



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/2/2022

\*= Mandatory, information must be provided

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

**\*Title:**

P22CA00001 STINSON FAMILY TRUST – S. HEADLEY ROAD PLAN AMENDMENT

**\*Introduction/Background:**

Stinson Family Trust, represented by Projects International Inc., requests a Comprehensive Plan amendment of approximately 15.5 acres from Low Intensity Urban 3.0 (LIU-3.0) to Medium Low Intensity Urban (MLIU), located on the east side of S. Headley Road, approximately 1,400 feet south of the intersection of W. Valencia Road and S. Headley Road, and addressed as 6725 and 6765 S. Headley Road (parcel numbers 138-24-0310 and 138-24-0320).

**\*Discussion:**

The owner requests the plan amendment to MLIU as a first step to rezone the property for development of a single family dwelling subdivision, which would have access to existing infrastructure, facilities and services in the region.

**\*Conclusion:**

Approval of the plan amendment would allow the owner to request rezoning for higher density residential development.

**\*Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the plan amendment request to MLIU.

**\*Fiscal Impact:**

None

**\*Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ All

Department: Development Services

Telephone: (520) 724-8800

Contact: Mark Holden, Principal Planner

Telephone: (520) 724-6619

Department Director Signature: \_\_\_\_\_

Date: 7-12-22

Deputy County Administrator Signature: \_\_\_\_\_

Date: 7/12/2022

County Administrator Signature: \_\_\_\_\_

Date: 7/13/2022



**TO:** Honorable Adelita Grijalva, Supervisor, District 5

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

**DATE:** July 12, 2022

**SUBJECT:** **P22CA00001 STINSON FAMILY TRUST – S. HEADLEY ROAD PLAN AMENDMENT**

The above referenced Comprehensive Plan amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, AUGUST 2, 2022** hearing.

**REQUEST:** For a **Comprehensive Plan amendment** of approximately 15.5 acres from Low Intensity Urban 3.0 (LIU-3.0) to Medium Low Intensity Urban (MLIU), located on the east side of S. Headley Road, approximately 1,400 feet south of the intersection of W. Valencia Road and S. Headley Road, addressed as **6725 and 6765 S. Headley Road** (parcel numbers 138-24-0310 and 138-24-0320), in Section 15, Township 15 South, Range 13 East, in the Southwest Planning Area.

**OWNERS:** Stinson Family Trust  
Attn: Paul and Barbara Stinson  
4937 E. 5<sup>th</sup> Street, Suite 115  
Tucson AZ 85711

**AGENT:** Projects International Inc.  
Attn: Jim Portner, AICP  
10836 E. Armada Lane  
Tucson AZ 85749

**DISTRICT:** 5

**STAFF CONTACT:** Mark Holden, AICP, Principal Planner

**PUBLIC COMMENT TO DATE:** As of July 12, 2022, no written public comment has been received.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** **APPROVAL TO MEDIUM LOW INTENSITY URBAN (MLIU) 7-0** (Commissioners Hanna, Membrilla and Truitt were absent)

**STAFF RECOMMENDATION:** **APPROVAL TO MEDIUM LOW INTENSITY URBAN (MLIU)**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATION:** The subject property is outside of the Maeveen Marie Behan Conservation Lands System.

TD/MH/ds  
Attachments



## BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22CA00001

Page 1 of 2

### FOR AUGUST 2, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: July 12, 2022

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### ADVERTISED ITEM FOR PUBLIC HEARING

### COMPREHENSIVE PLAN AMENDMENT

#### P22CA00001 STINSON FAMILY TRUST – S. HEADLEY ROAD PLAN AMENDMENT

Stinson Family Trust, represented by Projects International Inc., requests a **Comprehensive Plan amendment** of approximately 15.5 acres from the Low Intensity Urban 3.0 (LIU-3.0) to the Medium Low Intensity Urban (MLIU) land use designation, located on the east side of S. Headley Road, approximately 1,400 feet south of the intersection of W. Valencia Road and S. Headley Road, and addressed as **6725 and 6765 S. Headley Road** (parcel numbers 138-24-0310 and 138-24-0320), in Section 15, Township 15 South, Range 13 East, in the Southwest Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL 7-0** (Commissioners Hanna, Membrilla and Truitt were absent). Staff recommends **APPROVAL**.  
(District 5)

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#### Planning and Zoning Commission Public Hearing Summary (June 29, 2022)

Due to the ongoing COVID-17 pandemic, the public hearing was held entirely remotely via Microsoft Teams and telephonically.

Staff presented information on the plan amendment request and stated that the proposal was the first step to rezone and subdivide the site for a single family residential dwellings.

A commissioner asked if the existing manufactured homes on the site are occupied. Staff responded that they did not know and said the applicant may know.

The applicant spoke and provided additional information about the proposed plan amendment and the region of the county where it is located. The applicant also responded that the manufactured dwellings on the property are being rented, and that the timeframe for the Comprehensive Plan amendment, rezoning and subdivision plat should provide ample time for renters to secure new dwellings.

A commissioner asked about the agricultural land to the west of the amendment site.

Staff replied that the agricultural lands to the west and south of the site are within the San Xavier District of the Tohono O'odham Nation. The commissioner followed up to ask if any comment had been received from the district. Staff responded that the district and Pascua Yaqui Tribe were both included in the agency transmittal for review and comment on the project and no comment had been received from either.

The commission opened the public hearing.

Two representatives from the San Xavier District spoke to state that they were in attendance on the hearing for a different case, that they had not received communication from the department regarding the plan amendment, but that, from the presentations at the hearing, they were likely not opposed to the request.

A commissioner asked if there had been a communication breakdown in notifying the district about the amendment request. Staff responded that both the district and Pascua Yaqui tribe had been copied on the agency transmittal memo and no emails had returned as undeliverable. Staff shared the transmittal memo which had the list of email recipients, which included contacts at the district. Staff and the district representatives stated that they would investigate if there were email issues and work on better future communication.

Another speaker identified himself as the property owner to the south and expressed support for the request.

No one else requested to speak and the commission closed the public hearing.

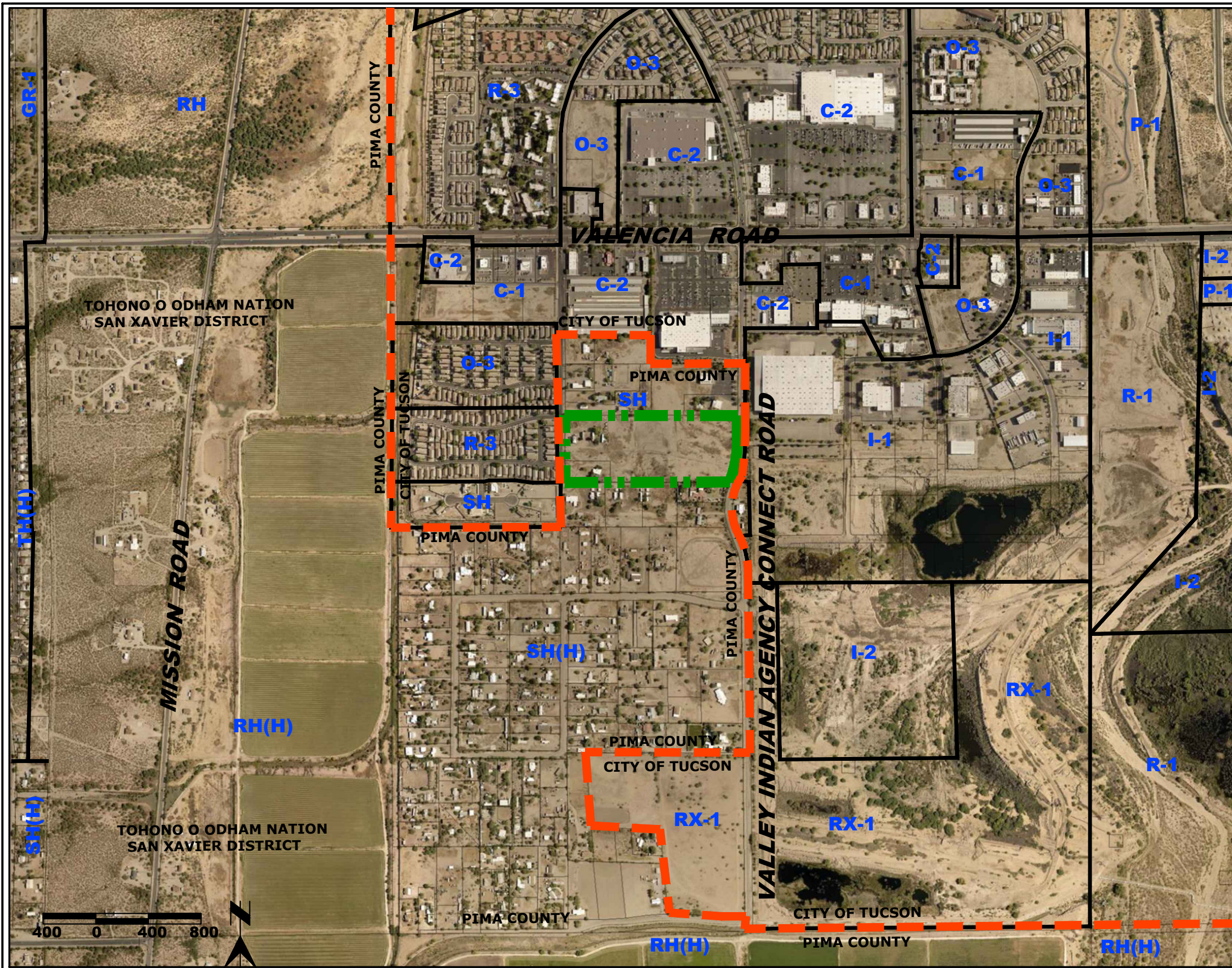
Commissioner Maese moved to recommend **APPROVAL** of the plan amendment to the MLIU land use designation; Commissioner Matter gave second.

Upon a roll call vote, the motion to recommend **APPROVAL** passed 7-0 (Commissioners Hanna, Membrila and Truitt were absent).

TD/MH/ds  
Attachments

c: Projects International Inc. – Attn: Jim Portner, AICP





## LEGEND



Boundary of Subject Comprehensive Plan Amendment Request



City of Tucson / Pima County Boundary

CR-4

Existing Zoning, typ.

### NOTES:

1. The Subject Property lies within the urbanizing Valencia Road corridor. It is being rapidly encroached upon by the corridor's eclectic mix of residential, commercial, industrial & institutional uses.
2. The City of Tucson abuts the site on its east and west boundaries. Residential densities similar to that proposed are already adjacent to the site on the west. Commercial and industrial uses abut the site on the east.
3. Lower-density unsubdivided properties containing mobile home and site-built residences, together with the Midvale Christian Center church, adjoin the site to the north. Mobile home and site-built residences adjoin the site to the south.
4. The Subject Property presently contains several mobile-home residences. These will be removed with the proposed development.
5. Nearly the entire property has been impacted and disturbed by past grading and clearing activity, together with the existing residences, accessory buildings, driveways and outdoor storage areas. Very little usable natural vegetation remains.
6. The Property lies OUTSIDE OF the Maeveen Behan Conservation Lands System (CLS).
7. Headley Road and Valley Indian Agency Connect Road are classified as local streets and are not on the Pima County Major Streets & Routes Plan.


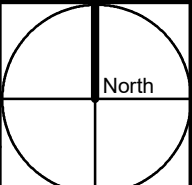


# COMPREHENSIVE PLAN AMENDMENT

## Aerial Exhibit



0 220 440 880 Feet

<p>Taxcodes: 138-24-0310, 138-24-0320</p>	<p><b>P22CA00001 STINSON FAMILY TRUST - S. HEADLEY ROAD PLAN AMENDMENT</b></p> <p>Request: Low Intensity Urban 3.0 (LIU-3.0) to Medium Low Intensity Urban (MLIU) 15.55 Acres +/-</p>	<p>District 5 Location: East side of S. Headley Road, Approx. 1,400 feet south of W. Valencia Road</p>
	<p>Southwest Planning Area under Pima Prospers Section 15, Township 15 South, Range 13 East</p> <p>Planning and Zoning Commission Hearing: June 29, 2022</p> <p>Board of Supervisors Hearing: TBD</p>	

Map Scale: 1:6,000

Map Date: May 27, 2022 / dms



# 2022 PLAN AMENDMENT PROGRAM

## PLANNING AND ZONING COMMISSION STAFF REPORT



<b>HEARING DATE</b>	June 29, 2022
<b>CASE</b>	P22CA00001 STINSON FAMILY TRUST - S. HEADLEY ROAD PLAN AMENDMENT
<b>PLANNING AREA</b>	Southwest
<b>DISTRICT</b>	5
<b>LOCATION</b>	East side of S. Headley Road, approximately 1,400 feet south of the intersection of W. Valencia Road and S. Headley Road, addressed as 6725 and 6765 S. Headley Road
<b>REQUEST</b>	Low Intensity Urban 3.0 (LIU-3.0) to Medium Low Intensity Urban (MLIU) for approximately 15.5 acres
<b>OWNER</b>	Stinson Family Trust, c/o Paul and Barbara Stinson
<b>AGENT</b>	Projects International Inc., c/o Jim Portner, AICP

### **APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:**

"The MLIU designation is requested to allow for a new residential subdivision of single-family detached lots. This will mirror the more than two hundred (200) existing SFR's that are already in place to the immediate west... The proposed request is justified given the continuing urbanization of the Valencia Road corridor in this particular area, the encroachment of the City of Tucson, and the clear trend toward more intensive uses which accompanies that encroachment. In many respects, it would be reasonable to re-designate the properties immediately north and south of the subject site to MLIU as well, such that the entire "peninsula" still within Pima County is more consistent with the aforementioned trendings."

### **STAFF REPORT:**

Staff recommends **APPROVAL** of the comprehensive plan amendment to the Medium Low Intensity Urban (MLIU) land use designation. The amendment request is supported by current conditions in the region, and the need for market-rate housing, particularly in the county's identified growth areas, which has become significant.

The amendment site is outside of Federal Emergency Management Agency (FEMA) floodplain and contains neither Pima County Regulated Riparian Habitat nor Flood Control Resource Area, and is outside the Maeveen Marie Behan Conservation Lands System (CLS). The property is an infill site which has access to county right-of-way (ROW) to the east and west to access W. Valencia Road, and is in close proximity to utilities and facilities (water, electric, sewer). However, given its proximity to the Santa Cruz River, the site is in an area of high archaeological sensitivity; and, W. Valencia Road is approaching capacity in the Midvale Park and S. Mission Road area.

### **Background**

The applicant proposes the comprehensive plan amendment to increase the permitted residential density on the approximately 15-acre site.

The existing SH (Suburban Homestead) zoning would permit about 36 dwellings on the site. Under the requested MLIU designation, which permits a maximum density of 5 residences per acre (RAC), a gross total of about 75 dwellings would be allowed under the amendment.

The amendment site currently has Low Intensity Urban 3.0 (LIU-3.0) land use designation, to designate areas for low density residential (at 3 RAC maximum) and other compatible uses, and to provide incentives for conservation subdivisions and preserve natural open space. The site has SH and SH-H1 (Suburban Homestead-San Xavier Environs Historic Zone 1) zoning and has never been rezoned. The site has been cleared and there are manufactured homes on the west end of the property.

The amendment site is in a region of mixed land use and zoning. The larger area within the county also has the LIU-3.0 land use designation and SH and SH-H1 zones, located immediately north and south of the site, respectively, with low density rural residential development. Tucson city limits are immediately east and west, with high density single family subdivisions to the west and industrial and undeveloped properties to the east. Agricultural lands within the San Xavier District of the Tohono O'odham Nation are located further to the south and west. The site is one-quarter of a mile south of the W. Valencia Road corridor, which has a mix of single family and multifamily residential, commercial, retail and restaurant, and medical center and office development, with City of Tucson residential, commercial and industrial zoning.

### **Plan Amendment Criteria**

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

#### Growing Smarter Acts

- Mix land uses: the site is in a region of increasing development and improvements along the Valencia Road corridor
- Create a range of housing opportunities: the amendment would provide additional housing in an area of mixed single family dwellings and rural residential development
- Create walkable neighborhoods: the site is within walking distance (about one-quarter of a mile) to commercial, retail, restaurant and office services on Valencia Road
- Direct development toward existing communities: the amendment site has access to existing utilities, facilities and services
- Provide a variety of transportation choices: SunTran currently runs a bus route along Valencia Road; W. Valencia Road has bike lanes with striped shoulders and the Chuck Huckelberry Loop Trail is about one-half mile to the east on the Santa Cruz River

#### Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The amendment site is not covered under specific Pima County Comprehensive Plan policies, rezoning or special area policies.

#### Maeveen Marie Behan Conservation Lands System

The amendment site is located outside the CLS.

#### Oversights, Inconsistencies, or Land Use Related Inequities/Changes

The site is located within a 200-acre "island" of county land bounded by Tucson city limits to the north and east, and the San Xavier District to the south and west. This area is separated from the larger Comprehensive Plan Southwest Growth Area further to the north and west by district agricultural land along Mission Road, but is served by the same utilities and services. The amendment site and surrounding county area are consistent with the Southwest Growth Area.

\*\*\*\*



The site is an infill property located in a region of mixed rural residential and high density single family development, and could be considered to be part of the nearby Comprehensive Plan Southwest Growth Area. The site is served by Tucson Water, Tucson Electric Power and Pima County Wastewater service that have adequate capacity to allow rezoning to a higher residential density, with access to commercial, retail, restaurant and other services along W. Valencia Road. The proposed amendment and follow-up rezoning represent an opportunity to provide much-needed market-rate housing for this region. Staff recommends approval of the requested plan amendment to the MLIU land use designation.

#### **DEPARTMENT/AGENCY COMMENTS:**

##### **Department of Transportation**

The site is located approximately 1,300 feet south of W. Valencia Rd. between S. Headley and S. Valley Indian Agency Connect Roads. Valencia Road is under the jurisdiction of the City of Tucson directly north and east of the project site and transitions to Pima County's maintenance system at Mission Road. The city maintains Headley Road through an Intergovernmental Agreement. The site's eastern and western property boundaries are adjacent to the county's ROW. One access point is proposed on Headley Road and one on Valley Indian Agency Connect Road.

Approximately 75 residential lots can be developed on site under the proposed land use designation. A total of 707 average daily trips (ADT) will be generated from the site. It is difficult to determine any traffic impacts to Valencia Rd. without a traffic impact study. Proof of coordination with the City of Tucson will be required as a rezoning condition, and a traffic impact study will be required with the submittal of the rezoning site analysis.

The Department of Transportation has no objection to this comprehensive plan amendment and recommends approval.

##### **Regional Flood Control District**

The District has reviewed the site conditions and offers the following information:

1. Flood Control Resource Area does not impact this property.
2. A Letter of Map Revision (Case Number 19-09-0058P) with an effective date November 18, 2019 was completed and approved through FEMA.

The District has no objection to this comprehensive plan amendment.

##### **Regional Wastewater Reclamation Department**

The plan amendment request entails modifying the land use designation for the subject property from LIU-3.0 to MLIU that would allow for a residential subdivision subject to obtaining the proper zoning. The property is located on S. Headley Rd., approximately one-quarter mile south of Valencia Rd., within the Pima County Regional Wastewater Reclamation Department (PCRWRD) service area.

Capacity is currently available for this property in the existing 8-inch public sewer G-2000-046, downstream from manhole 4393-17 (P21WC00050 Type I, dated February 18, 2021).

PCRWRD has no objection to the proposed comprehensive plan amendment. A no objection shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

**Environmental Planning Division**

The project area lies outside the CLS. The Office of Sustainability and Conservation - Environmental Planning has no comment on this proposal.

**Cultural Resources & Historic Preservation Division**

If this plan amendment is approved, a condition shall be required at rezoning for archaeological and historic sites surveys prior to ground modifying activities; submittal of a cultural resources mitigation plan for any identified archaeological and historic sites with any tentative plan or development plan; and, review of Type II grading permits for compliance with cultural resources requirements under Zoning Code Chapter 18.81.

**Natural Resources, Parks and Recreation**

The amendment site is not in the vicinity of any existing or proposed Pima County park or trail facilities.

**City of Tucson**

The city has no comment.

**Pascua Yaqui Nation**

The nation has no comment.

**San Xavier District of the Tohono O'odham Nation**

The nation has no comment.

**Tucson Electric Power Co.**

Tucson Electric Power Co. (TEP) has no objections to this request. This property is located within TEP's service territory and will require a new service application from the owner/developer to extend service to the new location.

**Tucson Water**

The utility has no comment.

**Tucson Unified School District**

The district has no comment.

**Drexel Heights Fire District**

Drexel Heights Fire District (DHFD) does not have any objection to the amendment of the comprehensive plan. DHFD will require information to water plans and lot layouts at rezoning and/or development plans.

**PUBLIC COMMENTS:**

As of June 14, 2022, staff has received no public comments regarding this amendment request.

Published and mailed notice of the proposal along with the website posting this staff report will occur a minimum of fifteen (15) 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.



Respectfully submitted,



Mark Holden, AICP  
Principal Planner

c: Projects International Inc., c/o Jim Portner, AICP, 10836 E Armada Ln., Tucson AZ 85749

**P22CA00001 STINSON FAMILY TRUST - S. HEADLEY ROAD PLAN AMENDMENT*****Current:*        Low Intensity Urban 3.0 (LIU-3.0)**

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with highest resource value and be contiguous with other dedicated natural open space and public preserves.

- Residential Gross Density: Minimum- none; Maximum- 3.0 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 1.5 RAC; Maximum- 3.0 RAC

***Requested:*    Medium Intensity Urban (MLIU)**

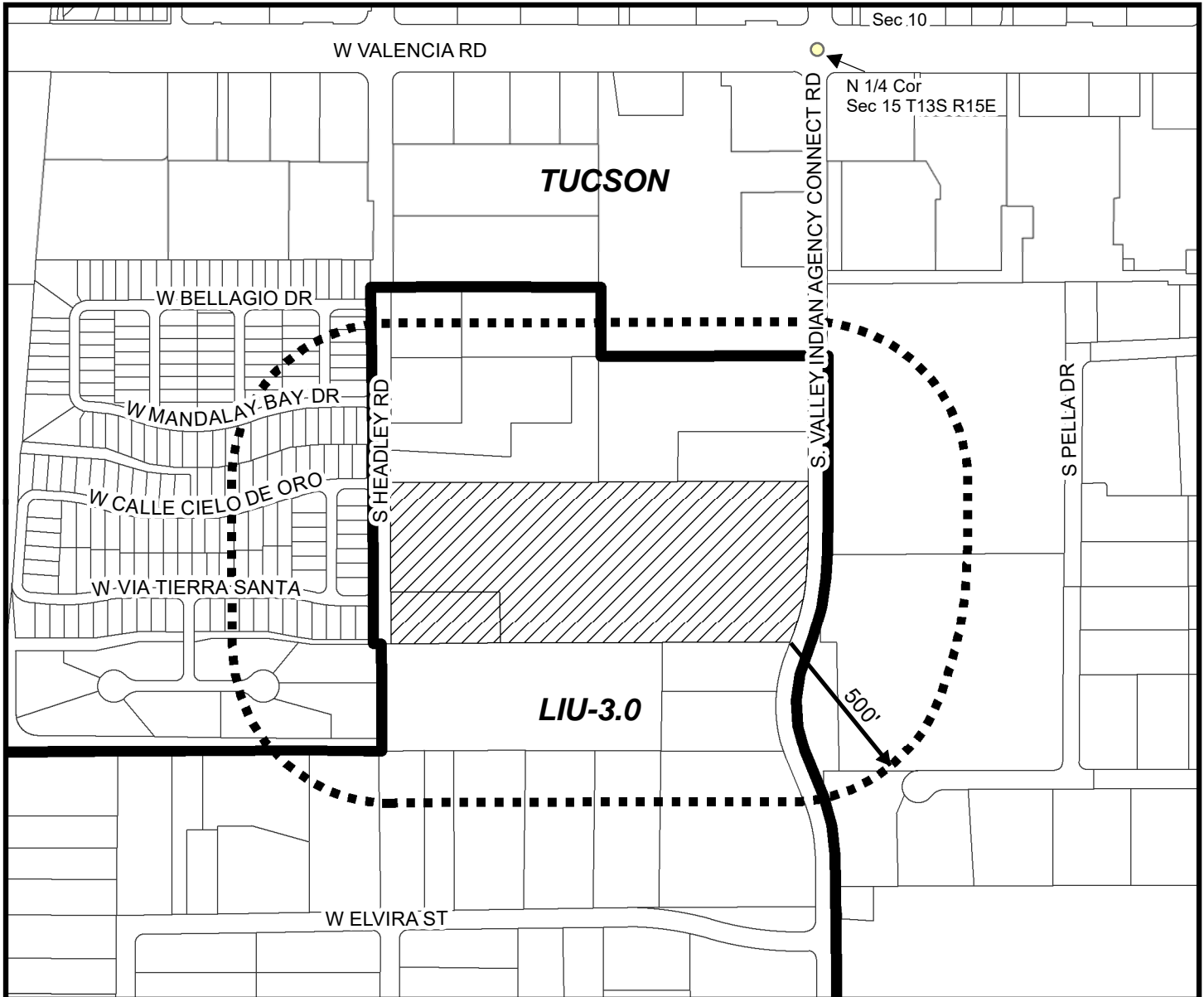
Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible 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- 2.5 RAC; Maximum- 5 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC



# COMPREHENSIVE PLAN AMENDMENT

## Planned Land Use



0 220 440 880 Feet



Subject Property



500' Notification Area

Taxcodes:  
138-24-0310,  
138-24-0320

**P22CA00001 STINSON FAMILY TRUST -  
S. HEADLEY ROAD PLAN AMENDMENT**

Request: Low Intensity Urban 3.0 (LIU-3.0) to  
Medium Low Intensity Urban (MLIU) 15.55 Acres +/-

District 5

Location:  
East side of S.  
Headley Road,  
Approx. 1,400  
feet south of  
W. Valencia Road



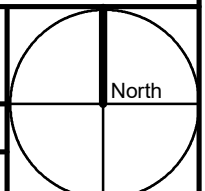
Southwest Planning Area under Pima Prospers  
Section 15, Township 15 South, Range 13 East

Planning and Zoning Commission Hearing: June 29, 2022

Map Scale: 1:6,000

Board of Supervisors Hearing: TBD

Map Date: May 27, 2022 / dms





Telephone: (425) 633-7431

May 11, 2022

Pima County  
Mark Holden  
Planning Division

**RE: P22CA00001 – Stinson Family Trust – S Headley Road**

Dear Mr. Holden;

On behalf of Tucson Electric Power (TEP), thank you for the opportunity to comment on this comprehensive plan amendment memo. TEP has no objections to this memo. This property is located within TEP's service territory and will require a new service application from the owner/developer to extend service to the new location.

Please email me with any questions or concerns. I can be reached at Keri.Tallorin@tep.com, or by phone at (425) 633-7431.

Respectfully,

Keri Tallorin  
Land Resources Intern  
Tucson Electric Power Company  
a UNS Energy Corporation



## Mark Holden

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**From:** Dennis F. Stiegler <DStiegler@drexelfire.org>  
**Sent:** Wednesday, May 11, 2022 2:12 PM  
**To:** Mark Holden  
**Subject:** Comprehensive plan P22CA00001

**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.

Mr. Holden, Drexel Heights Fire District does not have any objection to the amendment to the comprehensive plan. DHFD will require information to water plans and lot layouts at the rezone and or development plans .

Thank you ,,  
Sincerely,

*Dennis Stiegler*

Fire Marshal  
Drexel Heights Fire District  
5950 S. Cardinal  
Tucson, Arizona 85746



201 N. Stone Avenue, Tucson, AZ 85701

(520) 724-9000

[www.pima.gov/developmentservices](http://www.pima.gov/developmentservices)

## BIOLOGICAL IMPACT REPORT

*(Not applicable for rezonings that require a site analysis)*

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID (case no., APN no., address, or other identifying info):**

### **Part I. Information Provided by Pima County Staff**

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)
2. Is the project within a CLS Special Species Management Area?
3. Is the project in the vicinity of any of the six Critical Landscape Linkages?
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property?
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl:
  - b. Western burrowing owl:
  - c. Pima pineapple cactus:
  - d. Needle-spined pineapple cactus:

**Part II. Information Provided by the Applicant**

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property?  
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl			
Western burrowing owl			
Pima pineapple cactus			
Needle-spined pineapple cactus			

**Questions about this form?**


**Contact the Office of Sustainability and Conservation at (520) 724-6940.**



## Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application (this application is for either application types)

Required fields are indicated by \*.

### Owner Information

Owner's Name: \*  

Mailing Address: \*  City: \*

State: \*  Zip code: \*  Phone: \*

Owner's Email Address: \*

### Applicant Information *(if other than owner)*

Applicant's Name:

Applicant's Address:  City:

State:  Zip code:  Phone:

Applicant's Email Address:

### Attach requested documents if applicable.

*A total of 8 MB of files can be uploaded in a single form submission. There is no restriction on file types.*

1. 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.

Stinson Authorization Letter.pdf

2. Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic versions of the required submittal documents.

Headley Exhibit Package.pdf

*A total of 8 MB of files can be uploaded to this form. If your submission exceeds 8MB please upload documents to an FTP site such as dropbox.com and paste the access link here:*

3. 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.

No file selected.

### 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.)

Date: \*



**Delivery Via On-Line Application & Email**

April 27, 2022

Mr. Mark Holden  
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
201 N. Stone Avenue – 2<sup>nd</sup> Floor  
Tucson, AZ 85701

RE: REQUEST TO AMEND THE PIMA COUNTY COMPREHENSIVE PLAN  
15.5 Acres on Headley Road -- Valencia Road Corridor East of Mission Road

Dear Mr. Holden:

This letter constitutes my formal request, on behalf of the property owner, to amend Pima Prospects and redesignate the above-referenced 15.5-acre property from *Low Intensity Urban 3.0 (LIU-3.0)* to *Medium Low Intensity Urban (MLIU)*. This requested designation is appropriate given the on-going development and urbanization within the Valencia Road corridor, which includes significant commercial, residential, institutional (church), and even nearby park-industrial uses. The proposed use is a single-family detached residential subdivision similar in type and density to that which occurs to the immediate west within the City of Tucson.

This submittal is comprised of:

- This cover letter
- A letter of authorization from the property owner
- A set of three (3) exhibits providing a location map/aerial photo, the current Pima Prospects designations, and a *Framework Plan* schematic for the proposed project
- A Narrative text providing an explanation and justification of the request (includes a Type I Sewer Capacity Letter and Tucson Water Will-Serve Letter)
- The Assessors print-outs and map for the subject properties (138-24-0310 & 0320)
- A Biological Impact Report (BIR); this property lies OUTSIDE OF the CLS, has been previously graded and cleared, and is almost devoid of significant vegetation

Please let me know if you have any questions. Thank you very much for accepting this submittal; I look forward to working with you through the amendment process.

Best Regards,  
PROJECTS INTERNATIONAL, INC.

Jim Portner, Principal  
Designated Representative of the Property Owner



## Request to Amend Pima Prosper

## 15.5 AC - Headley Road Property in the Valencia Road Corridor

## Explanation & Justification of Proposed Amendment

## 1. Location and General Nature of the Request

The owner of the above subject property is seeking a comprehensive plan amendment for their 15.5-acre property due to the continuing urbanization that is occurring all around it within the Valencia Road corridor. The City of Tucson jurisdiction abuts it immediately to the east and west. The subject site is part of a small “peninsula” of land that is still within unincorporated Pima County.

The site itself is located on S. Headley Road, approximately ¼ mile south of Valencia Road. Most of the surrounding uses fall within the City of Tucson, including a large shopping center with commercial goods and services, three (3) existing single-family residential subdivisions, and a park-industrial use to the immediate east. To the immediate north and south are properties still within unincorporated Pima County, comprised of manufactured-home residences and the Midvale Christian Center.





The property presently contains several mobile-home residences; these will be removed with the proposed project. The site has been almost totally graded and cleared by past activities. There is very little significant vegetation of note still remaining.

## **2. Requested Comprehensive Plan (Pima Prospers) Designation**

The requested comprehensive plan amendment for the entire 15.5-acre property is to redesignate the site from *Low Intensity Urban (LIU) 3.0* to *Medium Low Intensity Urban (MLIU)*. The *MLIU* designation is requested to allow for a new residential subdivision of single-family detached lots. This will mirror the more than two hundred (200) existing SFR's that are already in place to the immediate west.

The ultimate intent of this amendment request, if approved, is to subsequently pursue a rezoning of the property that would allow its future development as the aforementioned single-family residential subdivision that is consistent in its type and character to those already nearby. The proposed single-family maximum density for the site will be approximately five (5) units per acre (5 RAC), which is in accordance with the density ceiling of the *MLIU* district.

With this in mind, the approval of this request would have the material impact of raising the allowable density of the property by only two (2) units per acre over that which is presently permitted under the existing *LIU 3.0* Pima Prospers designation.

## **3. Reasons for Plan Amendment Request**

The proposed request is justified given the continuing urbanization of the Valencia Road corridor in this particular area, the encroachment of the City of Tucson, and the clear trend toward more intensive uses which accompanies that encroachment. In many respects, it would be reasonable to redesignate the properties immediately north and south of the subject site to *MLIU* as well, such that the entire "peninsula" still within Pima County is more consistent with the aforementioned trendings.

Speaking now only to the specific property and this amendment request at-hand, it furthers several of the policies and principles of both *Pima Prospers* and the *Growing Smarter Act*. Same are discussed in detail below.

### **a. Compliance With & Implementation Of Pima Prospers**

***This Project complies with the County's Pima Prospers Use of Land (Chapter 3) and Physical Infrastructure Connectivity (Chapter 4) policies.*** The pertinent policies are as follows: Land Use Element (Section 3.1), Environmental Element (Section 3.4), Housing & Community Design Element (Section 3.5), Transportation Element (Section 4.1), and Cost of Development (Sections 7.1 & 7.2).

Land Use Element (Section 3.1)

The proposed project works toward the established Goal 1 objective (p.3.2) of integrating land use with existing physical infrastructure to ensure long-range viability of the region. The requested plan amendment integrates with the existing transportation, wastewater, potable water, and utilities resources already adjacent to the property. It represents a reasonable and prudent extension of the existing residential urbanization pattern and, as such, will be effectuated off of the existing network of infrastructure rather than requiring any further outward expansion of it.

Environmental Element (Section 3.4)

The proposed property lies wholly **outside of** the Maeveen Behan Conservation Lands System (CLS), as does essentially the entire larger urbanized area around it. Furthermore, the majority of the property has already been disturbed/impacted by prior grading and residential activities. As such, approval of this amendment request and the future development of the property as intended will have no negative impacts upon any valuable biological resources, nor will it be in conflict with any adopted environmental policies contained within Pima Prosper.

Housing and Community Design Element (Section 3.5)

The proposed project furthers the Goal 8 (p. 3.45) objective of providing new development that is generally compatible and scale-appropriate, as well as the Goal 10 (p. 3.46) objective of ensuring development that reflects the dominant character and sense of place of its given area. This project is guided by the simple goals of: 1) providing a single-family residential use that fits with that which is emerging and already established to its immediate west; 2) growing the residential population so as to further support the commercial uses already nearby; and 3) responsibly co-existing with our surroundings by suitably buffering and respecting the lower-density residences that exist to the immediate north and south.

Transportation Element (Section 4.1)

The proposed project furthers the Goal 1 (p. 3.45) objective of promoting a comprehensive and multi-modal transportation system. The Valencia Road already enjoys Sun Tran service via several established routes. Multi-modal objectives are always furthered by fostering the continued intensification and residential densification of such areas. Continued population growth through new residential projects such as the one proposed will contribute further towards the goal of ensuring that critical mass of population which is needed to support a multi-modal, transit-rich corridor.

Cost of Development (Sections 7.1 & 7.2)

The proposed project furthers the principles of Section 7.1 and the *Goals and Policies* of Section 7.2 to achieve fairness in public infrastructure funding and to ensure that all new development pays its appropriate fair-share of same. The proposed project will assume the design and construction cost of all new public infrastructure necessary to serve its new residences. Furthermore, it will contribute to the funding of prioritized regional public transportation improvements through its payment of impact fees in accordance with the Department of Transportation's (DOT's) impact fee program.

**b. Implementation of Growing Smarter Act**

The proposed plan amendment request is consistent with several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually addressed below.

Multi-Modal Transportation Opportunities

The continued urbanization, commercialization and residential growth of the Valencia Road corridor will make a material contribution towards regional opportunities for multi-modal transportation. Valencia Road is already served by several Sun Tran routes. Robust multi-modal opportunities throughout our transportation system demand a stable, densified population that can only be achieved through continued residential development such as that which is proposed here. The proposed comprehensive plan amendment request makes a material contribution toward the level of densification necessary to grow our population base and justify further expanded transit and multi-modal services.

Take Advantage of Compact Building Designs

In the global perspective, this proposed request does not "leap frog" into otherwise isolated areas, but instead helps infill an established mix of existing single-family residential and non-residential uses already in close proximity to the site. In doing so, it furthers a compact spatial arrangement of urbanization and materially fosters an intelligent and practical expansion of the growth pattern for the area that is currently well underway.

Rational Infrastructure Expansion and Improvements

Intelligent and efficient regional growth demands the intelligent and efficient use of established public infrastructure. Given that the proposed request is contiguous to an established urbanized area, the plan amendment site is developable using the existing framework of public infrastructure that is already in place and project-convenient. No significant system expansions or

augmentations are necessary to serve it. A Type I capacity letter from the Pima County Regional Wastewater Reclamation District (RWRD) is attached, as well as a will-serve letter from Tucson Water.

Conservation of Natural Resources

The plan amendment site lies wholly **outside of** the Maeveen Behan Conservation Lands System (CLS). In addition, the majority of the property has already been significantly disturbed and impacted by prior grading and the existing residential activities on the site. Approval of this amendment request and the future development of the property as intended will have no negative impact upon any valuable biological resources nor be in conflict with any adopted environmental policies contained within Pima Prospers.

**c. Existing Relevant/Applicable Special-Area Policies.**

No Special Area policies apply to the subject property. At the time of this submittal, no new such policies are proposed or anticipated for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies being promulgated and refined as circumstances warrant.

The southern portion of the property is subject to the Restriction Zone “C” requirements of the San Xavier Historic Mission Zone per Sec. 18.63.100. The proposed residential development will be in compliance of same.

**d. Existing Relevant/Applicable Rezoning Policies.**

There are no adopted Rezoning Policies that apply to this plan-amendment site.

**e. Potential/Proposed Special-Area or Rezoning Policies**

Based upon similar plan amendment requests approved over the past several years, we anticipate no extraordinary rezoning policies applying to this particular request, subject to due consideration being given to the protection of the lower-density residences to the immediate north and south.

**f. Compatibility with Conservation Lands System (CLS)**

The proposed property lies wholly **outside of** the Maeveen Behan Conservation Lands System (CLS), as does the majority of the larger urbanized area surrounding it. As such, no compliance with CLS is required and there is no requirement for on-site set-asides nor off-site mitigation.



**g. Impact on Existing Land Uses in the Surrounding Area**

Development of the proposed plan amendment site as intended is a density-appropriate expansion of the emerging urbanized residential character that is already established to the immediate west. Special care must be given to the treatment of project's northern and southern boundaries to appropriately respect the existing lower-density residences in place there. The submitted *Framework Plan* provides for an appropriate buffer along these boundaries together with the planned use of landscape stock and the limited salvage of existing on-site tree specimens to create a suitable appearance and buffer along these edges in a reasonable timeframe.

**See Attachments That Follow**

**(RWRD Type I Sewer Capacity Letter & Tucson Water Will-Serve Letter)**

## Attachment: Type I Capacity Letter from Pima County RWRD

JACKSON JENKINS  
DIRECTOR



PH: (520) 724-6500  
FAX: (520) 724-9635

February 18, 2021

Ben Becker  
CBRE, Inc.  
3719 N. Campbell Ave  
Tucson, AZ 85719

**Sewerage Capacity Investigation No. P21WC00050 Type I**

RE: **6725 & 6765 S. Headley Rd, Parcels 138240310, 138240320**  
**Estimated Flow 16,200 gpd (ADWF)**

Greetings:

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Southwest Interceptor.

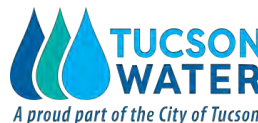
Capacity is currently available for a project this size in the public sewer G-2000-046, downstream from manhole 4393-17.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

## Attachment: Will-Serve Letter from Tucson Water



February 12, 2021

CBRE  
7320 N. San Blas Drive  
Tucson, AZ 85704

Attn: Ben A. Becker

**SUBJECT: Water Availability for Project: 6725 & 6765 S. Headley, APN:138240310 & 0320,  
Case#: WA3421, T-15 R-13 S-15, Lots: 9999, Location Code: UNI: Total Area: 15.2ac, Zoning: SH**

### **WATER SUPPLY**

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

### **WATER SERVICE**

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs. This letter shall be null and void two years from the date of issuance.*

**Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.**

If you have any questions, please call New Development at 791-4718.

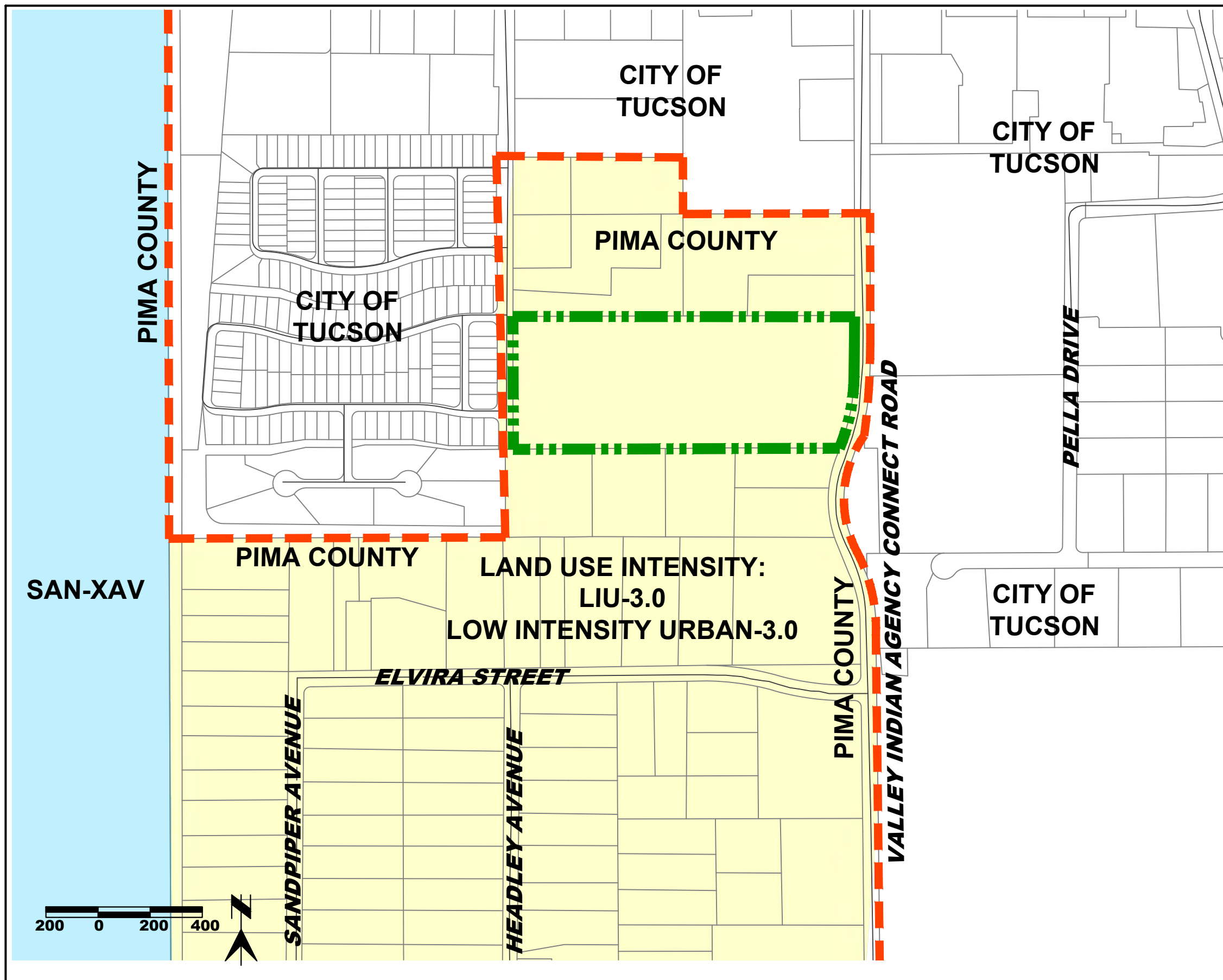
Sincerely,

Michael Mourreale  
Engineering Manager  
Tucson Water New Development



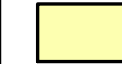

MM:ka

cc: WA3421 138240310 & 320.docx/New Area/Committed Demand/WAL parcels

P.O. Box 27210 • Tucson, AZ 85726-7210  
520.791.4718 • [tucsonaz.gov/water](http://tucsonaz.gov/water)   



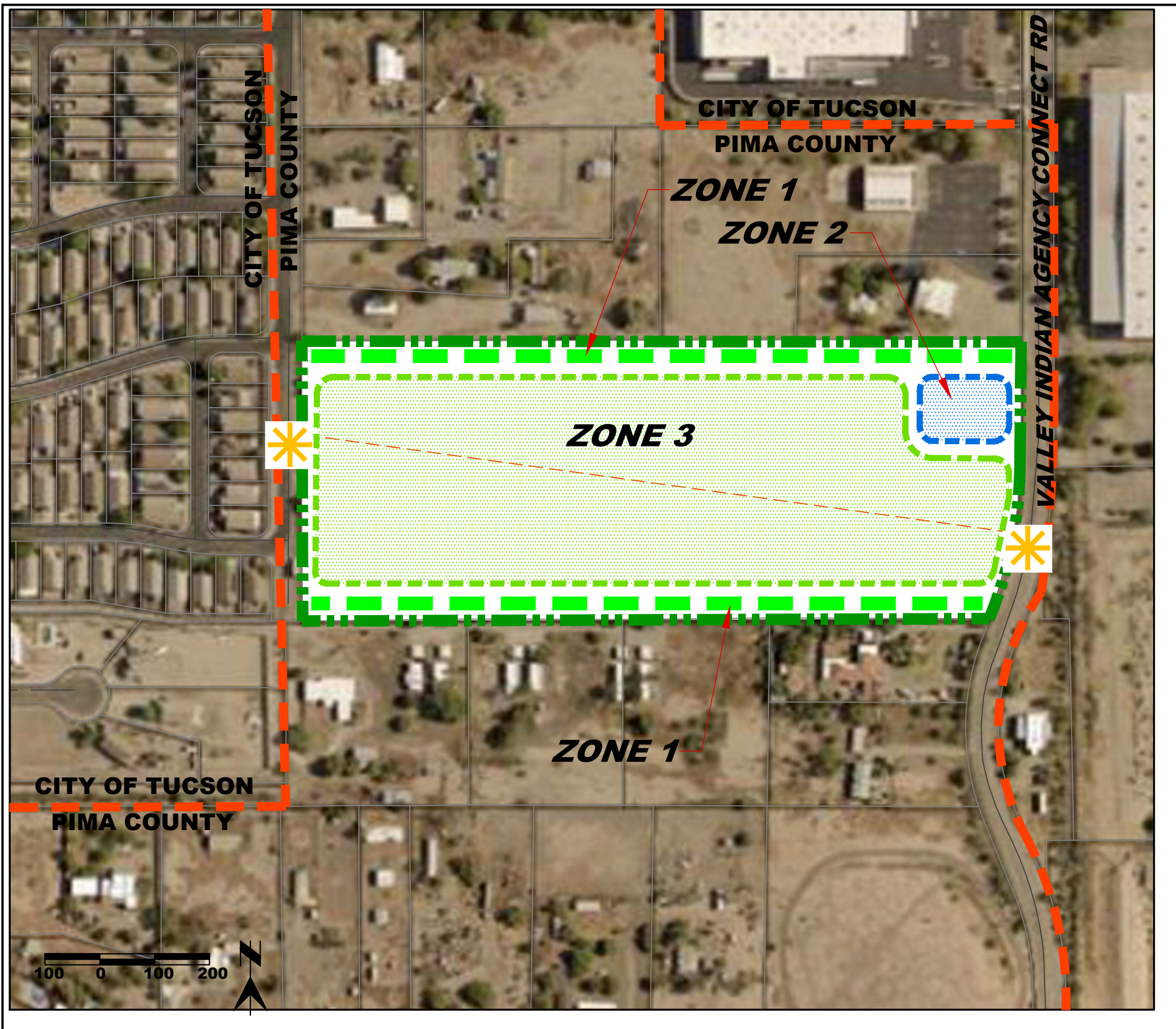
## LEGEND

-  Boundary of Subject Comprehensive Plan Amendment Request
-  City of Tucson / Pima County Boundary
-  LIU-3.0 -- Low Intensity Urban 3.0
-  SAN XAV: San Xavier District - Tohono O'Odham

## NOTES:

1. The Subject Property abuts the City of Tucson to the west and the east, with its developed residential subdivisions, shopping centers and industrial uses.
2. The goal of this comprehensive plan amendment is to develop the Subject Property in a manner that is appropriate for the urbanizing Valencia Road corridor and which emulates residential densities already established by the newer neighborhoods to the immediate west and northwest.
3. The Subject Property is currently designated as Low Intensity Urban 3.0 (LIU).
4. The requested designation is Medium-Low Intensity Urban (MLIU), which prescribes a maximum density of five (5) residential units per acre. In this respect, this comprehensive plan amendment requests a slight increase in the already-established density.
5. No Special Area or Rezoning Policies apply to the Subject Property.
6. The southern portion of the Property is subject to the San Xavier Mission Historic Zone (see the Framework Plan for the limits of same).





## LEGEND



Boundary of Subject Comprehensive Plan Amendment Request



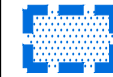
Vehicular Access to Public Street



Northern Limit of San Xavier Mission Historic Zone



Zone 1 Area



Zone 2 Area



Zone 3 Area



City of Tucson / Pima County Boundary

## ZONE DESCRIPTIONS

**Zone 1: North and South Perimeter Landscape Buffers.** These buffers will meet or exceed the Pima County standards for Bufferyard "D" so as to protect the existing lower-density residential properties to the immediate north and south. Due to the very limited opportunities on the subject property for salvage and transplantation of existing plant materials, these buffers will be largely treated with nursery stock and containerized trees.

**Zone 2: Detention/Retention Facilities.** This area will capture the post-development drainage run-off from the property and will meter it out at a rate that is at or below the existing drainage condition. The basin will be landscaped with desert trees and shrubs so as to integrate it with Zone 1 above and with the street landscape buffer along Valley Indian Agency Connect Road.

**Zone 3: Single-Family Residential Component.** This area dedicated to residential uses of the type and density generally similar to the existing single-family residential subdivisions adjacent to the property to the west and northwest within the City of Tucson. Final form and product type to be market-reflective at the time of future rezoning and development. Bufferyard "A" planting will be provided along both the Headley Road and Valley Indian Agency Connect Road frontages.

## GENERAL NOTES

1. Vehicular access to and from this site will be limited to two (2) access points as conceptually shown on the Framework Plan.
2. This property lies outside of the Maeveen Behan Conservation Lands System (CLS) and contains no Xeroriparian "C" regulated habitat.
3. The southern portion of the property falls within Use Restriction Zone "C" of the San Xavier Historic Mission Zone (Sec. 18.63.100), which prescribes certain limitations on density and other development standards. The proposed project will fully accord with same.

**STINSON FAMILY TRUST**  
**Attn: Paul & Barbara Stinson**  
**4937 E. 5<sup>th</sup> Street – Suite 115**  
**Tucson, AZ 85711-2282**

April 22, 2022

Mr. Chris Poirier, Planning Official  
Pima County Development Services Department  
Planning Division  
201 N. Stone Avenue – 2<sup>nd</sup> Floor  
Tucson, AZ 85701

**RE: LETTER OF AUTHORIZATION**  
**Comprehensive Plan Amendment Application**  
**6725 & 6765 S. Headley Road**

Dear Mr. Poirier:

As representative of the ownership entity of the above referenced properties, located at 6725 and 6765 S. Headley Road (Pima County Assessor's Tax Parcel Nos. 138-24-0320 and 138-24-0310, respectively), we hereby acknowledge and authorize Jim Portner of Projects International, Inc. as the applicant with respect to the comprehensive plan amendment application for this property. As current owners, we agree to sign any and all necessary documents/authorizations required by Pima County related to said application.

For the purposes of disclosure, the members of the Stinson Family Trust are as follows:

Paul Stinson, Co-Trustee (contact: [1paulstinson@gmail.com](mailto:1paulstinson@gmail.com), 415-845-5600)  
Barbara Stinson, Co-Trustee

Sincerely,  
STINSON FAMILY TRUST

By:   
Paul Stinson, Co-trustee

By: /s/ Barbara Stinson  
Barbara Stinson, Co-trustee