



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/3/2022

**= Mandatory, information must be provided*

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

***Title:**

ORDINANCE: P21RZ00012 HAHN – N. CAMINO DEL FIERRO REZONING

***Introduction/Background:**

The Board of Supervisors approved this rezoning on December 7, 2021.

***Discussion:**

The rezoning was for approximately 4.68 acres from the SR (Suburban Ranch) to the SR-2 (Suburban Ranch Estate) zone for two single-family residential parcels.

***Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

***Recommendation:**

Approval

***Fiscal Impact:**

0

***Board of Supervisor District:**

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Donna Spicola, Senior Planner

Telephone: 520-724-9513

Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____



Subject: P21RZ00012

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MAY 3, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Deputy Director *Tom Drargowski*
Public Works-Development Services Department-Planning Division
DATE: April 12, 2022

ORDINANCE FOR ADOPTION

P21RZ00012 HAHN – N. CAMINO DEL FIERRO REZONING

Owner: James & Lori Hahn
(District 1)

If approved, adopt ORDINANCE NO. 2022 - _____

OWNER: James & Lori Hahn
10052 N. Camino Del Fierro
Tucson, AZ 85742

AGENT: Same

DISTRICT: 1

STAFF CONTACT: Donna Spicola, Senior Planner

STAFF RECOMMENDATION: APPROVAL

TD/DS
Attachments

c: James & Lori Hahn

ORDINANCE 2022-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 4.68 ACRES OF PROPERTY (ADDRESSED AS 10052 N. CAMINO DEL FIERRO), FROM THE SR (SUBURBAN RANCH) ZONE TO THE SR-2 (SUBURBAN RANCH ESTATE) ZONE, IN CASE P21RZ00012 HAHN - N. CAMINO DEL FIERRO REZONING, LOCATED AT THE NORTHEAST CORNER OF N. CAMINO DEL FIERRO AND W. BOUNTIFUL LANE, AND AMENDING PIMA COUNTY ZONING MAP NO. 162.

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

Section 1. The 4.68 acres located at the northeast corner of N. Camino Del Fierro and W. Bountiful Lane, addressed as 10052 N. Camino Del Fierro, and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zonings Map No. 162, is rezoned from the SR (Suburban Ranch) zone to the SR-2 (Suburban Ranch Estate) 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 conditions:
 - A. The westerly lot access shall remain on N. Camino Del Fierro.
 - B. The easterly lot shall have its access on W. Bountiful Lane within the limits of the existing site disturbance located approximately 350 feet from N. Camino Del Fierro. The design of said access point shall be determined at the time of building permitting.
 - C. A right-of-way use permit is required for any work within Pima County right-of-way.
 - D. Corner spandrel right-of-way dedication shall be provided by the property owner(s) at the northeast corner of the N. Camino Del Fierro and W. Bountiful Lane intersection at the time of building permitting. A curve radius of twenty-five (25) feet is required.
3. Environmental Planning conditions:
 - A. The property owner/applicant shall achieve compliance with the Maeveen Marie Behan Conservation Lands System by limiting new ground disturbance to no more than 22,300 square feet total.
 - B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. 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.
Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Oncosiphon piluliferum</i>	Stinknet
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

4. Cultural Resources condition: A caution must be noted concerning human burials. 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.
5. Wastewater Reclamation condition: The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a tentative plat, development plan or request for a building permit is submitted for review.
6. Adherence to the sketch plan as approved at public hearing (Exhibit B).
7. 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.
8. 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)."

Section 3. Time limits of conditions. Conditions 1 through 8 of Section 2 shall be completed no later than December 7, 2026.

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 Chair of the Board of Supervisors signs this Ordinance.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2022.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:



Deputy County Attorney
Lesley M. Lukach

APPROVED:



Executive Secretary
Planning and Zoning Commission

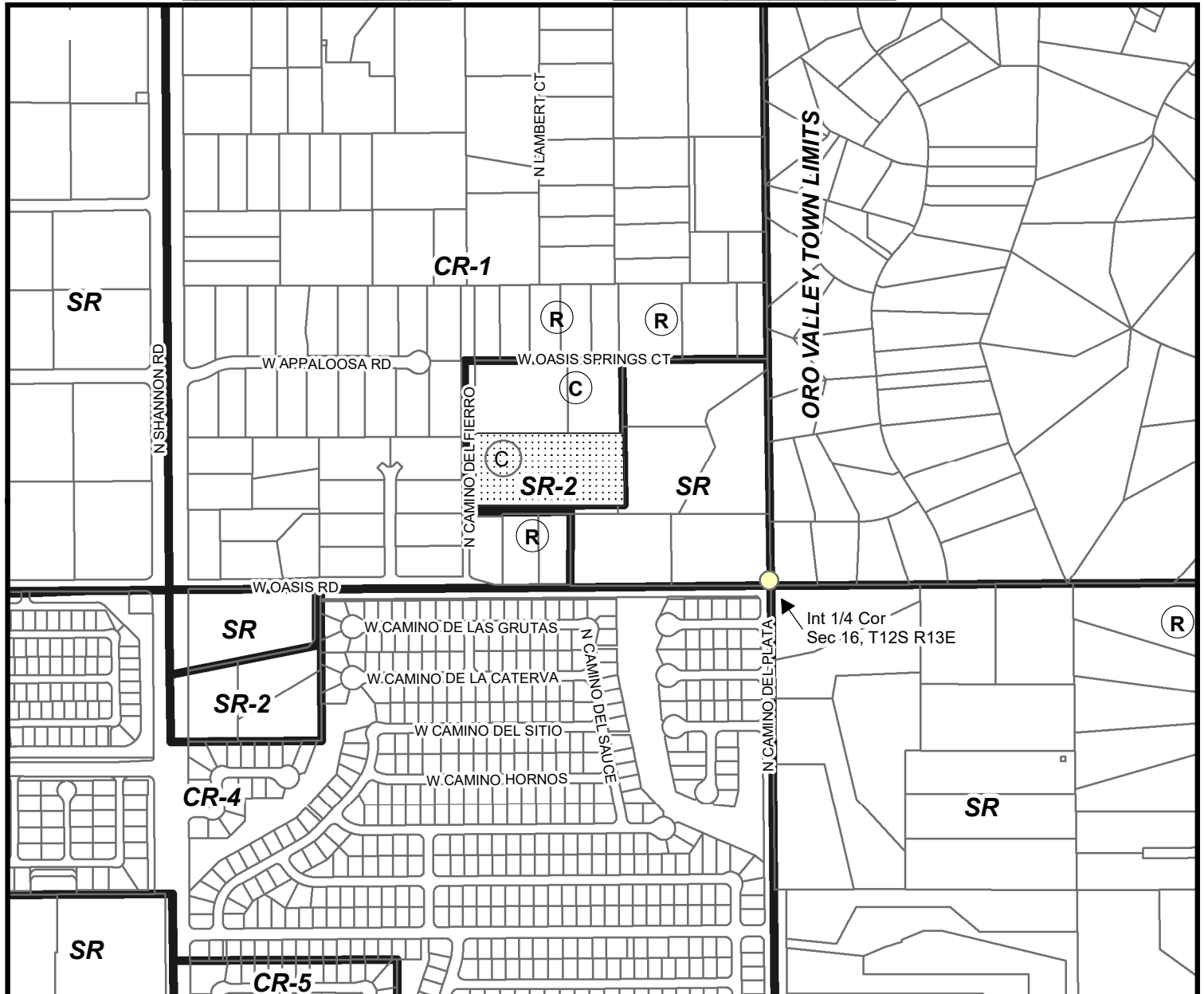
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 162 TUCSON AZ. BEING A
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, T12S R13E.



0 165 330 660 Feet

ADOPTED: _____ EFFECTIVE: _____



0 285 570 1,140 Feet

EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 4.68 ac
ds-March 3, 2022

P21RZ00012
22442004M



Exhibit B

P21RZ00012 Hahn - N.
Camino del Fierro Rezoning

BOS Approved Sketch 12/7/21

— GRADING LIMIT AREA:
 $120' \times 180' = 21,600 \text{ sq ft}$
 $+ 10' \times 70' = 700 \text{ sq ft}$
 TOTAL G. AREA = $22,300 \text{ sq ft}$

— 30' NORTH/SOUTH EASEMENT ON
EAST SIDE OF PARCEL

— OLD EXISTING DIRT ROAD AREA NOT
INSIDE GRADING LIMIT WILL BE
RE-GROWN WITH NAT'L DESERT

← 645.94 →

NORTH

SCALE
 $1/8" = 7.5'$

