



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/7/2023

*= Mandatory, information must be provided

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

***Title:**

RESOLUTION AND ORDINANCE: P20SP00002 RIVER HOUSE TRUST, ET AL. – N. CRAYCROFT ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

***Introduction/Background:**

The Board of Supervisors approved this specific plan rezoning and comprehensive plan amendment on August 2, 2022.

***Discussion:**

The plan amendment and rezoning was for approximately 34 acres from the Low Intensity Urban 1.2 (LIU-1.2) to the PDC (Planned Development Community) land use designation and from the SR (Suburban Ranch) and the CR-1 (Single Residence) zones to the SP (Specific Plan) zone for a 9-lot single-family subdivision, a 177-unit independent senior living with associated amenities and additional Loop parking with an amenity food truck.

***Conclusion:**

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

***Recommendation:**

APPROVAL

***Fiscal Impact:**


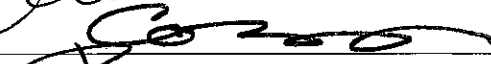

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***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services - Planning Telephone: 520-724-8800

Contact: Tom Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675

Department Director Signature:		Date:	<u>2/14/23</u>
Deputy County Administrator Signature:		Date:	<u>2/14/2023</u>
County Administrator Signature:		Date:	<u>2/5/2023</u>



Subject: P20SP00002

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MARCH 7, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official *For*
Public Works-Development Services Department-Planning Division
DATE: February 14, 2023

RESOLUTION FOR ADOPTION

P20SP00002 RIVER HOUSE TRUST, ET AL. – N. CRAYCROFT ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Owners: River House Trust, et al.
(District 1)

If approved, adopt RESOLUTION NO. 2023 - _____

OWNERS: River House Trust, et al.
Attn: City Redevelopment LLC TR
10606 Camino Ruiz, Suite 8130
San Diego, CA 92126-3263

AGENTS: Lazarus & Silvyn, P.C.
Attn: Keri Silvyn & Robin Large
5983 E. Grant Road, Suite 290
Tucson, AZ 85712

DISTRICT: 1

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

STAFF RECOMMENDATION: APPROVAL

TD/TT/ds
Attachments

c: Lazarus & Silvyn, P.C.

RESOLUTION 2023-_____

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 34 ACRES LOCATED ON THE SOUTH SIDE OF W. VALENCIA ROAD, APPROXIMATELY 1,200 FEET SOUTHWEST OF THE E. RIVER ROAD AND N. CRAYCROFT ROAD INTERSECTION IN SECTION 26, TOWNSHIP 13 SOUTH, RANGE 14 EAST, IN THE CATALINA FOOTHILLS PLANNING AREA IN CASE P20SP00002 RIVER HOUSE TRUST, ET AL. – N. CRAYCROFT ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT.

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

Section 1. The Pima County Comprehensive Plan Land Use Map in the Catalina Foothills Planning Area is amended to change the planned land use intensity category for approximately 34 acres, as referenced in P20SP00002 River House Trust, Et Al. – N. Craycroft Road Specific Plan And Comprehensive Plan Amendment, located 1,200 feet southwest of the E. River Road and N. Craycroft Road intersection in Section 26, Township 13 South, Range 14 East, in the Catalina Foothills Planning Area, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban 1.2 (LIU-1.2) to the Planned Development Community (PDC).

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 _____, 2023.

Chair, Pima County Board of Supervisors

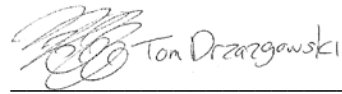
ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:

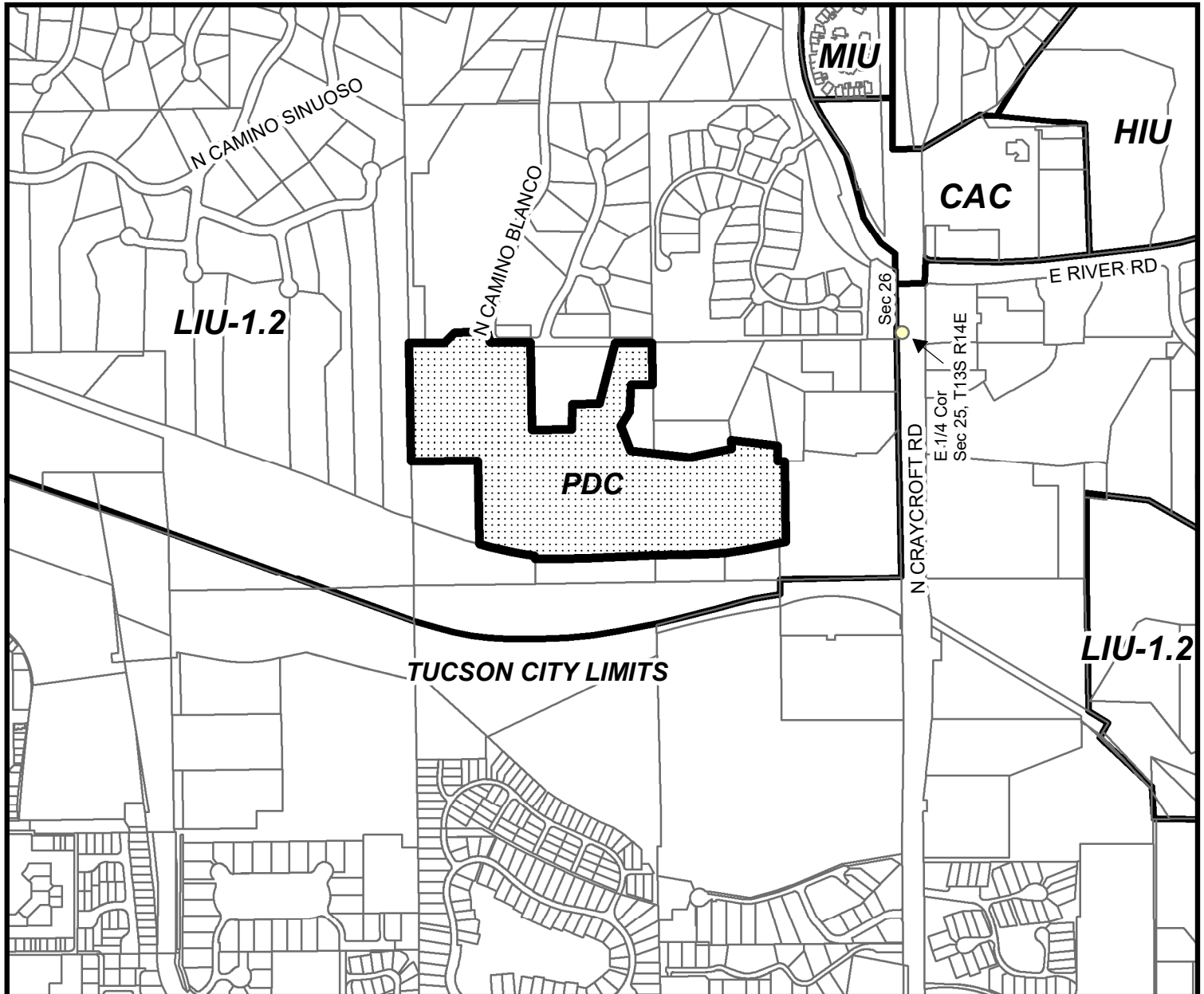

Deputy County Attorney

APPROVED:


Executive Secretary
Planning and Zoning Commission

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



Taxcodes:
 109-26-003H,
 109-26-005H,
 109-26-005R,
 and portions of
 109-26-003D,
 109-26-004D

**P20SP00002 RIVER HOUSE TRUST, ET AL. -
 N. CRAYCROFT ROAD SPECIFIC PLAN & PLAN AMENDMENT**

Request: Low Intensity Urban 1.2 (LIU-1.2)
 to Planned Development Community (PDC)

Districts 1
 Location:
 Approximately
 900 feet south
 of E. River Road,
 and 620 feet west
 of N. Craycroft Road



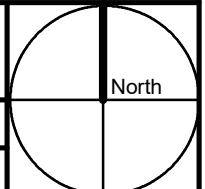
Catalina Planning Area under Pima Prospers
 Section 26, Township 13 South, Range 14 East

Planning and Zoning Commission Hearing: January 26, 2022

Map Scale: 1:10,000

Board of Supervisors Hearing: August 2, 2022

Map Date: December 29, 2021 / dms





Subject: P20SP00002

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MARCH 7, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official *Tom Drzazgowski*
Public Works-Development Services Department-Planning Division
DATE: February 14, 2023

ORDINANCE FOR ADOPTION

P20SP00002 RIVER HOUSE TRUST, ET AL. – N. CRAYCROFT ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Owners: River House Trust, et al.
(District 1)

If approved, adopt ORDINANCE NO. 2023- _____

OWNERS: River House Trust, et al.
Attn: City Redevelopment LLC TR
10606 Camino Ruiz, Suite 8130
San Diego, CA 92126-3263

AGENTS: Lazarus & Silvyn, P.C.
Attn: Keri Silvyn & Robin Large
5983 E. Grant Road, Suite 290
Tucson, AZ 85712

DISTRICT: 1

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

STAFF RECOMMENDATION: APPROVAL.

TD/TT/ds
Attachments

c: Lazarus & Silvyn, P.C.

ORDINANCE 2023-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 34 ACRES OF PROPERTY (PARCEL CODES 109-26-003H, 109-26-005H, 109-26-005R AND PORTIONS OF PARCELS 109-26-003D AND 109-26-004D) IN CASE P20SP00002 RIVER HOUSE TRUST, ET AL. – N. CRAYCROFT ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT FROM THE SR (SUBURBAN RANCH) AND THE CR-1 (SINGLE RESIDENCE) ZONES TO THE SP (ENDEAVOUR SPECIFIC PLAN) ZONE LOCATED APPROXIMATELY 1,200 FEET SOUTHWEST OF THE E. RIVER ROAD AND N. CRAYCROFT ROAD INTERSECTION, AMENDING PIMA COUNTY ZONING MAP NO. 25.

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

Section 1. The 34 acres is rezoned from the SR (Suburban Ranch) and the CR-1 (Single Residence) zones to the SP (Endeavour Specific Plan) zone, parcel codes 109-26-003H, 109-26-005H, 109-26-005R and portions of parcels 109-26-003D and 109-26-004D, located approximately 1,200 feet southwest of the E. River Road and N. Craycroft Road intersection, subject to the conditions identified in and incorporated by reference into, Section 2 of this Ordinance.

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

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

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

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2023.

Chair, Pima County Board of Supervisors

Attest:


Clerk, Board of Supervisors

Approved As To Form:



Deputy County Attorney

Approved:



Executive Secretary,
Planning and Zoning Commission

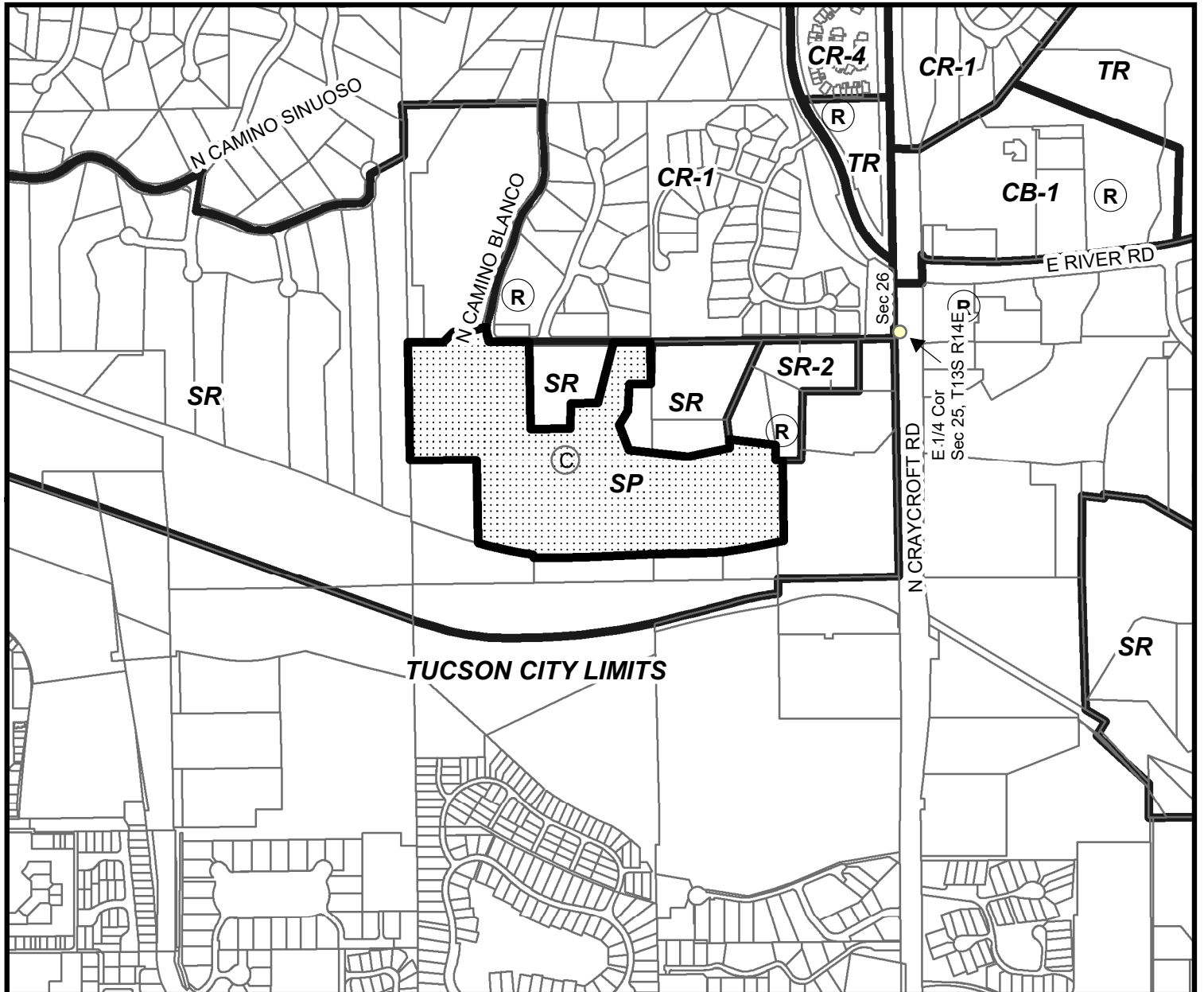
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 25 TUCSON AZ. BEING A
PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 26 T13S R14E.



0 210 420 840 Feet
[Scale bar with markings at 0, 210, 420, and 840 feet]

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR & CR-1 34.0 ac
ds-December 1, 2022



P20SP00002
10926003H, 005H, 005R,
& Ptn of 109-26-003D, 004D