable single family residential neighborhood.

The plan does not attempt in any way to mitigate the noise of support functions of the facility. The emergency generators, trash removal, and additional recreation area are all to be located on the east side of the facility - closest to the neighboring homes.

The plan to expand this operation will absolutely negatively impact property values of all residents within earshot.

I adamantly object to increasing the size and occupancy of this facility.

Water Runoff and Flooding

I'm not an engineer, but I find it hard to believe that removing vegetation and reforming the edges of a long existing wash would not result in a change in water flow during heavy storms. Given the recent occurrences of never-before-seen weather related disasters throughout the world, I cannot understand the logic behind purposely impacting a natural wash area in such a way that it may cause more harm to natural areas and properties in the vicinity as well as downstream.

Wildlife Corridor

I am also concerned about the effect this expansion will ultimately have on the movement of wildlife through this corridor.

Quality of Life for Hospital Residents

The facility does not provide for quality outdoor recreation or relaxation space for its residents. Currently the recreation area appears to be about the size of a 9 vehicle parking area to accommodate 140 residents. The proposed expansion appears to add another similarly sized area. I'm guessing these areas are nothing more than concrete ground and walls, similar but smaller than that of a prison facility.

I think it goes without saying that the value of outdoor experiences and time in nature is an extremely important component to the physical and mental health of all of us. Even more important to those in need of psychological and/or emotional care. Those in need of effective behavioral health care would be better served if the hospital was located in an area that could provide for all their needs, not just a bed.

Respectfully,

Diane Jacobs

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