



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/17/2025

*= Mandatory, information must be provided

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

***Title:**

P25SP00002 PIMA COUNTY – S. HARRISON ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

***Introduction/Background:**

The applicant requests a comprehensive plan amendment and specific plan rezoning (Southeast Employment & Logistics Center Specific Plan) for approximately 290.3 acres from the Military Airport (MA) and Resource Sensitive (RS) to the PDC (Planned Development Community) land use designation and from the RH (Rural Homestead) to the SP (Specific Plan) zone for a large-scale employment and logistics center located north of E. Brekke Road, and bounded by S. Harrison Road to the west and S. Houghton Road to the east.

***Discussion:**

The flexible specific plan rezoning proposes office, business or corporate centers, light industrial uses such as research and development, laboratory testing, assembly production and manufacturing, wholesale business, or warehousing and storage for specific industries, and conforming to the Davis-Monthan Air Force Base Approach/Departure Corridor – 3 permitted uses. The property lies outside the Maeveen Marie Behan Conservation Lands System.

***Conclusion:**

A plan amendment to PDC and a rezoning to the SP zone allow the proposed uses and are supported by the policies of the comprehensive plan by proposing economic development and expansion while considering the long-term viability of the region. Arizona Growing Smarter Acts is implemented through public and private cooperation encouraging the use of community infrastructure and providing employment and services, with nearby recreational opportunities.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to 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: Thomas Drzazgowski, Deputy Planning Official Telephone: 520-724-6675

Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____



TO: Honorable Steve Christy, Supervisor, District 4

FROM: Chris Poirier, Director *Tom Drzazgowski*
Public Works-Development Services Department-Planning Division

DATE: May 20, 2025

SUBJECT: P25SP00002 PIMA COUNTY – S. HARRISON ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment and Specific Plan Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JUNE 17, 2025** hearing.

REQUEST: For a **comprehensive plan amendment and specific plan rezoning** for approximately 290.3 acres from the Military Airport (MA) and the Resource Sensitive (RS) to the Planned Development Community (PDC) land use designation and from the RH (AE) (Rural Homestead – Airport Environs) and the RH (Rural Homestead) to the SP (AE) (Specific Plan– Airport Environs) and the SP (Specific Plan) zones. The site is located approximately one-half mile south of I-10 located between S. Harrison Road and S. Houghton Road, addressed as **11295 S. Harrison Road**, in Section 11, Township 16 South, Range 15 East in the Southeast Planning Area.

OWNERS: Pima County
Real Property
130 W. Congress Street
Tucson, AZ 85701-1317

AGENT: Pima County
Economic Development Department – Heath Vescovi-Chiordi
201 N Stone Av. - 2nd Floor
Tucson, AZ 85701

DISTRICT: 4

STAFF CONTACT: Thomas Drzazgowski, Deputy Planning Official

PUBLIC COMMENT TO DATE: As of May 20, 2025, staff has not received any public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8 – 0** (Commissioners Cook and Lane were absent)

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject site is located outside the Maeveen Marie Behan Conservation Lands System.

TD/ds

Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P25SP00002

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FOR JUNE 17, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: May 20, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT AND SPECIFIC PLAN

P25SP00002 PIMA COUNTY – S. HARRISON ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Pima County requests a **comprehensive plan amendment and specific plan rezoning** for approximately 290.3 acres from the Military Airport (MA) and the Resource Sensitive (RS) to the Planned Development Community (PDC) land use designation and from the RH (AE) (Rural Homestead – Airport Environs) and the RH (Rural Homestead) to the SP (AE) (Specific Plan– Airport Environs) and the SP (Specific Plan) zones. The site is located approximately one-half mile south of I-10 located between S. Harrison Road and S. Houghton Road, addressed as 11295 S. Harrison Road, in Section 11, Township 16 South, Range 15 East in the Southeast Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 8 - 0 (Commissioners Cook and Lane were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 4)

Planning and Zoning Commission Public Hearing Summary (April 30, 2025 meeting)

The public hearing was held virtually and in person. Commissioners attended both virtually and in-person. 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 added to Section V of the final specific plan.

A commissioner questioned the meaning of the Planned Development Community (PDC) comprehensive plan land use designation. Staff replied that when a site has an approved specific plan the land use designation is amended to PDC which conforms the specific plan to its land use designation.

A commissioner asked about Pima County as the applicant and stated that staff are speaking in the third person. Staff replied that yes, we are Pima County, however different departments and the team from Pima County Economic Development Department (EDD) will describe the proposal in detail.

The EDD representative presented more detailed information about the request and how the county has identified this area for economic development. He further elaborated how the EDD is desiring to increase the overall competitiveness of the property by having land use entitlements positioned for development. He discussed that the property is located near the larger transportation corridor with existing infrastructure and stated the proposed uses are compatible with the fairground. He explained that the 290-acre proposal meets the Board of Supervisors goals and policies and conforms with the Economic Development Strategic Plan and the project is planned to be phased or entitled over time. He stated that the permitted and prohibited uses within the specific plan align with the Davis Monthan Air Force Base ADC-3 (Arrival/Departure Corridor – 3) and height limitations.

A commissioner questioned the history of the property ownership. The representative and staff discussed that the property was originally owned by Arizona State Land Department (ASLD) and was acquired sometime in the 1970's or 1980's as part of a land exchange for Catalina State Park.

A commissioner questioned whether there have been discussions with ASLD about adjacent properties. The representative responded that state lands are held in trust and ASLD is approached by a developer to bid on lands, and the state has the property appraised to determine whether or not to accept the bid. ASLD has become more proactive as they are one of the largest landowners in the state and openly communicate with the City of Tucson and Pima County.

A commissioner asked about what would happen with the trap and skeet shooting range. The representative discussed that there have been discussions about the relocation of the range but have not identified the exact location.

A commissioner asked whether the fairgrounds would be relocated. The representative stated that they would not. The commissioner questioned the compatibility of uses. The applicant discussed that the property is compatible with the fairground uses.

A commissioner questioned whether the property was planned to be conveyed or leased. The representative responded that it could be either.

The commissioners asked about the coordination of road improvements with ASLD, City of Tucson (COT) and Arizona Department of Transportation (ADOT) and how that will be accomplished. The representative responded that when an end user is identified and prepared to develop the site, coordination with the COT and ADOT will be required and implemented through rezoning conditions and discussed that ASLD is not the developer but conveys land holdings to developers.

A commissioner discussed whether the ability to obtain water service was conditioned upon annexation into the City of Tucson. The representative responded that in order to obtain water service, annexation is required, and the specific plan has some of the Pima County Zoning Code's regulations incorporated for clarification and preparation for administration of the specific plan by city staff.

The public hearing was opened to members of the public who wished to speak. There were no requests from the public to speak, and the public hearing was closed.

Commissioner Maese made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Hannah gave second.

A commissioner expressed that of the three development scenarios, Flood Control District had two preferred development options and wondered how this would work moving forward through the process. Staff replied that if the third development option is utilized, the developer will continue to work with flood control to meet any of its standards while under permitting review and will continue to refine the details to address flood control concerns.

The commissioners discussed that the forethought, intentionality and consideration of all the stakeholders is nice to see and demonstrates how well we can work together and pull in the same direction for an interesting, exciting project.

The commission voted to recommend **APPROVAL** of the comprehensive plan amendment and of the specific plan rezoning 8 – 0 (Commissioners Cook and Lane were absent) subject to the following Standard and Special Conditions added to Section V of the Specific Plan:

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

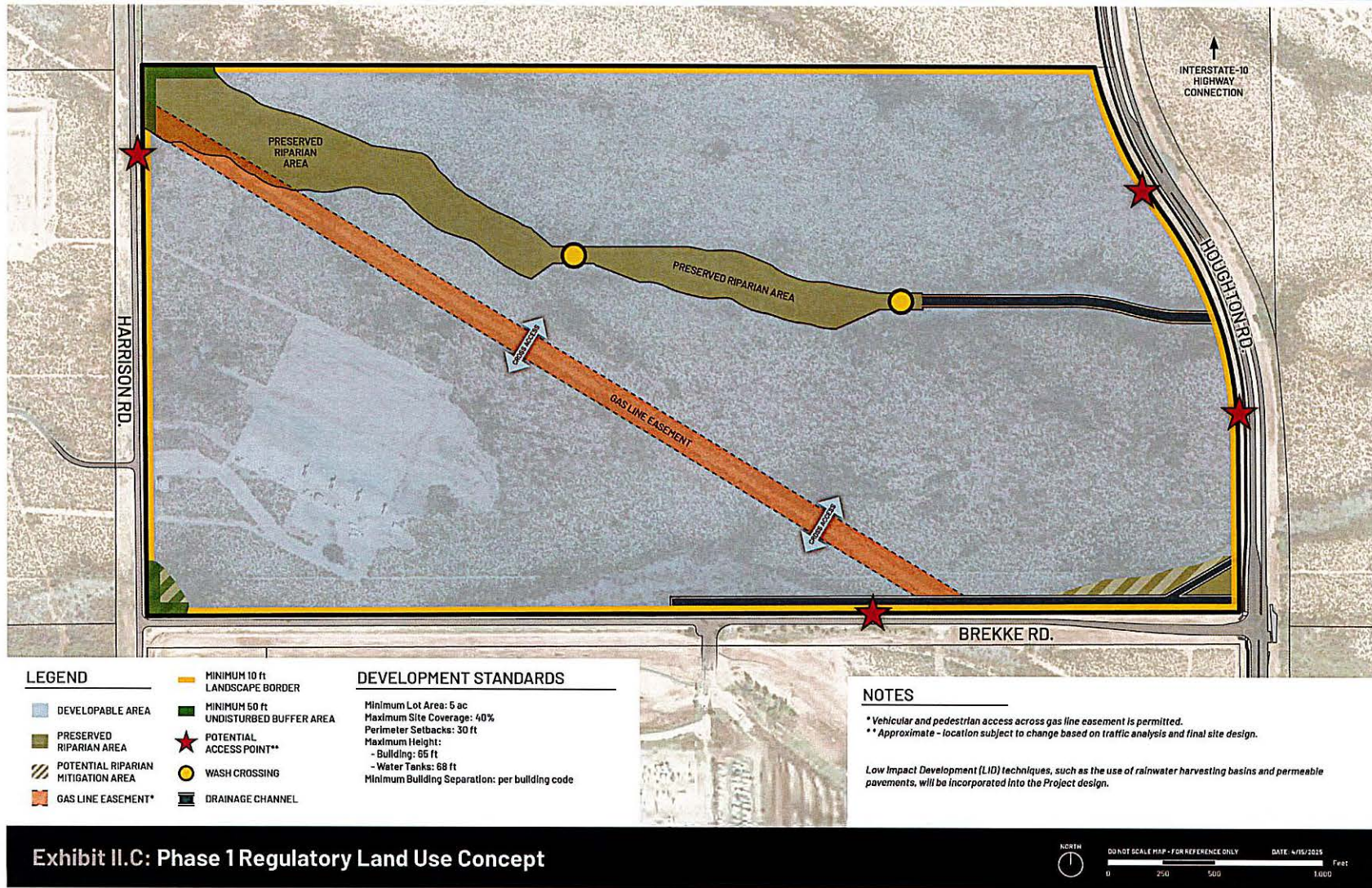
1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation (DOT) at time of permit submittal. The TIS shall include a revised roadway capacity evaluation. Offsite improvements determined necessary as a result of the TIS shall be provided by the property owner(s).
 - B. Prior to development plan or subdivision plat approval, written proof of coordination with the City of Tucson and the Arizona Department of Transportation is required.
 - C. The design, location and number of access points shall be determined and approved at the time of permit submittal.
 - D. Brekke Road and Harrison Road are under a roadway state lease. The site analysis and ALTA survey indicate dedication of right-of-way at time of permitting. Any right-of-way dedication shall be approved by the DOT and the Arizona State Land Department prior to dedication.
5. Flood Control District conditions:
 - A. Offsite hydrology shall be based on the best available data at the time development and shall be approved by the District prior to issuance of a permit.
 - B. First flush retention shall be provided in Low Impact Development (LID) practices distributed throughout the site.

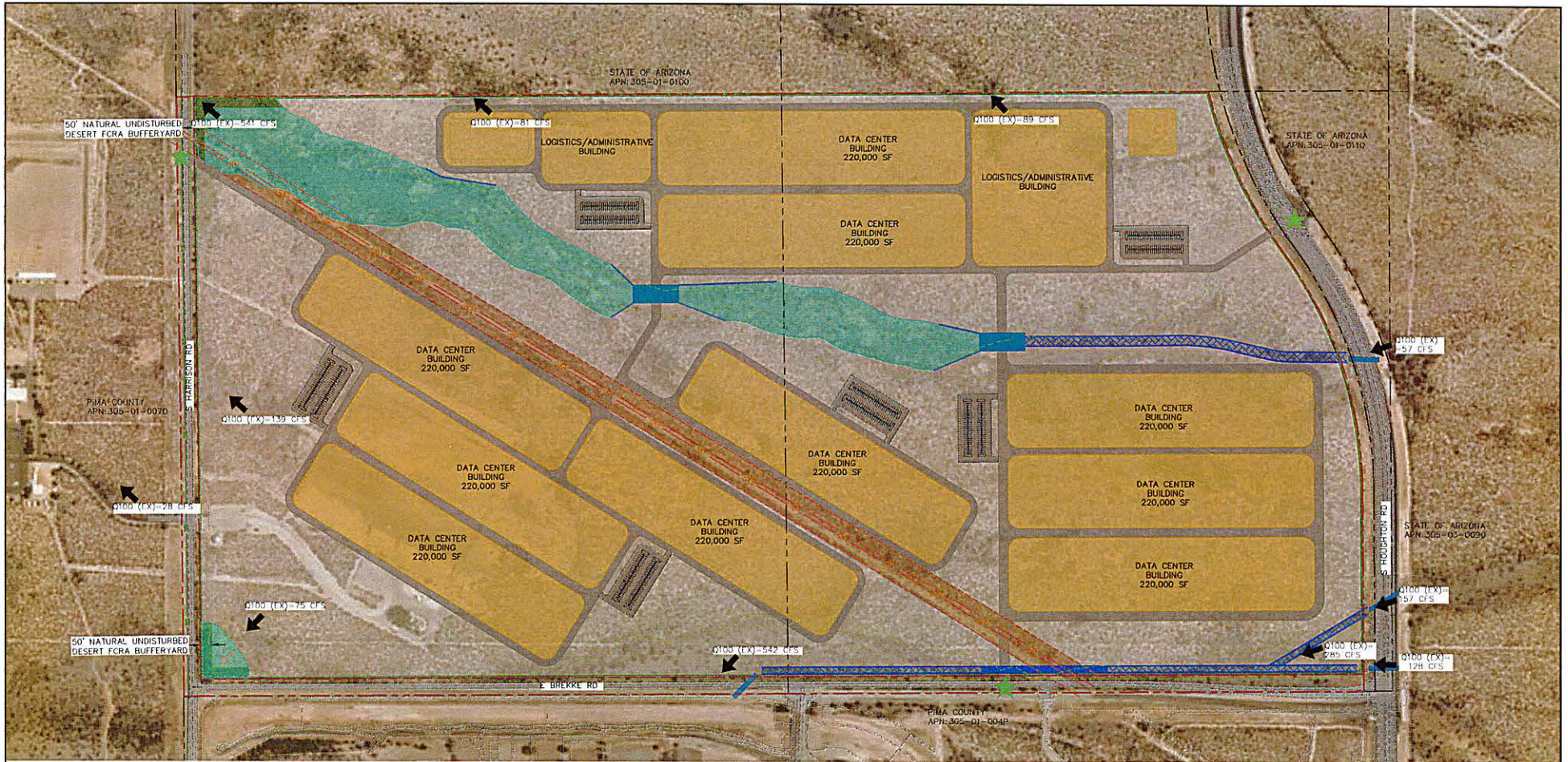
- C. Curb cuts in appropriate locations within the project's access roads and parking area shall be utilized to optimize LID Practices.
 - D. The Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction, will remain undisturbed in perpetuity.
 - E. Encroachment into mapped Regulated Riparian Habitat not shown on the concept plan(s) is prohibited.
 - F. The required riparian habitat mitigation shall provide, at a minimum, the vegetative density equivalent to the classification of the disturbed riparian habitat.
 - G. 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.
6. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) stating that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
7. 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.
8. Adherence to the specific plan document including the desert earthtone color requirements and maximum 40% lot coverage (except covered parking) as approved at the Board of Supervisor's public hearing.
 9. All uses are subject to adherence and/or approval from the Davis-Monthan Air Force Base for conformance with the Approach/Departure Corridor-3.
 10. In the event the subject property is annexed, the property owner shall adhere to all applicable 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.
 11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

TD/TT/ds
Attachments

c: Heath Vescovi-Chiordi





LEGEND

	PROPERTY LINE		PROPOSED PAVEMENT
	EXISTING GASLINE		PROPOSED BUILDING
	EXISTING GASLINE EASEMENT		DEVELOPABLE AREA
	EXISTING SEWERLINE		PROPOSED CHANNEL
	EXISTING OVERHEAD ELECTRICAL		PROPOSED BANK PROTECTION
	ROADWAY EASEMENT		SITE ACCESS POINT
	LANDSCAPE BUFFERYARD		
	100 YR FLOODPLAIN - NO ENCROACHMENT		
	STORM CULVERT		
	EXISTING PAVEMENT		
	XEROGRIPARIAN "C" HABITAT PER PIMA GIS MAPS		

AVERAGE DAILY TRAFFIC (ADT) 1,534 VEHICLES
 RIPARIAN DISTURBANCE 6.5%
 TOTAL RIPARIAN AREA (AC) 37.8
 TOTAL DISTURBED RIPARIAN (AC) 2.5

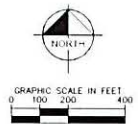
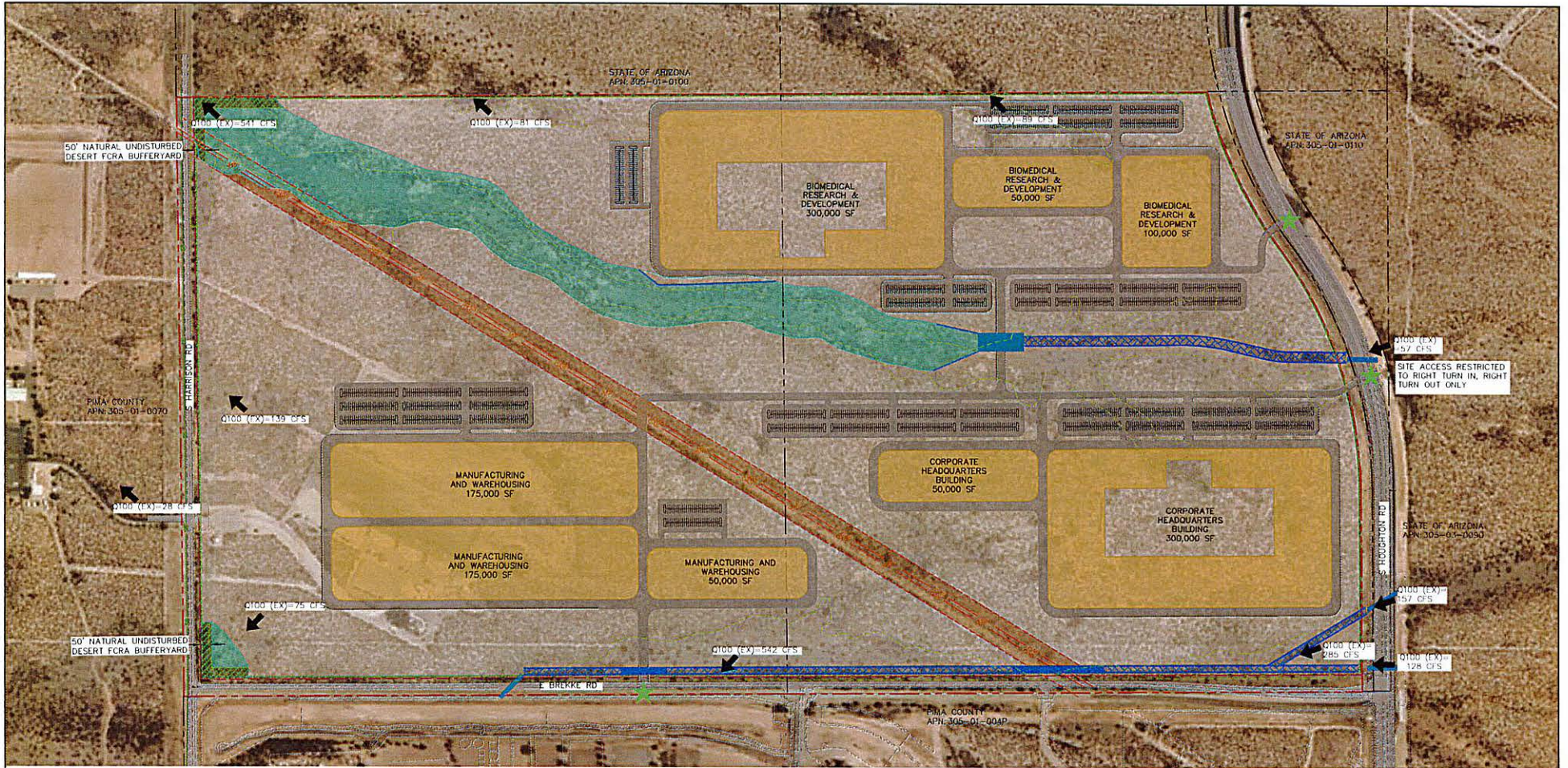


Exhibit II.C.1.a: Illustrative Concept 1

LAND USE PLAN	SCALE	PRELIMINARY — NOT FOR CONSTRUCTION	SPECIFIC PLAN
Kimley»Horn <small>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 3340 East Sunrise Drive, Suite 150 Tucson, Arizona 85718 (520) 815-9141</small>		ADMINISTRATIVE ADDRESS	REFERENCE
		11295 S HARRISON ROAD	
PLAN NO.		1 OF 1	



LEGEND

	PROPERTY LINE		PROPOSED PAVEMENT
	EXISTING GASLINE		PROPOSED BUILDING
	EXISTING GASLINE EASEMENT		DEVELOPABLE AREA
	EXISTING SEWERLINE		PROPOSED CHANNEL
	EXISTING OVERHEAD ELECTRICAL		PROPOSED BANK PROTECTION
	ROADWAY EASEMENT		SITE ACCESS POINT
	LANDSCAPE BUFFERYARD		
	100 YR FLOODPLAIN - NO ENCROACHMENT		
	STORM CULVERT		
	EXISTING PAVEMENT		
	XEROPHILICAN "C" HABITAT PER PIMA GIS MAPS		

AVERAGE DAILY TRAFFIC (ADT) 9,670 VEHICLES
 RIPARIAN DISTURBANCE 62.5%
 TOTAL RIPARIAN AREA (AC) 37.8
 TOTAL DISTURBED RIPARIAN (AC) 23.6

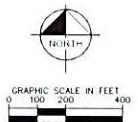
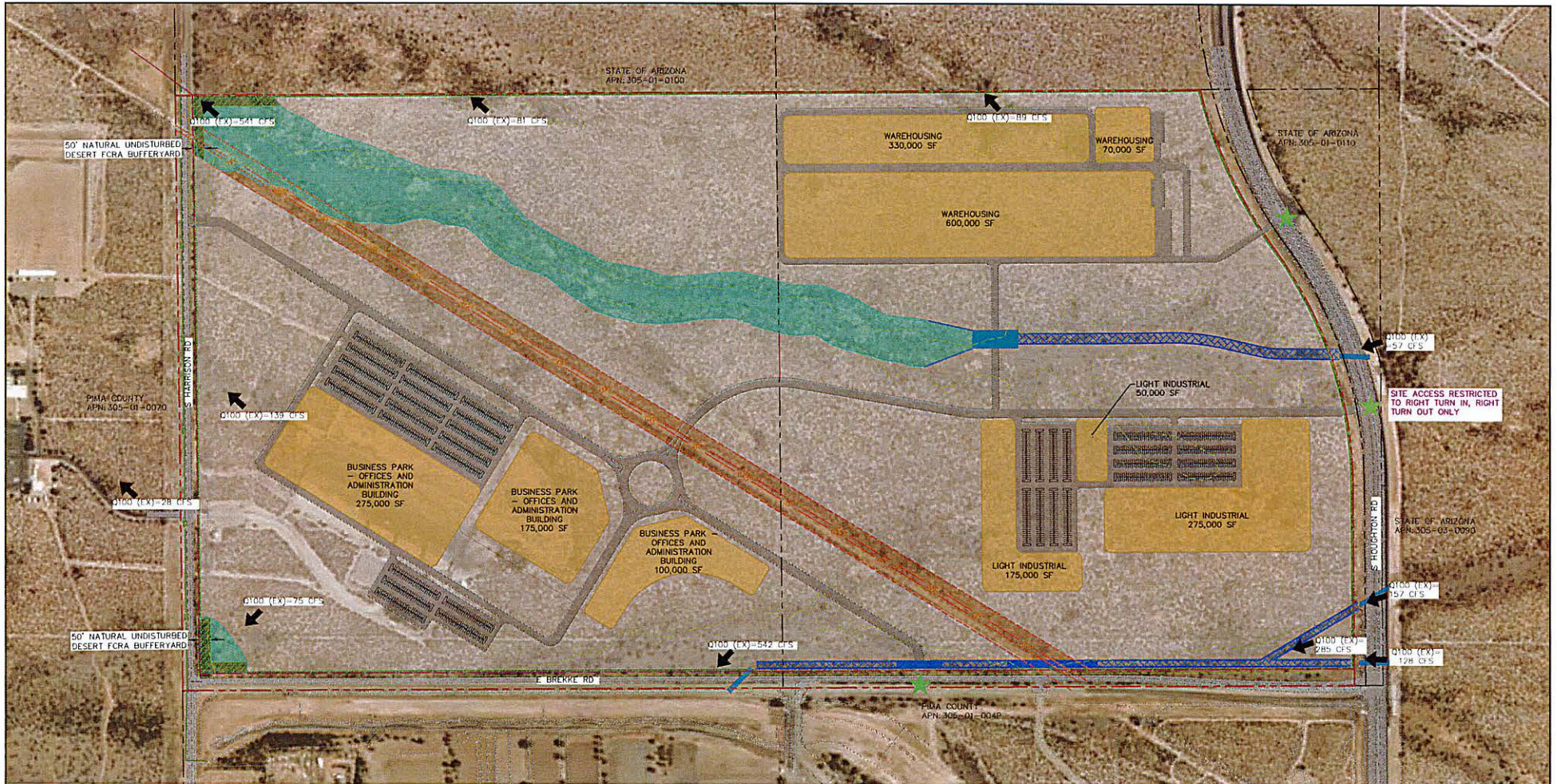


Exhibit II.C.1.b: Illustrative Concept 2

LAND USE PLAN	SCALE	PRELIMINARY - NOT FOR CONSTRUCTION	SPECIFIC PLAN
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1350 East Sunrise Drive, Suite 150 Tucson, Arizona 85718 (520) 615-8191		RUP/SH/NAIVE AUGUST 25, 2025 11295 S HARRISON ROAD PLAN NO.	RL1100-001 1 OF 1



LEGEND

	PROPERTY LINE		PROPOSED PAVEMENT
	EXISTING GASLINE		PROPOSED BUILDING
	EXISTING GASLINE EASEMENT		DEVELOPABLE AREA
	EXISTING SEWERLINE		PROPOSED CHANNEL
	EXISTING OVERHEAD ELECTRICAL		PROPOSED BANK PROTECTION
	ROADWAY EASEMENT		PROPOSED GRADED DIRT PAD
	LANDSCAPE BUFFERYARD		SITE ACCESS POINT
	100 YR FLOODPLAIN - NO ENCRoACHMENT		
	STORM CULVERT		
	EXISTING PAVEMENT		
	XEROGRIPARIAN "C" HABITAT PER PIMA GIS MAPS		

AVERAGE DAILY TRAFFIC (ADT) 9,486 VEHICLES
 RIPARIAN DISTURBANCE 55%
 TOTAL RIPARIAN AREA (AC) 37.8
 TOTAL DISTURBED RIPARIAN (AC) 20.7

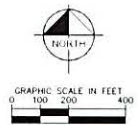
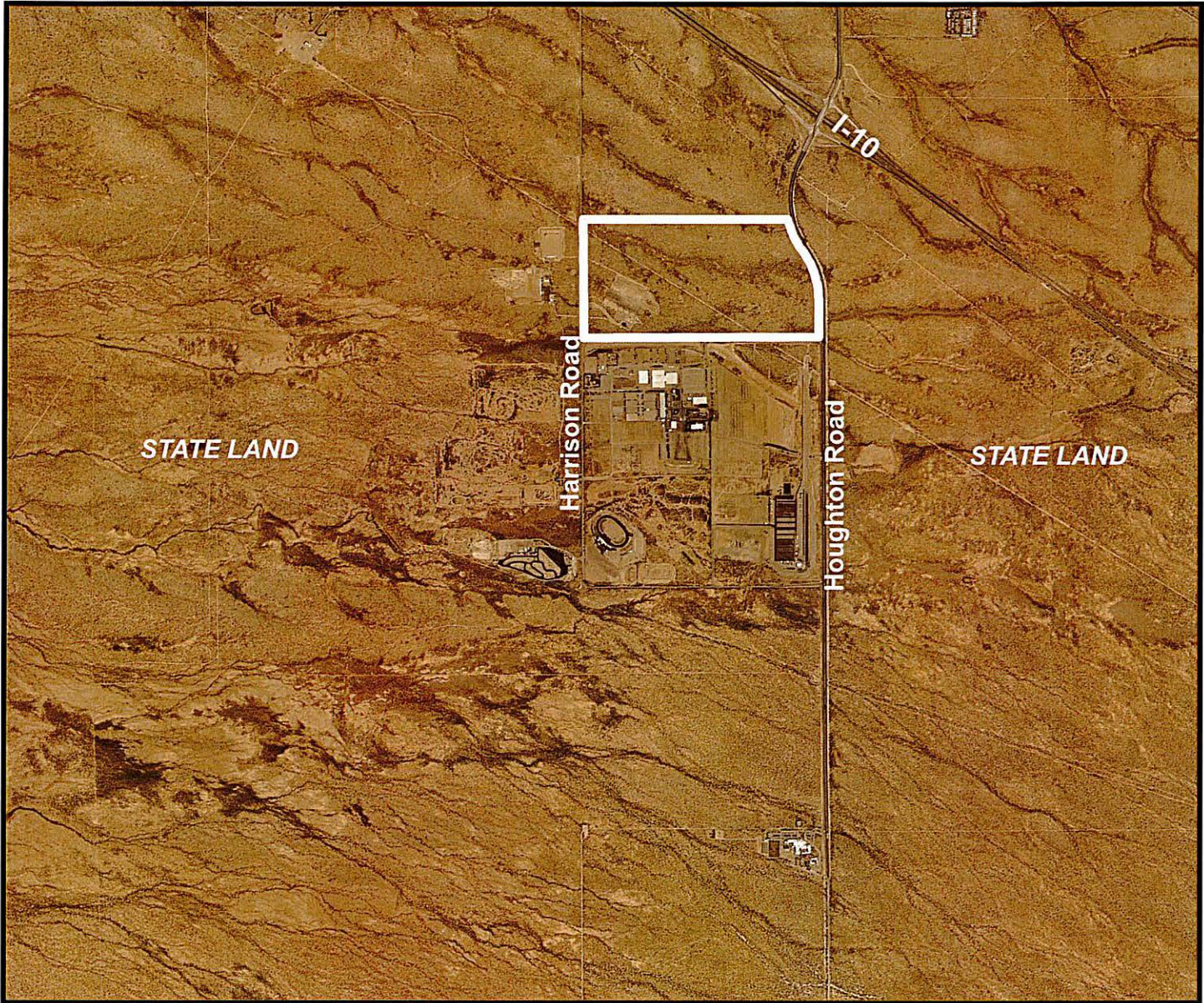


Exhibit II.C.1.c: Illustrative Concept 3

LAND USE PLAN	SCALE	PRELIMINARY - NOT FOR CONSTRUCTION	SPECIFIC PLAN
© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 3300 East Sunrise Drive, Suite 150 Tucson, Arizona 85718 (520) 815-8181		ALTERNATIVE ADDRESS 11295 S. HARRISON ROAD	REFERENCE PLAN NO. 1 OF 1



Case #: P25SP00002
Case Name: PIMA COUNTY - S. HARRISON ROAD SPECIFIC PLAN
AND COMPREHENSIVE PLAN AMENDMENT
Tax Code(s): 305-01-009B

Aerial Exhibit



0 1,400 2,800 5,600 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes:		
		Map Scale: 1:40,000	Map Date: 4/3/2025 - ds



**SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT
PLANNING AND ZONING COMMISSION
STAFF REPORT**

HEARING DATE	April 30, 2025
CASE	P25SP00002 PIMA COUNTY – S. Harrison Road Specific Plan and Comprehensive Plan Amendment (Southeast Employment & Logistics Center Specific Plan)
PLANNING AREA	Southeast
DISTRICT	4
LOCATION	The property is located north of Brekke Road, bounded by Harrison Road to the west and Houghton Road to the east.
ACREAGE	290.3 (+/-) acres
REQUEST	A Comprehensive Plan Amendment and Specific Plan Rezoning for approximately 290.3 acres from the Military Airport (MA) and Resource Sensitive (RS) to the Planned Development Community (PDC) land use designation and from the RH (Rural Homestead) zone to the SP (Specific Plan) zone for a large scaled employment and logistics center.
OWNERS	Pima County Real Property 130 W. Congress St. Tucson, AZ 85701-1317
AGENT	Pima County Economic Development Department – Heath Vescovi-Chiordi 201 N Stone Av. - 2 nd Floor Tucson, AZ 85701

APPLICANT'S PROPOSED USE

The applicant proposes a comprehensive plan amendment and specific plan rezoning for an approximate 290.3-acre property owned by Pima County. Pima County is requesting a flexible specific plan for larger scale manufacturing, logistics, industrial and employment centers. The property lies within the Airport Environs Land Use Overlay Zone ADC-3 except for a small portion within the southwest corner.

APPLICANT'S STATED REASON

Over the years, site selectors have inquired regarding the availability of land, 100 to 400 acres and larger, for large employment, industrial or manufacturing centers and the Pima County Southeast Regional Park (SERP) contains surplus lands that would be appropriate for these types of larger manufacturing, logistics, industrial and employment centers because the property is located near the recently reconstructed Houghton Road and Interstate 10 interchange and is in close proximity to other regional business and industrial hubs.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL** of the Southeast Employment & Logistics Center Specific Plan (SP) rezoning and plan amendment to Planned Development Community (PDC) subject to the addition of the approved conditions to Section V of the Specific Plan. The plan conforms to the comprehensive plan, implements the Arizona Growing Smarter Acts and provides an opportunity for large scale industrial uses compatible with the ADC-3 Davis-Monthan Air Force Base Airport Environs Overlay creating employment opportunities within the southeast area of Pima County and broader community.

PUBLIC COMMENT

As of the writing of this report, April 14, 2025, staff has not received any public comment. Since the property is located at the north end of the SERP with State Lands surrounding the property on three sides, the required number of notices were limited. The applicant has scheduled a neighborhood meeting for April 17th and will provide a meeting summary and update for the Planning and Zoning Commission.

Published and mailed notice of the proposal along with the website posting of the application and specific plan will occur a minimum of fifteen days prior to public hearing. A draft staff report will be available a minimum of fifteen days prior to public hearing with the final version posted to the website. 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 POLICIES

The Pima County Comprehensive Plan land use designation of the subject property is 95% Military Airport (MA) with the remainder designated as Resource Sensitive (RS). The proposed land use designation is Planned Development Community (PDC).

The MA land use designation recognizes Davis-Monthan Air Force Base (DMAFB) as a unique and significant factor in shaping the history, character, and economy of Eastern Pima County. The MA land use designation provides guidance for future compatible land uses to promote the health, safety and welfare of the community; and, to promote the long-term viability of the base and its missions. The RS designation is for larger parcels and land holdings in proximity environmentally sensitive areas, where development emphasizes design that blends with the surrounding desert and provides connectivity to environmentally linkages.

Approval of the Specific Plan rezoning and concurrent plan amendment will change the MA and RS to the PDC designation. The PDC land use designation allows specific plans to demonstrate the intent for a specific plan area as a whole.

Two Special Area Policies exist on the property: S-23 Davis-Monthan Air Force Base (DMAFB) and S-18E Floodplain Management-Lee Moore Wash Basin.

Special Area Policy S-23 DMAFB implements the *DMAFB/Tucson/Pima County Joint Land Use Study* accepted by the Board of Supervisors on February 17, 2004. The Special Area Policy modifies the underlying allowable land uses and provides specific development standards in critical mapped areas in DMAFB Accident Potential Zones, Approach-Departure Corridors, and High Noise Areas. Policies ensure future land use is compatible with the health and safety of the citizens of Pima County and promotes the long-term viability of the mission of DMAFB.

The subject property lies within the DMAFB Approach/Departure Corridor-3 (ADC-3). ADC-3 permits most non-residential uses (except elementary and secondary schools, day care facilities,

hospitals, and uses involving significant quantities of hazardous or flammable materials); residential uses, including extended care facilities and nursing homes, are not compatible and prohibited. Performance standards would apply to the non-residential uses, so that a "checkerboard" pattern of development is created, with buildings separated by areas of parking or open space providing a mix of undeveloped areas and relatively low overall building coverage, while also accommodating the development opportunities in the area.

The preliminary concept plans demonstrate compliance with these policy objectives. The development areas are shown with parking, natural areas and washes preserved. The checkerboard development pattern is achieved through the proposal of multiple buildings separated with open areas between them. Washes and other areas will remain natural and Native Plant Preservation regulations will apply which further implement the protection of environmental linkages, naturally provide spacing and areas of conservation.

S-18E will be reviewed by the Regional Flood Control District. District review will implement the policy and propose conditions as needed to ensure policy objectives are met.

The proposed uses are supported by a number comprehensive plan policies referenced within the specific plan, a few are listed below:

- When Conservation Lands System (CLS) apply to County of Flood Control District (FCD) authority, CLS guidelines will be applied to specific plan requests
- Provide an appropriate mix of land uses that furthers expansion of economic development goals
- Support the growth of aerospace, defense and logistics industries in and around all regional and military airport facilities
- Ensure that all land use, transportation, infrastructure, services, and natural resource conservation decisions take into consideration the short and long-range viability of the region
- Promote and incentivize, where appropriate, long-term water conservation strategies such as low water fixtures and appliances, low water drought tolerant landscapes and xeriscapes, drip irrigation and increase the use of reclaimed water and rainwater harvesting

The specific plan implements current comprehensive plan policies by proposing economic development of an approximate 290.3-acre property in proximity to Interstate 10, implements FCD conservation through minimal disturbance of flood control resource areas, furthers economic expansion in logistics while considering the long-term viability of the region through water and environmental conservation.

Additionally, Pima Prospers 2025, the 10-year comprehensive plan update currently in preparation, proposes amending the land use designation on the undeveloped county land around the Pima County Fairgrounds to the Industrial (I) designation. The SELC property has been identified for large-scale future commercial and industrial development and is proposed to be designated as a Focused Development Investment Area (Economic Growth area) through the Pima Prospers plan update, to create and promote future growth incentives.

PREVIOUS COMPREHENSIVE PLAN CASES ON PROPERTY

There have been no previous cases on the property.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	RX-1 (COT)	City of Tucson/Vacant State Lands
South:	RH	Rural Homestead - Pima County Fairgrounds

East: RX-1/PAD (COT) City of Tucson/Vacant State Lands
West: RH Rural Homestead – SERP Archery/Rifle/Pistol Range

The area is undeveloped except for areas within the SERP. Most of the property in the area is owned by the State of Arizona and other properties associated with the SERP are owned by Pima County. The surrounding undeveloped areas are zoned for lower-density residential uses within Pima County and the City of Tucson's jurisdiction. The minimum lot sizes range from 36,000 to 180,000 square feet. The closest existing residential uses are homes located approximately two miles to the north and northeast of the site near the intersections of Houghton Road/Mary Ann Cleveland Way and Mary Ann Cleveland Way/Atterbury Wash Way. The closest commercial services are large scale commercial developments at Houghton Road and Mary Ann Cleveland Way. Additional commercial services can be found further north where higher-density residential development exists.

PREVIOUS REZONING CASES ON PROPERTY

There have been no previous rezoning cases on the property. The property is original RH (Rural Homestead) zoning.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

There have been no recent Pima County Rezoning in the area. In the City of Tucson, PAD-45 was approved. This rezoning occurred within the last few years and is located north of Interstate 10 between Houghton Road and Colossal Cave Road. The PAD-45 rezoning contains hundreds of acres of vacant land planned for a mix of industrial uses.

Past activity:

Since the location of the property is undeveloped and surrounded by mostly undeveloped government owned lands, there are no other rezonings in the immediate area. Two miles to the north at the intersection of Mary Ann Cleveland Way and Houghton Road are numerous rezonings resulting in higher-density residential uses and some commercial uses within the City of Tucson. In addition, many rezonings adjacent to Old Vail Road were rezoned to industrial uses in between the railroad tracks. South of the railroad tracks lie higher density CR-5 rezonings. The properties south of E. Steve Street along Mary Ann Cleveland Way have been rezoned for higher-density residential development with commercial uses to support the residences. Further to the east along Mary Ann Cleveland is Rancho Del Lago, a large Specific Plan approved in the 1990s. Rancho Del Lago is approaching final build out with a mix of homes and commercial uses.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The property is located outside of the Maeveen Marie Behan Conservation Land System (CLS).

PLANNING REPORT

Staff support the request because the specific plan will allow large-scale development where smaller sized industrial properties would not accommodate the planned uses. Properties this size that are prime for development due to nearby and existing infrastructure and transportation corridors are limited in Pima County and the Tucson area. The property is located near the Houghton Road and Interstate 10 interchange that was recently improved to provide safer access and circulation. The southeastern portion of Pima County is an area of faster than normal growth due to the Vail Unified District School System and cultural identity of the community.

The specific plan is further supported through the provision of employment opportunities closer to home, reducing longer commute times to the employment areas that are located near and within the central core of the city, effectively reducing greenhouse gas emissions. The immediate area

surrounding the site is recreational in nature with shooting ranges, motor vehicle racing and fairground uses. The specific plan creates opportunities for area residents to live, work and be near recreation options. Due to the amount of undeveloped properties surrounding the subject property, it can be assumed that there will be no adverse impacts to neighboring property owners.

The 290.3-acre flexible specific plan proposes office, business or corporate centers, light industrial uses such as research and development, laboratory testing, assembly productions and manufacturing, wholesale business, warehousing and storage for specific industries listed within the plan. Additional limited uses conforming to the CB-1 (Local Business) zone are proposed such as retail, convenience store, coffee shop, banking and financial, hotel and motel, to name a few.

Given the large size of the property and the potential uses allowed within the specific plan, the property could be developed multiple ways with different approaches. The specific plan contains three development concept plans demonstrating access from three driveways connecting to Houghton Road, Brekke Road, and Harrison Road on a single lot. Lot splits may occur depending upon the end user. The minimum lot size is 5-acres. The applicant prefers to develop the property with a single user as demonstrated within the first concept plan that shows 10 buildings for data centers containing 2,200,000 square feet along with accessory logistic and administrative buildings. If this occurs, the property would be developed over the course of months to a few years with the development completed at one time. If the property were not developed with a single user, a more phased development could involve multiple users developing portions of the property as demonstrated in concept plans two and three. The property may be sold or leased over a period of years to specific end users as potential users are attracted to the site. The second concept plan demonstrates the combination of potential uses, 3 buildings containing 450,000 square feet of biomedical research and development, 2 buildings containing 350,000 square feet for corporate headquarters and three manufacturing and warehousing buildings containing 400,000 square feet. The third concept plan demonstrates 3 buildings for warehousing containing 400,000 square feet, 3 buildings containing 500,000 square feet of light industrial uses and 3 buildings for business park office and administration uses containing 550,000 square feet. A third, phased development scenario is one where one user develops most of the property and smaller, ancillary users develop the remainder of the site over the course of years and could represent a combination of uses and concept plans. The three concept plans are illustrative only as the maximum square footages allowed will be regulated by the overall 40% maximum floor area ratio (FAR) and applicable development standards. The maximum allowed coverage for buildings will ensure adequate amounts of the property dedicated to open space for the checkerboard type development. As the property develops, each individual lot or phased portion will be required to provide sufficient infrastructure to support each phase, including installation of required bufferyards and parking. Covered parking is allowed and will not be subject to the 40% FAR.

The specific plan highly regulates the height permitted on the property. An overall height limit of 65 feet has been proposed with small exceptions for increases in height for parapet walls (up to 69 feet), elevator penthouses (up to 81 feet) and water tanks (up to 68 feet). A view corridor with a 20% clear view will be provided within 200 feet of the Houghton Road, Major Street and Scenic Route. The planned, 30-foot-wide perimeter setback provides an appropriate distance from the edge of the development, while allowing flexibility in design internal to the site. A 10-foot-wide bufferyard "C" is planned adjacent to Houghton Road and adjacent to Brekke Road and Harrison Road, 10-foot-wide bufferyard "B" are planned. No bufferyard is planned along the northern boundary of the property. All planned bufferyards listed above may utilize a 40-foot-wide natural bufferyard as an alternative. The property is generally flat and contains a relatively dense Sonoran desert scrub vegetative community with only two saguaros.

Three washes traverse the property. The northernmost wash is designated as a Flood Control Resource Area (FCRA) and Regulated Riparian Area (RRA) and enters at the center of the property adjacent to Houghton Road and exits at the northwestern corner adjacent to Harrison Road. The FCRA and RRA areas associated with the wash will remain natural and are planned for avoidance. The wash located adjacent to Harrison Road in the central portion of the property has previous disturbance for the shooting range and was mitigated at the time of development. The southernmost wash adjacent to Brekke Road is also designated as FCRA and RRA. The specific plan demonstrates mitigation for this wash through a flood control district channel and mitigation for any riparian habitat disturbance. The FCRA and RRA areas of the site will be avoided where possible.

Arizona Growing Smarter Acts is implemented on the site through public and private cooperation to efficiently develop and encourage the use of community infrastructure; and by providing employment and other essential services with safe environments to enjoy.

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
PARKS AND RECREATION	Yes	No comment
CITY OF TUCSON WATER EXPANSION AREA	Yes	Upon annexation, the property will be served
SCHOOLS	N/A	
ENVIRONMENTAL QUALITY	Yes	No comment

TRANSPORTATION REPORT

In 2023, Pima County, via Capital Improvement Project 4SHRWD, improved Houghton Road to a four-lane paved roadway with paved shoulders, raised medians and a separated multi-use path from the Interstate 10 Interchange south to Andrada Polytechnic and Pantano High Schools. Intersection improvements to the Brekke Road and Dawn Road with Houghton Road were also part of the Houghton Road roadway improvements. Houghton Road along the east property boundary is Pima County right-of-way, however, it is maintained by the City of Tucson through an Intergovernmental Agreement. Houghton Road is classified as a Rural Principal Arterial by its Federal Functional Classification and has a 45 miles per hour (mph) posted speed limit. The most recent 2024 traffic count is 11,805 Average Daily Trips (ADT), with a capacity of 31,950 ADT.

Brekke Road is a two-lane paved roadway with 45 mph posted speed limit maintained by the County. The most recent 2024 traffic count is 756 Average Daily Trips (ADT), with a capacity of 14,580 ADT.

Harrison Road is a two-lane paved roadway with 45 mph posted speed limit maintained by the County along the west property, and by the City of Tucson north of the site. Harrison Road is classified as a Rural Minor Collector by its Federal Functional Classification. There are no available traffic counts for Harrison Road, but the preliminary traffic assessment provided with the specific plan indicates 685 ADT.

Brekke Road and Harrison Road are under a roadway state lease. The site analysis and ALTA survey indicate dedication of right-of-way at the time of permitting. Right-of-way dedication shall be approved by the Department of Transportation (DOT) and the Arizona State Land Department prior to dedication.

The specific plan is a portion of a larger site, SERP owned by Pima County and is envisioned to accommodate large-scale commercial, employment and industrial developments on approximately 290.3 acres. Three preliminary development concept plans are provided within the specific plan, and upon the development option, the site may generate between 2,138 ADT and 9,670 ADT. There are no transportation concurrency concerns based on the traffic generation and roadway capacities listed above.

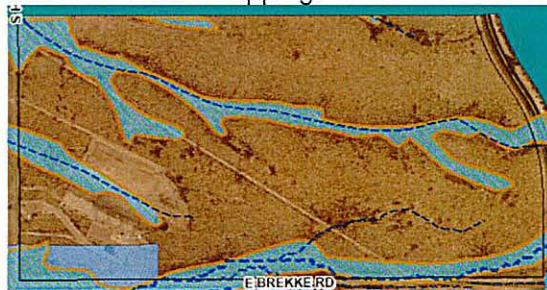
Pima County uses the Florida Department of Transportation (FDOT) 2020 Quality/Level of Service Handbook to determine roadway traffic capacities, but the preliminary traffic assessment provided capacities utilizing the 2023 version. The use of the 2023 FDOT Handbook is allowed on a case-by-case basis. The roadway capacity shall be analyzed with the submittal of the traffic impact study at time of permitting.

Access points as shown in the preliminary development plan options are located on Houghton Road, Brekke Road and Harrison Road. Given the proposed uses for the site and Houghton Road functioning as a thoroughfare for residential developments to the south of I-10, the number of access points on Houghton Road shall be limited to one access. The design, location and number of access points shall be determined and approved by DOT at time of permit submittal.

The Department of Transportation has no objection to this request and recommend approval subject to conditions #4A - D.

FLOOD CONTROL REPORT

1. The specific plan (Phase 1) is not impacted by a federally mapped floodplain. Several areas within the subject property are considered Flood Control Resource Area (FCRA) due to the presence of Regulated Riparian Habitat (RRH) and the Lee Moore Local Floodplain. Below is a screen capture of the current FCRA mapping.



When a project is subject to a rezoning, the District's expectation is for the project to avoid impact to the FCRA in effort to meet Element 4.9 Flood Control and Drainage, Goal 1 of the Pima Prospers Comprehensive Plan, where minimizing flood and erosion damages is prioritized. However, if the FCRA boundary does not represent the actual RRH or floodplain boundary, the applicant can provide additional information to modify the FCRA for the District to review.

The applicant has requested a modification to the FCRA boundary due to more accurate information on the local floodplain and the RRH. The applicant provided the additional preliminary information to demonstrate the regulatory flows entering the property from the east are less than the District's current local floodplain analysis. Additionally, vegetative density along the outer boundary of the RRH classified as Xeroriparian Class C habitat does not meet the classification's density. As such the applicant requested a Boundary Modification to the RRH in effort to demonstrate the true FCRA boundary. The new local floodplain and RRH boundary have been shown on Exhibit II.C.3.a (Proposed Floodplain Conditions) Exhibit II.C.3.b.2 (Proposed RRH) and has been accepted by the District.

2. The specific plan narrative provides three design concepts that show different development footprints in effort to accommodate potential users. Concept 1 shows a second vehicular crossing over the regulatory wash. This additional encroachment is not acceptable to the District as it does not align with Pima Prospects Policy, 4.9 Flood Control and Drainage Element, Goal 1 which prioritizes avoidance and impact to floodplains. Concept 2 and 3 are more preferable as the encroachment to the FCRA is minimized.
3. Despite efforts to avoid and minimize disturbance to the RRH, the project will disturb over the 1/3-acre threshold which requires mitigation. The specific plan narrative has stated that the intent is to mitigate for the disturbance and mitigation shall be installed in locations that will benefit the existing vegetation within the RRH and adjacent to the local floodplain. The District's expectation is that the mitigation plantings will meet vegetative density required for classification disturbed. Condition #5F ensures that at the time of permitting the District's expectation will be met.
4. The specific plan narrative has stated in effort to mitigate future flood risk associated with climate change the project shall be designed in accordance with the Federal Flood Risk Management Standard which requires use of one of the following methods:
 - Climate Informed Science Approach (CISA): The elevation and flood hazard area that result from using the best-available, actionable hydrologic and hydraulic data and methods that integrate current and future changes in flooding based on climate science;
 - Freeboard Value Approach (FVA): The elevation and flood hazard area that result from adding 2 feet to the base flood elevation for non-critical facilities and by adding 3 feet to the base flood elevation for critical facilities; or
 - 500-year floodplain: The area subject to flooding by the 0.2% -annual-chance flood. The District appreciates the forward thinking on reducing future flood risk hazards and will emphasize the District's preferred method the CISA approach.
5. First Flush retention is a requirement where the first 0.5 inch of rainfall that is expected to be generated from post-development impervious and disturbed areas is captured in retention areas. The Narrative as stated the project intends to meet this requirement. At the time of permitting the development shall provide the retention volume necessary to retain the first-flush runoff volume from planned impervious and disturbed areas. It is the District's expectation that the first flush volume will be captured in Low Impact Development Practices Distributed throughout the project site and within areas of RRH mitigation and shall be implemented through condition #5B.
6. The project is located within Tucson Water's "expansion area," and due to the service area policy, Tucson Water cannot grant service until the land that encompasses Phase 1 is annexed into the City of Tucson jurisdictional boundaries. As such, the project does not currently have an assured water supply by Tucson Water. It is not clear when the annexation will occur. The specific plan narrative has stated the intent of the project is to obtain a renewable water resource line in addition to the standard water service from Tucson Water.
7. Since it is unclear when an annexation into the City of Tucson, at the time of permitting, 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. Condition #5G has been added to ensure

compliance with the Water Policy of the Comprehensive Plan.

The Regional Flood Control District have no objection subject to rezoning conditions #5A – G.

WASTEWATER RECLAMATION REPORT

Sewer service is available through the 15-inch public sewer G-2019-050 within the Harrison Road right-of-way, which Pima County constructed to serve the Fairgrounds and the SELC development. Capacity is limited in the downstream system due to narrower pipe sizing in Rita Road. To support the SELC development buildout, this system will require upsizing unless alternative solutions become available to provide additional capacity.

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed comprehensive plan amendment and rezoning, subject to conditions #6A - F.

ENVIRONMENTAL PLANNING REPORT

The property lies outside the Maeveen Marie Behan Conservation Lands System (CLS).

ENVIRONMENTAL QUALITY REPORT

The Department of Environmental Quality has no comment.

CULTURAL RESOURCES

Cultural Resources has no objection to this request subject to the addition of condition #7.

NATURAL RESOURCES, PARKS AND RECREATION

The Natural Resources, Parks and Recreation have no comment.

UNITED STATES FISH AND WILDLIFE SERVICE

The US Fish and Wildlife Service have no comment.

WATER DISTRICT

The parcel is located within the City of Tucson Water service "Expansion Area" and Tucson Water has provided a letter that water service will be provided upon completion of annexation of this parcel.

CITY OF TUCSON

The applicant has been working extensively with the City of Tucson. This includes providing drafts of the specific plan to City of Tucson staff prior to submitting. Comments and concerns raised by the City of Tucson in advance of the process appear to have been incorporated into the specific plan. Upon annexation into the City of Tucson, the specific plan will be translated and enforced by the City of Tucson.

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.

3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation (DOT) at time of permit submittal. The TIS shall include a revised roadway capacity evaluation. Offsite improvements determined necessary as a result of the TIS shall be provided by the property owner(s).
 - B. Prior to development plan or subdivision plat approval, written proof of coordination with the City of Tucson and the Arizona Department of Transportation is required.
 - C. The design, location and number of access points shall be determined and approved at the time of permit submittal.
 - D. Brekke Road and Harrison Road are under a roadway state lease. The site analysis and ALTA survey indicate dedication of right-of-way at time of permitting. Any right-of-way dedication shall be approved by the DOT and the Arizona State Land Department prior to dedication.
5. Flood Control District conditions: (to be provided prior to public hearing)
 - A. Offsite hydrology shall be based on the best available data at the time development and shall be approved by the District prior to issuance of a permit.
 - B. First flush retention shall be provided in Low Impact Development (LID) practices distributed throughout the site.
 - C. Curb cuts in appropriate locations within the project's access roads and parking area shall be utilized to optimize LID Practices.
 - D. The Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction, will remain undisturbed in perpetuity.
 - E. Encroachment into mapped Regulated Riparian Habitat not shown on the concept plan(s) is prohibited.
 - F. The required riparian habitat mitigation shall provide, at a minimum, the vegetative density equivalent to the classification of the disturbed riparian habitat
 - G. 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.
6. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) stating that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in

- its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 7. 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.
 - 8. Adherence to the specific plan document including the desert earthtone color requirements and maximum 40% lot coverage (except covered parking) as approved at the Board of Supervisor's public hearing.
 - 9. All uses are subject to adherence and/or approval from the Davis-Monthan Air Force Base for conformance with the Approach/Departure Corridor-3.
 - 10. In the event the subject property is annexed, the property owner shall adhere to all applicable 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.
 - 11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "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,



Tom Drzazgowski
Deputy Planning Official/Chief Zoning Inspector

c: Heath S. Vescovi-Chiordi, Director Economic Development



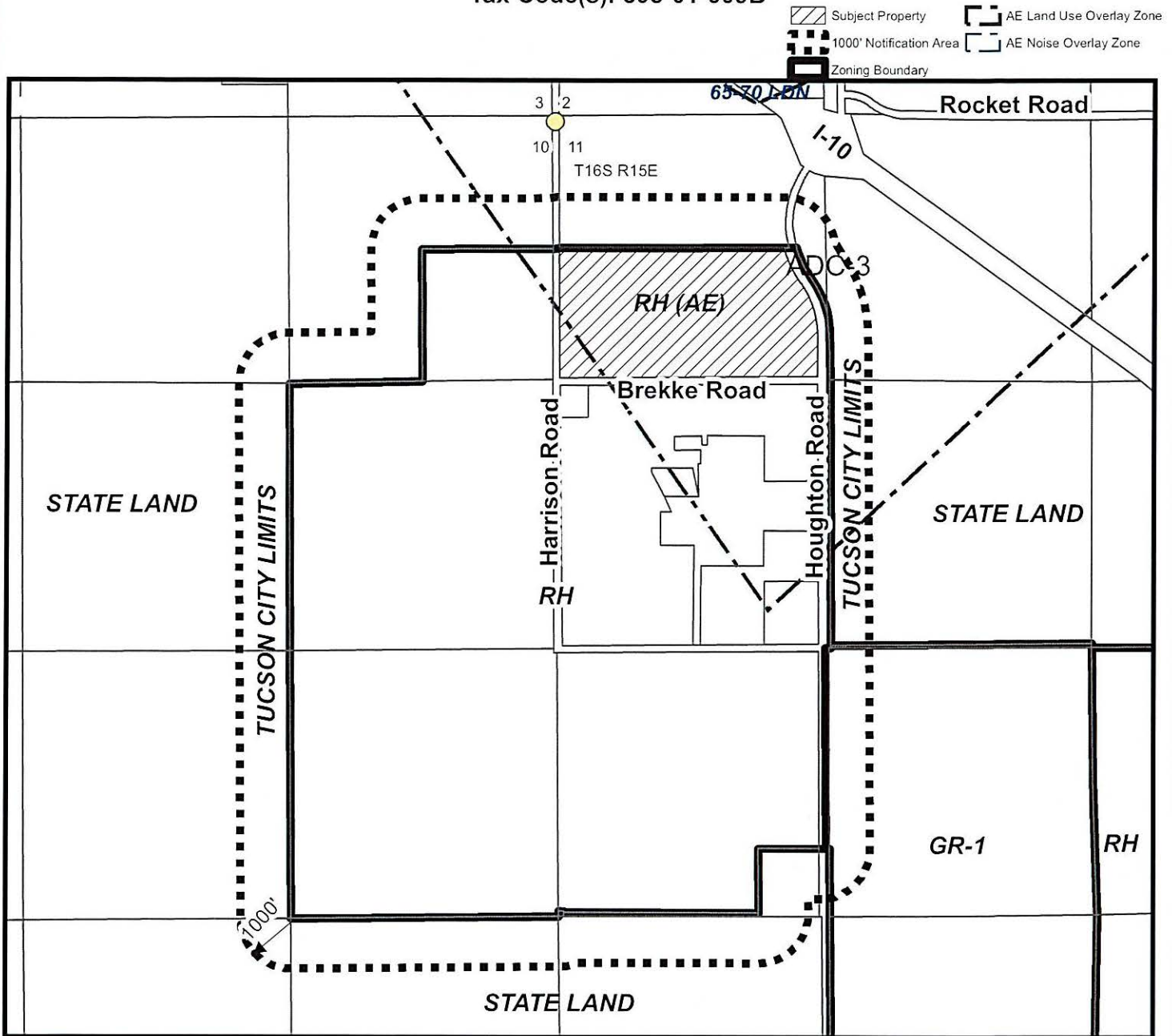
Land Use Legend and Map

Planned Development Community (PDC)

Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.

Case #: P25SP00002
Case Name: PIMA COUNTY - S. HARRISON ROAD SPECIFIC PLAN
AND COMPREHENSIVE PLAN AMENDMENT
Tax Code(s): 305-01-009B



0 1,250 2,500 5,000 Feet

Area of proposed rezoning from RH & RH(AE) to SP & SP(AE)

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Planning & Zoning Hearing: 4/30/25 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): EPC

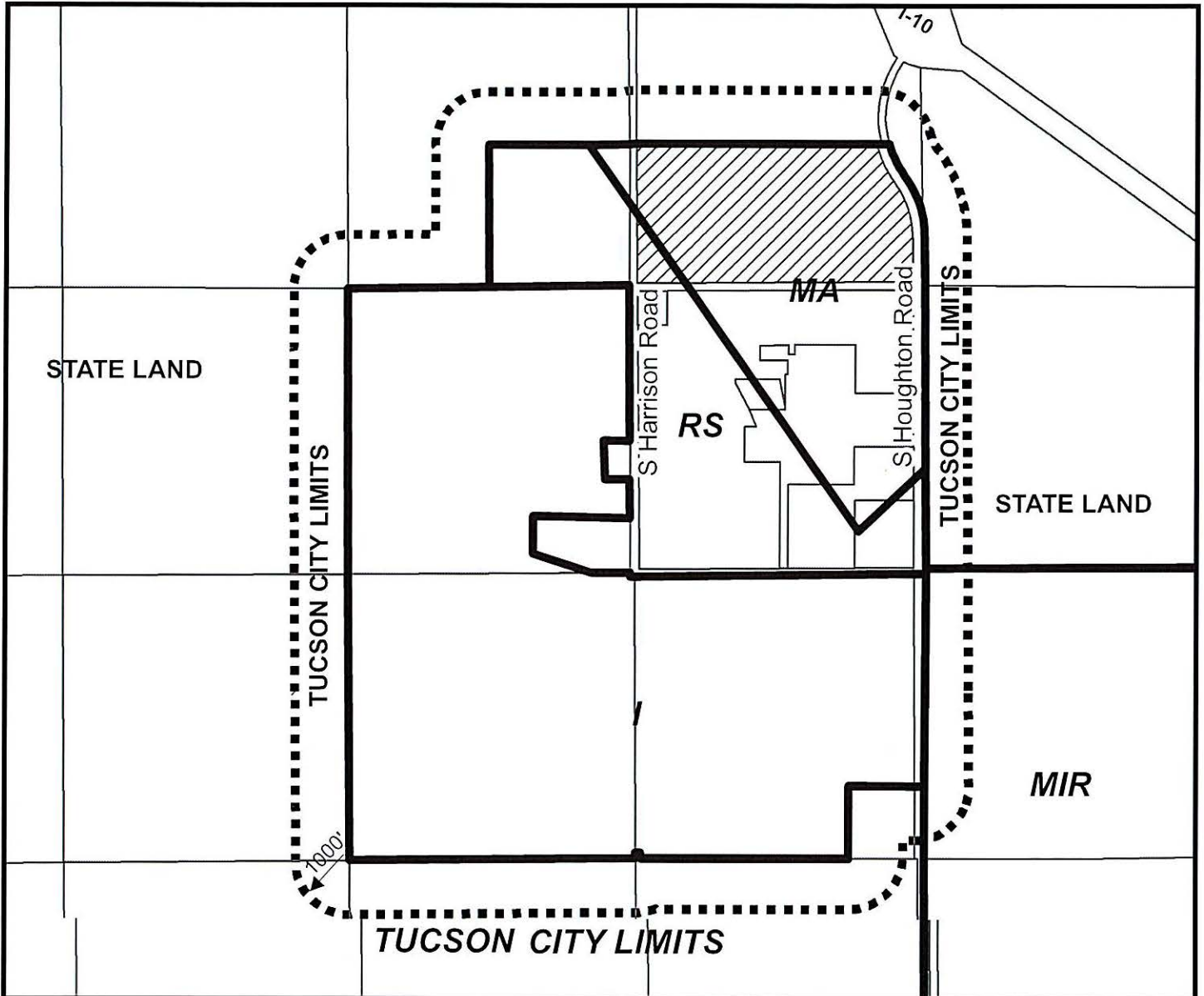
Map Scale: 1:35,000

Map Date: 4/3/2025 - ds



COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



Taxcodes:
305-01-009B

P25SP00002 PIMA COUNTY - S. HARRISON ROAD SPECIFIC PLAN & COMPREHENSIVE PLAN AMENDMENT

Military Airport (MA) & Resource Sensitive (RS) to the
Planned Development Community (PDC) 290.3 Acres +/-

District: 4

Location:
One-half mile south
of I-10 between
S. Harrison Road
and S. Houghton Road



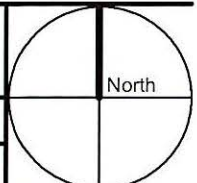
Southwest Planning Area under Pima Prospers
Section 11, Township 16 South, Range 15 East

Planning and Zoning Commission Hearing: April 30, 2025

Map Scale: 1:34,000

Board of Supervisors Hearing: TBA

Map Date: April 3, 2025 / dms



Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

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:	Heath S. Vescovi-Chiordi
Mailing Address:	201 N Stone Ave
City:	Tucson
State:	AZ
Zip Code:	85701
Email:	Heath.Vescovi-Chiordi@pima.gov
Phone:	520-724-4444
Is the property owner the applicant?	Yes, the owner is the applicant
Property Address:	11295 S. Harrison Road, Tucson, AZ 85747
Tax Parcel Number:	30501009B
Acreage:	290.31
Present Zone:	Pima County RH (Rural Homestead)
Proposed Zone:	Specific Plan, PDC
Comprehensive Plan Sub-region / Category / Policies:	Pima County Pima Prospers, Southeast Planning Area/Land Use Element, Environmental Element, Housing and Community Design Element, Cultural Resources Element, Transportation Element, Water Resources Element, Energy Element, Wastewater Treatment Element, Flood Control and Drainage Element, Economic Development Element

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.

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 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.

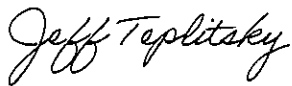
Owner Authorization Letter

April 14, 2025

To: Pima County Development Services

I authorize staff from Pima County Administration and Pima County Economic Development to represent Pima County in matters related to the proposed rezoning of tax parcel 305-01-009B.

Sincerely,

A handwritten signature in cursive script that reads "Jeff Teplitsky".

Jeffrey Teplitsky,

Director, Pima County Real Property Services

201 N Stone Ave, Tucson AZ 85701, 6th Floor