



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/20/2022

**= Mandatory, information must be provided*

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

***Title:**

Co9-70-40 AULDRIDGE – CAROL AVENUE REZONING

***Introduction/Background:**

A modification (substantial change) of rezoning condition #2 to waive the condition which required a recorded covenant agreeing to no more than one mobile home. The applicant proposes a lot split for one additional residential dwelling on a 2.26 acre portion of the rezoning from SR (Suburban Ranch) to the SH (Suburban Homestead) zone, located approximately 130 feet west of the S. Carol Avenue and W. Illinois Street intersection, addressed as 6711 W. Illinois Street.

***Discussion:**

The modification of rezoning condition #2 will allow an additional residence. The sketch plan demonstrates the proposed lot split of the 2.26-acre parcel, with one residence per parcel.

***Conclusion:**

The modification of rezoning condition #2 will allow an additional residence.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of a modification (substantial change) of rezoning condition #2 subject to modified standard and special conditions.

***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: _____

11-28-2022

Deputy County Administrator Signature: _____

Date: _____

12/1/2022

County Administrator Signature: _____

Date: _____

12/1/2022



TO: Honorable Sharon Bronson, Supervisor, District 3

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

DATE: November 29, 2022

SUBJECT: **Co9-70-40 AULDRIDGE – CAROL AVENUE REZONING**

The above referenced Modification (Substantial Change) of Rezoning Condition is within your district and is scheduled for the Board of Supervisors' **TUESDAY, December 20, 2022** hearing.

REQUEST: For a **modification (substantial change) of rezoning condition #2**, which states, "Recording a covenant agreeing to no more than one mobile home on this piece of property". The applicant requests to split the lot into two parcels and add one additional dwelling. The subject site is approximately 2.26 acres zoned SH (Suburban Homestead), located approximately 130' west of the intersection of S. Carol Avenue and W. Illinois Street, addressed as **6711 W. Illinois Street**.

OWNER: Victor Gonzalez
6711 W. Illinois St.
Tucson AZ 85735

AGENT: Natalie & Jessica Pacheco
5575 S. Masterson Av, #14
Tucson, AZ 85706

DISTRICT: 3

STAFF CONTACT: Donna Spicola, Senior Planner

PUBLIC COMMENT TO DATE: As of November 29, 2022, staff has received one written public comment stating concerns for the access easement and an additional residence.

PLANNING & ZONING COMMISSION RECOMMENDATION FOR MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION: APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS 10 - 0

STAFF RECOMMENDATION FOR MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION: APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS

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

TD/DS
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: Co9-70-40

Page 1 of 3

FOR DECEMBER 20, 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: November 29, 2022

ADVERTISED ITEM FOR PUBLIC HEARING

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION

Co9-70-40 AULDRIDGE – CAROL AVENUE REZONING

Victor Gonzalez, represented by Natalie Pacheco, requests a **modification (substantial change) of rezoning condition #2** which states, "Recording a covenant agreeing to no more than one mobile home on this piece of property". The applicant requests to split the lot into two parcels and add one additional dwelling. The subject site is approximately 2.26 acres zoned SH (Suburban Homestead), located approximately 130' west of the intersection of S. Carol Avenue and W. Illinois Street, addressed as **6711 W. Illinois Street**. On motion, the Planning and Zoning Commission recommended **APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS 10 - 0**. Staff recommends **APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS**.
(District 3)

Planning and Zoning Commission Public Hearing Summary (October 26, 2022)

The public hearing was held virtually and telephonically. The commission and staff members were present virtually. The applicant presented virtually.

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

A commissioner asked how the site to the east will be brought into compliance. Staff stated that a letter will be mailed to the property owners and at some point the owner will need to request a modification of rezoning condition to come into compliance.

A commissioner sought clarification about the original rezoning area, the condition limiting the property to a single residence, and the timing of the proposed division of the property. Staff provided an explanation.

The applicant presented the case.

A commissioner asked why the substantial change is being requesting. The applicant stated that she is assisting the owner with the process. Her client wants to install an additional manufactured home.

The commissioner asked why the owner wants an additional manufactured home. The applicant stated that it may be for his children.

The hearing was opened to the public.

No one from the public spoke.

The public hearing was closed.

Commissioner Becker made a motion to recommend **APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS**, Commissioner Membrila gave second.

The commission voted to recommend **APPROVAL** 10 - 0, subject to the following conditions:

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

- ~~1. Provide adequate legal access to the property.~~
- ~~2. Recording a covenant agreeing to no more than one mobile home on this piece of property.~~
- ~~3. A suitable arrangement with the Pima County Department of Sanitation regarding sanitary facilities.~~
- ~~4. Recording a covenant holding Pima County harmless in the event of flooding.~~
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: Each lot shall be limited to one (1) access point onto Illinois Street.
3. Adherence to the sketch plan as approved at public hearing.
4. One residential unit shall be allowed per lot.
5. 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.
6. 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/DS
Attachments

C: Natalie & Jessica Pacheco



6711 W ILLINOIS ST.
TUCSON, AZ 85735

APN: 212-45-038A
98046.2' sq ft.
2.25 acres

6 LOT 1: 1.02 acres
44287.6 sq ft.
* NO GRADING BEING DONE

0 LOT 2: 1.23 acres
53758.6 sqft.
* 9461 sqft. OF PROPOSED
GRADED AREA

CO9-70-40 AULDRIDGE - CAROL AVENUE REZONING

Tax Code(s): 212-45-038A

AERIAL EXHIBIT



0 145 290 580 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION



Notes: **Modification of Rezoning Condition (Substantial Change)**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 / Accela Case #: P22SA00005

Map Scale: 1:4,000

Map Date: 10/03/2022 - ds



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

HEARING October 26, 2022

DISTRICT 3

CASE Co9-70-40 Auldridge – Carol
Avenue Rezoning

REQUEST Modification (Substantial Change)
of Rezoning Condition #2

OWNER Victor Gonzalez
6711 W. Illinois St.
Tucson AZ 85735

APPLICANT Natalie & Jessica Pacheco
5575 S. Masterson Av, #14
Tucson, AZ 85706



APPLICANT'S PROPOSAL

A modification (substantial change) of rezoning condition #2, which required recording a covenant agreeing to no more than one mobile home on this piece of property. The applicant proposes to divide the approximate 2.25-acre property into two parcels and allow one residence per parcel.

APPLICANT'S STATED REASON

The proposed use will provide one additional residential dwelling under the SH zoning.

STAFF REPORT SUMMARY

The Development Services Department staff recommends **APPROVAL of modification (substantial change) of rezoning condition #2** to waive the required condition and allow an additional residential dwelling. The modification conforms to the sites Low Intensity Urban 3.0 comprehensive plan land use designation and is a reasonable and compatible use of the land.

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 comprehensive plan designation is Low Intensity Urban 3.0 (LIU-3.0) which designates areas for low density residential and other compatible uses. The residential gross density for LIU-3.0 provides for a minimum of none up to a maximum three residences per acre (RAC). The proposal conforms to the comprehensive plan with a .89 RAC.

Special Area Policy S-29 Southwest Infrastructure Plan (SWIP) applies to a 70-square-mile area that includes this site, which mainly addresses the provision of infrastructure and sustainability of

proposed development in the SWIP area. Due to the limited impact on infrastructure, there are no rezoning conditions to further the intent of SWIP. There are no rezoning policies applicable to the site.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SH/SR	Developed Residential
South:	SH/SR	Vacant/Developed Residential
East:	SR/SH	Developed Residential
West:	SH/SR	Developed Residential

The general area is a rural residential setting developed predominately with manufactured housing. There are limited services available in the area. A convenience store with gasoline and restaurants are located approximately two and one-half miles southeast of the subject site at the Ajo Highway/Kinney Road intersection.

The closest public elementary school is located approximate two miles southeast of the site, a middle school is located approximately three miles to the southeast and the nearest public high school within the Tucson Unified School District is approximately eight miles northeast of the site. Additionally, a fire station is located approximately one-half mile south of the subject site.

From the Trails Master Plan, a single track trail is located 600 feet north of the site within Michigan Street and recreational activities are available in the nearby Saguaro National Park and Tucson Mountain Park.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

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

PLANNING REPORT

The 2.25-acre site is located approximately 130' west of the intersection of W. Illinois Street and S. Carol Avenue and is developed with one manufactured home. The subject lot is part of a larger, approximate 5-acre, 1970's rezoning that included the now two, approximate .90-acre lots directly east and adjacent to the subject property. Subsequent to the original rezoning, a 33 foot roadway dedication for W. Illinois Street, S. Carol Avenue and W. Missouri Street was dedicated and the lot was split into three lots. The subject property and the two lots east of the subject property were developed with one permitted mobile home per lot, although out of compliance with the rezoning covenant allowing one mobile home on the 5-acre rezoning site. Pima County will request that the additional property owners to the east apply for a substantial change to bring their properties into compliance. This substantial change will allow the subject property to split the lot into two lots and add one additional dwelling unit to the newly created lot. The ownership has not remained the same since the original rezoning.

Staff supports the request to modify original rezoning condition #2, which states, "Recording a covenant agreeing to no more than one mobile home on this piece of property" to allow one additional manufactured home or dwelling unit be added to the property. An additional dwelling unit would be generally permitted under the SH zoning but is a substantial change (change of residential density $\geq 10\%$) of the current rezoning condition which requires both the Planning and Zoning Commission recommendation and Board of Supervisors action. The plan provides an efficient use of an infill site, which is a compatible use with the adjacent developed properties. The site conforms to the Comprehensive Plan designation LIU-3.0 with a .89 RAC.

Per the new Transportation condition, each new lot will have one access point from Illinois Street, which is a 66-foot wide right-of-way. The nearest sanitary sewer is approximately 1400-feet to

the south of the subject site, an approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system must be secured. Additionally, the site is located within the Tucson Water obligated service area.

TRANSPORTATION

The Department of Transportation has reviewed this request and has no objection to the modification (substantial change) of rezoning condition #2 of case Co9-70-40 to allow for the lot split of a site located south of Illinois Street and approximately 780 feet west of Camino Verde. The site will be split into two lots and add one additional dwelling. Access to the each lot will remain on Illinois Street.

Illinois Street is a dirt roadway maintained by the County. There are no available traffic counts for Illinois Street but the capacity of a two-lane roadway is approximately 10,360 ADT. The development intensity in the vicinity of the site indicates that Illinois Street is functioning below capacity.

There are no transportation concurrency concerns. The Department of Transportation recommends approval subject to new rezoning condition #2.

FLOOD CONTROL

Regional Flood Control District reviewed the request and has no objection but offers the following comments:

1. This parcel is located in a designated local floodplain as determined by the Special Study Sheet Flood Mapping #46. The base flood elevation of the sheet flood area is 6" above natural grade. Any structure located within this area is required to be elevated at minimum 18" above highest adjacent natural grade. A floodplain use permit will be required to place any improvements on this property.
2. Regulated Riparian Habitat does not impact this project.

WASTEWATER RECLAMATION

The Regional Wastewater Reclamation Department has no objection to the modification of rezoning condition but offers the following comment:

1. There is no public sewer system nearby the subject property. 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.

ENVIRONMENTAL QUALITY

Environmental Quality has no objection to the request.

UNITED STATES FISH AND WILDLIFE SERVICE

The US Fish and Wildlife Service has no concerns relating to the subject property.

WATER DISTRICT

Tucson Water has no comment.

FIRE DISTRICT

The Drexel Heights Fire District has no objection but offers the following comment:

1. The lot is in an area that is not covered by hydrants and the long driveway will need to be maintained for fire apparatus access.

TUCSON ELECTRIC POWER

Tucson Electric Power (TEP) has no objection to the modification. The property is located within TEP's service area and will require a new service application to extend service to the new location.

Staff finds concurrency of infrastructure per reporting agencies with the recommended modification, deletion and addition to rezoning conditions as follows:

- ~~1. Provide adequate legal access to the property.~~
- ~~2. Recording a covenant agreeing to no more than one mobile home on this piece of property.~~
- ~~3. A suitable arrangement with the Pima County Department of Sanitation regarding sanitary facilities.~~
- ~~4. Recording a covenant holding Pima County harmless in the event of flooding.~~
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: Each lot shall be limited to one (1) access point onto Illinois street.
3. Adherence to the sketch plan as approved at public hearing.
4. One residential unit shall be allowed per lot.
5. 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.
6. 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)."

Original condition #1 to be deleted due to recordation of road deed conveying 33 feet of the north, east and south portions of Lot 26.

Recorded covenants required by original condition #'s 2 and 4 are now met through the development process and permit conditions eliminating the need for those as rezoning conditions.

Staff recommends deletion of original condition #3 based upon code requirements are no longer added as rezoning conditions.

Respectfully Submitted,




Donna Spicola

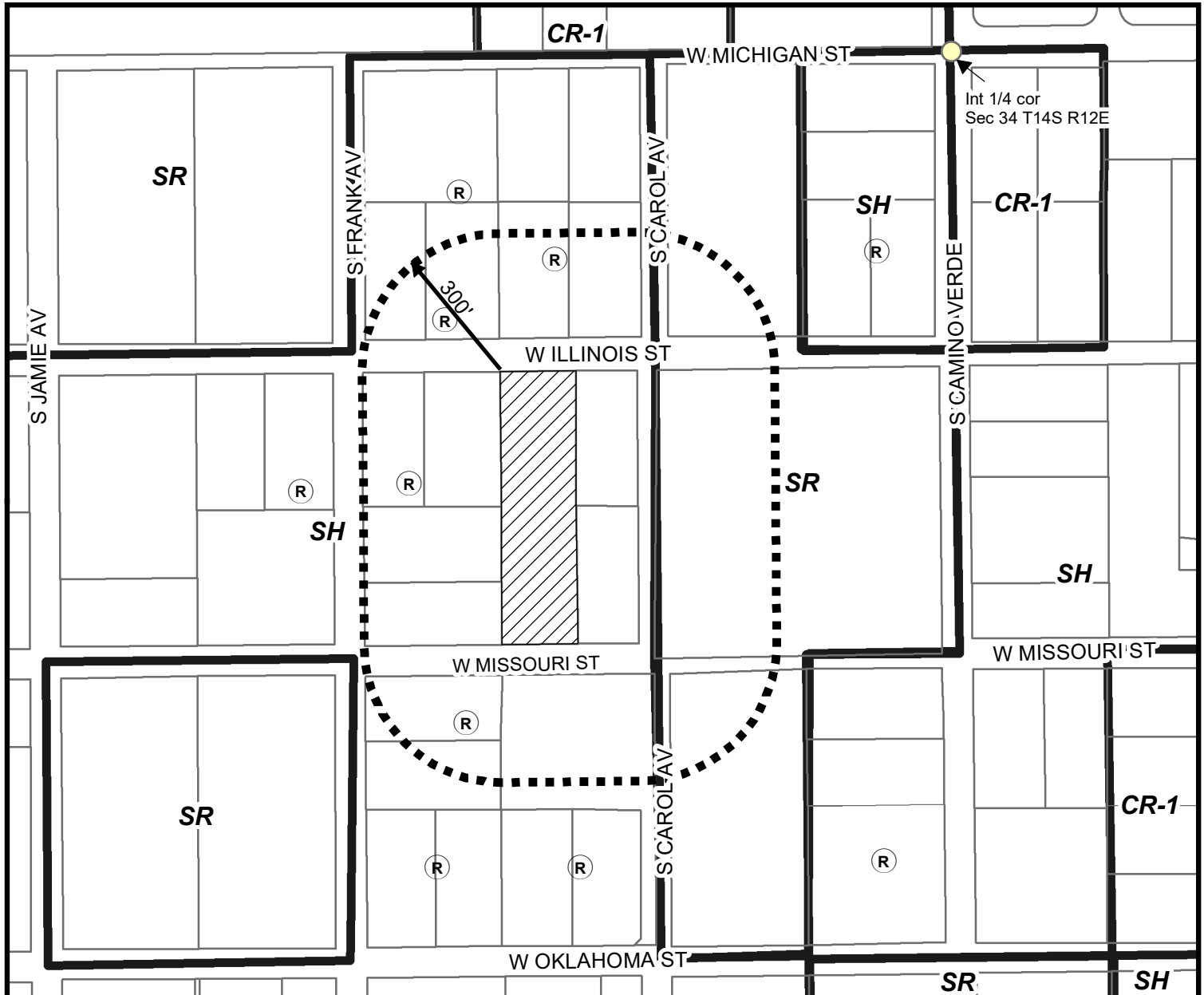
Donna Spicola
Senior Planner

c: Natalie & Jessica Pacheco

CO9-70-40 AULDRIDGE - CAROL AVENUE REZONING

Tax Code(s): 212-45-038A

-  Subject Property
-  300' Notification Area
-  Zoning Boundary



0 145 290 580 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION



Notes: **Modification of Rezoning Condition (Substantial Change)**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 / Accela Case #: P22SA00005

Planning & Zoning Hearing: 10/26/22 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 38

Map Scale: 1:4,000

Map Date: 9/29/2022 - ds





Land Use Legend and Map

Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

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 the highest resource value and be contiguous with other dedicated natural open space and public preserves.

Low Intensity Urban 3.0 (LIU-3.0)

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

S-29 Southwest Infrastructure Plan (SWIP) Area (SW)

General location

Generally bounded by Tucson Mountain Park on the north, Mission Road on the east, the Tohono O’odham Nation – San Xavier District on the south, and Sandario Road on the west, in Sections 22, 23, 24, 25, 26, 27, 34, 35, and 36 of Township 14 South, Range 11 East; Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, and 24 of Township 15 South, Range 11 East; Sections 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 of Township 14 South, Range 12 East; Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 of Township 15 South, Range 12 East; Sections 30, 31, 32, 33, and 34 of Township 14 South, Range 13 East; and Sections 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, and 21 of Township 15 South, Range 13 East (Ref. Co7-07-31, Resolution 2009-24).

Policies

A. Comprehensive Planning:

1. The Southwest Infrastructure Plan (SWIP) shall be used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities.
2. New residential uses are incompatible within the one-half mile area from the bounds of the Tucson Trap and Skeet Club (Tax Code 210-12-0420). Any conflicts with policies approved under previous plan amendments shall be resolved at the time of the rezoning or specific plan.
3. Proposed development shall be planned, designed, and constructed to implement the sustainability principles as described in the Southwest Infrastructure Plan (SWIP).

B. Environmental Planning:

At a minimum, applicable Maeveen Marie Behan Conservation Lands System Conservation Guidelines shall be complied with by providing for mitigation onsite, offsite, or in some combination thereof.

C. Regional Flood Control District:

1. No building permits shall be issued until offsite flood control improvements are constructed to remove proposed development out of the FEMA 100-year floodplain.
2. Development shall not occur within the Black Wash Administrative Floodway.

D. Wastewater Management:


No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. Adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

- E. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

CO9-70-40 AULDRIDGE - CAROL AVENUE REZONING


Tax Code(s): 212-45-038A

COMPREHENSIVE PLAN EXHIBIT

 Subject Property



0 145 290 580 Feet



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION



Notes: **Modification of Rezoning Condition (Substantial Change)**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 / Accela Case #: P22SA00005

Map Scale: 1:4,000

Map Date: 10/03/2022 - ds



9. DP&Z-Z: Co9-70-40, JAMES L. AULDRIDGE PETITION

The Chairman stated this is the time and the place legally advertised for hearing on the petition (Co9-70-40) of James L. Aldridge to rezone from SR to SH property at the southwest corner of Carol Avenue and Illinois Street. The Associate Planning Director (A. R. Garcia) reported that the petition is in order and that the Planning and Zoning Commission unanimously recommends that the petition be approved subject to: "(1) Providing adequate legal access to the property; (2) Recording a covenant agreeing to no more than one mobile home on this piece of property; (3) A suitable arrangement with the Pima County Department of Sanitation regarding sanitary facilities; and (4) Recording a covenant holding Pima County harmless in the event of flooding."

The Chairman inquired whether anyone wished to be heard. Mrs. LaNell Aldridge appeared in support of the petition. No one else appeared. It was thereupon moved by Mr. Murphy, seconded by Mr. Weaver, and carried that the rezoning to SH be approved subject to the Commission's recommendations and that the necessary ordinance be drawn for presentation to the Board upon compliance with the requirements.

10. DP&Z-Z: Co9-70-42, LAWYERS TITLE OF ARIZONA PETITION

The Chairman stated this is the time and the place legally advertised for hearing on the petition (Co9-70-42) of Lawyers Title of Arizona to rezone from SR to CB-1, TR, and CR-2 property at the northeast corner of the intersection of Lambert Lane and La Cholla Boulevard. The Associate Planning Director reported that the petition is in order and that the Planning and Zoning Commission unanimously recommends that the rezoning to CB-1, TR, and CR-2 be approved subject to: "(1) Recording an acceptable plat that will provide for any drainage problems as well as the necessary rights-of-way; (2) A suitable arrangement with the Pima County Department of Sanitation regarding sanitary facilities; and (3) Recording a covenant holding Pima County harmless in the event of flooding."

The Chairman inquired whether anyone wished to be heard. Gerald B. Hirsch, attorney representing the petitioners, stated requirements were acceptable to them and that he was prepared to answer any questions which might arise regarding the property. Mrs. Hazel Forbus, a property owner in the general area, protested the proposed changes. John W. Smith, who stated he represented owners of adjacent property and has a personal interest, expressed his opposition, describing the proposed rezoning as a "catch-all" type of zoning which will result in installation of trailers and trailer courts and will change what is basically "an area of small suburban homes and ranchettes." Mr. Hirsch stated the requested zoning is in accordance with development of the area and that the owners have no intention of installing trailers or mobile homes. After further discussion and on due consideration, it was moved by Mr. Weaver, seconded by Mr. Murphy, and carried that the rezoning to CB-1, Tr, and CR-2 be approved subject to the Commission's recommendations and that the necessary ordinance be drawn for presentation to the Board upon compliance with the requirements.

11. DP&Z-P: Col3-59-7, RINCON VALLEY AREA PLAN
DP&Z-Z: Co9-70-43, RANCH LANDS, INC., PETITION

The Chairman stated this is the time and the place legally advertised for hearing on a proposal to amend the Rincon Valley Area Plan (Col3-59-7) to provide for additional CR-5, CR-1, RVC, and SR uses and on the petition (Co9-70-43) of Ranch Lands, Inc., to rezone from GR to CR-5, CR-1, RVC, and SR property on each side and north of the north half-mile of Camino Loma Alta between Sections 14 and 15, T. 15 S., R. 16 E. The Associate Planning Director reported that the petition is in order and that the Planning and Zoning Commission unanimously recommends that the plan amendment and the rezoning to CR-5, CR-1, RVC, and SR be approved subject to: "(1) Adoption of the Rincon Valley Plan amendment; (2) Definite proposal for handling of open areas should be agreed upon before adoption of an ordinance by the Board of Supervisors and all open space should be designated Suburban Ranch (SR) zone; (3) The petitioner



201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
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*):

Special Action CO9-70-40: divide 6711 W Illinois (2.26 ac) into 2 parcels, permit 2 dwellings per parcel under SH

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) **NA**
Important Riparian Area
Biological Core
Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: No
 - b. Western burrowing owl: No
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

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? No
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	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?

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

Letter of Requests

Victor Gonzalez (Owner)

6711 W. Illinois St.

Tucson, AZ 85735

520-982-4775

Marinagfelix89@outlook.com

Natalie Pacheco & Jessica Pacheco (Applicants)

5575 S. Masterson Ave. Unit 14

Tucson, AZ 85706

usmobile.natalie@gmail.com , usmobile.jessica@gmail.com

520-909-4551

520-746-1387

Property Address: 6711 W. Illinois St. Tucson, AZ 85735.

Property Size: 2.23-acre parcel

Minor Land Division case number: P22LS00052

We would like to request a modification of rezoning condition #2, recording a covenant agreeing to no more than one mobile home on the property, under rezoning case CO9-70-040 Auldridge-Carol Avenue, and request the 2.23-acre parcel be divided into two parcels, and one dwelling per parcel be permitted, per the restricted SH (Suburban Homestead) zoning on the property.

Thank You,

A handwritten signature in blue ink, appearing to be 'V. Gonzalez', with a long horizontal stroke extending to the right.

Victor Gonzalez

RES Land Surveys, Inc.
1910 E. 14th Street
Tucson, AZ. 85719
520-624-1142 - Fax 520-322-0210

June 27, 2022

Planning Division-Development Services Department
Minor Land Division
201 N. Stone Ave., 2nd Floor
Tucson, AZ. 85702-1207

Reference: Access for Parcels 1 and 2

To whom it may concern;

This letter is in regards to the physical access to the new parcels created from AP# 212-45-038A, being a portion of the SW 1/4 of Section 34, T 14 S, R 12 E, G. & S.R.M..

The resulting lot, parcel, or fractional interests being created have physical access that is located within the boundaries of the legal access as identified in the sealed survey.

Access for Parcels 1 and 2 is off a existing 66 foot ingress, egress and utility easement, known as W Illinois Street, which is two wheel drive accessible and which the south 33 feet is recorded in Sequence number 20220890663.

If you have any additional questions, please call.

RM & Stoll

Ronald E. Stoll, LS 11758





LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

6711 W. Illinois Sr. Tucson, AZ 85735

Property Address

Minor Land Division

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

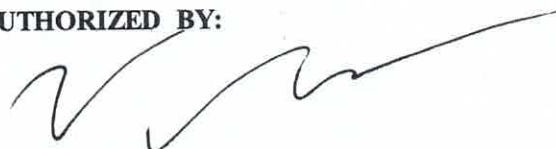


Signature of Applicant

08/09/2022

Date

AUTHORIZED BY:



Signature of Property Owner

8/9/2022

Date

PUBLIC COMMENT

-----Original Message-----

From: Sonya Grajeda <sonyag333@gmail.com>

Sent: Tuesday, October 25, 2022 4:22 PM

To: DSD Planning <DSDPlanning@pima.gov>

Subject: Co9-70-40 6711 W. Illinois St

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.

This email is in regards to the meeting that will be held tomorrow regarding the property listed above. I am a direct neighbor that would like to protest about the modification of the rezoning condition. (Due to work I am unable to attend the meeting in person or online.) The applicant is requesting to split the property that is zoned for no more than one mobile home, into two properties holding one mobile home each. I've lived at my property my whole life and feel this modification will directly interfere with our neighborhood morale. Most of the neighbors in this area have lived here for many years and do not look forward to having 2 more neighbors come in to the area that is only zoned for one. Also, I spoke with the applicant a few months ago and he also mentioned to me that they would be making an easement between our properties to allow access to the back mobile home being added. This will directly affect an increase of traffic between the properties and cause more issues with reckless driving in our neighborhood. Our speed limit is 15 on our dirt road and we already have issues with people driving way over the speed limit. Adding an "alley" essentially between our properties is a danger to my children who are outside on a daily basis. If there is an alternative option rather than having the easement this may change my view on adding the second mobile home. I believe the road "Missouri" allows access to the property, this may be a better option since there is already a road and the easement won't be necessary. I hope you take into consideration my complaints, protest and suggestions for this modification. Thank you in advance for your time and consideration.

If you need to contact me my information is listed below.

Sonya Grajeda
(520)203-3558
6761 W. Illinois St
Tucson, AZ 85735