

**BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)**

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type:	Agenda Item
Is a Board Meeting Date Requested?	Yes
Requested Board Meeting Date:	11/18/2025
Project Title / Description:	RESOLUTION AND ORDINANCE: P25SP00001 AQUILINA – W. AJO HIGHWAY SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT (WEST AJO FEED SPECIFIC PLAN)

Agenda Item Report

Introduction / Background:	The Board of Supervisors approved the Comprehensive Plan Amendment and Specific Plan on August 5, 2025.
Discussion:	The comprehensive plan amendment and specific plan rezoning was for approximately 3.7 acres from the RS (Resource Sensitive) to the PDC (Planned Development Community) land use designation and from the SR (BZ) (Suburban Ranch – Buffer Overlay) to the SP (BZ) (Specific Plan – Buffer Overlay) zone for a feed store, office and a hay barn with a small portion of the northeast corner located within the Maeveen Marie Behan Conservation Lands System (CLS) designated as Multiple Use Management Area with no new disturbance to the CLS.
Conclusion:	The Resolution and Ordinance reflect the Board of Supervisors' approval.
Recommendation:	Approval
Fiscal Impact:	0
Support of Prosperity Initiative:	13. Support Small Business
Provide information that explains how this activity supports the selected Prosperity Initiative	Supports small business ownership.
Board of Supervisor District:	• 5
Department:	Development Services - Planning
Name:	Terrill Tillman

Telephone:

5207246921

Department Director Signature: _____



Date: _____

10/28/25

Deputy County Administrator Signature: _____



Date: _____

11/3/2025

County Administrator Signature: _____

Date: _____

11/3/2025



Subject: P25SP00001

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NOVEMBER 18, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department Planning Division
DATE: October 28, 2025

RESOLUTION FOR ADOPTION

P25SP00001 AQUILINA – W. AJO HIGHWAY SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Owners: Aquilina Vincent & Maureen S
(District 5)

If approved, adopt RESOLUTION NO. 2025 - _____

OWNERS: Aquilina Vincent & Maureen S
4540 W. Ajo Highway
Tucson, AZ 85746-9706

AGENT: The WLB Group, Inc.
Rob Longaker
4444 E Broadway
Tucson, AZ 85711

DISTRICT: 5

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

STAFF RECOMMENDATION: APPROVAL

TD/ds
Attachments

c: Rob Longaker

RESOLUTION 2025-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 3.7 ACRES LOCATED AT THE NORTHEAST CORNER OF W. AJO HIGHWAY AND S. CAMINO DE OESTE, IN SECTION 31, TOWNSHIP 14 SOUTH, RANGE 13 EAST IN THE SOUTHWEST PLANNING AREA IN CASE P25SP00001 AQUILINA – W. AJO HIGHWAY SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT.

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map in the Southwest Planning Area is amended to change the planned land use intensity category for approximately 3.7 acres, as referenced in case P25SP00001 Aquilina – W. Ajo Highway Specific Plan and Comprehensive Plan Amendment, located at the northeast corner of W. Ajo Highway and S. Camino De Oeste, in Section 31, Township 14 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from the RS (Resource Sensitive) to the PDC (Planned Development Community).

Section 2. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 3. This Resolution shall become effective on the date of adoption.

Passed and adopted, this _____ day of _____, 2025.

Chair, Pima County Board of Supervisors

ATTEST:

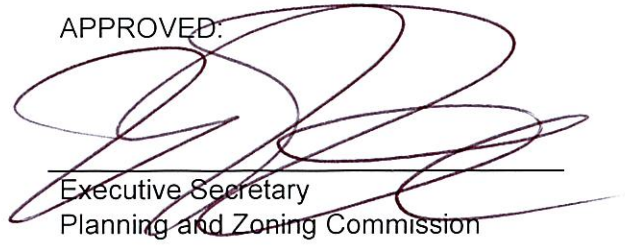
Clerk, Board of Supervisors

APPROVED AS TO FORM:



Deputy County Attorney
Jacob Kavkewitz

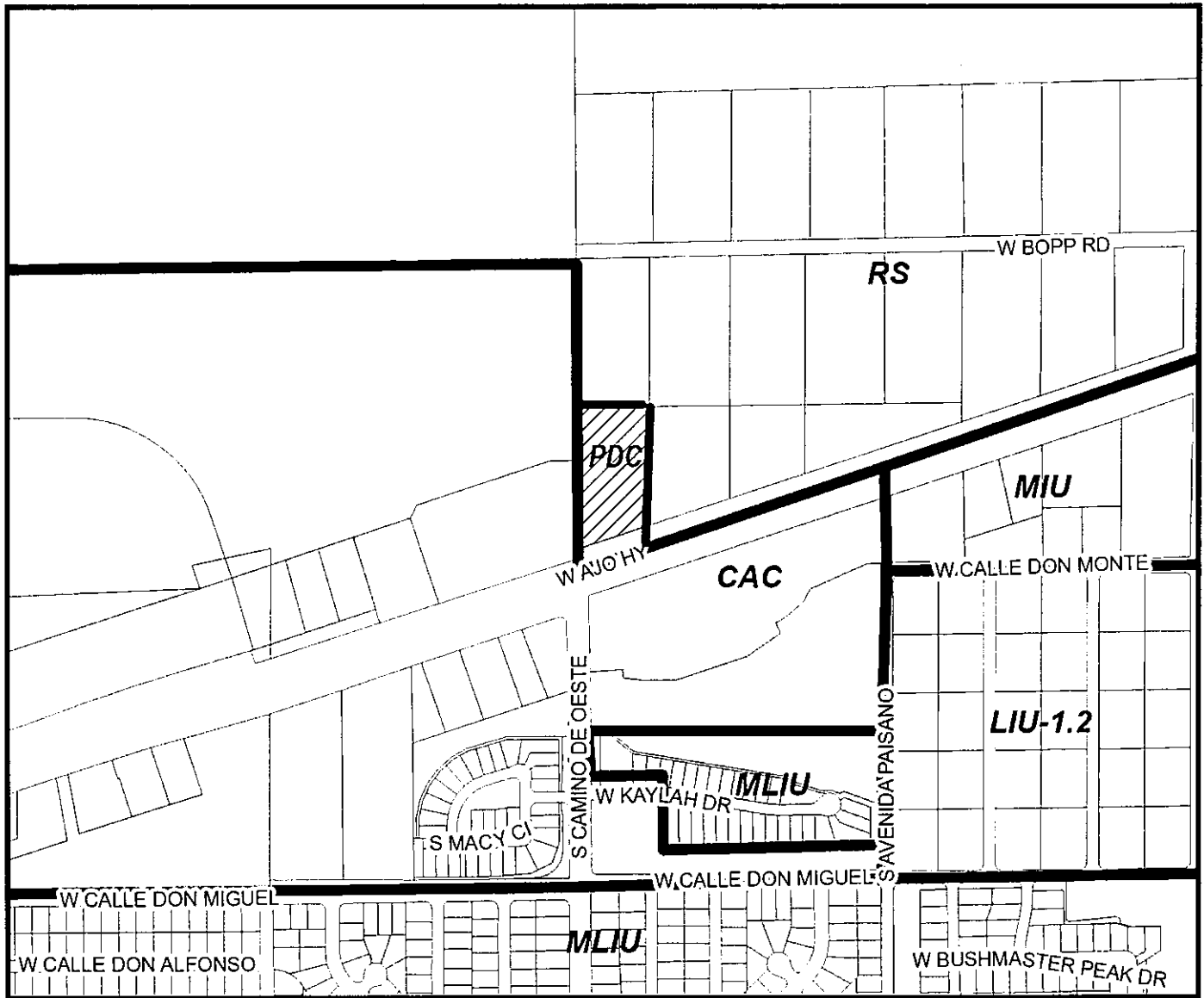
APPROVED:



Executive Secretary
Planning and Zoning Commission

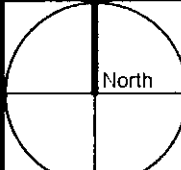
Exhibit A COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 285 570 1,140 Feet

 Subject Property

Taxcodes: 119-45-0090	P25SP00001 AQUILINA - W. AJO HIGHWAY SPECIFIC PLAN AND COMPEHENISVE PLAN AMENDMENT		Districts 5 Location: Northwest corner of W. Ajo Highway and S. Camino De Oeste
	Resource Sensitive (RS) to Planned Development Community (PDC) 3.7 Acres +/-		
 PIMA COUNTY DEVELOPMENT SERVICES	Southwest Planning Area under Pima Prospers Sections 31, Township 14 South, Range 13 East		
	Planning and Zoning Commission Hearing: June 25, 2025	Map Scale: 1:8,000	
	Board of Supervisors Hearing: August 5, 2025	Map Date: September 30, 2025 / dms	



Subject: P25SP00001

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NOVEMBER 18, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: October 28, 2025

ORDINANCE FOR ADOPTION

**P25SP00001 AQUILINA – W. AJO HIGHWAY SPECIFIC PLAN AND COMPREHENSIVE
PLAN AMENDMENT**

Owners: Aquilina Vincent & Maureen S
(District 5)

If approved, adopt ORDINANCE NO. 2025 - _____

OWNERS: Aquilina Vincent & Maureen S
4540 W. Ajo Highway
Tucson, AZ 85746-9706

AGENT: The WLB Group, Inc.
Rob Longaker
4444 E Broadway
Tucson, AZ 85711

DISTRICT: 5

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

STAFF RECOMMENDATION: APPROVAL

TD/ds
Attachments

c: Rob Longaker

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 3.7 ACRES OF PROPERTY (PARCEL CODE 119-45-0090) FROM THE SR (BZ) (SUBURBAN RANCH – BUFFER OVERLAY) TO THE SP (BZ) (SPECIFIC PLAN – BUFFER OVERLAY) ZONE, IN CASE P25SP00001 AQUILINA – W. AJO HIGHWAY SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT, LOCATED AT THE NORTHEAST CORNER OF W. AJO HIGHWAY AND S. CAMINO DE OESTE, AMENDING PIMA COUNTY ZONING MAP NO. 17.

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

Section 1. The 3.7 acres is rezoned from the SR (BZ) (Suburban Ranch – Buffer Overlay) to the SP (BZ) (Specific Plan – Buffer Overlay) zone, parcel code 119-45-0090), located at the northeast corner of W. Ajo Highway and S. Camino De Oeste and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), subject to the conditions identified in and incorporated by reference into, Section 2 of this Ordinance.

Section 2. Rezoning Conditions. The West Ajo Feed Specific Plan, Exhibit B (which has not been recorded but may be viewed at the office of the Pima County Development Services Department – Planning Division) is hereby adopted, subject to amendments as required by the Board of Supervisors' action and to include Part IV (Conditions of Approval).

Section 3. Amendments. The rezoning conditions adopted in Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Pima County Zoning Code, Chapter 18.90.

Section 4. The effective date of this Ordinance is 30 days after adoption by the Board of Supervisors.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2025.

Chair, Pima County Board of Supervisors

Attest:

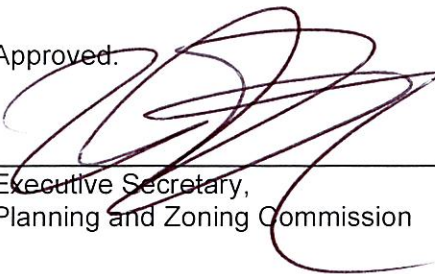
Clerk, Board of Supervisors

Approved As To Form:



Deputy County Attorney
Jacob Kavkewitz

Approved.



Executive Secretary,
Planning and Zoning Commission

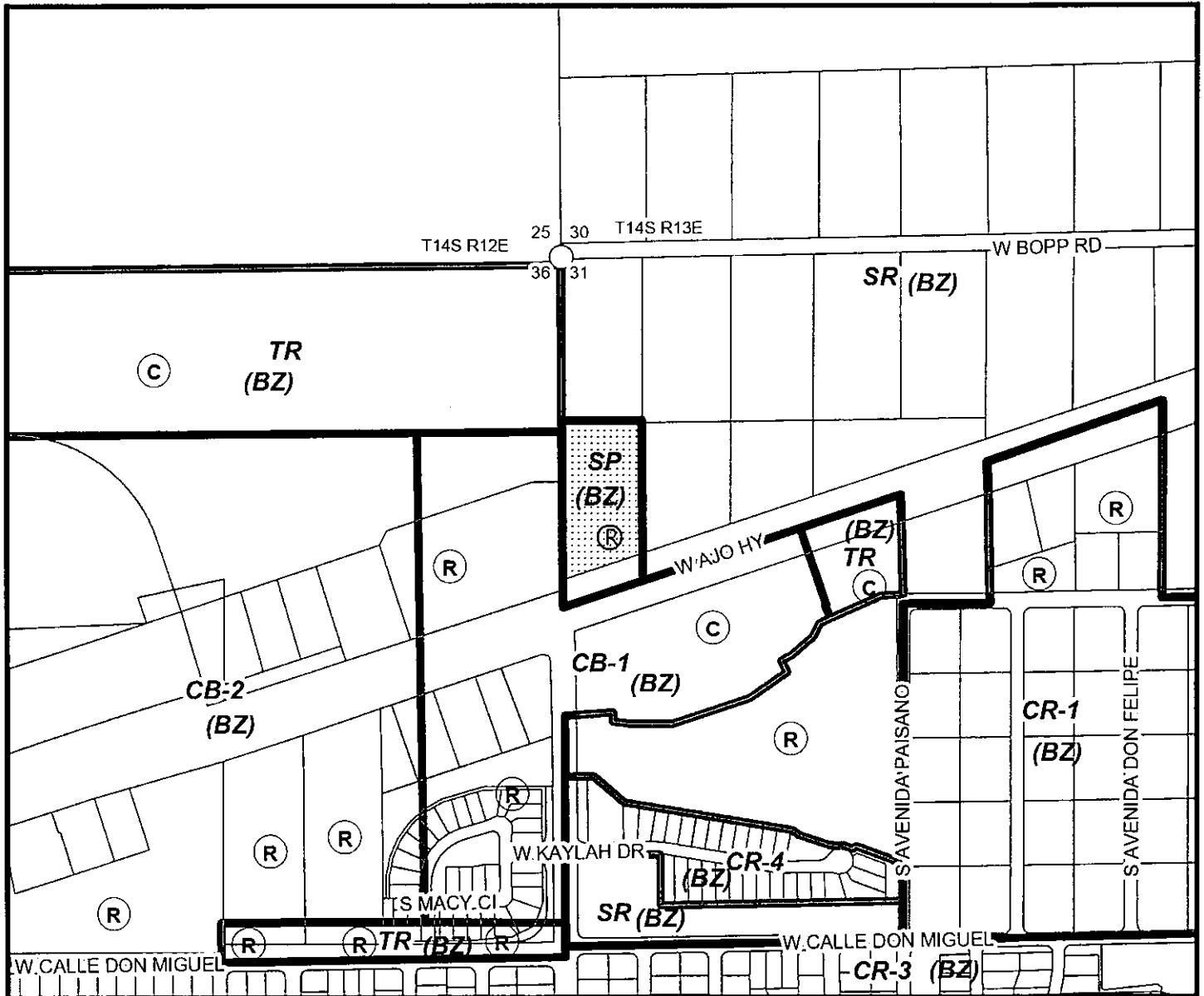
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 17 TUCSON AZ, BEING A PART OF THE W 1/2 OF THE
NW 1/4 OF THE NW 1/4 OF SECTION 31 T14S R13E.



ADOPTED: _____ EFFECTIVE: _____

0 150 300 600 Feet
[Scale bar with markings at 0, 150, 300, and 600 feet]



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

Ⓒ NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR (BZ) 3.7 AC
ds - September 30, 2025

P25SP00001
119-45-0090

