



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/3/2024

*= Mandatory, information must be provided

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

***Title:**

P24RZ00008 HABITAT FOR HUMANITY TUCSON INC – W. MARS STREET REZONING

***Introduction/Background:**

The applicant requests a rezoning of approximately 4.46 acres from the CR-3 (R) (Single Residence - Restricted) to the CR-4 (Mixed-Dwelling Type) zone for a 30-lot, one-story attached duplex dwelling residential subdivision.

***Discussion:**

The proposed 30-lot subdivision for duplex dwelling units encompasses the Mars Landing Subdivision, Lots 1-14 and Common Areas A and B. The N. Pluto Court right-of-way dedicated to Pima County by the plat is not a part of the rezoning request and will be abandoned or vacated through a separate process. The preliminary development plan demonstrates the right-of-way as part of the development. The proposed 30-lot rezoning is compatible with the adjacent residential uses and will allow re-platting to a slightly higher density in support the mission of Habitat for Humanity in providing affordable housing.

***Conclusion:**

The proposed rezoning conforms to its Medium Intensity Urban Comprehensive Plan land use designation.

***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: Terrill L. Tillman, AICP, Planner III

Telephone: 520-724-6921

Department Director Signature: _____

[Handwritten Signature] FOR

Date: _____

11-14-24

Deputy County Administrator Signature: _____

[Handwritten Signature]

Date: _____

11/19/2024

County Administrator Signature: _____

Date: _____

11/19/2024



DEVELOPMENT SERVICES

TO: Honorable Dr. Sylvia M. Lee, District 3

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

DATE: November 19, 2024

SUBJECT: P24RZ00008 HABITAT FOR HUMANITY TUCSON INC – W. MARS STREET REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, December 3, 2024** hearing.

REQUEST: For a **rezoning** of approximately 4.46 acres (parcel codes 225-36-0520, 0530, 0540, 0550, 0560, 05700, 0580, 0590, 0600, 0610, 0620, 0630, 0640, 0650, 0660, 0670) from the CR-3 (R) (Single Residence - Restricted) to the CR-4 (Mixed-Dwelling Type) zone, located on the north side of W. Mars Street, approximately 600 feet east of N. Camino de Oeste. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Medium Intensity Urban.

OWNERS: Habitat for Humanity Tucson Inc.
3501 N. Mountain Avenue
Tucson, AZ 85719

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

DISTRICT: 3

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

PUBLIC COMMENT TO DATE: As of November 19, 2024, staff has received three written protests citing concerns over low-income housing impacting neighborhoods and traffic.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 9-0 (Commissioner Maese was absent)

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

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

TD/TT/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24RZ00008

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FOR DECEMBER 3, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: November 19, 2024

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P24RZ00008 HABITAT FOR HUMANITY TUCSON INC – W. MARS STREET REZONING

Habitat for Humanity Tucson LLC, represented by Lazarus & Silvyn, request a **rezoning** of approximately 4.46 acres (parcel codes 225-36-0520, 0530, 0540, 0550, 0560, 05700, 0580, 0590, 0600, 0610, 0620, 0630, 0640, 0650, 0660, 0670) from the CR-3 (R) (Single Residence - Restricted) to the CR-4 (Mixed-Dwelling Type) zone, located on the north side of W. Mars Street, approximately 600 feet east of N. Camino de Oeste. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Medium Intensity Urban. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 9 – 0;** (Commissioner Maese was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**
(District 3)

Planning and Zoning Commission Public Hearing Summary (October 30, 2024)

The public hearing was held in person and virtually. Some commissioners were present while others attended virtually and through the telephonic option. Staff and the applicant attended and presented in person.

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

A commissioner asked about the N. Pluto Court access street within the subdivision. Staff replied that the street is dedicated to Pima County through the subdivision plat and will be abandoned or vacated prior to tentative plat or Ordinance.

A commissioner asked about the planned mitigation for the four saguaros on-site. Staff replied

that at the time of subdivision plat, the required mitigation will be achieved.

A commissioner questioned the width of the street. Staff replied that the streets will be privately owned, maintained by the homeowner's association and at the time of subdivision re-platting, standards will be met for privately owned streets or modified, and adequate on-site and off-street parking is planned on the individual lots.

A commissioner questioned the increase in density from 14 to 30 lots. Staff replied that to achieve the mission of Habitat for Humanity, the increase was not substantial from CR-3 (Single Residence) zoning to CR-4 (Mixed-Dwelling Type) and compatible with the surrounding neighborhoods.

The applicant further discussed the merits of the project and clarified that the streets have not been built, just dedicated. He stated that the increased density to allow 30 units is to maximize Habitat for Humanity's ability to serve more families. The current CR-3 zoning would allow a gross density of 22 or 23 homes there, although the subdivision plat was for 14 lots. The Commissioners and Board of Supervisors approved a land use plan amendment to Medium Intensity Urban that allowed for this rezoning request to move forward.

The CEO of Habitat for Humanity discussed its mission to create a more compassionate world by bringing people together to build homes in the community. In addition to bringing people together in communities, Habitat maintains a vision for the world where everyone will have a place to call home and participate in home ownership, providing family stability, bright futures and healthy communities.

A commissioner asked whether two access drives were required. Staff replied that the number of units didn't require a second driveway and from a fire safety standpoint, there is a circular access drive with no street parking.

A commissioner asked for clarification as to why the density was increasing so dramatically. Staff replied that the document he was looking at was incorrect, demonstrating adjacent zoning as low-density CR-1 (Single Residence) zoning when it should have been CR-3 to the east, west and south. Staff, and the applicant stated that a revised preliminary development plan will be submitted prior to the Board of Supervisors meeting and any amendments necessary to clarify the request.

The hearing was opened to the public, there was no one to speak and the public hearing was closed.

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

The commission voted to recommend **APPROVAL** of the rezoning 9 - 0 (Commissioner Maese was absent).

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. Existing public easements and right-of-way shall be abandoned or vacated prior to tentative plat approval.

- B. Sidewalks shall be constructed to Pima County standards along the property frontage on Mars Street.
 - C. The design of on-site circulation, access lanes and parking areas shall meet the requirements of the Subdivision and Development Street Standard or as determined at time of tentative plat.
 - D. Prior to Tentative Plat approval, written proof of coordination with the Town of Marana is required regarding any traffic impacts to their roadway system.
3. Regional Flood Control District conditions:
- A. Drainage design shall not increase existing conditions water surface elevations and flow velocities at all property boundaries.
 - B. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - C. Curb cuts in appropriate locations along roads shall be utilized to optimize Low Impact Development Practices in appropriate locations throughout the internal road system and parking areas.
 - D. Drainage infrastructure shall be maintained by the Homeowners' Association.
 - E. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
6. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
7. Adherence to the preliminary development plan approved at public hearing.
8. No landscape bufferyards (including screen walls) shall be required along the east and west property boundaries. An open fence will be installed along the northern property line in-lieu of a landscape bufferyard. Where feasible in light of the design of the project's proposed drainage facilities, the open fence shall connect to the northeast and northwest corners of the existing adjacent properties' fencing or walls, and vegetative screening shall be provided within basin areas adjacent to said fence connections.
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
10. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ds
Attachments

c: Rory Juneman

NAME	DELTA	RADIUS	ARC
C1	14°05'40"	468.22'	115.18'
C2	14°04'36"	528.22'	129.77'



SCALE: 1" = 100'

TABULATIONS:

1. EXISTING ZONING:	CR-3
2. PROPOSED ZONING:	CR-4
3. SITE AREA:	4.46 ACRES
4. UNITS:	30
5. LOT SIZE:	60' X 60'
6. DENSITY:	6.7 RAC
7. BUILDING HEIGHT:	18'
8. SETBACKS:	
FRONT/SOUTH:	20'
SIDE/REAR:	10'

VEHICLE PARKING

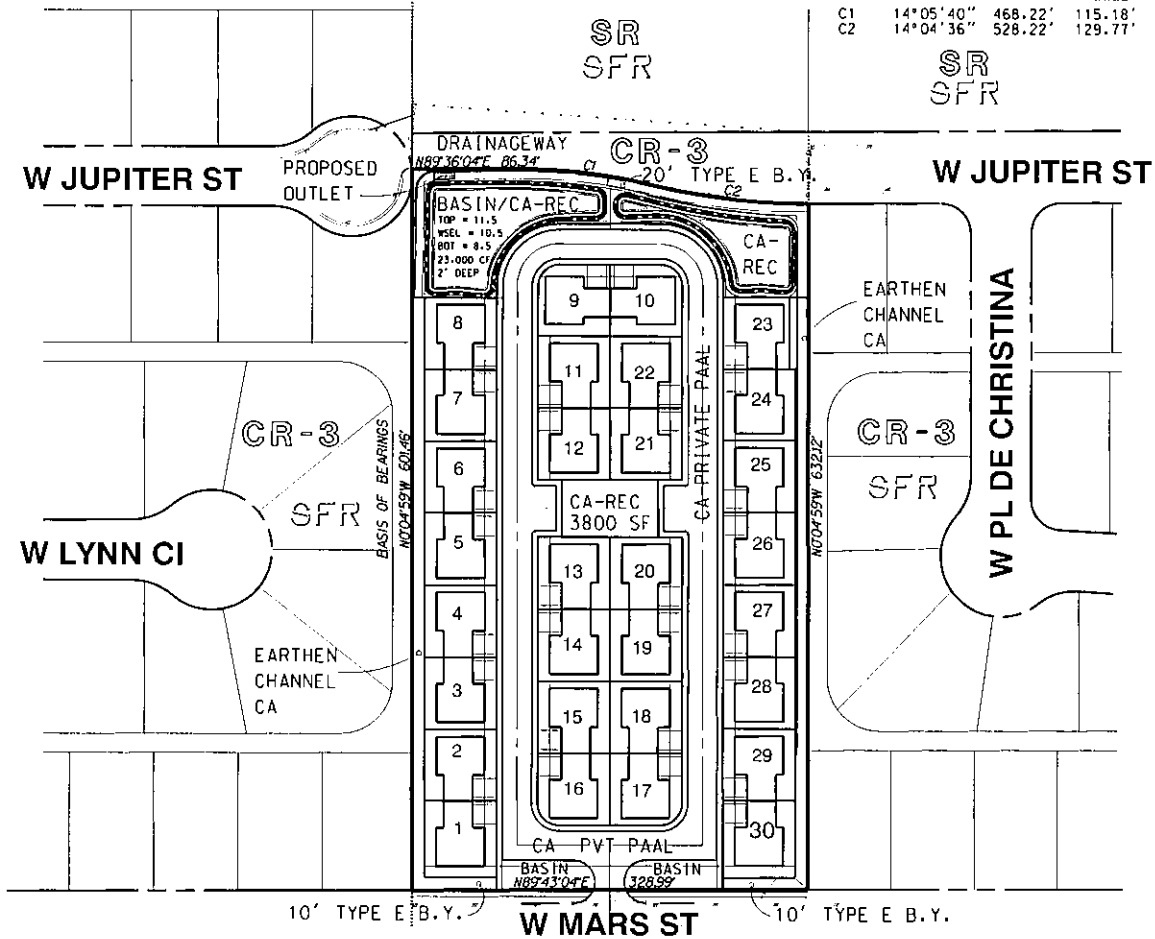
REQUIRED PARKING:		
30 UNITS X 2,25		67.5 SP
PARKING PROVIDED:		
GARAGE: 2 PER UNIT		60 SP
DRIVEWAY: 2 PER UNIT		60 SP
REC AREA:		6 SP
TOTAL		126 SP

RECREATION AREA

REQUIRED REC AREA:		
30 UNITS X 879 SF		24,930 SF
REC AREA PROVIDED:		
CENTER:		3,800 SF
NORTH:		9,000 SF
TOTAL		12,800 SF

NOTES:

- ALL OF THE HOMES WITHIN 300' OF THE SITE ARE SINGLE STORY.



CR-3
SFR

30 - 3600 SF LOTS

MARS LANDING PDP

PAGE 1 OF 1
DATE: 10/30/24

RICK
3945 E FORT LOWELL RD #111
TUCSON, AZ 85712
520-795-1000
rickengineering.com

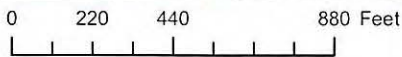
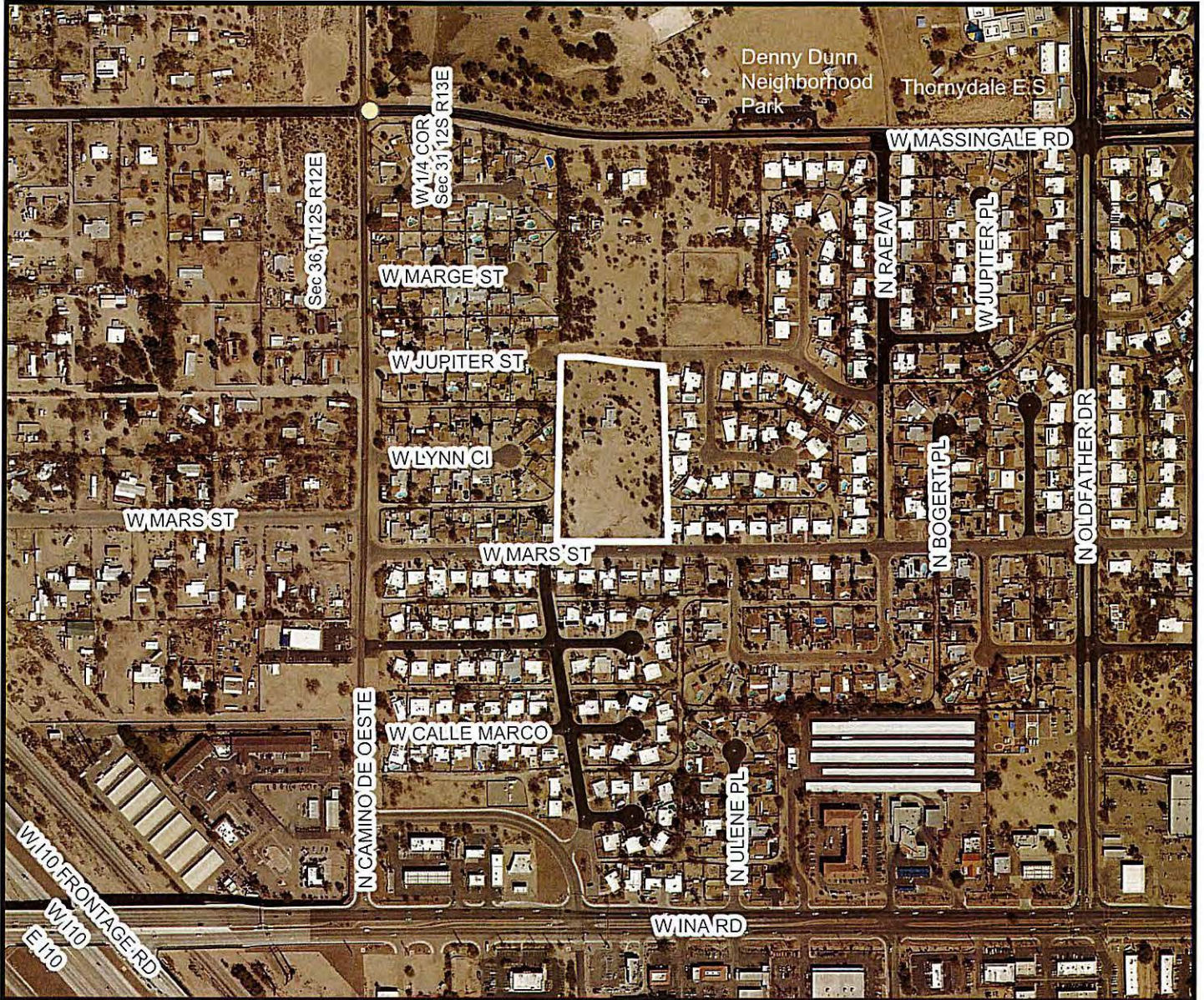
J-5339

Case #: P24RZ00008

Case Name: HABITAT FOR HUMANITY TUCSON INC - W. MARS STREET REZONING

Tax Code(s): 225-36-0520 thru 225-36-0670

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes:	
	Map Scale: 1:6,000	Map Date: 9/30/2024 - ds

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

HEARING October 30, 2024

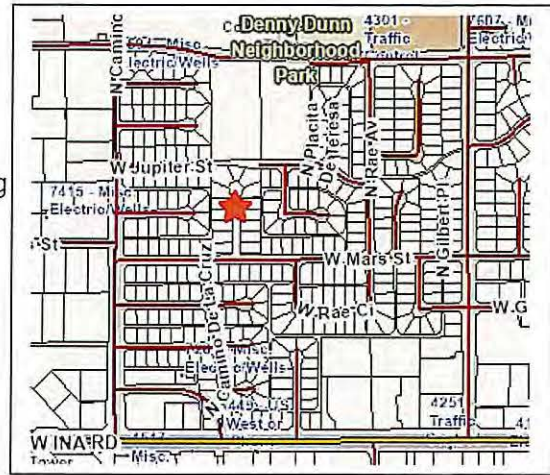
DISTRICT 3

CASE P24RZ00008 Habitat for Humanity
 Tucson Inc. - W. Mars Street Rezoning

REQUEST Rezone 4.46 acres from the CR-3 @
 (Single Residence - Restricted) to the
 CR-4 (Mixed-Dwelling Type) zone

OWNER Habitat for Humanity Tucson Inc.
 3501 N. Mountain Avenue
 Tucson, AZ 85719

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



APPLICANT'S PROPOSED USE

The applicant proposes a 4.46-acre rezoning to the CR-4 (Mixed-Dwelling Type) zone for a re-subdivision of the Mars Landing Subdivision (Lots 1 -14 and Common Areas A and B) recorded in 2007, except for the N. Pluto Court right-of-way to be abandoned by separate instrument. The proposal is for a 30-lot subdivision, each lot containing 3,600 square feet, for 15 duplex dwelling units, recreation areas and private streets.

APPLICANT'S STATED REASON

"After the Great Recession, between 2010 and 2020, the population in Pima County ("County") grew by 9.8%. The total housing stock within Tucson only increased by 2.5% during approximately the same period, thereby creating a significant shortfall in available housing options. This is a simple case of supply and demand: as population (demand) increased, housing supply decreased, and housing prices skyrocketed. The only way to resolve this is to increase the number of homes (i.e., increase the housing supply).

Habitat has built over 500 homes in Southern Arizona. Habitat homeowners help build their own homes alongside volunteers and pay an affordable mortgage. Affordability is defined by Habitat as "the difference between what housing costs and what families can afford to pay without sacrificing basic needs," and as a rule, a home should not cost more than one-third of a family's income. Habitat offers down payment assistance to qualifying families, and homebuyers must complete 250 hours of sweat equity per adult in the construction of their home. Habitat's approach to homeownership promotes dignity and pride of ownership, which is key to building strong, stable communities."

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CR-4

zone for a 30-lot, re-subdivision to support the mission of Habitat for Humanity in providing additional affordable housing in Pima County. The proposal is compatible with the adjacent residential uses. The site conforms to its Medium Intensity Urban comprehensive plan land use designation and promotes the policies of Pima Prospers by ensuring a safe, diverse and quality housing supply for all income ranges actively promoting fair and equal housing opportunities.

PUBLIC COMMENT

As of the writing of this staff report, staff has not received any public comments.

Published and mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN

The subject site's comprehensive plan land use designation is Medium Intensity Urban (MIU) amended from Medium Low Intensity Urban (MLIU), approved by the Board of Supervisors in January, 2024. The comprehensive plan amendment was necessary because the proposed zoning and 30-lot subdivision would exceed the residential density of the MLIU land use designation of five residences per acre.

The MIU land use designation plans for a mix of medium density housing and offices, medical offices, and hotels with special attention to site design to assure that the uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

The proposed rezoning conforms to the comprehensive plan. There are no Special Area or Rezoning policies applicable to the subject property.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR	Developed Low Density Residential
South:	CR-3	Developed Medium Density Subdivision
East:	CR-3	Developed Medium Density Subdivision
West:	CR-3	Developed Medium Density Subdivision

The general area consists of mostly medium density residential development within subdivisions. The two properties to the north are low-density development on 3.3-acre or greater lots. An elementary school and high school are within one-half mile of the site. Recreational opportunities exist one-fourth of a mile north of the site within the Denney Dunn neighborhood park and approximately one-third of a mile to the south, across I-10 in the Ted Walker Park with trail head access for equestrian, pedestrian and bicycling paths. Further south of the Ted Walker Park, there is access to the Santa Cruz River Walk. The Canada del Oro River Park segment of the Chuck Huckelberry Loop trail head access is located approximately one and one-fourth of a mile to the southeast.

The nearest commercial services are located along the Ina Road major thoroughfare approximately one-fourth of a mile south of the site. The commercial services span approximately one mile east along the Ina Road frontages where there are centralized commercial services at the intersection of N. Thornydale Road and W. Ina Road with a wide range of personal services, anchor grocery store, fast food restaurants, restaurants, big box home improvement, banking and retail services.

PREVIOUS REZONING CASES ON PROPERTY

The overall, original 4.77-acre site was subject to a previous rezoning case Co9-98-11, approved by the Board of Supervisors, March 26, 1998 rezoning the property from SR (Suburban Ranch) to CR-3 (Single Residence). A three-year time extension was granted on November 18, 2003 and subsequent to the time-extension, the Mars Landing subdivision was platted in 2006, completing the conditions of rezoning set forth in Resolution 2008-82.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

There have been no recent rezonings in the area.

Past activity:

Most of the properties in the area were rezoned in 1959 to CR-3 zoning through a very large rezoning case that was bounded by N. Camino de Oeste, N. Thornydale Road, W. Ina Road and W. Massingale Road and continued north from N. Oldfather Drive to W. Magee Road, still bounded by N. Thornydale Road and W. Ina Road. The 1959 rezoning, however, did not encompass the rezoning site and one other property. Many of the CR-3 zoned properties were subsequently rezoned along the Ina Road thoroughfare to CB-1 (Local Business) and CB-2 (General Business) zones for commercial uses. The 1959, CR-3 rezoning resulted in mostly subdivision plats.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

PLANNING REPORT

Staff supports the request because the Comprehensive Plan, Pima Prospers, promotes safe, decent and affordable market-rate housing for a wide range of income levels, household sizes and age groups. Maximizing the number of affordable housing units within the proposed infill development furthers the intent of the comprehensive plan policies and is an efficient use of existing infrastructure. The proposed higher density is compatible with the adjacent properties given that the closest distance from the proposed duplex dwelling units and the low-density, residences north of the subject site is 500 feet or more.

The 4.46-acre rezoning site is legally described as Mars Landing Subdivision, Lots 1 -14 and Common Areas A and B. The N. Pluto Court right-of-way (.31 acres), dedicated to Pima County by the plat is not a part of the rezoning request and will be abandoned or vacated through a separate process with Pima County Real Property. When a rezoning is processed and mapped, one-half of the adjacent rights-of-way become the same zoning designation as the rezoning which in this case will encompass the entire N. Pluto Court right-of-way. The preliminary development plan demonstrates the abandoned/vacated right-of-way as part of the overall development.

The rezoning site is currently developed with an existing, abandoned residence and accessory buildings which will be razed at the time of development. The proposed 30-lot, one-story attached duplex dwelling units will be accessed by one driveway from Mars Street and served by a private driveway interior to the site. The site is flat, contains some areas of relatively dense vegetation along the perimeter of the site which will be graded. Four saguaros greater than six feet in height were inventoried on site, one of which is viable and will be transplanted on site. The remaining saguaros will be mitigated at the time of development. The planned development will employ Safe Routes to School within the interior private streets and connect to the adjacent right-of-way meeting Americans with Disabilities Act (ADA) compliant sidewalk connectivity.

There will be two retention/detention basins to the north and three retention/detentions basins for storm water harvesting. The northern basins will be utilized as retention/detention basins and

recreation areas designed after final design and most likely contain passive amenities such as benches or picnic tables. The 3,800-square-foot recreation area in the center of the property is co-located within the storm water harvesting basin, planned for family style amenity uses such as playground equipment, picnic area and multi-use open space play areas maintained by the homeowner's association. The remaining two, storm water basins are located adjacent to the driveway and will contain some associated land scaping.

Bufferyards on the east and west sides of the site are not recommended due to the existing alley ways and walls in the adjacent subdivisions. Building walls, 15 – 20 feet apart with landscaping in between create a "dead space" for potential unsavory activity adding safety concerns without added value to adjacent properties. It would be appropriate to add landscaping interior to the site with open fencing along the boundaries of the properties to the east and west where there are no walls, so long as there is compatibility with the retention/detention basins. Open fencing will be installed along the northern boundary, giving view of the landscaping interior to the site without sacrificing safety and security for the new residential community residents as well as the existing neighbors. Rezoning condition #8 has been applied to the site for the buffering required.

Concurrency of Infrastructure:

Concurrency of infrastructure exists or will exist to serve the proposed development.

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
DEPARTMENT OF ENVIRONMENTAL QUALITY	Yes	No comment
WATER	Yes	"Will serve" letter contained within site analysis
SCHOOLS	Yes	"School capacity" letter contained within the site analysis

TRANSPORTATION

The rezoning site is located on the north side of Mars Street just east of Camino de La Cruz, approximately 1,300 feet west of Oldfather Drive, and 600 feet east of Camino de Oeste. The site has been previously platted but never developed. Existing public easements and right-of-way shall be abandoned or vacated prior to tentative plat approval.

Mars Street is a paved two-lane roadway maintained by the County with a posted speed limit of 25 miles per hour (mph) and is classified as an Urban Minor Collector by its federal functional classification. Mars Street is a curbed roadway with sidewalk along the north side of the road and

west of the site. Per the Subdivision and Development Street Standards (SDSS) section 5.3, sidewalks shall be provided on all sides of the lot that abut a curbed public street. The most recent traffic count for Mars Street is 484 average daily trips (ADT) with an approximate traffic capacity of 10,360 ADT.

A single access point is proposed on Mars Street, and a system of Parking Area Access Lanes (PAAL) are proposed with curb and sidewalk internal to the site. The typical access lane pavement width per the SDSS is 24 feet, but the project proposes 21 feet. A reduction in width requires approval by the local fire jurisdiction.

According to the site analysis, the proposed development will generate approximately 283 ADT. The type of traffic study shall be coordinated at time of tentative plat submittal. The site trips are not expected to impact the capacity of nearby roadways maintained by the County. The Town of Marana maintains portions of Oldfather Drive, Camino de Oeste, and Ina Road located to the south and proof of coordination with the Town of Marana is required regarding any traffic impacts to their roadway system at time of permitting.

The Department of Transportation have no concurrency concerns nor objection subject to rezoning conditions #2A - D.

FLOOD CONTROL

The Regional Flood Control District has the following comments:

1. This property is not impacted by Flood Control Resource Area (FCRA) therefore is not impacted by a federal or local floodplain and does not have mapped Regulated Riparian Habitat.
2. This property is impacted by a Developer Mapped Floodplain determined when the parcel was platted on January 10th, 2008. The analysis for the floodplain delineation is 15 years old, as such the site analysis has provided preliminary updated information on the floodplain boundaries and 100-year peak discharge. The limits of the floodplains reside within the public streets Jupiter Street to the north and Mars Street to the south. The approved plat shows the boundary of the two existing floodplains reside along the north and south property line of the subject property. Exhibit I-C.1.b provides the updated floodplain analysis which shows the boundary of both floodplains in approximately the same location.
3. It should be noted that per the Pima County mapping system (Pima Maps) there is a regulatory wash located within Mars Road that outlets west of the property less than a half mile away onto a privately owned lot east of the railroad and I10. The estimated 100-year peak discharge is under 500 cubic feet per second (cfs) and has an associated erosion hazard setback of 25'.
 - The Site Analysis provides discussion on the erosion hazard setback may be reduced or eliminated due to an allowable velocity analysis that demonstrates velocities at both locations Mars and Jupiter Road are low enough to meet the criteria. At the time of development this analysis will be reviewed for compliance and if does not meet the criteria, a 25' erosion hazard setback will be used.
4. The property is located within a Critical Basin where a 10% reduction is required. This project shall meet Critical Basin detention requirements and the narrative states the project will provide sufficient detention to reduce the post developed 2-, 10- and 100-year peak discharge rates to 90% of the pre-developed discharge rates for 2-, 10- and 100-year storm.
5. Basins 1 and 2 will need to be designed with an embankment due to the water surface elevation of the north floodplain potentially impacting and overtopping basins. The District requested that more information on the design of Basin 1 and 2 and to demonstrate that Embankment Standards from Section 4.10.1 of the Design Standards for Stormwater Detention and Retention will be met. The Site Analysis was revised to reflect the request.

6. The approved Comprehensive Plan Amendment specifies that Goal 14, Policy 2 and 3 from Pima Prospers will be incorporated into the project, however details on how that will be achieved has not been provided. The District's expectation at the time of rezoning is for Policy 2 and 3 from Goal 14 to identify and clearly define the Low Impact Development Practices and water conservation measures at the time of development.
7. Staff has conducted the Water Resources Impact Analysis:
 - a. The site is within the Tucson Water service area.
 - b. A demand projection has not been completed.
 - c. The site is not located within a covered subsidence zone.
 - d. The site is not within a mile of a shallow groundwater area.
 - e. The site is not within an Isolated Basin and depth to bedrock is from 1600 to 3200'.
8. This site has an assured water supply by Tucson Water. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table A (residential) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

The Regional Flood Control District has no objection subject to the addition of rezoning conditions #3A-E.

WASTEWATER RECLAMATION

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

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

ENVIRONMENTAL PLANNING

The Conservation, Lands and Resources Department has no objection subject to rezoning condition #5.

CULTURAL RESOURCES

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

PARKS AND RECREATION

The Parks and Recreation Department has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE

The US Fish and Wildlife Service has no comment.

WATER DISTRICT

City of Tucson Water will provide service to the site. A will-serve letter is included within the site analysis.

SCHOOL DISTRICT

The Marana Unified School District has no comment. A letter of capacity is included within the site analysis.

FIRE DISTRICT

Northwest Fire District has no comment.

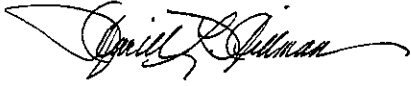
IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. Existing public easements and right-of-way shall be abandoned or vacated prior to tentative plat approval.
 - B. Sidewalks shall be constructed to Pima County standards along the property frontage on Mars Street.
 - C. The design of onsite circulation, access lanes and parking areas shall meet the requirements of the Subdivision and Development Street Standard or as determined at time of tentative plat.
 - D. Prior to Tentative Plat approval, written proof of coordination with the Town of Marana is required regarding any traffic impacts to their roadway system.
3. Regional Flood Control District conditions:
 - A. Drainage design shall not increase existing conditions water surface elevations and flow velocities at all property boundaries.
 - B. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - C. Curb cuts in appropriate locations along roads shall be utilized to optimize Low Impact Development Practices in appropriate locations throughout the internal road system and parking areas.
 - D. Drainage infrastructure shall be maintained by the Homeowners' Association.
 - E. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
 6. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
 7. Adherence to the preliminary development plan approved at public hearing.
 8. No landscape bufferyards (including screen walls) shall be required along the east and west property boundaries. An open fence will be installed along the northern property line in-lieu of a landscape bufferyard. Where feasible in light of the design of the project's proposed drainage facilities, the open fence shall connect to the northeast and northwest corners of the existing adjacent properties' fencing or walls, and vegetative screening shall be provided within basin areas adjacent to said fence connections.
 9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
 10. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Terrill Tillman". The signature is fluid and cursive, with a large initial "T" and a long, sweeping underline.




Terrill Tillman, AICP
Planner III

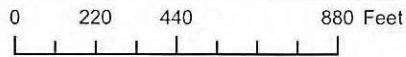
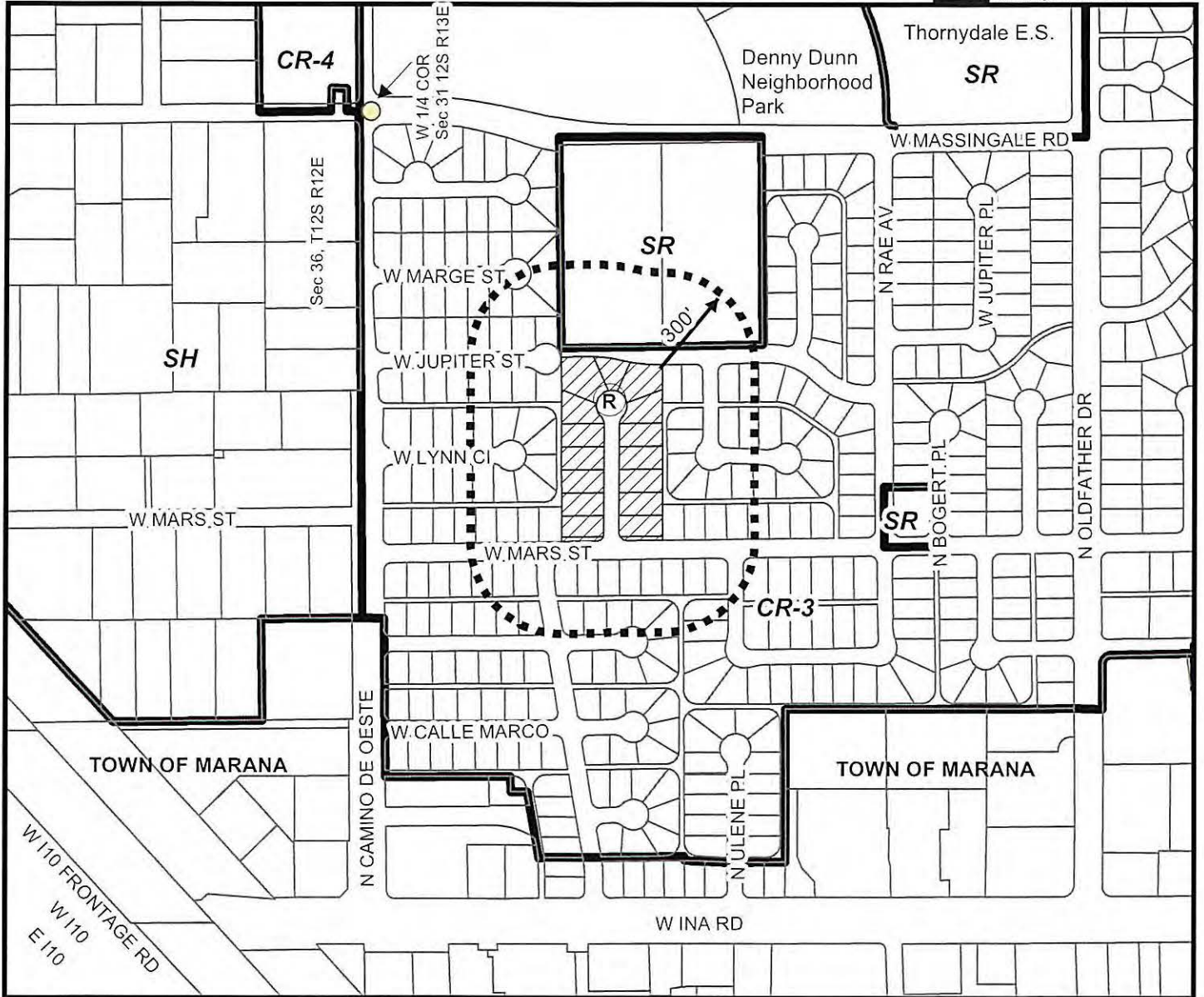
c: Rory Juneman


Case #: P24RZ00008

Case Name:HABITAT FOR HUMANITY TUCSON INC - W. MARS STREET REZONING

Tax Code(s): 225-36-0520 thru 225-36-0670

-  Subject Property
-  300' Notification Area
-  Zoning Boundary



Area of proposed rezoning from CR-3(R) to CR-4 

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Notes:

PIMA COUNTY COMPREHENSIVE PLAN P23CA00005/CO7-13-10

Planning & Zoning Hearing: 10/30/24 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 75 & 114

Map Scale: 1:6,000

Map Date: 9/30/2024 - ds





Medium Intensity Urban (MIU)

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.


- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC


Case #: P24RZ00008

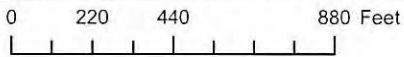
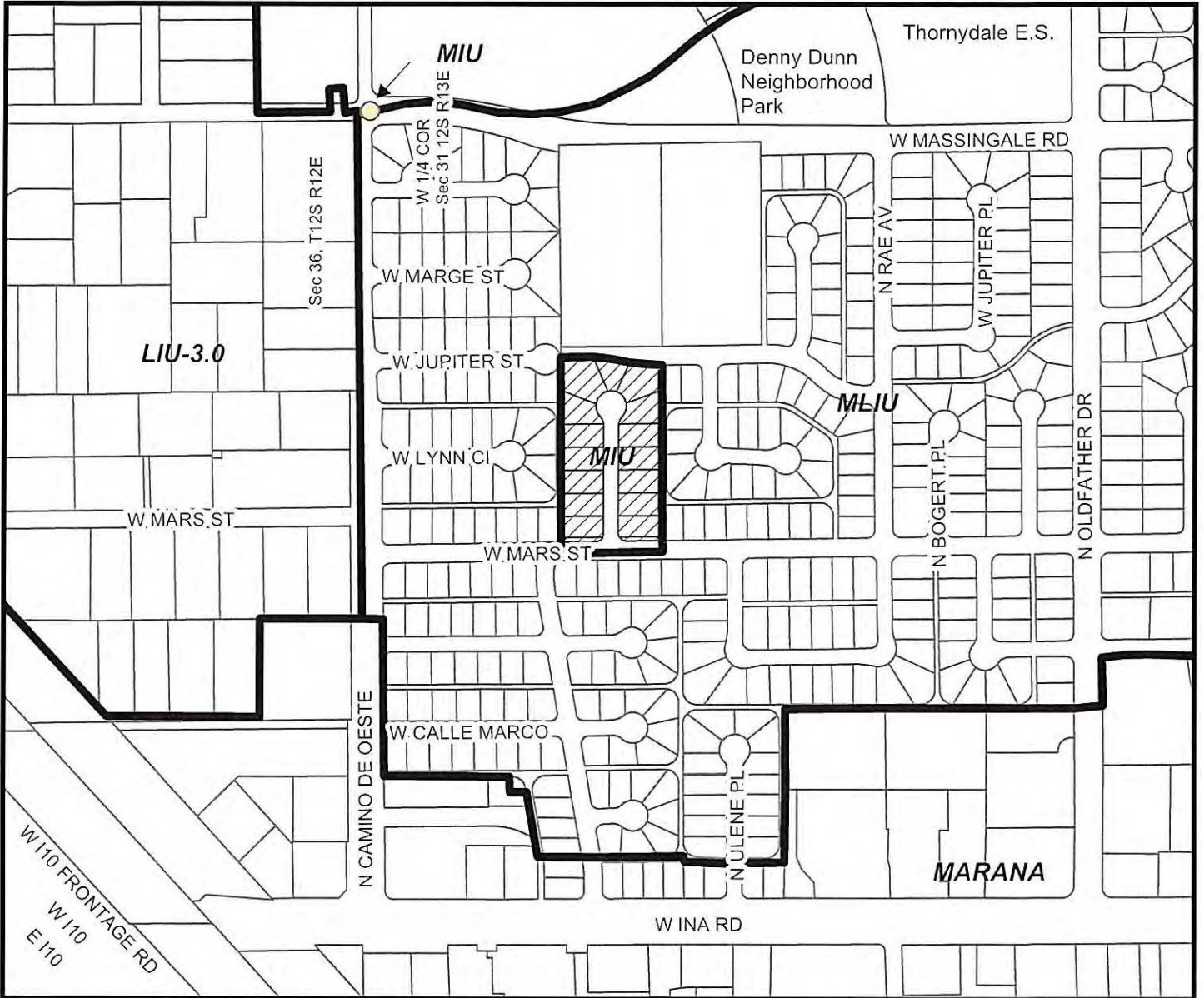
Case Name: HABITAT FOR HUMANITY TUCSON INC - W. MARS STREET REZONING

Tax Code(s): 225-36-0520 thru 225-36-0670

COMPREHENSIVE PLAN EXHIBIT

 Subject Property

 Comprehensive Plan



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

Notes:

PIMA COUNTY COMPREHENSIVE PLAN P23CA00005/CO7-13-10



Map Scale: 1:6,000

Map Date: 9/30/2024 - ds

Habitat for Humanity – Mars St. Neighborhood Meeting Summary

Project: Habitat for Humanity Tucson, Inc. (“Habitat”) owns 4.46 acres of vacant property located on the north side of W. Mars St., west of N. Oldfather Dr. and east of N. Camino de Oeste (“Property”) in unincorporated Pima County (“County”). The Property is zoned CR-3 Single Residence Zone and platted with 16 parcels (15 developable residential lots and 1 common area landscaping lot fronting Mars St.), resulting in a density of 2.93 residences per acre (“RAC”). The Property’s comprehensive plan land use designation is Medium Intensity Urban (“MIU”), which permits up to 13 RAC. Habitat wishes to develop 30 single-story attached duplex-style homes on the Property at a density of 6.7 RAC (the “Project”). Habitat is requesting a rezoning of the Property from CR-3 to CR-4 Mixed Dwelling Type Zone to permit the development of the Project. Upon approval of this Rezoning request, the Property will be replatted, and Habitat will sell the individual lots to future homeowners.

Date/Time: Tuesday, October 8, 2024, 6:00 p.m.

Location: Butterfield Elementary School, 3400 W. Massingale Rd., Tucson, AZ 85741

Meeting Invitation: The meeting invitation was sent to all property owners within 300 feet of the Property via First-class Mail using a County-generated mailing list.

Attendance: Other than the Project Team, one (1) neighbor, Marisa Lester (4400 W. Mars St.), attended the meeting. (See Neighborhood Meeting Sign-In Sheet.)

Project Team: The Project Team in attendance included:

- Charlie Buchanan, Habitat for Humanity Tucson
- Corey Thompson, RICK Engineering (Engineer)
- Rory Juneman & Jackson Cassidy, Lazarus & Silvyn (Planning/Zoning Consultants)

Meeting Synopsis:

Mr. Juneman began the meeting at 6:05pm and introduced the Project Team to Ms. Lester. Mr. Buchanan gave Ms. Lester an overview of Habitat’s programs and homeownership services. Mr. Juneman presented Property background, details of the Project, and described the County’s rezoning process.

Q&A Topics:

Ms. Lester had several questions regarding the Project’s impact to her western fence, approximate timing for rezoning and construction processes, and whether Habitat will be available to contact if needed during the construction process. Mr. Juneman explained the Project will provide a 10-foot landscape bufferyard adjacent to Ms. Lester’s property and will not impact her fence. Mr. Buchanan and Mr. Juneman estimated that the rezoning process may last until late 2024 or early 2025, with construction likely beginning in late 2025. Mr. Buchanan confirmed Habitat would be available during construction. Overall, Ms. Lester appeared supportive of the Project. The meeting concluded at approximately 6:30 p.m.

September 24, 2024

Dear Neighbors and Nearby Property Owners:

Last year, Habitat for Humanity Tucson, Inc. (“Habitat”) acquired 4.46 acres of land known as Mars Landing, located on the north side of W. Mars Street, west of Oldfather Drive and east of Camino de Oeste within unincorporated Pima County (the “County”). (See *Location Map below.*) Habitat is interested in developing 30 single-story, attached duplex-style homes (the “Project”) on the Property, which aligns with its mission to provide more attainable housing opportunities for the greater Tucson/Pima County community. In January of this year, the County Board of Supervisors approved a Comprehensive Plan Amendment that paved the way for Habitat to pursue a rezoning of the Property from its current CR-3 zone to CR-4 zone to support Habitat’s Project proposal.

Habitat’s programs are designed to ensure that homeowners will be successful, long-term neighbors. Habitat prices its homes at fair market value and offers flexible and affordable mortgage structuring options, so families are set up for successful homeownership. Homeowners must demonstrate the ability to pay and be willing to contribute “sweat equity” into the construction of their home. Habitat also requires homebuyer education classes on a range of topics, from finance and budgeting to home repair and maintenance. This fosters pride of ownership and ensures well-maintained homes, long-term ownership, and a stable neighborhood.

We invite you to attend a neighborhood meeting to discuss Habitat’s proposed rezoning request. The meeting will cover the proposed Project, the County’s rezoning process, and there will be plenty of time for questions. The meeting will be held:

Tuesday, October 8, 2024, 6:00pm

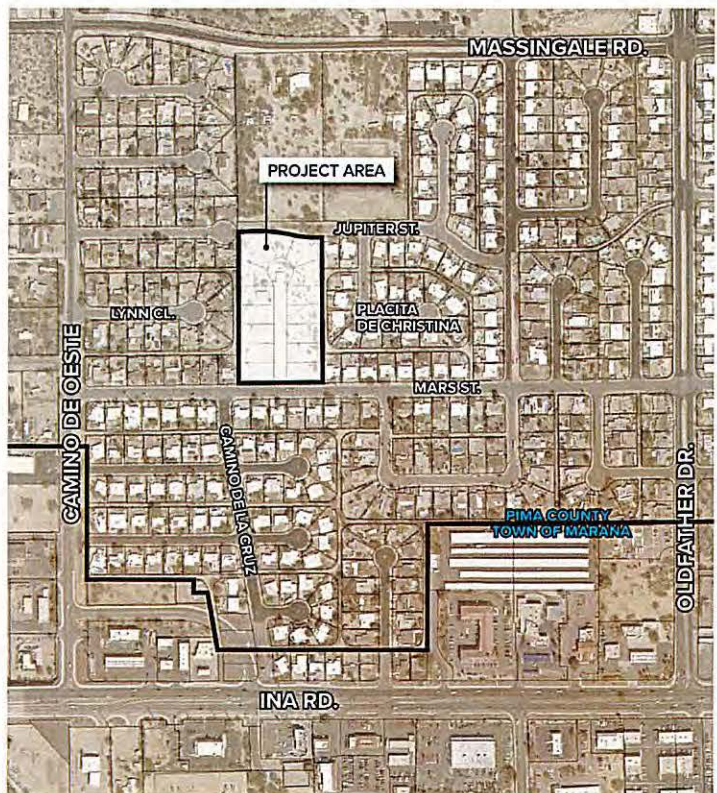
Butterfield Elementary School Cafeteria
3400 W. Massingale Rd., Tucson, AZ 85741

If you cannot attend the meeting, or if you have questions about the Project or the rezoning process, please contact Rory Juneman or Robin Large at (520) 207-4464, or via email at:

RJuneman@LSLawAZ.com or
RLarge@LSLawAZ.com.

We look forward to seeing you at the meeting.

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



Habitat for Humanity Rezoning
Neighborhood Meeting Sign-In Sheet
October 8, 2024, 6:00pm

Name	Address	Phone	Email	Affiliation
Marisa Lester	4400 W Mars St	85741 928- 7 713-7504	marisal Lester@gmail.com	Neighbor

Parcel ID	NAME	ATTN	ADDRESS	CITY-STATE	ZIP Code
225360100	SHARPE ANTONIO SR		4375 W MASSINGALE RD	TUCSON, AZ	85741
225360110	MENDOZA DAVID F & ALICIA F JR/RS		4411 W MASSINGALE RD	TUCSON, AZ	85741
225360320	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360530	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360540	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360550	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360560	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360570	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360580	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360590	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360600	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360610	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360620	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360630	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360640	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360650	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360660	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225360670	HABITAT FOR HUMANITY TUCSON INC		3501 N MOUNTAIN AVE	TUCSON, AZ	85719
225370740	LEMKE DANIEL & JADE CP/RS		4402 W CALLE JOCOBO	TUCSON, AZ	85741
225370750	MORENO JOSE ZARAGOZA		4412 W CALLE JOCOBO	TUCSON, AZ	85741
225370760	PETERSON NICOLE		4422 W CALLE JOCOBO	TUCSON, AZ	85741
225370770	ROSALES JOSE A & JANET JT/RS		4432 W CALLE JOCOBO	TUCSON, AZ	85741
225370780	HOFWOOD DONNA L JUVENILE TR		4442 W CALLE JOCOBO	TUCSON, AZ	85741
225370790	DALMAZ CARL C REVOC TR		4502 W CALLE JOCOBO	TUCSON, AZ	85741
225370800	CUEVAS YOLANDA E GONZALEZ & CONTRERAS VICTOR HUGO CP/RS		4512 W CALLE JOCOBO	TUCSON, AZ	85741
225370810	MUNOZ ROBERT		4522 W CALLE JOCOBO	TUCSON, AZ	85741
225370900	PELLAND GERALD L & BARBARA JT/RS		3181 W CACTUS TREE TRL	TUCSON, AZ	85742
225370910	WALSH JUDY		4911 W MARS ST	TUCSON, AZ	85741
225370920	SULLIVAN BRENT MICHAEL & DARLA KAYE JT/RS		12911 W EMIGH RD UNIT 2	TUCSON, AZ	85743
225370930	RATH STANLEY R REVOC TR		4267 W JUPITER PL	TUCSON, AZ	85741
225370940	HOLI CAMERON & MOSIER TAMMY & HOLI JAMES & KRIS ALL JT/RS		4441 W MARS ST	TUCSON, AZ	85741
225370950	HOWARD NICHOLAS & MARGO CP/RS		4431 W MARS ST	TUCSON, AZ	85741
225370960	RAYGOZA CHRISTOPHER D		4421 W MARS ST	TUCSON, AZ	85741
225370970	SHEV NANCY B		PO BOX 91273	TUCSON, AZ	85752
225370980	SUUS SIMON & DRANK TH FANNY CP/RS		4401 W MARS ST	TUCSON, AZ	85741
225371000	LESTER MARISA		4400 W MARS ST	TUCSON, AZ	85741
225371010	JACINTO VERONICA	ATTN: COLUMBIA SAVINGS ESCROW DEPT 364	PO BOX 2983	FORT WORTH, TX	76113
225371020	ALEFF DONALD R & MARY J CP/RS		4362 W MARS ST	TUCSON, AZ	85741
225371030	SIFERLING LINDA L & SIFERLING FRANCIS R FSTATE OF JT/RS		4352 W MARS ST	TUCSON, AZ	85741
225371040	RCNTAL 4342 W MARS LLC		7835 N SANDY DESEPT TRL	TUCSON, AZ	85741
225371180	VELASQUEZ ALEX R		4351 W JUPITER ST	TUCSON, AZ	85741
225371190	GIACOMINO JAMES & WESLEY DANIEL JT/RS		4349 W JUPITER ST	TUCSON, AZ	85741
225371200	NIELSON MICHAEL A & SYLVIA JT/RS		4401 W JUPITER ST	TUCSON, AZ	85741
225371210	TIPPING KRISTEN R		4411 W JUPITER ST	TUCSON, AZ	85741
225371220	JIRON JUDOE & RUBY CP/RS		4393 W PLACITA DE CHRISTINA	TUCSON, AZ	85741
225371240	HAUGHEY JAYSON DAVID & LA DONNA CP/RS		4385 W PLACITA DE CHRISTINA	TUCSON, AZ	85741
225371250	MORRISON JAMES F & PATRICIA A JT/RS		4377 W PLACITA DE CHRISTINA	TUCSON, AZ	85741
225371260	MC PHERON PATRICIA A		4369 W PLACITA DE CHRISTINA	TUCSON, AZ	85741
225371270	SULLIVAN JODY REVOC TR	ATTN: DARYL WHITE & JANE A WHITE TR	4361 W PLACITA DE CHRISTINA	TUCSON, AZ	85741
225371280	VANDYKE JOSEPH III & PERRAULT NICOLE JT/RS		PO BOX 35402	TUCSON, AZ	85740
225371340	LAMBERT ALAN W		4341 W PLACITA DE CHRISTINA	TUCSON, AZ	85741
225371350	DAVIS RICK WILLIAM		4350 W PLACITA DE CHRISTINA	TUCSON, AZ	85741
225373900	DAWSON MATTHEW R		4360 W PLACITA DE CHRISTINA	TUCSON, AZ	85741
225373910	BROWN JUSTIN B & BROWN ERIC W & JONES NICOLE L		4391 W MARS ST	TUCSON, AZ	85741
225373920	FRIZZEL ALLEN & MARLENE CP/RS		4381 W MARS ST	TUCSON, AZ	85741
225373930	MUSZYNSKI ZENEK B & DIANA CP/RS		4377 W RAE CIR	TUCSON, AZ	85741
225374150	BROWN ROGER JOSEPH & WANDA LEE JT/RS		4373 W RAE CIR	TUCSON, AZ	85741
225374440	REEVES JAMES A		4351 W MARS ST	TUCSON, AZ	85741
225374420	NORRIS JULIA M & GUARZIERI ROBERT CP/RS		4500 W MARS ST	TUCSON, AZ	85741
225374430	FRIEDMAN SYDNEE		4510 W MARS ST	TUCSON, AZ	85741
225374440	WILLIAMS BLAKE R		4520 W MARS ST	TUCSON, AZ	85741
225374450	MYERS ERK MICHAEL & PEPPER ANN CP/RS		4530 W MARS ST	TUCSON, AZ	85741
225374520	BUTLER LIVING TR	ATTN: BARRY L & ANNA BUTLER TR	4540 W MARS ST	TUCSON, AZ	85741
225374530	BUTLER LIVING TR	ATTN: BARRY L & ANNA BUTLER TR	4531 W LYNN CIR	TUCSON, AZ	85741
225374540	ROBLES RUBEN W JR & CRISTAL JT/RS		4531 W LYNN CIR	TUCSON, AZ	85741
225374550	HANSON SUSAN R		4521 W LYNN CIR	TUCSON, AZ	85741
225374560	STEPHENS VALAN M & SANDRA L & STEPHENS WENDY L JT/RS		4511 W LYNN CIR	TUCSON, AZ	85741
225374570	GUZUNAS SHIRLEY ELLEN REVOC TR		2230 W KENDRA PL	TUCSON, AZ	85741
225374580	CARTER DERRICK L		4509 W LYNN CIR	TUCSON, AZ	85741
225374590	DATTA KARAM & ANJLY K CP/RS		4510 W LYNN CIR	TUCSON, AZ	85741
225374600	VILLA ENRIQUE & KASSANDRA K CP/RS		2751 W PLACITA HACIENDA	TUCSON, AZ	85741
225374610	KNAPP SARAH B		4530 W LYNN CIR	TUCSON, AZ	85741
225378613	POOLE CHRISTOPHER P & BARBARA P C JT/RS		4540 W LYNN CIR	TUCSON, AZ	85741
225378620	NEWTON GARRETT & NEWTON ROBERT M & NEWTON CHERI		4537 W JUPITER ST	TUCSON, AZ	85741
225378630	LOZANO GABRIEL A & ISABEL JT/RS		3151 N SWAN RD # 146	TUCSON, AZ	85712
225378640	SELLERS TRACEY L		4513 W JUPITER ST	TUCSON, AZ	85741
225378650	MUNOZ JGHIN B		4501 W JUPITER ST	TUCSON, AZ	85741
225378660	MARISCAL CHARLES F		4500 W JUPITER ST	TUCSON, AZ	85741
225378670	AMNLS ASSET COMPANY 2 LLC		4512 W JUPITER ST	TUCSON, AZ	85741
225378680	FOX BRIAN LEE		5001 PLAZA ON THE LK STE 200	AUSTIN, TX	78746
225378690	O'NEAL LINDSEY G & O'NEAL HEATH R		4536 W JUPITER ST	TUCSON, AZ	85741
225378700	OVERTREE W J		4537 W MARGE ST	TUCSON, AZ	85741
225378790	LIPE TRAVIS WILLIAM		4525 W MARGE ST	TUCSON, AZ	85741
225378800	MALYMULES CHESTER JR & DAWN S CP/RS		4513 W MARGE ST	TUCSON, AZ	85741
			12106 N MOUNTAIN CENTRE RD APT 1207	MARANA, AZ	85958

Mars Landing

Rezoning

Neighborhood Meeting
October 8, 2024



Agenda

Property Location

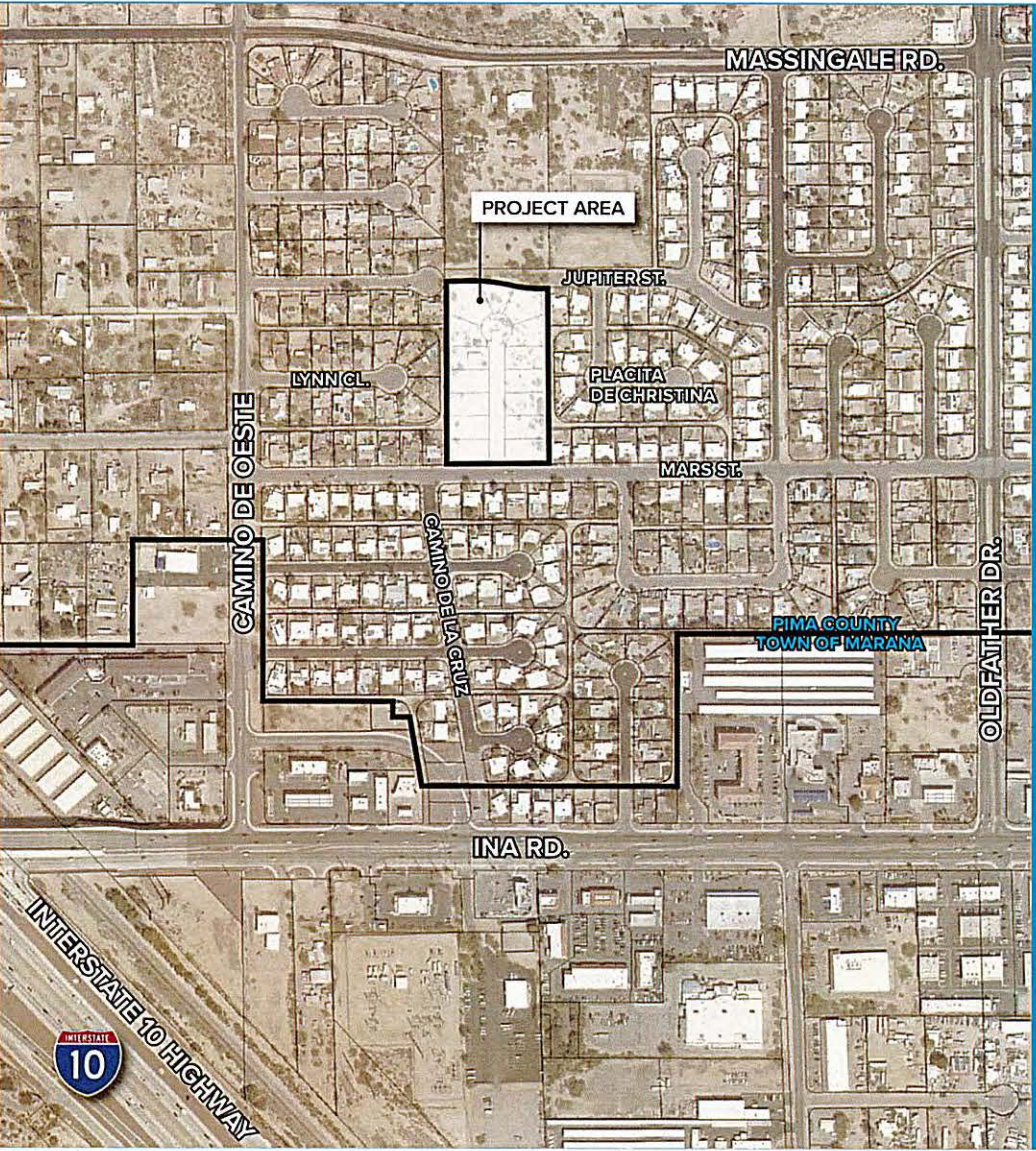
Mars Landing Zoning History

Habitat for Humanity Mission & Vision

Proposed Rezoning

Pima County's Rezoning Process

Q&A



Location

+/- 4.46 acres

Mars Landing Subdivision Plat

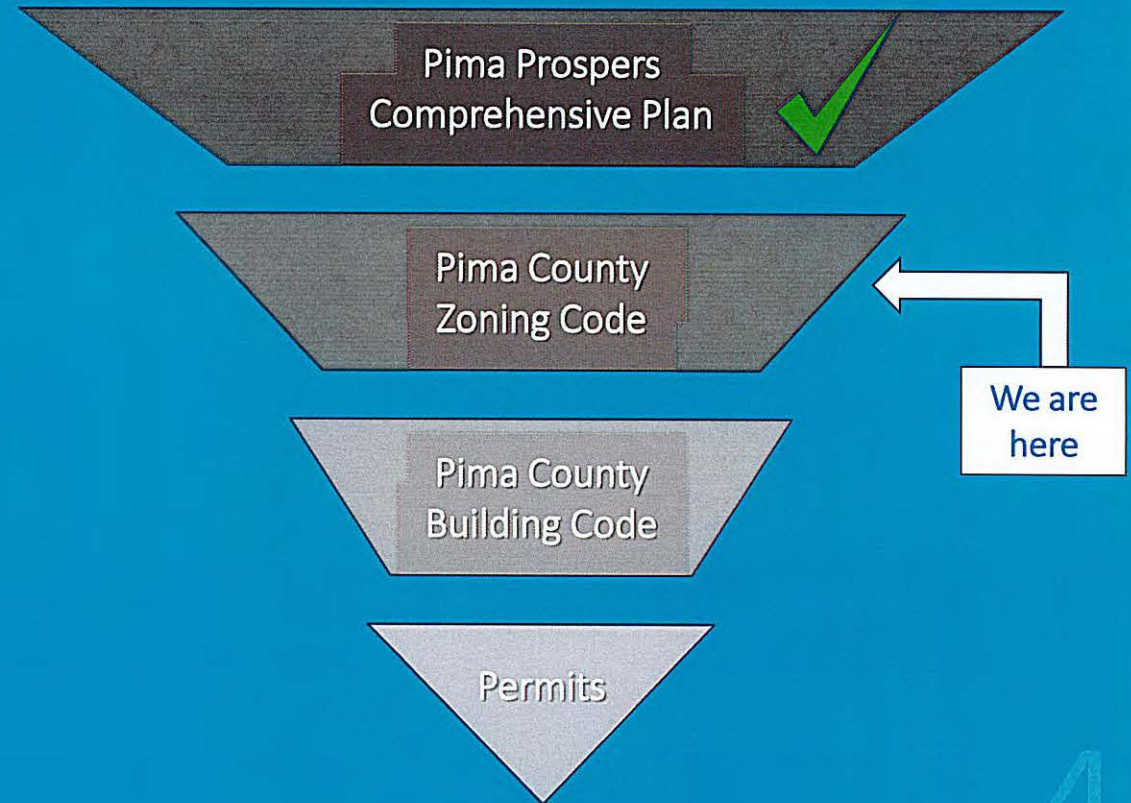
Land Use Hierarchy

Land Use Policies that guide development throughout Pima County

Land Use Regulations for all development in County

Building Regulations for all vertical construction in County

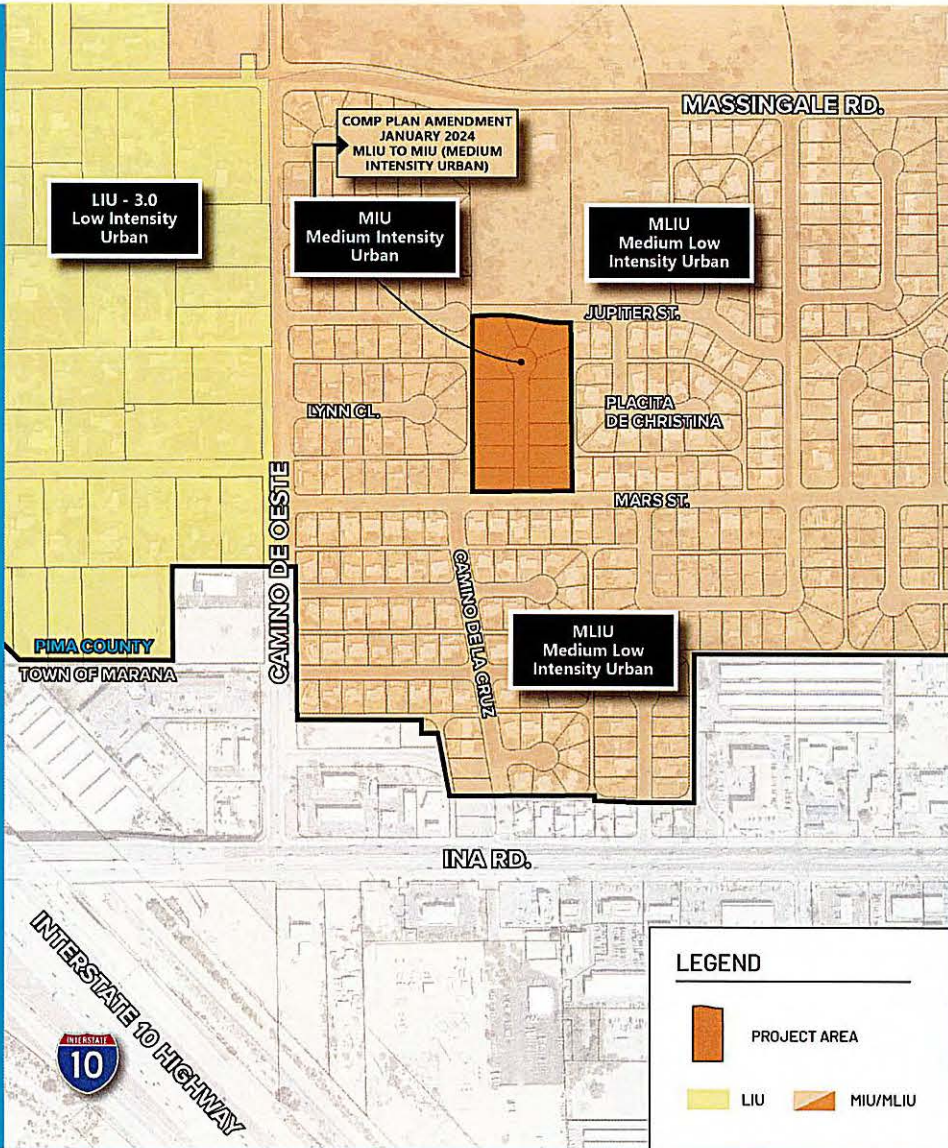
County permission to grade and build, subject to inspection

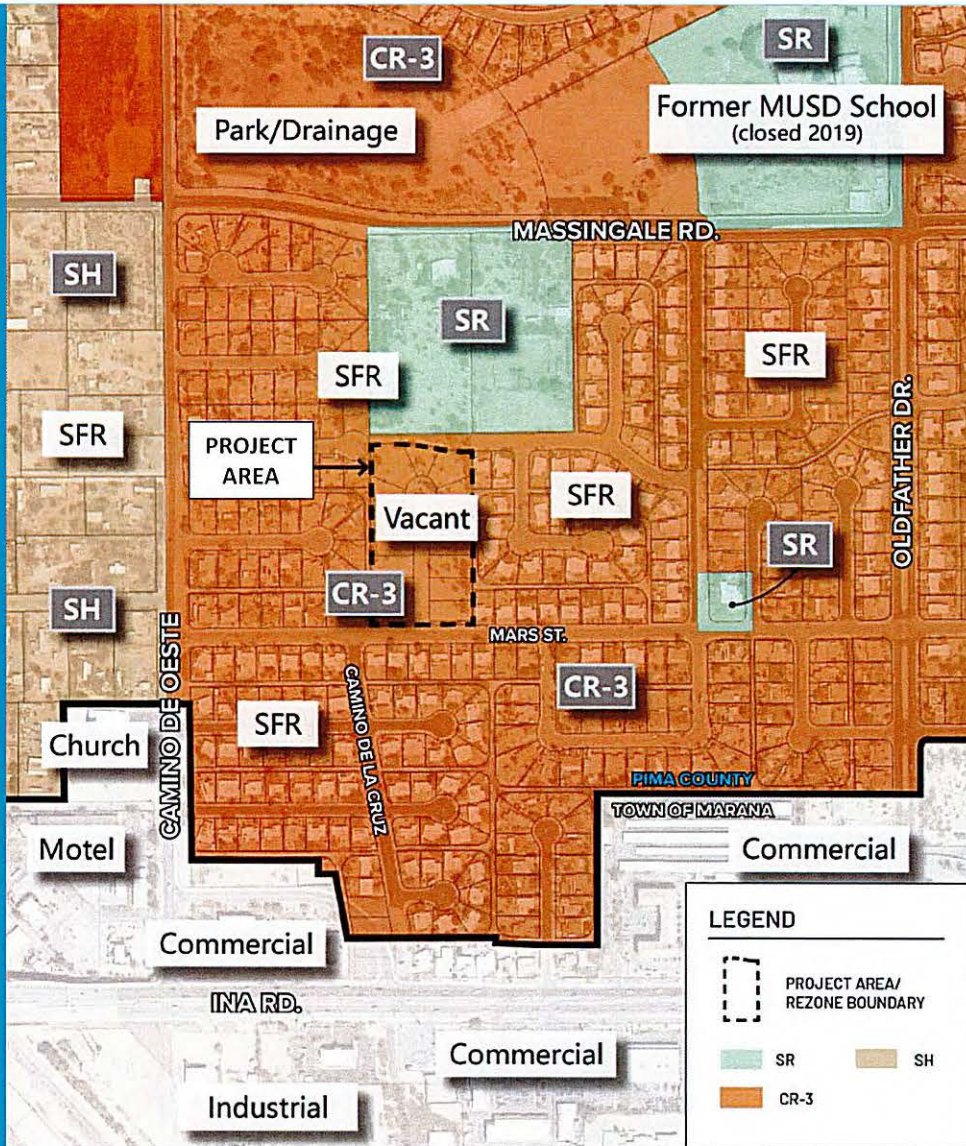


Pima Prospers

Land Use Categories

MIU Approved in January 2024





Zoning Code

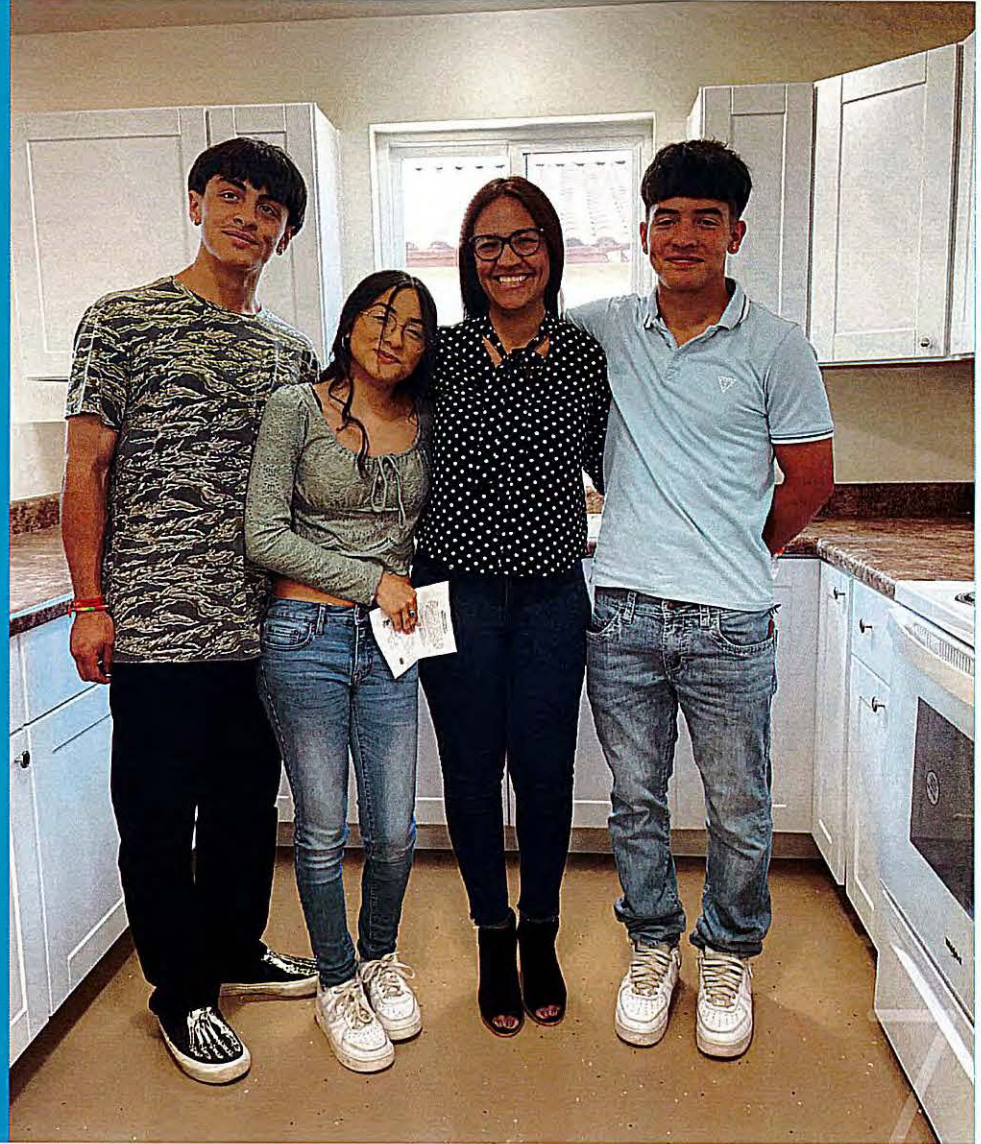
Zoning Districts

Requesting CR-4 Zoning District



Habitat
for Humanity
Tucson

Est. 1980





Mission

Creating a more compassionate and just world, Habitat for Humanity Tucson brings people together to build homes, communities, and hope.



Vision

A world where everyone has a decent place to live.





Since 1980

We have built nearly **500 homes** with the support of **12,533 Volunteers**.

Our volunteers assist in all areas of our operations.

Including:

Construction

HabiStore

Administration & Committees

Events

A Brush with Kindness

Critical Home Repair

CHUCK Center

Neighborhood Revitalization

Adopt a Lot

10

Homebuying Program

How to apply

- Buyers attend an information session.
- They must demonstrate need, willingness to partner, and ability to pay an affordable mortgage.
- Habitat families are within the range of 40-80% area median income.

Sweat equity

- Every adult in the household must contribute 250 hours of sweat equity.
- Adults must meet regularly with a family partner and attend classes, on topics including financial education and how to be a responsible neighbor.

Purchasing a home

- Homebuyers pay a down payment, provide proof of earnest money for two months' mortgage payments, and pay an affordable, low-rate mortgage. 100% of their loan payment goes towards the principal of their loan.
- Habitat homeowners receive the keys to their new home at a home dedication.
- Payments do not exceed 30% of income and homes are sold at market appraised value



Construction

Before

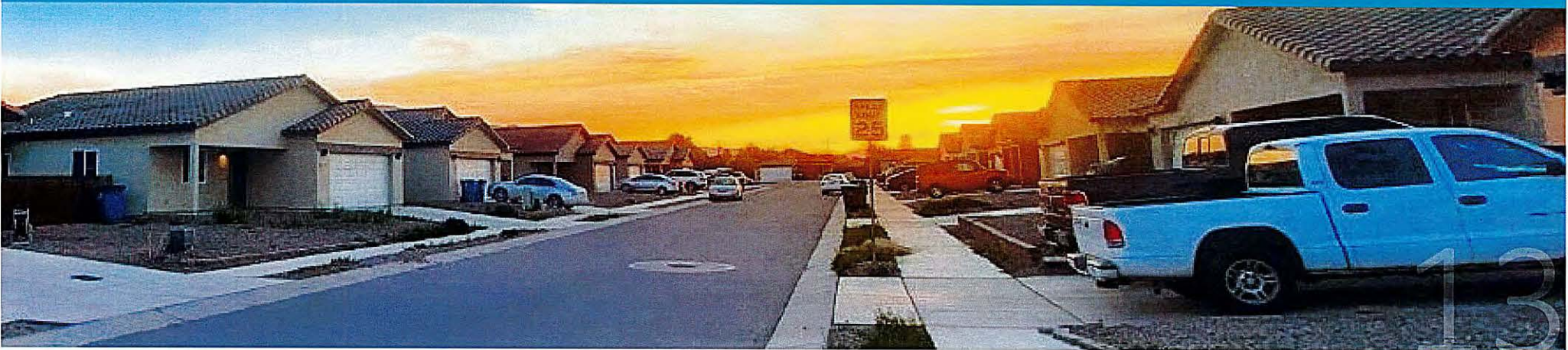


During





A Completed Habitat Neighborhood



13



Our Families

Our homebuyers all demonstrate income, need, and willingness to partner.

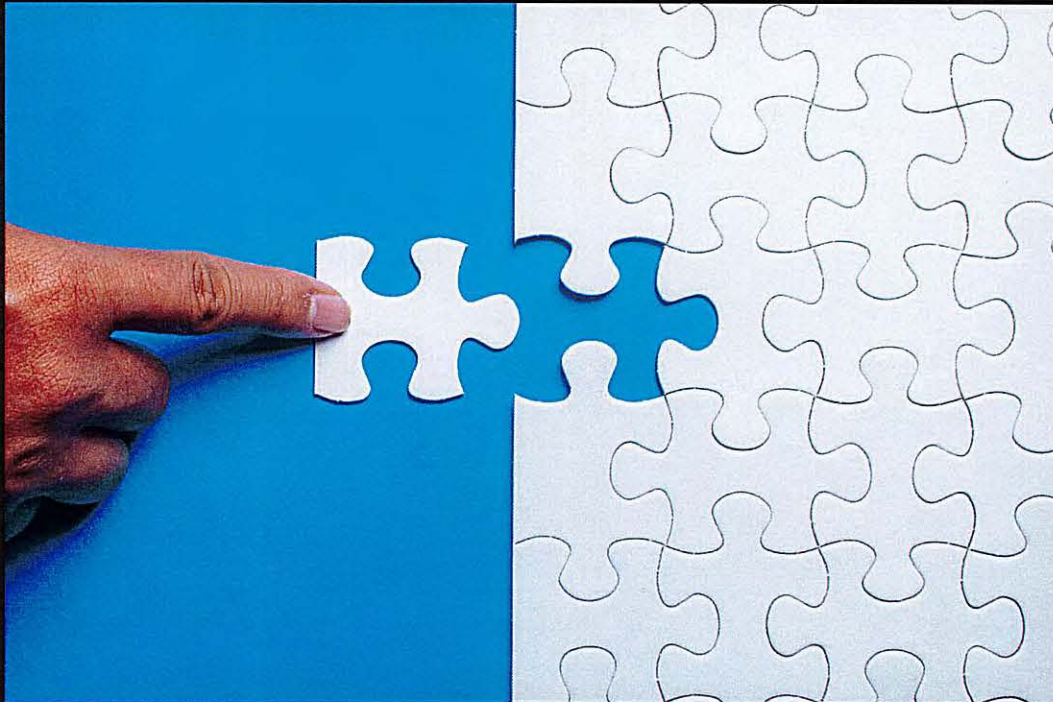
They are first time homebuyers earning a hand up, not a hand out. They represent our workforce, caregivers, social workers, construction trades, teachers and more.

On dedication day, our families receive the keys to their home from their family partner.

Then, they cut the ribbon and the home is theirs!

They continue to pay an affordable mortgage until the home is paid off.

If they choose to sell the home, we have first right of purchase.



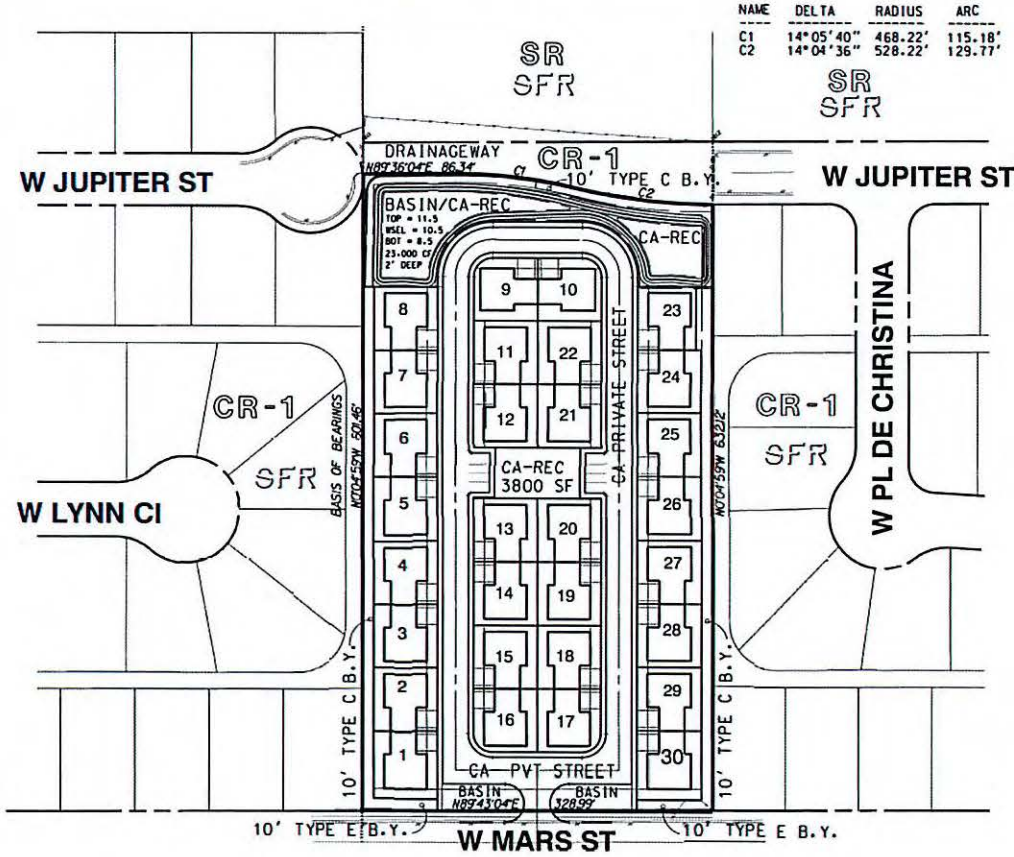
Partnerships

We take a partnership approach to our role in the community and look for a way to mutually support quality of life and empower individuals and organizations.

- Families
- Volunteers
- Neighborhoods
- Lenders
- Corporations
- Educational Institutions
- Construction Industry Experts
- Professional Associations

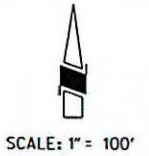
Preliminary Development Plan

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TABULATIONS:

1. EXISTING ZONING:	CR-3
2. PROPOSED ZONING:	CR-4
3. SITE AREA:	4.46 ACRES
4. UNITS:	30
5. DENSITY:	6.7 RAC
6. BUILDING HEIGHT:	18'
7. SETBACKS:	
FRONT/SOUTH:	20'
SIDE/REAR:	10'



VEHICLE PARKING

REQUIRED PARKING:		
30 UNITS X 2.25		67.5 SP
PARKING PROVIDED:		
GARAGE: 2 PER UNIT		60 SP
DRIVEWAY: 2 PER UNIT		60 SP
REC AREA:		6 SP
TOTAL		126 SP

RECREATION AREA

REQUIRED REC AREA:		
30 UNITS X 879 SF REC AREA		24,930 S
PROVIDED:		
CENTER:		3,800 SF
NORTH:		9,000 SF
TOTAL		12,800 SF

NOTES:

1. ALL OF THE HOMES WITHIN 300' OF THE SITE ARE SINGLE STORY.

RICK
 3945 E FORT LOWELL RD #111
 TUCSON, AZ 85712
 520-795-1000
 rickengineering.com

EXHIBIT II.B: PRELIMINARY
 DEVELOPMENT PLAN

30 - 3600 SF LOTS

MARS LANDING PDP

PAGE 1 OF 1
 DATE: 6/3/24

Rezoning Process



Comprehensive Plan Amendment Approved – January 9, 2024



Submit Rezoning Application/Staff Review – August 2024



Neighborhood Meeting – October 8, 2024



Planning & Zoning Commission Public Hearing – Estimated October 30, 2024



Board of Supervisors Public Hearing – Estimated December 2024

Questions?

Rory Juneman | Lazarus & Silvyn, P.C.

RJuneman@LSLawAZ.com | 520.207.4464

Robin Large | Lazarus & Silvyn, P.C.

RLarge@LSLawAZ.com | 520.207.4464



DSD - Application for Rezoning or Specific Plan

08/28/2024 11:13 AM (MST)

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: Habitat for Humanity Tucson, Inc. (contact: Charlie Buchanan)

Mailing Address: 3501 N. Mountain Ave.

City: Tucson

State: AZ

Zip Code: 85719

Email: CharlieB@habittucson.org

Phone: 520497-2380

Is the property owner the applicant? No, the owner is not the applicant

Applicant's Full Name: Lazarus & Silvyn (contact: Rory Juneman & Robin Large)

Applicant's Address: 5983 E. Grant Rd., Ste. 290

City: Tucson

State: AZ

Zip Code: 85712

Email: RLarge@LSLawAZ.com

Phone: 5202074464

Property Address: 4440 W. Mars St. (multiple - see owner authorization letter)

Tax Parcel Number: 225-36-0520, -0530, -0540, -0550, -0560, -0570, -0580, -0590, -0600, -0610, -0620, -0630, -0640, -0650, -0660, -0670

Acreage: 4.46


Present Zone: CR-3

Proposed Zone: CR-4

Letter of Authorization

If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Upload Letter of Authorization:

 Letter of Authorization_Habitat Tucson.pdf

Site Analysis Document

Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

Upload Site Analysis Document:

 Mars_Landing_Rezoning_Analysis.pdf

Upload ESRI Shapefile or AutoCad DWG File

An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Terms and conditions

- I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The Pre-Rezoning meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.

September 12, 2023

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

RE: Property Owner Authorization – Mars Landing Comprehensive Plan Amendment

Dear Development Services Department:

Habitat for Humanity Tucson, Inc. ("Habitat") owns 4.77 acres of land known as Mars Landing (the "Property") located on the north side of W. Mars Street, west of N. Oldfather Drive and east of N. Camino de Oeste within unincorporated Pima County (the "County"). The Property includes Lots 1 through 14 and Common Areas "A" and "B" of the Mars Landing Final Plat ("Plat"), also identified as the following sixteen (16) parcels:

Plat Lot #	Assessor Parcel Number	Pima County Address
1	225-36-0520	7409 N. Pluto Court
2	225-36-0530	7419 N. Pluto Court
3	225-36-0540	7429 N. Pluto Court
4	225-36-0550	7439 N. Pluto Court
5	225-36-0560	7449 N. Pluto Court
6	225-36-0570	7459 N. Pluto Court
7	225-36-0580	7480 N. Pluto Court
8	225-36-0590	7470 N. Pluto Court
9	225-36-0600	7460 N. Pluto Court
10	225-36-0610	7450 N. Pluto Court
11	225-36-0620	7440 N. Pluto Court
12	225-36-0630	7430 N. Pluto Court
13	225-36-0640	7420 N. Pluto Court
14	225-36-0650	7410 N. Pluto Court
Common Area "A"	225-36-0660	N/A
Common Area "B"	225-36-0670	4440 W. Mars Street

The purpose of this letter is to authorize Lazarus & Silvyn, P.C. and its respective employees and other engaged consultants to take such action they deem advisable in order to obtain zoning entitlements and related approvals for the Property, including but not limited to, filing applications for a Comprehensive Plan Amendment and a subsequent rezoning request.

Sincerely,

By:



Name:

Charlie Buchanan

Its:

Chief Executive Officer

Date:

9/13/23

From: [Gary Brostek](#)
To: [DSD Planning](#)
Subject: Rezoning on MARS - parcel codes 225-36-0520 et seq.
Date: Monday, October 21, 2024 1:55:19 PM

You don't often get email from gbrostek@mail.pima.edu. [Learn why this is important](#)

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

I, Gary Brostek of 4540 W. Calle Marco, absolutely protest this rezoning. If Habitat for Humanity wanted to build to CR-4 criteria then they should have acquired land that is CR-4 zoned. The neighborhood was zoned CR-3 a long time ago and should remain so. CR-4 density would increase traffic and population density. Habitat for Humanity makes housing available to low income persons. Have you not noticed? Such persons turn neighborhoods into slums. They have no respect for others, nor for the property of others. They call out for defunded police departments and for communities without law enforcement. When they drive cars, they violate rules & safety protocols constantly. That would make this tranquil neighborhood dangerous. Absolutely no, no no, no, no, no to this rezoning. I protest this rezoning. CR-4 zoning would destroy the quality of this neighborhood in which I have long dwelt.

Furthermore, the Pima County Planning & Zoning Commission has not provided a recognizable address to which to send protests against this specific rezoning. Is that not a substantive violation of due process?

Here follows the rezoning that I protest:

P24RZ00008 HABITAT FOR HUMANITY TUCSON INC – W. MARS STREET
REZONING

Habitat for Humanity Tucson LLC, represented by Lazarus & Silvyn, request a rezoning of approximately 4.46 acres (parcel codes 225-36-0520, 0530, 0540, 0550, 0560, 05700, 0580, 0590, 0600, 0610, 0620, 0630, 0640, 0650, 0660, 0670) from the CR-3 ® (Single Residence - Restricted) to the CR-4 (Mixed-Dwelling Type) zone, located on the north side of W. Mars Street, approximately 600 feet east of N. Camino de Oeste. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Medium Intensity Urban. (District 3)

--GVB--

From: [Alan Lambert](#)
To: [DSD Planning](#)
Subject: Email Protest Case #:P24RZ00008
Date: Wednesday, October 16, 2024 8:05:58 PM

You don't often get email from alanlambear@gmail.com. [Learn why this is important](#)

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

Dear Deciding Body,

I would like to formally express my protest of the rezoning of the 4.46 acres of proposed Habitat For Humanity Tucson Inc. My address is 4350 W Placita De Christina, Tucson, AZ 85741 and my parcel falls within the 600ft map provided by Pima County Development Services.

Locally multiple different developments have come to completion or are nearing completion. Our current infrastructure naturally combined with the roadwork being done on the highway have already contributed to many different accidents and injuries. Our current footprint simply cannot sustain the amount of influx we are currently experiencing without major development with the road system. I am worried without the proper foresight on how this will leave current homeowners, I cannot agree to this proposal.

Please take my protest into consideration before making your decision.

Kindly,
Alan Lambert
4350 W Placita De Christina, Tucson, AZ 85741

From: [Hector e Lambert](#)
To: [DSD Planning](#)
Subject: P24RZ00008 HABITAT FOR HUMANITY TUCSON - W. MARS STREET REZONING OPOSITION
Date: Wednesday, October 16, 2024 7:47:08 PM

[No suele recibir correo electrónico de danivalencia@live.com.mx. Descubra por qué esto es importante en <https://aka.ms/LearnAboutSenderIdentification>]

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

We live on 4351 N Placita de Christina
Tucson, AZ 85741
United States

We oppose and protest against this project, we have a beautiful mid class safe neighborhood and that will make our kids and neighborhood unsafe, is proven that this projects are profit and trash neighborhoods, with all the rights we have we say NO TO ALL RELATED WITH THIS PROJECT/CASE

Sent from my iPhone