



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/4/2025

\*= Mandatory, information must be provided

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

**\*Title:**

RESOLUTION AND ORDINANCE: P23CR00001 MARYVALE DEVELOPMENT LLC – W. VIOLET AVENUE PLAN AMENDMENT AND REZONING

**\*Introduction/Background:**

The Board of Supervisors approved the concurrent plan amendment and rezoning on September 17, 2024.

**\*Discussion:**

The plan amendment and rezoning was for approximately .94 acres of land from the Neighborhood Activity to Industrial and from CR-4 (Mixed-Dwelling Type) to CI-1 (Light Industrial/Warehousing) zone, located on the north side of W. Violet Avenue, approximately 100 feet east of the T-intersection of N. Maryvale Avenue and W. Violet Avenue for an 8,000 square-foot storage building and storage yard for a heating, ventilation and air conditioning business.

**\*Conclusion:**

The Resolution and Ordinance reflect the Board of Supervisors' approval.

**\*Recommendation:**

Approval

**\*Fiscal Impact:**


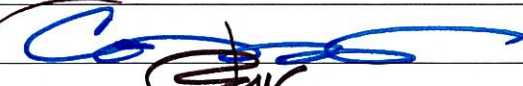

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**\*Board of Supervisor District:**

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:		Date:	2/12/2025
Deputy County Administrator Signature:		Date:	2/18/2025
County Administrator Signature:		Date:	2/18/2025



DEVELOPMENT SERVICES

Subject: P23CR00001

Page 1 of 1

**MARCH 4, 2025 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division  
**DATE:** February 11, 2025

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**RESOLUTION FOR ADOPTION**

**P23CR00001 MARYVALE DEVELOPMENT LLC – W. VIOLET AVENUE PLAN AMENDMENT AND REZONING**

Owners: Maryvale Development LLC  
(District 3)

**If approved, adopt RESOLUTION NO. 2025 - \_\_\_\_\_**

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**OWNERS:** Maryvale Development LLC  
3075 W. Mockingbird Lane  
Tucson, AZ 85713-3086

**AGENT:** The Planning Center  
Brian Underwood, Principal  
2 E. Congress Street, Suite 600  
Tucson, AZ 85701

**DISTRICT:** 3

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

**STAFF RECOMMENDATION: APPROVAL**

TD/TT/ds  
Attachments

c: Brian Underwood, Principal

RESOLUTION 2025-\_\_\_\_\_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY .94 ACRES LOCATED ON THE NORTH SIDE OF W. VIOLET AVENUE, APPROXIMATELY 100 FEET EAST OF THE T-INTERSECTION OF N. MARYVALE AVENUE AND W. VIOLET AVENUE, IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 13 EAST, IN THE CENTRAL PLANNING AREA.

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

Section 1. The Pima County Comprehensive Plan Land Use Map in the Central Planning Area is hereby amended to change the planned land use intensity category for approximately .94 acres, as referenced in P23CR00001 Maryvale Development LLC – W. Violet Avenue Plan Amendment and Rezoning, located on the north side of E. River Road approximately 560 feet east of the T-intersection of N. Camino Escuela and E. River Road, in Section 20, Township 13 South, Range 14 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Neighborhood Activity Center (NAC) to Industrial (I).

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

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

Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair, Pima County Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk, Board of Supervisors

APPROVED AS TO FORM:



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1-7-25

Deputy County Attorney

APPROVED:



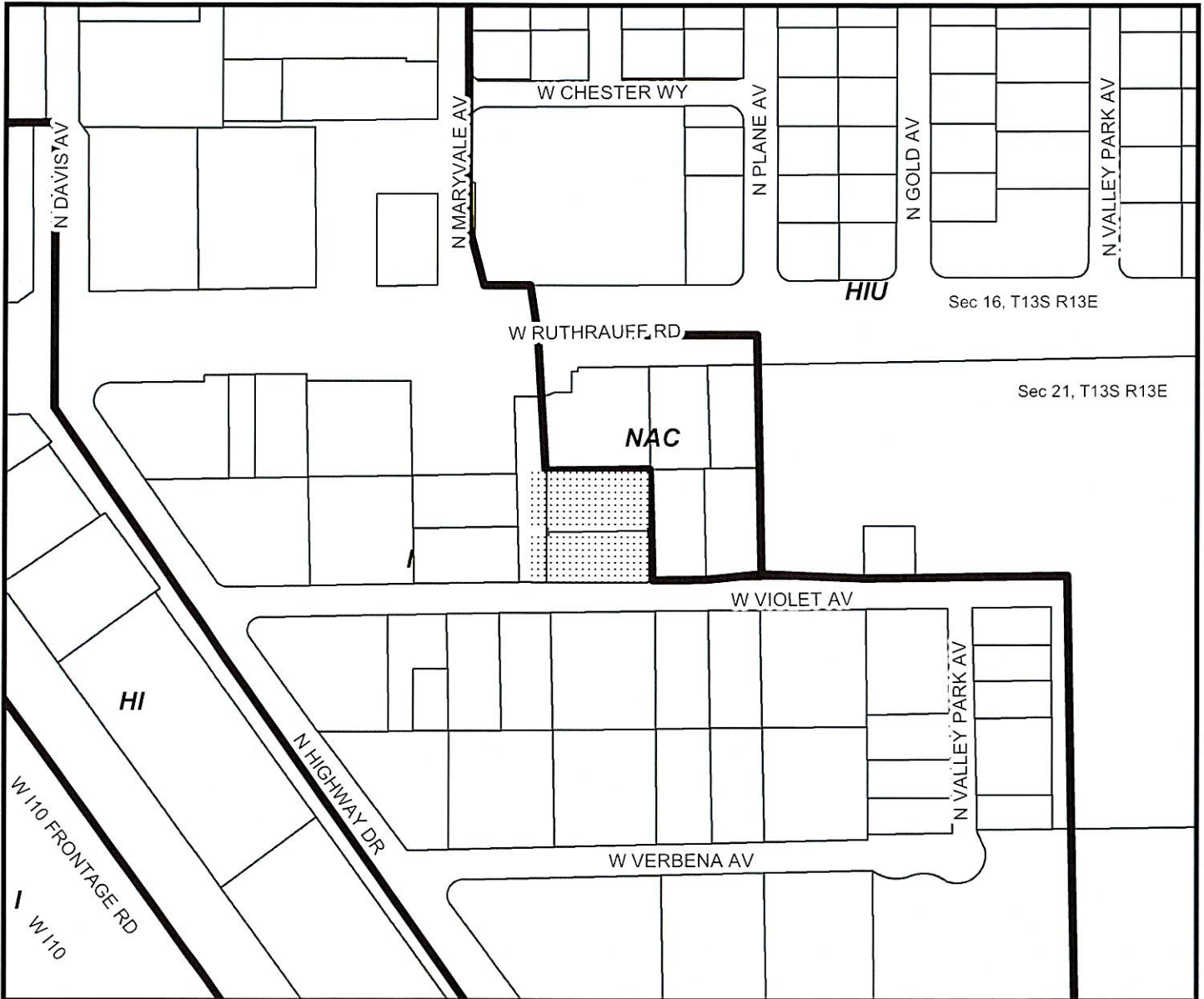
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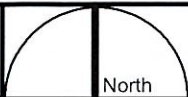
Executive Secretary  
Planning and Zoning Commission

# COMPREHENSIVE PLAN AMENDMENT

Planned Land Use

Exhibit A



Taxcodes: 103-07-0050, 103-07-0060	<p align="center"><b>P23CR00001 MARYVALE DEVELOPMENT LLC - W. VIOLET AVENUE PLAN AMENDMENT &amp; REZONING</b></p>	District: 3 Location: North side of W. Violet Avenue, approx. 100 feet east of the T-intersection of N. Maryvale Avenue & W. Violet Avenue
<p align="center">Neighborhood Activity Center (NAC) to Industrial (I) 0.94 Acres +/-</p>		
<p align="center">Central Planning Area under Pima Prospers Section 21, Township 13 South, Range 13 East</p>		
Planning and Zoning Commission Hearing: November 30, 2022  Board of Supervisors Hearing: September 17, 2024		Map Scale: 1:3,000  Map Date: October 31, 2024 / dms





Subject: P23CR00001

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**MARCH 4, 2025 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division  
**DATE:** February 11, 2025

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**ORDINANCE FOR ADOPTION**

**P23CR00001 MARYVALE DEVELOPMENT LLC – W. VIOLET AVENUE PLAN AMENDMENT AND REZONING**

Owners: Maryvale Development LLC  
(District 3)

**If approved, adopt ORDINANCE NO. 2025- \_\_\_\_\_**

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**OWNERS:** Maryvale Development LLC  
3075 W. Mockingbird Lane  
Tucson, AZ 85713-3086

**AGENT:** The Planning Center  
Brian Underwood, Principal  
2 E. Congress Street, Suite 600  
Tucson, AZ 85701

**DISTRICT:** 3

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

**STAFF RECOMMENDATION:** APPROVAL

TD/TT/ds  
Attachments

c: Brian Underwood, Principal

ORDINANCE 2025-\_\_\_\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY .94 ACRES (PARCEL CODES 103-07-0050 and 103-07-0060) OF PROPERTY FROM CR-4 (MIXED-DWELLING TYPE) TO CI-1 (LIGHT INDUSTRIAL/WAREHOUSING) ZONE, IN CASE P23CR00001 MARYVALE DEVELOPMENT LLC – W. VIOLET AVENUE PLAN AMENDMENT AND REZONING, LOCATED ON THE NORTH SIDE OF W. VIOLET AVENUE, APPROXIMATELY 100 FEET EAST OF THE T-INTERSECTION OF N. MARYVALE AVENUE AND W. VIOLET AVENUE, IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 13 EAST, AMENDING PIMA COUNTY ZONING MAP NO. 45.

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

Section 1. The .94 acres located on the on the north side W. Violet Avenue, approximately 100 feet east of the T-intersection of N. Maryvale Avenue and W. Violet Avenue and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 45, is rezoned from the CR-4 (Mixed-Dwelling Type) to CI-1 (Light Industrial/Warehousing) zone subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation condition: The property shall be limited to the existing access point on Violet Avenue.
3. Regional Flood Control conditions:
  - A. Engineering analysis provided at the time of permitting shall include the outside storage area and shall provide a flow path for the drainage to get to the downstream ADOT infrastructure.
  - B. Water harvesting shall be provided within the landscape borders to supplement irrigation in the landscape buffers and minimize the frequency of runoff from the property.
  - C. This project shall comply with detention and retention requirements at the time of site permitting. If a Detention Waiver is allowable the application and supporting documents shall be submitted to the Floodplain Administrator prior to the site construction permit approval.
4. Regional Wastewater Reclamation conditions:
  - A. The owner(s) shall not construe any action by Pima County as a commitment of capacity to serve any new development within the plan amendment/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 plan amendment/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 plan amendment/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 plan amendment/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 plan amendment/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 plan amendment/rezoning area.
- 5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(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/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. 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 sketch plan (Exhibit B) as approved at public hearing.
  - 8. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
  - 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 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)."

Section 3. Time limits of conditions. Conditions 1 through 10 of Section 2 shall be completed no later than September 17, 2029.

Section 4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 5. The effective date of this Ordinance is the date the Chairman of the Board of Supervisors signs this Ordinance.

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

\_\_\_\_\_  
Chair, Pima County Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk, Board of Supervisors

APPROVED AS TO FORM:

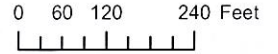
  
\_\_\_\_\_  
Deputy County Attorney  
Jacob Kavkewitz 1-7-25

APPROVED:

\_\_\_\_\_  
Executive Secretary  
Planning and Zoning Commission

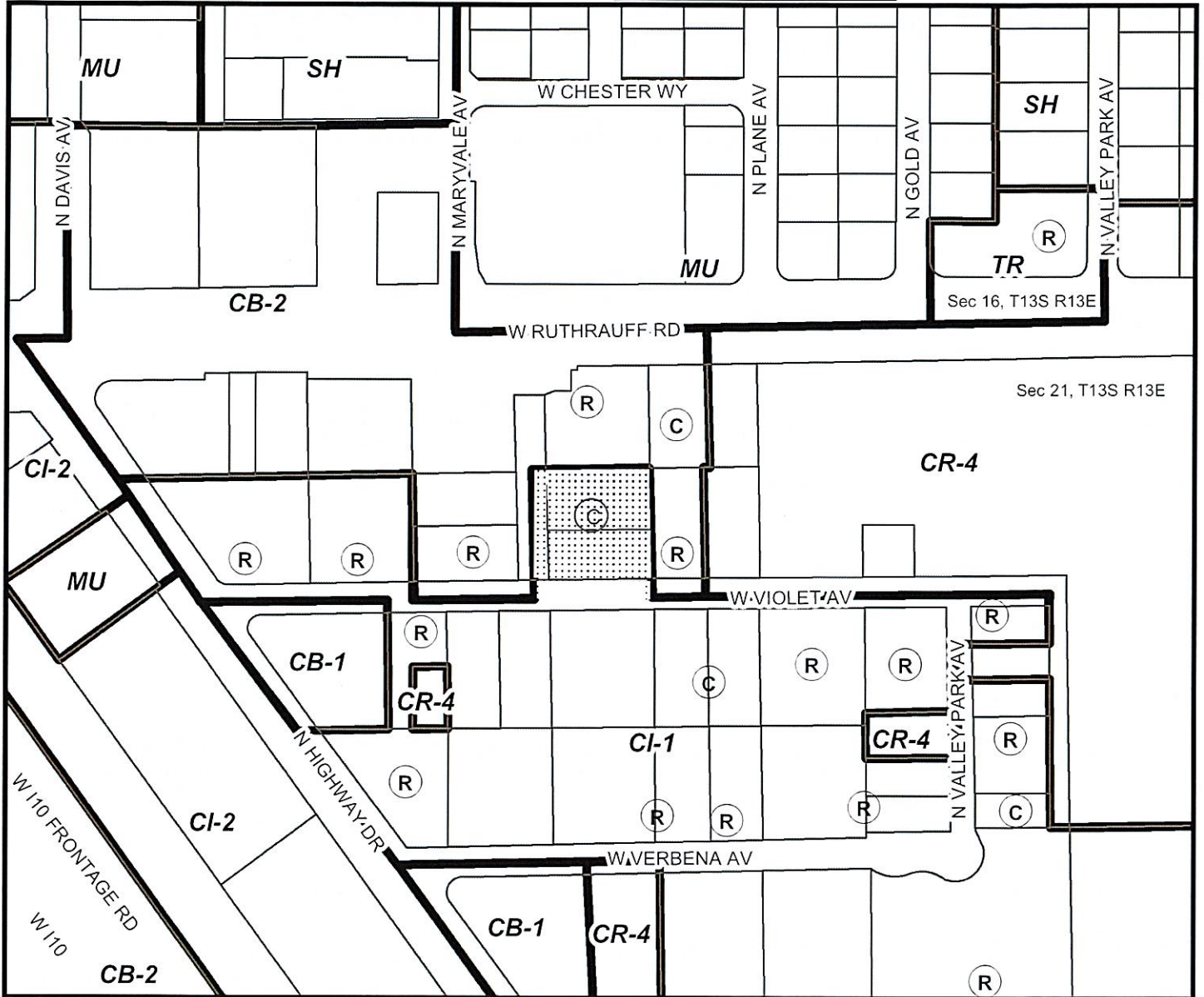
# EXHIBIT A

AMENDMENT NO. \_\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_  
 TO PIMA COUNTY ZONING MAP NO. 45 TUCSON AZ. BEING A  
 PART OF TUCSONITA LOT 4 BLK 1 (MP 7 PG 79) LOCATED IN THE N 1/2  
 OF THE NW 1/4 OF SECTION 21 T13S R13E.



ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_



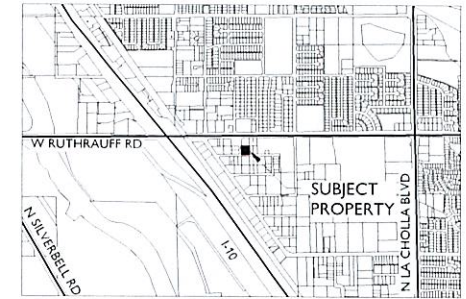
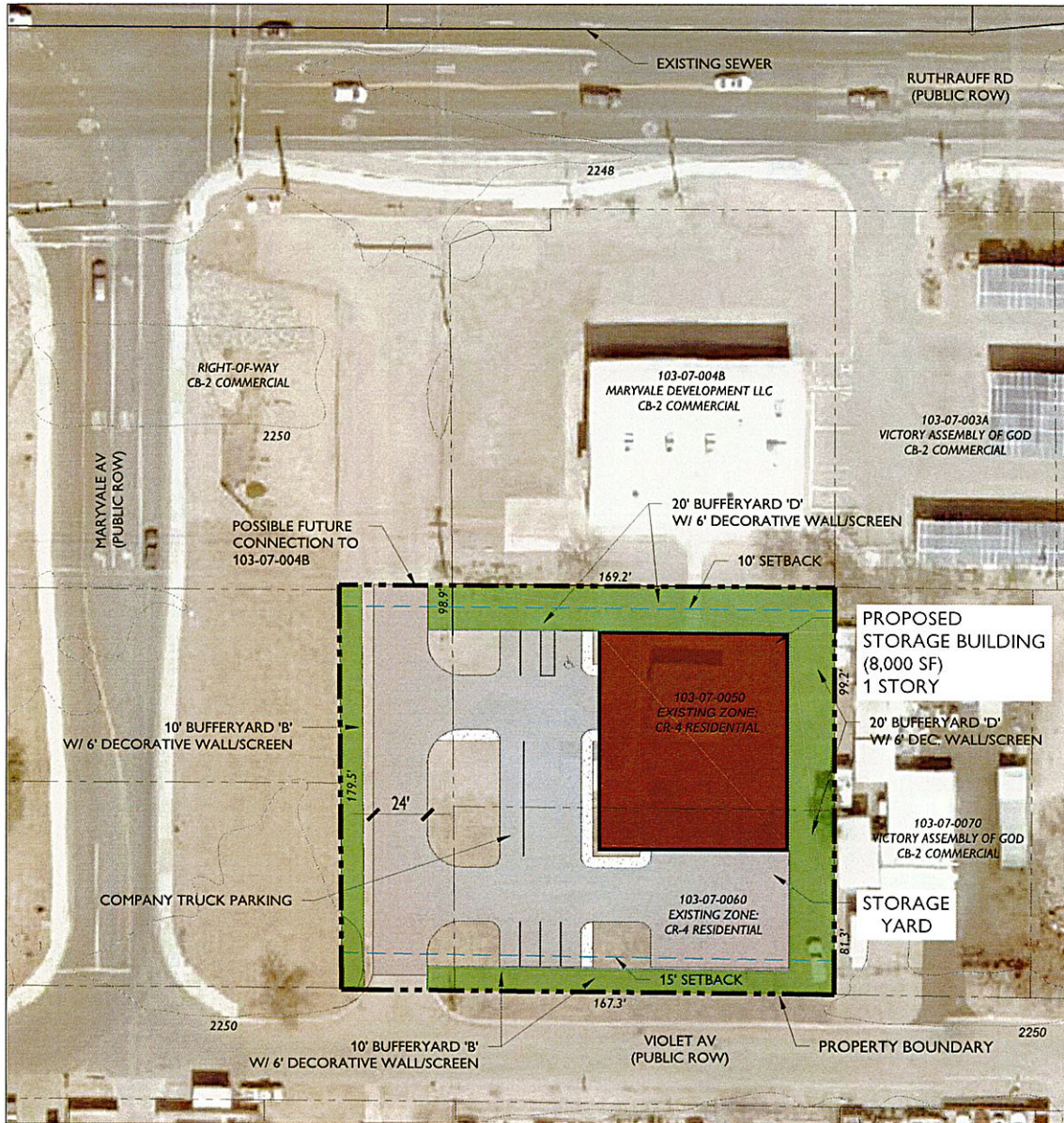
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

**C** NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
 FROM CR-4 0.94 ac  
 ds-October 31, 2024

P23CR00001  
 103-07-0050 & 0060



# SKETCH PLAN



LOCATION MAP  
SCALE: 1" = 0.5 MILE

### GENERAL NOTES:

Total Project Area (2 parcels): 0.94 Acres  
 Parcels: 103-07-0050, 103-07-0060  
 Address: 2656 West Violet Avenue, Tucson AZ  
 Jurisdiction: Pima County  
 Grading Limits: Entire Site Shall be Graded  
 Building Area: 8,000 Square Feet  
 Building Height: 1 Story (39' Max.)

### STORAGE BUILDING/YARD (REZONE) NOTES:

Existing Zoning: CR-4 (Residential)  
 Existing Use: Vacant  
 Proposed Use: Storage Building/Yard  
 Proposed Zoning: CI-1 Light Industrial/Warehousing  
 Zoning Standards: 18.51

### Required Building Setbacks:

- North: 10 Feet (rear)
- East/West: none (side)
- South: 15 Feet (front)

### Required Landscape Bufferyards:

- North: 20 Feet, Bufferyard 'D' (Light industrial adjacent to Commercial)
- East: 20 Feet, Bufferyard 'D' (Light industrial adjacent to Commercial)
- South/West: 10 Feet, Bufferyard 'B' ('Street 1')

### Required Screening:

- North: 6' Decorative Wall/Screen
- East: 6' Decorative Wall/Screen
- South/West: 6' Decorative Wall/Screen

### PARKING NOTES:

Storage Building/Yard:  
 Required Parking Spaces: 6 Parking Spaces  
 (1 per 2 Employees, + 1 per company vehicle,  
 + 1 per visitor per 2,000 SF)  
 Provided Parking Spaces: 7 Parking Spaces  
 Required Bicycle Spaces: 2 + 1 per 15 Parking  
 Spaces  
 Provided Bicycle Spaces: Storage = 3

### LEGEND

- Property Boundary
- Landscape Bufferyard
- Common Area
- Parking/Access Lanes
- Parcels
- Setback
- Existing Contour

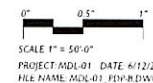


EXHIBIT B  
PAGE 5 OF 5

THE  
**PLANNING CENTER**  
PLANNING | LANDSCAPE ARCHITECTURE