



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/5/2025

**= Mandatory, information must be provided*

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

***Title:**

P25CU00003 PIMA COUNTY FLOOD CONTROL DISTRICT – N. EDITH BOULEVARD

***Introduction/Background:**

Pima County Flood Control District, represented by Scott Tilley, requests a Type II Conditional Use Permit for a commercial stable in accordance with Section 18.17.030.C.1 of the Pima County Zoning Code in the SR (Suburban Ranch) zone, addressed as 3605 N. Edith Boulevard. (District 1)

***Discussion:**

The owner requests a Type II Conditional Use Permit to construct a commercial stable.

***Conclusion:**

Approval of the conditional use permit would allow the owner to build a commercial stable.

***Recommendation:**

The Hearing Administrator and staff recommend APPROVAL of the Type II Conditional Use Permit subject to standard and special conditions.

***Fiscal Impact:**

None

***Board of Supervisor District:**

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services

Telephone: (520) 724-8800

Contact: Spencer Hickman, Planner II

Telephone: (520) 724-6498

Department Director Signature: _____

[Signature] For

Date: _____

7/17/25

Deputy County Administrator Signature: _____

[Signature]

Date: _____

7/21/2025

County Administrator Signature: _____

Date: _____

7/21/2025



TO: Honorable Rex Scott, District 1

FROM: Tom Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: July 15, 2025

SUBJECT: **P25CU00003 PIMA COUNTY FLOOD CONTROL DISTRICT – N. EDITH BOULEVARD**
(Conditional Use Type II – Commercial Stable)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, AUGUST 5, 2024** hearing.

REQUEST: For a **Type II Conditional Use Permit for a commercial stable** in accordance with Section 18.17.030.C.1 of the Pima County Zoning Code in the SR (Suburban Ranch) zone located west of N. Edith Boulevard, approximately 1,350 feet southeast of the intersection of E. River Road and N. Alvernon Way, addressed as 3605 N. Edith Boulevard.

OWNER: Pima County Flood Control District
201 N. Stone Avenue
Tucson, AZ 85701

DISTRICT: 1

STAFF CONTACT: Spencer Hickman, Planner II

PUBLIC COMMENT TO DATE: As of July 15, 2025, staff received one item of public comment. The member of the public had questions at the initial hearing regarding Pima County property management procedures as well as traffic and dust, however he was not in opposition to the proposal.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The project is located within the Maeveen Marie Behan Conservation Land System designated as Multiple Use Management Area.

TD/SH/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P25CU00003

Page 2 of 3

FOR AUGUST 5, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Tom Drzazgowski, Deputy Director
Public Works-Development Services Department Planning Division

DATE: July 15, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P25CU00003 PIMA COUNTY FLOOD CONTROL DEPARTMENT – N. EDITH BOULEVARD
Pima County Flood Control District, represented by Scott Tilley, request a Type II Conditional Use Permit for a commercial stable in accordance with Section 18.17.030.C.1 of the Pima County Zoning Code in the SR (Suburban Ranch) zone, addressed as 3605 N. Edith Boulevard. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** (District 1)

Summary of Hearing Administrator Hearing (April 9, 2025)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on April 9, 2025. The hearing was held in “hybrid” fashion, with both an in-person and online/virtual option for attending. The owner and his architect representative presented the case to the hearing administrator and answered all of his questions.

One (1) member of the public chose to speak on the matter (an in-person attendee). He was not in opposition to the proposal, and was actually complimentary of the TRAK owner and operation, but did have certain questions about the County's property management department process, traffic and dust generation, and the surface treatment of Edith Boulevard. Staff and the hearing administrator responded to same and gave the speaker instructions as to further interactions with staff to pursue his questions. No members of the public participated via the online/virtual option.

After hearing the above and allowing the applicant to respond, the Hearing Administrator thanked those in attendance, then stated that he was in support of the proposed use, and that he would recommend approval of it to the Board of Supervisors. It was his feeling that the recommended special conditions promulgated by the Department of Transportation (DOT) and the Regional Flood Control District (RFCDD) were well thought-out and did not need any further amplification. He did indicate that he would add minor additional conditions relating to off-site parking and other matters.

It is the Hearing Administrator's basic position that TRAK has proven to be of significant benefit

to the entire Pima County community, that it has proven to operate in a way that is conscientious and considerate of its neighbors, and that it can and will co-exist peacefully with its surroundings in the proposed location.

After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends APPROVAL of this request for a Type II conditional use permit for a commercial stable. The applicant is advised that this is a recommendation to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions, which were promulgated by staff and further supported and amended by the Hearing Administrator.

Standard Conditions & Requirements pre the Pima County Zoning Code

1. A commercial stable is allowed in the SR zone as a conditional use per Section 18.17.030.C.1.

Special Conditions – Hearing Administrator

The following Special Conditions incorporate detailed input provided by the Development Services Department, the Department of Transportation, and the Regional Flood Control District, and have been amended as appropriate by the Hearing Administrator:

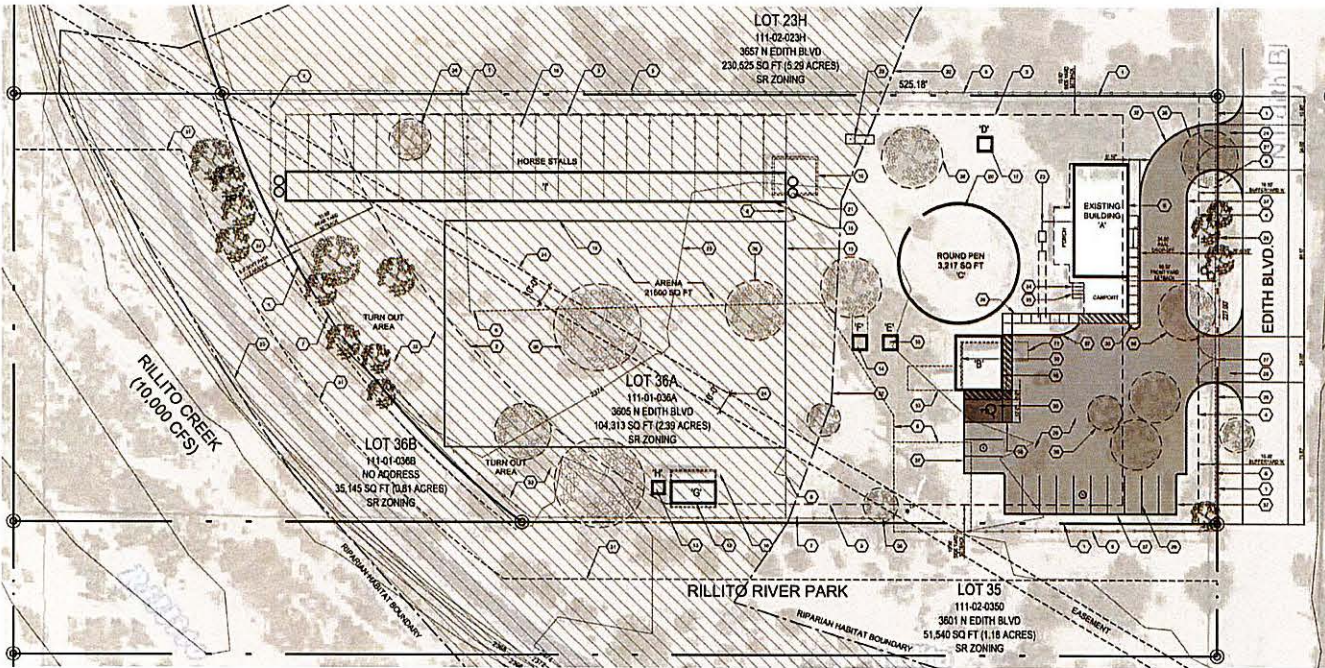
1. Required building permits shall be obtained for any new structures or unpermitted structures to remain.
2. Regional Flood Control District review and approval is required at the time of permitting.
3. The development shall not create an adverse drainage impact to upstream or downstream properties.
4. The Regional Flood Control District shall review and approve the location of the proposed fence prior to the installation (depicted on the Site Plan by keynote 7). Any encroachment from TRAK improvements onto the Chuck Huckelberry Loop shall be removed at the expense of TRAK.
5. Gates shall remain open during business hours.
6. Surface treatment such as gravel or decomposed granite to ensure dust control is permitted for onsite parking areas and access lanes (PAAL). PAALS shall be constructed with raised concrete vertical curbs to contain gravel or decomposed granite surface treatment.
7. Surface treated PAALS shall be periodically maintained by the ranch to ensure dust control is preserved and containment of the gravel surface treatment is within the parking area.
8. The one ADA parking space shall be paved or concrete, and an ADA accessible route to buildings on site shall be provided from the parking spaces. Handicap parking spaces shall comply with Pima County Standards.
9. All parking shall occur on-site in the designated parking lot; no parking is allowed within the Edith Boulevard right-of-way.
10. Riding rings and turn-out areas shall be watered as warranted so as to minimize dust generation and its migration to adjacent properties.

P25CU00003

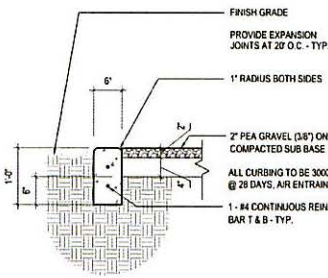
Page 3 of 3

TD/SH/ds
Attachments

C: Pima County Flood Control District (Owner)
Scott Tilley; TRAK Ranch (Applicant)



SITE PLAN
1"=30'



2 | DRIVEWAY HEADER
1"=4'0"

PAVEMENT SPEC

PAVEMENT MATERIAL
ACRUE SAND & GRAVEL
PEA GRAVEL
LTPG - 3/8" PEA GRAVEL
BLUE GRAY STONES ROUNDED/CHIPPED
DRIVEWAY AND WALKWAY

STRIPES
RUSTY CLEUR
PHO 1 GAL 2PK STRIPE TRAFFIC WHITE
2593462

FINISH GRADE
PROVIDE EXPANSION JOINTS AT 20' O.C. - TYP.

1' RADIUS BOTH SIDES

2' PEA GRAVEL (3/8") ON 4" COMPACTED SUB BASE
ALL CURBING TO BE 3000 PSI @ 28 DAYS, AIR ENTRAINED
1-#4 CONTINUOUS REINF. BAR T & B - TYP.

LEGEND

PROPERTY LINE
SETBACK
EASEMENT
RIPARIAN HABITAT
FENCE
DEMOLITION
CONTOUR LINE

STRUCTURES BREAKDOWN

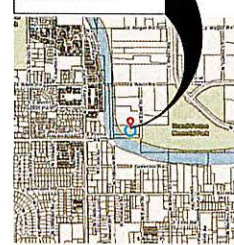
MARK	DESCRIPTION	SQ. FT.
'A'	EXISTING RESIDENCE	1750.00
	CANOPY	481.00
	FORCH	304.00
	TOTAL	2535.00
'B'	HAY STORAGE	720.00
'C'	ROUND PEN	3217.00
'D'	STORAGE	64.00
'E'	TACK SHED	64.00
'F'	CHICKEN COOP	64.00
'G'	RAMADA	258.00
'H'	TOOL SHED	49.00
'I'	HORSE STALL CANOPY	4234.00

ZONING CALCULATIONS

1. TOTAL SITE AREA	104,313 SQ FT (2.39 ACRES)
2. MAXIMUM PERMITTED LOT COVERAGE	GENERAL RESIDENTIAL (R-1) - MAX 30% MIN 14,000 SQ FT LOT SIZE 2,153 SQ FT 1,880 SQ FT
EXISTING BUILDING TO REMAIN	2,535 SQ FT
EXISTING BUILDING TO BE DEMOLISHED	1,880 SQ FT
TOTAL BUILDINGS	11,310 SQ FT
EXISTING BUILDING TO REMAIN	14,083 SQ FT
EXISTING BUILDING TO BE DEMOLISHED	1,880 SQ FT
PROPOSED LOT COVERAGE	25,293 SQ FT (24% LOT COVERAGE)
3. HEIGHT ALLOWED	34'0"
EXISTING BUILDING HEIGHT	13'0"
PROPOSED HEIGHT	10'0"
4. PERMETER YARD STREET FRONT YARD	50'0" MEASURE FROM BACK OF EXIST. OR FUTURE CURB
5. SIDE YARD	5'0"
6. VEHICLE SPACES REQUIRED	2 PARKING SPACES
REQUIRED PARKING	14 PARKING SPACES (1 ADA)
7. BICYCLE PARKING REQUIRED	1
SHORT TERM SPACES PROVIDED:	2
LONG TERM SPACES PROVIDED:	2
8. LOADING SPACES REQUIRED	0 LOADING SPACES REQUIRED
PROPOSED LOADING SPACES	0 PROPOSED LOADING SPACES
NOTE:	THE PARKING PROVIDED IS ADEQUATE FOR THE STAFF AND VISITORS FOR THIS USE.

THIS PROJECT:

3605 N EDITH BLVD



LOCATION MAP

3605 N EDITH BLVD, TUCSON, AZ 85718
818 N 13TH AVE

BLUE STAKE!!

CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITY SURFACES PRIOR TO CONSTRUCTION TO DETERMINE EXISTING UTILITY LOCATIONS. CALL BLUE STAKE PRIOR TO EXCAVATION. TELL THE LOCAL SPECIALIST THE ADDRESS OF THE SITE 3605 N EDITH BLVD - TUCSON, AZ 85718 AND THE DETERMINED SCOPE OF WORK FOR THIS SITE. THE AFFECTED LOCAL UTILITY COMPANIES WILL BE NOTIFIED. THEY WILL SEND A LOCATOR TO MARK UP THE UNDERGROUND LINES, PIPES AND CABLES AT THE JOB SITE TO LOCATE WHAT IS BELOW AND BE ABLE TO DIG SAFELY.

FLOODPLAIN NOTES

1. FEMA SPECIAL FLOOD HAZARD AREA ZONE 'AE'
2. SPECIAL STUDY LOWER FINGER ROCK WASH LOCAL FLOODPLAIN (EFFECTIVE NOVEMBER 1ST, 2001)
3. THIS PROPERTY HAS 1.34 ACRES OF REGULATED RIPARIAN HABITAT (RPH) CLASSIFIED AS ANTHROPIC RIPARIAN CLASS C HABITAT. THE 1.34 ACRES OF RPH WAS DISTURBED PRIOR TO THE 2006 MAPPING. THEREFORE INVESTIGATION IS NOT REQUIRED.

GENERAL NOTES

1. PERFORM WORK IN CONFORMANCE WITH THE 2018 IRC ADOPTED BY PIMA COUNTY AND ALL OTHER APPLICABLE CODES, ORDINANCES, LAWS AND OTHER REGULATIONS AND STANDARDS OF EACH AND EVERY GOVERNMENTAL AGENCY AND BUREAU HAVING JURISDICTION OVER PROJECT.
2. EXISTING UTILITIES SHOWN ARE FOR PURPOSES OF LOCATING AND UNDERSTANDING HOW THE PROPOSED RESIDENCE WILL BE CONNECTING TO UTILITIES. NOT ALL UTILITIES ARE SHOWN.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL RESOLVE ANY DISCREPANCIES WITH THE OWNER. DO NOT OFF SITE FABRICATE ANY MATERIALS. NOW DO ANY CONSTRUCTION UNTIL VERIFICATION OF ACCURACY OF DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS IS DONE.
4. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
5. GROSS AREA OF LOT IS 104,313 SQ FT = 2.39 ACRES.
6. EXISTING ZONING IS R-1.
7. ALL WORK TO BE IN ACCORDANCE WITH GC & FTS RECORDED.
8. CONTRACTOR SHALL VERIFY EXACT LOCATION OF RESIDENCE AT SITE WITH OWNER AND ARCHITECT. CONTRACTOR SHALL COMPLY WITH ANY STAKING REQUIRED BY THE ARCHITECTURAL REVIEW COMMITTEE.
9. ALL NATURAL GROWTH SHALL REMAIN UNDISTURBED EXCEPT THAT WHICH IN THE BUILDING AREA AND NO GROWTH SHALL BE REMOVED THE PRIOR CONSENT OF THE ARCHITECT AND THE OWNER.
10. EXCESS SOIL GENERATED FROM THE EARTHWORK OPERATIONS SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF BY OTHERS. PLACED SO AS TO BECOME AN INTEGRAL PART OF THE SITE DEVELOPMENT. ALL GRADING SHALL BE IN ACCORDANCE WITH PIMA COUNTY REGULATIONS.
11. TREAT ALL SCL, SLABS AND FOOTINGS FOR TERMITES PER CURRENT ARIZONA STATE REQUIREMENTS.

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. 50' 0" FRONT YARD
3. 10' 0" SIDE YARD
4. 10' 0" BUFFER YARD TYPE 'A'
5. EXISTING CHAIN LINK FENCE TO REMAIN
6. EXISTING CHAIN LINK TO BE REMOVED
7. NEW CHAIN LINK FENCE
8. NEW CHAIN LINK FENCE WITH GATE, 12" CLEARANCE A.F.F.
9. EXISTING BUILDING TO REMAIN
10. EXISTING BUILDING TO BE DEMOLISHED
11. EXISTING CONCRETE PAD TO REMAIN
12. NEW RELOCATED 12' X 24' RAMADA, SEE 35P2.0
13. NEW RELOCATED 7' X 8' PLASTIC TOOL SHED, SEE 35P2.1
14. NEW RELOCATED 8' X 8' WOOD CHICKEN & RABBIT COOP WITH EXTENDING 10' X 8' FENCE, NO CLEARANCE A.F.F. SEE 45P2.1
15. NEW RELOCATED 8' X 8' WOOD TACK SHED, SEE 35P2.1
16. NEW RELOCATED 20' X 20' HAY BARN, ENCLOSED ONLY, SEE 35P2.1
17. NEW RELOCATED 8' X 8' PLASTIC STORAGE SHED, SEE 35P2.1
18. NEW RELOCATED (2) 12' X 40' FENCED CORRAL, SEE 35P2.0
19. NEW RELOCATED 18' X 12' WHITE PLASTIC RAIL FENCE AREA, 10' CLEARANCE A.F.F. SEE 45P2.1
20. NEW RELOCATED ROUND PEN, 15' CLEARANCE A.F.F. SEE 35P2.0
21. 6' X 8' GAL. 1,100 GAL. WATER TANK
22. EXISTING WATER WELL TO REMAIN
23. EXISTING BENTIC TANK AND LATCH H.E.D.
24. EXISTING POWER POLE EASEMENT
25. INDICATES EXISTING GRADING
26. NEW PEA GRAVEL DRIVEWAY
27. NEW GATE, 10' CLEARANCE A.F.F.
28. WHITE PLASTIC RAIL FENCE, 10' CLEARANCE A.F.F.
29. 6' X 20' PARKING SPACE, TYP. U.N.D.
30. 12' X 20' ADA PARKING SPACE
31. EXISTING EASEMENT
32. RIPARIAN HABITAT BOUNDARY
33. CHAIN LINK FENCE ENCLOSED TURNOUT AREA FOR HORSE DARTING
34. LONG TERM BICYCLE PARKING
35. SHORT TERM BICYCLE PARKING
36. EXISTING VEGETATION TO BE REMOVED
37. CONCRETE DRIVEWAY HEADER, REFER TO 25P1.0
38. FENCE SHALL BE OFFSET 5 FEET FROM LOOP SOFT PATH. CONTACT DISTRICT PRIOR TO FENCE INSTALLATION FOR DISTRICT APPROVAL OF FENCE ALIGNMENT. (DISTRICT CONTACT- LUKE HENZELMAN (520) 724-4815)

onyx | creative



DAVID V. GARCIA
22 East Ventura Street
3605 N EDITH BLVD
TUCSON, AZ 85718
onyxcreative.com

TRAK RANCH
SITE PLAN
3605 N EDITH BLVD
TUCSON, AZ 85718

Project No: 24-0833
Drawn By: LAC
Date: 2025-3-12
Issue: Review

SP1.0

SITE PLAN



P25CU00003

Page 1 of 6

FOR BOARD OF SUPERVISORS JUNE 3, 2025 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: April 11, 2025

DOCUMENT: P25CU00003

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

The Pima County Flood Control District, represented by Scott Tilley of TRAK Tucson, requests a **Type II Conditional Use Permit for a commercial stable**, in accordance with Sec. 18.17.030.C.1 of the Pima County Zoning Code, in the SR (Suburban Ranch) zone, located west of N. Edith Boulevard, approximately 1,350 feet southwest of the intersection of E. River Road and N. Alvernon Way, and addressed as **3605 N. Edith Boulevard**. (District 1)

CASE BACKGROUND AND PARTICULARS

This is a request to approve a conditional use permit for a commercial stable to be operated by the Therapeutic Ranch for Animals and Kids (TRAK). This stable would be a relocation of the current TRAK facility located to the north at 3250 E. Allen Road. TRAK will lease the property for this operation from the Pima County Regional Flood Control District (PCRFCDD).

The subject property is bordered by Brandi Fenton Memorial Park to the east (across N. Edith Boulevard), together with some private residential parcels to the north and east. Rillito Creek and its segment of the Chuck Huckelberry Loop wrap around the property to the south and the west.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on April 9, 2025. The hearing was held in "hybrid" fashion, with both an in-person and online/virtual option for attending. The owner and his architect representative presented the case to the hearing administrator and answered all of his questions.

One (1) member of the public chose to speak on the matter (an in-person attendee). He was not in opposition to the proposal, and was actually complimentary of the TRAK owner and operation, but did have certain questions about the County's property management department process, traffic and dust generation, and the surface treatment of Edith Boulevard. Staff and the hearing administrator responded to same and gave the speaker instructions as to further interactions with staff to pursue his questions. No members of the public participated via the online/virtual option.

After hearing the above and allowing the applicant to respond, the Hearing Administrator thanked those in attendance, then stated that he was in support of the proposed use, and that he would recommend approval of it to the Board of Supervisors. It was his feeling that the recommended special conditions promulgated by the Department of Transportation (DOT) and the Regional Flood Control District (RFCD) were well thought-out and did not need any further amplification. He did indicate that he would add minor additional conditions relating to off-site parking and other matters.

HEARING ADMINISTRATOR'S COMMENTS

It is the Hearing Administrator's basic position that TRAK has proven to be of significant benefit to the entire Pima County community, that it has proven to operate in a way that is conscientious and considerate of its neighbors, and that it can and will co-exist peacefully with its surroundings in the proposed location.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a **commercial stable**. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions, which were promulgated by staff and further supported and amended by the Hearing Administrator.

Standard Conditions & Requirements per the Pima County Zoning Code

1. A commercial stable is allowed in the SR zone as a conditional use per Section 18.17.030.C.1.

Special Conditions – Hearing Administrator

The following Special Conditions incorporate detailed input provided by the Development Services Department, the Department of Transportation, and the Regional Flood Control District, and have been amended as appropriate by the Hearing Administrator:

1. Required building permits shall be obtained for any new structures or unpermitted structures to remain
2. Regional Flood Control District review and approval is required at the time of permitting.
3. The development shall not create an adverse drainage impact to upstream or downstream properties.
4. The Regional Flood Control District shall review and approve the location of the proposed fence prior to the installation (depicted on the Site Plant by keynote 7). Any encroachment from TRAK improvements onto the Chuck Huckelberry Loop shall be removed at the expense of TRAK.
5. Gates shall remain open during business operations.
6. Surface treatment such as gravel or decomposed granite to ensure dust control is permitted for onsite parking areas and access lanes (PAAL). PAALS shall be constructed with raised concrete vertical curbs to contain gravel or decompose granite surface treatment.
7. Surfaced treated PAALS shall be periodically maintained by the ranch to ensure dust control is preserved and containment of the gravel surface treatment is within the parking area.
8. The one ADA parking space shall be paved or concrete, and an ADA accessible route to buildings on site shall be provided from the parking spaces. Handicap parking spaces shall comply with Pima County Standards.
9. All parking shall occur on-site in the designated parking lot; no parking is allowed within the Edith Boulevard right-of-way.
10. Riding rings and turn-out areas shall be watered as warranted so as to minimize dust generation and its migration to adjacent properties.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

- 1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

The Pima County Comprehensive Plan designates the majority of this site as *Resource Sensitive (RS)*, the primary purpose of which is to guide the development of larger parcels with environmentally sensitive characteristics and in relatively close proximity to public preserves. Design and development in such areas shall emphasize design that blends with the natural surroundings.

In this case, the public preserves are the adjacent Rillito Creek corridor and the Chuck Huckelberry Loop, as well as Brandi Fenton Memorial Park.

With the above in mind, and considering that the existing TRAK facility is located right next door, there is a demonstrated track record of it operating in good accord with its neighbors. Given the proposed design, and when operated in conformance with the Special Conditions crafted below and all applicable County commercial-development standards, it can continue to easily and peacefully co-exist with its neighboring properties.

With the above being the case, the Hearing Administrator finds that the proposed conditional use permit application is not in conflict with the Comprehensive Plan and the site's *Resource Sensitive (RS)* designation.

2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.

It is the Hearing Administrator's position that the proposed conditional use, if constructed as shown on the submitted site plan, and if operated in conformance with the recommended *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties and their permitted uses.

3. It has adequate accessibility to the County Road network.

The property will take its direct access to N. Edith Boulevard, a public street that has an ultimate connection to W. River Road. The latter is a designated major route on Pima County's *Major Streets and Routes Plan*. Access is found to be adequate, in that the traffic to and from this commercial stable is not excessive and its access provisions heretofore have clearly proven satisfactory for the successful operation of the facility. The Department of Transportation has recommended several conditions to ensure proper access and circulation to/from and within the site.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Parking requirements are reviewed by staff at the time of final permitting. The submitted site plan appears to have sufficient parking.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

It is the Hearing Administrator's finding that the new use poses no significant public threat in any of the above ways, except for the potential generation of dust. A special condition has been recommended to address same. Beyond that, verification that the project satisfies all applicable Pima County ordinances and regulations (which will occur during the Development Plan/Site Construction Plan process, shall satisfactorily address these issues.

6. **Hours of operation will not be detrimental to adjoining residents.**

Hours of operation are not viewed as an issue here. If TRAK continues its same hours of operation, it clearly will co-exist satisfactorily with its surroundings.

7. **Landscaping will be fully in conformance with zoning code regulations.**

Required setbacks and landscape buffers shall be verified at the time of future Development Plan/Site Construction Plan review and approval.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The western one-third (approximately) of the subject property is designated as **IMPORTANT RIPARIAN AREA (IRA)** by the MMB-CLS due to its adjacency to the bank-protected Rillito Creek. The balance of the site lies **OUTSIDE OF** the MMB-CLS.

Staff Commentary on Biological Impacts

Extensive review of this application has been completed by the Regional Flood Control District, especially with respect to the regulated riparian habitat on-site. *Special Conditions* have been recommended by the District and have been incorporated into this Hearing Administrator's recommendation to the Board of Supervisors.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is not located within a Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is not located within a Priority Conservation Area for this species.

Pima Pineapple Cactus. The subject property is not located within a Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is not within a Priority Conservation Area (PCA) for this species.

**RECOMMENDATIONS BY THE DEPARTMENT OF TRANSPORTATION (DOT) AND
BY THE REGIONAL FLOOD CONTROL DISTRICT (RFCD):**

Both the Department of Transportation (DOT) and the Regional Flood Control District (RFCD) have reviewed this application extensively and provided specific comments that are detailed within the April 2, 2025 staff report accompanying the Board of Supervisors packet on this agenda item. DOT and FCD comments and recommendations have been incorporated into the *Special Conditions* put forth above by the Hearing Administrator.

attachments

cc: Chris Poirier, Director, Development Services
Dan Ice, Chief Building Official
Tom Drzazgowski, Chief Zoning Inspector & Deputy Planning Official
The Pima County Regional Flood Control District, Owner
Scott Tilley, TRAK, Applicant
David Garcia, Onyx Collaborative, Architect Representative



MEMORANDUM

PUBLIC HEARING – April 9, 2025

DATE: April 2, 2025

TO: Jim Portner, AICP, Hearing Administrator

FROM: Spencer Hickman, Planner II

SUBJECT: **P25CU00003 PIMA COUNTY FLOOD CONTROL DISTRICT – N. EDITH BOULEVARD**
Type II Conditional Use Permit
Scheduled for public hearing on April 9, 2025

LOCATION:

The project location is located on the west side of N. Edith Boulevard, approximately 1,300 feet southwest of the intersection of E. River Road and N. Alvernon Way. The project area totals approximately 2.39 acres on parcel 111-02-036A, addressed as 3605 N. Edith Boulevard. The property is zoned SR (Suburban Ranch).

SURROUNDING LAND USE OR CONTEXT:

The subject parcel is located immediately north and east of Rillito Creek, at the southern end of Edith Boulevard. The property is zoned SR. All adjacent properties to the north and east are zoned SR. The property to the south and west is Rillito Creek, which is City of Tucson SR zoning. Lots to the north are developed with existing homes as well as numerous structures for horses and livestock such as corrals and shade structures. The property to the east is graded, being part of the same parcel as Brandi Fenton Memorial Park. The Loop Trail runs along the north bank of Rillito Creek on the west side of the property.

PUBLIC COMMENT:

As of the writing of this report, April 2, 2025, staff has received no items of public comment.

PREVIOUS CASES ON PROPERTY:

No previous cases on the property.

BACKGROUND INFORMATION

The project proposal is to operate a commercial stable. Section 18.17.030.C.1 of the Pima County Zoning Code permits commercial stables as a permitted use with the approval of a Type II conditional use permit.

The project area is approximately 107,000 square feet of area containing several existing residential and accessory structures. There is one access point onto Edith Boulevard. While there is vegetation existing on the property, much of the lot appears to have been previously graded.


The provided site plan shows the existing main structure at the east side of the lot to remain, with a driveway providing access onto Edith Boulevard at two locations. The applicant also

proposes on-site parking as well as construction of several new horse stalls, arenas, and other animal-related structures.

DEPARTMENT COMMENTS

Regional Flood Control Department

The Regional Flood Control District (District) has reviewed the site conditions and offers the following informative comments:

1. The project is located on a Pima County Regional Flood Control District owned parcel. The TRAK representatives (TRAK) are leasing the District owned property to use for their equine-assisted learning facilities. This parcel is located just north of the Rillito River and Chuck Huckelberry Loop Path (Loop). TRAK and the District have worked closely on ensuring the proposed improvements will not impact the Loop. A recreational soft path for the Loop is located adjacent to the south property line and where a new fence is proposed. The District has concern that at the time of installation, the proposed fence will encroach into the Loop soft path. Because of the concern, a condition will be applied to the Conditional Use Permit (CUP) for the applicant to contact the District to schedule an inspection prior to the fence installation to ensure the TRAK improvements does not encroach onto the Loop.
2. A Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SHA) Zone AE floodplain impacts the subject parcel. FEMA SFHA Zone AE floodplain has determined base flood elevations during a 100-year storm event. A base flood elevation of 2373' obtained from the FEMA Flood Insurance Rate Maps resides approximately within the middle of the parcel. Since the property resides within the FEMA floodplain (and as discussed below, a local floodplain), a floodplain use permit will be required to ensure that structures are properly elevated, protected and the project does not create an adverse impact to adjacent property.
3. Additionally, the entire parcel is located within the Lower Finger Rock Wash local floodplain (effective date 11/01/2001). Below is a screen capture of the 100-Year Maximum Flow Deth Map, which shows depths of up to 1' of flow depth around the existing structure and entrance. At the time of permitting the CUP applicant shall sign and record a covenant that holds Pima Couty harmless from damages of any kind by reason of flooding or erosion related to the use of the property, including damages resulting from traversing or attempting to traverse private vehicular access during times of flooding.
 
 An aerial photograph of a property with a color-coded flood map overlay. The map shows a pink/purple area indicating a 1-foot flow depth around a structure and its entrance. The surrounding area is green, and there are some brown patches. A road or path is visible on the left side of the property.
4. The property does show that mapped Regulated Riparian Habitat impacts the property. Any disturbance to the RRH that occurred prior to the 2005 mapping is grandfathered and not counted towards the mitigation threshold of 1/3 acre of RRH Disturbance. After a review of historical aerial photography dating back to 1998 the property has been devoid of RRH due to disturbance caused by the existing use of the property. As such, the disturbed area within the RRH mapping is considered to be grandfathered and RRH mitigation is not required. Currently there are native mesquites that have been on the property since 1998. The District recommends to keep as many of the native mesquites on the property as possible and any existing native vegetation removed should be replaced with similar native species.

The District has no objection to the conditional use permit, subject to conditions #2-4 below:

As the project boundaries do not impact the regulatory wash or the mapped regulated riparian habitat the District has no objection to the conditional use permit.

Department of Transportation Comments

The Department of Transportation has no objection to the conditional use permit request for the TRAK Ranch. Access to the site is proposed to be gated, however, the proposed gate shall remain open during business operations.

Per the applicant's submittal letter, the ranch would operate under a low number of participants (3 to 5) per session under regular operations. The site is directly north of the Rillito Creek local floodplain and is subject to flood prone conditions. The site would require paved parking areas and access lanes (PAAL), but given the expected number of visitors and flood conditions, the Department would allow PAALS to be gravel. PAALS shall be constructed with 6" raised concrete vertical curbs to contain gravel or decomposed granite surface treatment. The ranch is responsible for periodical maintenance to ensure dust control and containment of the gravel surface treatment within the parking area.

The one ADA parking space shall be paved or concrete, and an ADA accessible route to buildings on site shall be provided from the parking spaces. Handicap parking spaces shall comply with Pima County Standards.

A site construction permit may be required to address and approve on-site improvements by the Department. This can be a combined Building and Site Construction permit.

The Department of Transportation has no objection to this request and recommends approval subject to the conditions #5-8 below:

STAFF RECOMMENDATION




Section 18.17.030.C.1 of the Pima County Zoning Code permits commercial stable or riding school as a permitted use with the approval of a Type II conditional use permit. Staff recommends **APPROVAL** of the Type II Conditional Use Permit with the following conditions:

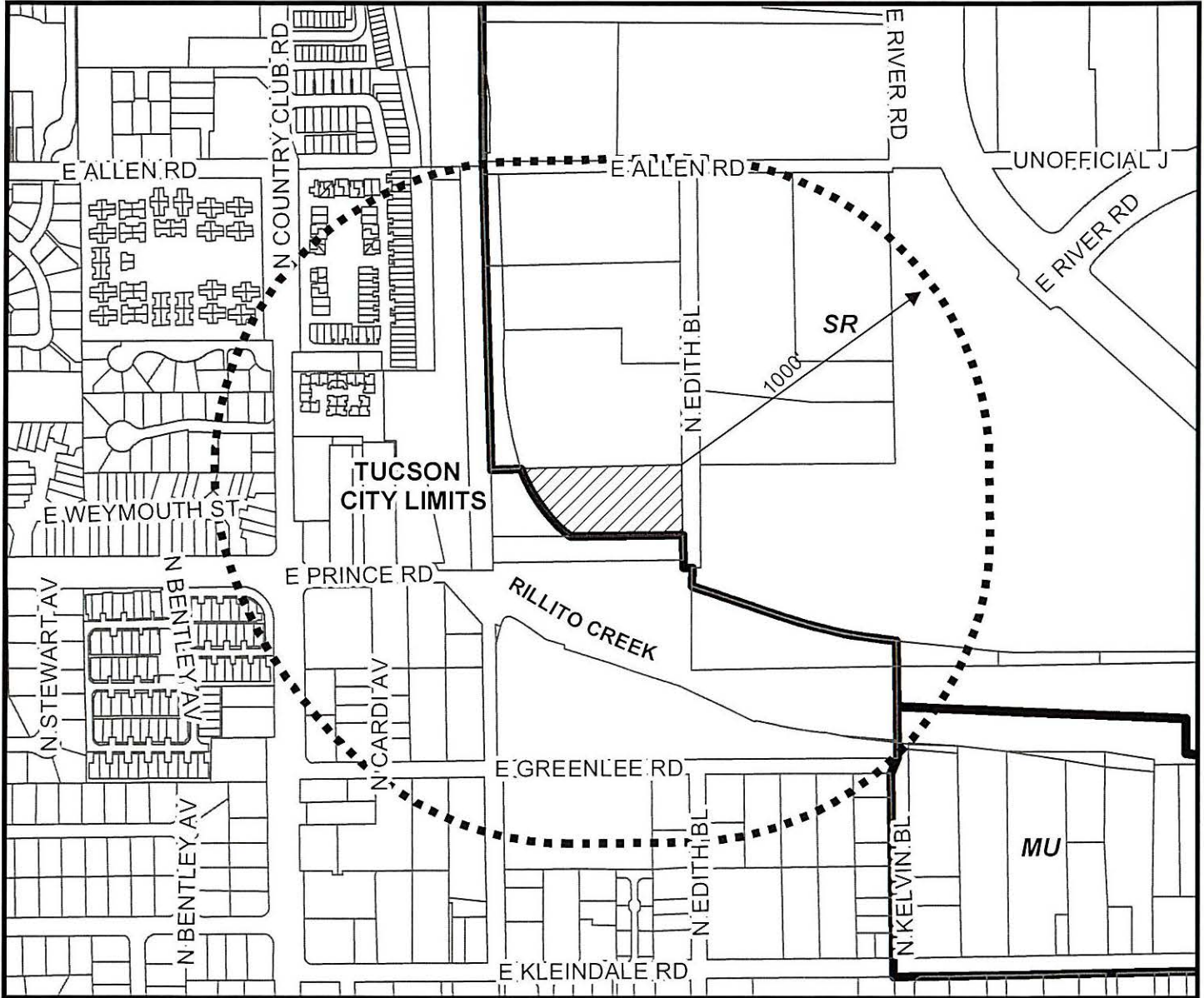
1. Required building permits shall be obtained for any new structures or unpermitted structures to remain
2. Regional Flood Control District review and approval is required at the time of permitting.
3. The development shall not create an adverse drainage impact to upstream or downstream properties.
4. The Regional Flood Control District shall review and approve the location of the proposed fence prior to the installation (depicted on the Site Plant by keynote 7). Any encroachment from TRAK improvements onto the Chuck Huckelberry Loop shall be removed at the expense of TRAK.
5. Gates shall remain open during business operations.
6. Surface treatment such as gravel or decomposed granite to ensure dust control is permitted for onsite parking areas and access lanes (PAAL). PAALS shall be constructed with raised concrete vertical curbs to contain gravel or decompose granite surface treatment.
7. Surfaced treated PAALS shall be periodically maintained by the ranch to ensure dust control is preserved and containment of the gravel surface treatment is within the parking area.

8. The one ADA parking space shall be paved or concrete, and an ADA accessible route to buildings on site shall be provided from the parking spaces. Handicap parking spaces shall comply with Pima County Standards.

c: Tom Drzazgowski – Chief Zoning Inspector
Pima County Flood Control District - Owner
Scott Tilley – Applicant

Case #: P25CU00003
Case Name: PIMA COUNTY - W. EDITH BOULEVARD
Tax Code(s): 111-02-036A

-  Subject Property
-  1000' Notification Area
-  Zoning Boundary



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes: **CONDITIONAL USE PERMIT - TYPE II**
FOR A COMMERCIAL STABLE



Map Scale: 1:6,000

Map Date: 3/20/2025 - ds



Conditional Use Permit Application

Property Owner: Pima County Flood Control District Phone: (520) 724 - 4600
Owner's Mailing Address, City, State & Zip: N/A
Applicant (if different from owner): Scott Tilley Phone: (520) 808 - 7508
Applicant's Mailing Address, City, State & Zip: N/A
Applicant's or Owner's Email Address: scotttiley@traktucson.org
Property Address or Tax Code: 3605 N Edith Bl
Type of Use Proposed for the Property: County Residential Property (Vacant)

Discuss the proposed use and it's compatibility with the surrounding area: _____

TRAK Ranch is looking to relocate to this property to continue their operations. Their current location is just North of this property, and it is compatible with the other SR zoned properties.

☒ The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

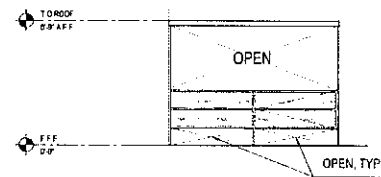
This application is for a (Select one):

☒ Type I Conditional Use ☐ Type II Conditional Use ☐ Type III Conditional Use

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: 3/12/2025



24'-0"

10' HIGH
9' AFF

OPEN

OPEN

15'-0"

CORAL
S-CAFF

BROWN
T-FAFF
PCL

MATERIAL WHITE PLASTIC VINYL

OPEN, TYP.

4	ARENA FENCE	
	1/4"x1/2"	

MATERIAL
STEEL BEAMS AND COLUMNS
METAL DECKING ROOF

MATERIAL:
STEEL BEAMS AND COLUMNS
METAL RAILING
WOOD PANELING AT RAILING

MATERIAL
WHITE PLASTIC VINYL

onyx | creative
22 East Ventura Street
Tucson, Arizona 85705

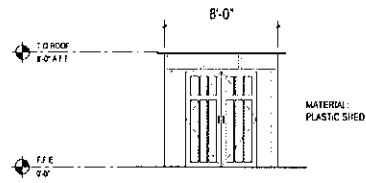
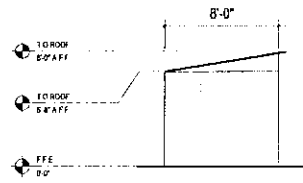


TRAK RANCH
ELEVATIONS
3605 N EDITH BLVD
TUCSON, AZ 85718

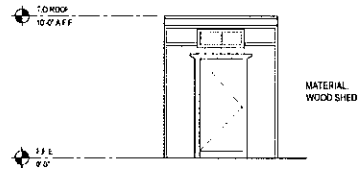
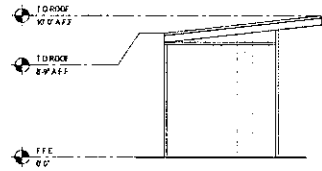
Proposal No. 24 0533
 Drawn By: LAG
 Date: 2025-3-12
 Rate:

SP2.0

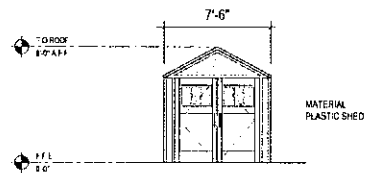
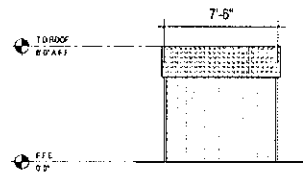
BUILDING & FENCE
ELEVATIONS



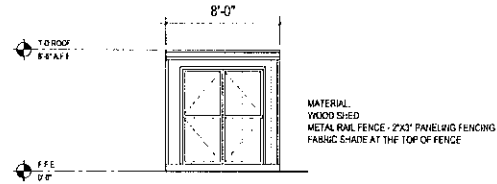
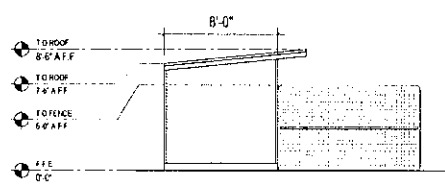
1 | 'D' STORAGE SHED



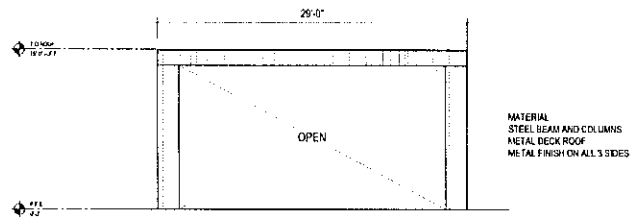
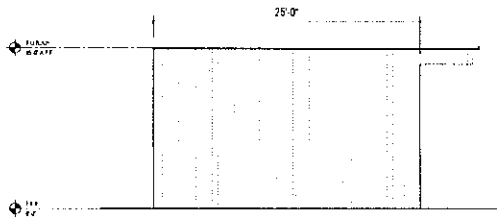
2 | 'E' TACK SHED



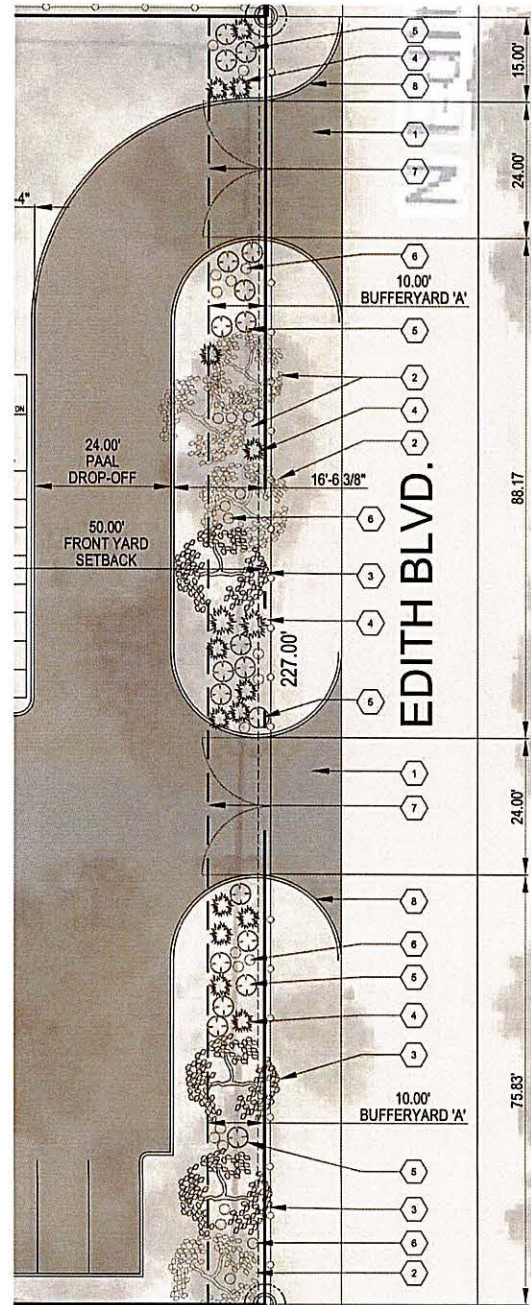
3 | 'H' TOOL SHED



4 | 'I' CHICKEN & RABBIT COOP



5 | 'B' HAY BARN ELEVATIONS



LANDSCAPING NOTES

1. ALL REQUIRED LANDSCAPING, IRRIGATION SYSTEMS, WALLS, SCREENING DEVICES, CURBING AND DETENTION BASIN LANDSCAPE IMPROVEMENTS ON THE SITE OR WITHIN THE ABUTTING R.O.W SHALL BE MAINTAINED AS SHOWN ON THE APPROVED PLANS. THE PROPERTY OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE TO ACHIEVE PERMANENT, SAFE, AND SUCCESSFUL LANDSCAPING AS REQUIRED BY THIS DIVISION. FAILURE TO MAINTAIN THE IMPROVEMENTS OR LANDSCAPING REQUIRED BY THIS DIVISION CONSTITUTES A VIOLATION OF THE P.C. LANDSCAPE DESIGN MANUAL.
2. AN APPROVED AUTOMATIC DRIP IRRIGATION SYSTEM SHALL BE INSTALLED. IRRIGATION CONTRACTOR SHALL COORDINATE WITH PLUMBING CONTRACTOR TO CONNECT THE SYSTEM TO SITE WATER SERVICE SYSTEM TO BE EQUIPPED WITH BACK FLOW PREVENTOR, FILTER PRESSURE REGULATOR, AND A CONTROL VALVE. PROVIDE "AS BUILT" DRAWINGS TO THE OWNER OF ALL UNDERGROUND LINES FOR FUTURE REFERENCE.
3. IRRIGATION SYSTEM PIPING UNDER PAVEMENT TO BE INSTALLED IN SCHEDULE 40 SLEEVES. EXTEND SLEEVES MIN. 12" BEYOND PAVING CURBS.
4. ALL LANDSCAPING SHALL BE MAINTAINED AS TO NOT INTERFERE OR OBSTRUCT VISIBILITY.
5. ALL DECOMPOSED GRANITE GROUND COVER SHALL BE WASHED OR SIFTED.

LANDSCAPING KEYNOTES

1. NEW PEA GRAVEL DRIVEWAY.
2. EXISTING TREE TO REMAIN.
3. NEW TREE PER BUFFER YARD 'A' REQUIREMENTS.
4. NEW SHRUB PER BUFFER YARD 'A' REQUIREMENTS.
5. NEW SUBSHRUB PER BUFFER YARD 'A' REQUIREMENTS.
6. GROUND COVER.
7. BUFFER YARD. PROVIDE 10' CLEARANCE PER P.C. LANDSCAPE DESIGN MANUAL - BUFFER YARD A REQUIREMENTS.
8. NEW 6" HEADER.

LANDSCAPING CALCULATIONS

A. BUFFERYARD "A" (EDITH BL) = 227.00'

1. 10' WIDE BUFFERYARD 'A' @ 100'-0" (2.3 MULTIPLIER FOR 100')
REQUIRED PLANT UNITS PER 100'-0"
3 CANOPY TREES X 2.3 = 6.9 (7)
6 SHRUBS X 2.3 = 13.8 (14)
9 SUBSHRUBS X 2.3 = 20.7 (21)
GROUND COVER (D.G.)
2. PROVIDED PLANTS:
CANOPY TREES = 7 (4 EXST)
SHRUBS = 14
ACCENTS = 21
GROUND COVER = 26

B. PLANT LIST

KEY	QTY.	SIZE	NAME
	7	15 GAL	CHILEAN MESQUITE
	14	5 GAL	TEXAS RANGER
	21	1 GAL	BRITTLE BUSH
	26	1 GAL	GERMANDER SAGE

LANDSCAPE PLAN
110



onyx creative
22 East Valencia Street
Tucson, Arizona 85718
520.543.1710 onyxcreative.com

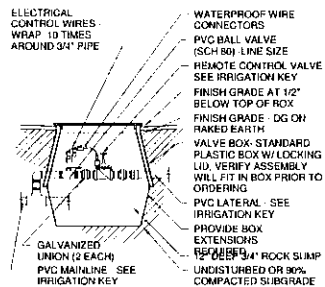


TRAK RANCH
LANDSCAPE PLAN
3005 N EDITH BLVD
TUCSON, AZ 85718

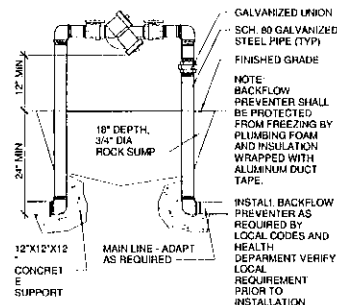
Project No.: 24-0833
Drawn By: LAC
Date: 2/25/24
Issue: Review

LS1.0

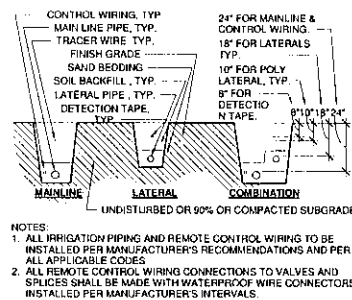
LANDSCAPE PLAN



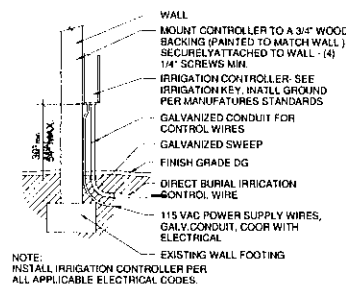
1 Remote Control Valve Assembly
1\"/>



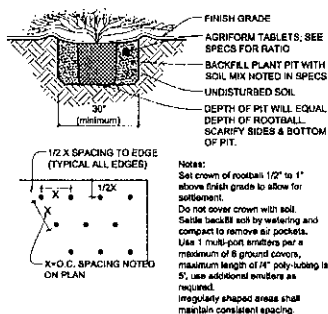
2 BACK FLOW PREVENTER
12\"/>



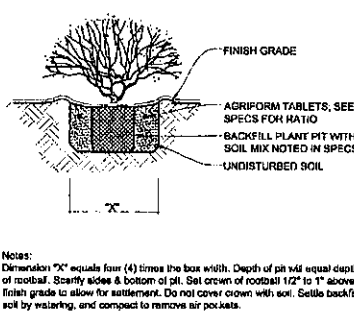
3 IRRIGATION TRENCHING
12\"/>



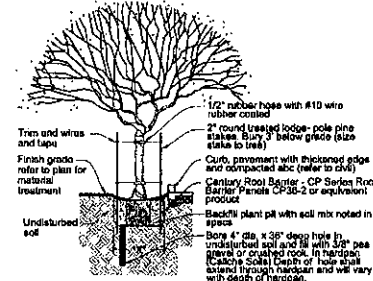
7 WALL MOUNTED CONTROLLER
12\"/>



4 GROUND COVER PLANTING
NOT TO SCALE



5 SHRUB PLANTING
NOT TO SCALE



6 15 GALLON TREE BOX - TREE STAKING
NOT TO SCALE



25001 Emery Rd, Suite 400
Cleveland, Ohio 44128
216.223.3200 | onyxcreative.com

Pima County
201 N Stone Ave, 1st Floor
Tucson, AZ 85701
Phone: (520) 724-6490

Re: TRAK Ranch
OC Project # 24.0833
Permit No.: TBD
Date: March 12th, 2025

The following are our responses to review comments generated by Plans Examiners at Pima County Planning and Development Services. The Onyx Creative response comments are typed below in bold print.

PARKING REQUIREMENTS - TRANSPORTATION

Reviewer: David Tapia

1. Submit a statement clarifying the business model and how the parking indicated in the Site Plan provides sufficient spaces for the purposes of TRAK Ranch.

Onyx response:

The listed parking calculations are based on the needs of the administrative office side of TRAK Ranch and their estimated required parking based on their business operations.

TRAK offers a variety of programs that attract different levels of traffic to the property. Some of the programs offered are equine-assisted learning, animal assisted life skills, little buckaroos, horsemanship and first-time horse-riding lessons. These are group-based activities and programs do not attract more than 3-5 participants per session. The parking required during these times is about 3-5 spaces.

There are a variety of programs for the community that do not take place on the proposed premises, such as Community Outreach and Service Visits, Traveling Petting Zoo, and Birthday Party events. TRAK intends to reserve the ramada located on the far West end of Brandi Fenton Park and utilize the dirt overflow parking at the end of Edith Rd adjacent to the property for those events.

During camps and field trip opportunities, the drop-off area is intended to accommodate private vehicles and to drop off visitors and later pick them up. The site shall be closed off by a fence and gates at two points which shall remain open during business hours.

Two standard parking stalls and one accessible stall are required per our calculations. Fourteen stalls, which include one accessible stall, have been provided on the site plan. The single accessibility space is in compliance with accessibility standards.

The parking area will be paved with pea gravel to allow permeability and minimize sheet flow. The paved area shall be contained by a 6" header. The H.C. Space shall be concrete paved and connect to concrete walks which lead to the entrance. Refer to SP1.0.

ZONING – BUFFER YARD REQUIREMENTS

Reviewer:

2. Verify buffer yard requirements.

Onyx Response:

Pima County's Screening and Buffer yard Design table based on uses (November 21, 2023).

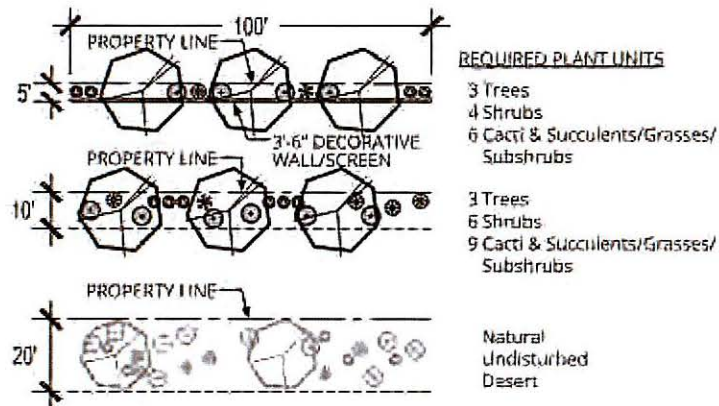
PROPOSED USE	EXISTING ADJACENT USE/ZONE							
	Low Density Residential	High Density Residential and Mixed-Use	General Commercial	Light Industrial	Heavy Industrial	Park/Other	Street 1	Street 2
Low Density Residential	None	None	None	None	None	None	A	B
High Density Residential and Mixed-Use	C	None	None	None	None	B	E	C
General Commercial	C	B	None	None	None	C	E	C
Light industrial	D	D	D	None	None	D	B	D
Heavy Industrial	D	D	D	None	None	D	C	D
Park/Other	None	None	None	None	None	None	None	C

USE CATEGORIES

Low Density Residential	High Density Residential and Mixed-Use	General Commercial	Heavy Industrial	Street 1
IR Institutional Reserve	TH Trailer Homesite (RV)	MR Major Resort	CI-2 General Industrial	Public Street
SR Suburban Ranch	CR-4 Mixed-Dwelling Type	RVC Rural Village Center	CI-3 Heavy Industrial	Street 2
SR-2 Suburban Ranch Estate	CR-5 Multiple Residence	CB-1 Local Business	115 kV Substation	Scenic Route
RH Rural Homestead	TR Transitional	CB-2 General Business	Park/Other	Gateway Overlay
SH Suburban Homestead	CMH1 County Manufactured and Mobile Home	Light Industrial	Golf Course	Federal and
CR-1 Single Residence	CMH2 County Manufactured and Mobile Home	CPI Campus Park Industrial	Public Park/Garden	State Highways
CR-2 Single Residence	MU Multiple Use	CI-1 Light Industrial/Warehousing		
CR-3 Single Residence				
GR-1 Rural Residential				

The site is zoned SR with the adjacent properties to the North and South being also zoned SR. The table states that SR is within the Low-Density Residential use category, and the requirement for Low Density Residential – Low Density Residential is None. Edith Blvd falls within the street 1 category, the requirements of Low Density Residential – Street 1, it requires us to meet the buffer yard type “A” requirements at the East/Front yard. Refer to SP1.0 for call out to 10’ buffer yard space. The use will remain low density residential. There is no landscaping buffer yard required between the adjacent properties. There is only one street adjacent to the property which requires a buffer yard ‘A’. The 10’ buffer yard will be utilized, and a landscape plan will be provided.

BUFFERYARD TYPE A



If you have additional questions, please call me at (520) 314 8441

Sincerely,

David Garcia

David Garcia
Director of Architecture
Onyx Creative

Spencer Hickman

From: Victor Pereira
Sent: Friday, April 4, 2025 2:38 PM
To: Spencer Hickman
Cc: Thomas Drzazgowski; Rita Leon; Robert Padilla; Eric Shepp; Jeffrey Teplitsky
Subject: RE: UPDATE//TRAK
Attachments: P25CU00003 Hearing Materials w_revision_reduced.pdf

Spencer:

Thanks for sending this document over, not sure these comments are appropriate for the hearing, but including regardless.

Page 7:

TRAK offers a variety of programs that attract different levels of traffic to the property. Some of the programs offered are equine-assisted learning, animal assisted life skills, little buckaroos, horsemanship and first-time horse-riding lessons. These are group-based activities and programs do not attract more than 3-5 participants per session. The parking required during these times is about 3-5 spaces.

Comment: Parks and Recreation (PR) hosts several special events at Brandi Fenton Horse arena. For those special events, the parking priority is dedicated to the special event user. Deconfliction is required by TRAK with the PR Department if they intend to use more than 3-5 parking spots.

There are a variety of programs for the community that do not take place on the proposed premises, such as Community Outreach and Service Visits, Traveling Petting Zoo, and Birthday Party events. TRAK intends to reserve the ramada located on the far West end of Brandi Fenton Park and utilize the dirt overflow parking at the end of Edith Rd adjacent to the property for those events.

Comment: Reservation of the ramada will be in accordance with PR's reservation system and the Board of Supervisors fee structure.

//vp//

VICTOR M. PEREIRA

Director, Parks and Recreation
3500 West River Road
Tucson, AZ 85741
Phone: 520.724.5256
Cell: 520.539.6210

**Conservation Lands & Resources
Environmental Planning Review
P25CU00003_N. Edith Blvd**

BIOLOGICAL RESOURCES

The approx. 2.4-acre site is partially within the Multi-use Management Area (MUMA) designation of the Maeveen Marie Behan Conservation Lands System (CLS). The property is developed for low intensity residential uses and includes an existing residence, a few outbuildings and a fenced pasture area.

The site is not within the Priority Conservation Areas (PCA) for the cactus ferruginous pygmy owl, western burrowing owl, Pima pineapple cactus, or needle-spined pineapple cactus.

The site has not been identified as a priority acquisition under any county bond program.

LANDSCAPE CONTEXT

The project site is located on N. Edith Blvd. south of Allen Rd. and west of River Rd. The site and surrounding properties are zoned for low-density residential uses (SR). The site, which sits on the north bank of the Rillito, is within the "Rillito Creek/Tanque Verde Wash Riparian Wildlife Movement Area" as identified by the AZ Game and Fish Dept. (2013). There are no County-owned Preserves in the vicinity.

POTENTIAL IMPACT TO BIOLOGICAL RESOURCES AND CLS

The applicant is requesting that the TRAK Ranch, which is currently located just north of the project site, be relocated to the project site. According to the site plan, the only grading and ground disturbance associated with this project will occur as part of the paving of the parking area which is located outside the MUMA-designated area. The site plan states there will be no grading within the CLS.

Because this project will not impact the CLS, no CLS mitigation is needed.

CLR-Environmental Planning has no objection to this request.