

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:	A Defer	Date: 10/28/25
Deputy County Administrator Signa	ture:	_ Date: 11/3/2025
County Administrator Signature:	Ger	Date: 113 705



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-	
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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).

<u>Section 2.</u> 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:		
<u> </u>		
Clerk, Board of Supervisors		

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APPROVED AS TO FORM:

Deputy County Attorney Jacob Kavkewitz

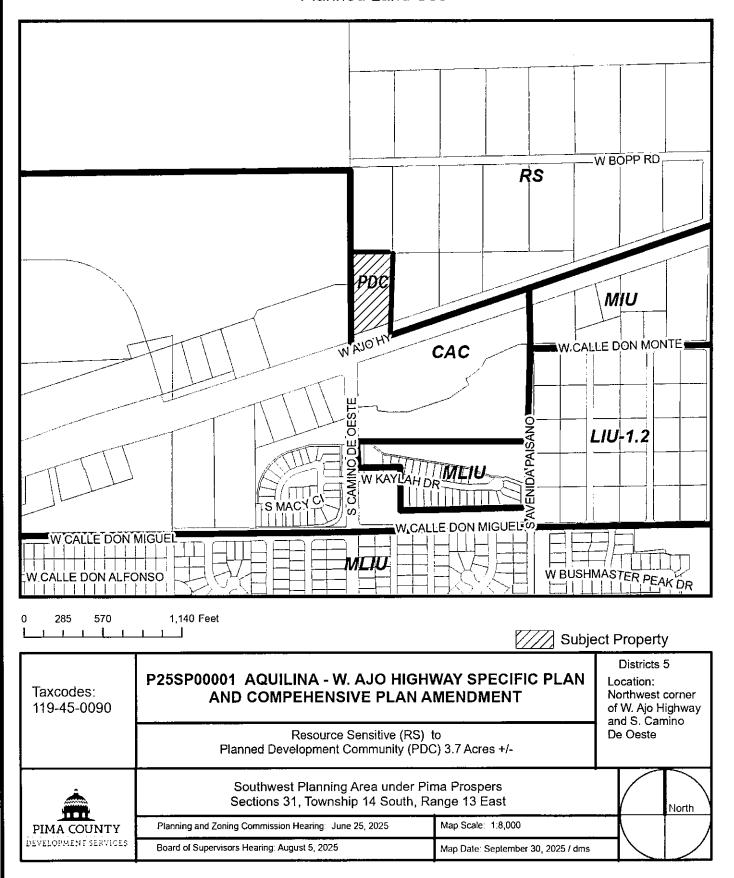
APPROVED:

Executive Secretary
Planning and Zoning Commission

Exhibit A

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use





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

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).

corner of W. Ajo Highway and S. Camino De Oeste and illustrated by the shaded area on the

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	

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Attest:	
Clerk, Board of Supervisors	
Approved As To Form:	Approved.
of kly	
Deputy County Atto rné y Jacob Kavkewitz	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. 600 Feet 0 150 300 ADOPTED: _____EFFECTIVE: ___ 25 30 T14S R13E T14S R12E W BOPP RD-SR (BZ) 36 m 31 TR (c) (BZ) SP (BZ)(R)(BZ WHOUAW (R)(R)(c) CB-1 (BZ) CR-1 (BZ) (R)/ENIDA: DON (BZ)

EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

SR (BZ)

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

(R)

(R)

(R)

W.CALLE DON MIGUEL

P25SP00001 119-45-0090

W.CALLE DON MIGUEL

CR-3 (BZ)

PIMA COUNTY DEVELOPMENT SERVICES