



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 2, 2016

Title: P15RZ00014 STATE OF ARIZONA – S. HOUGHTON ROAD REZONING (Ordinance)

Introduction/Background:

The Board of Supervisors approved the proposed rezoning on April 5, 2016.

Discussion:

County-initiated rezoning of approximately 135 acres from the GR-1/AE (Rural Residential/Airport Environs and Facilities) zone to the CI-2/AE (General Industrial/Airport Environs and Facilities) zone, on property located approximately 2,300 feet east of Houghton Road and 1,300 feet north of Rocket Road, south of the Union Pacific Railroad.

Conclusion:

The Ordinance memorializes the Board of Supervisors' action on the rezoning.

Recommendation:

Staff recommends APPROVAL of the rezoning Ordinance.

Fiscal Impact:

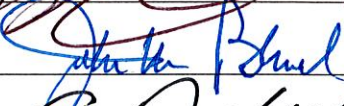
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Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Pima County Development Services - Planning Telephone: 520-724-9000

Department Director Signature/Date:  7/11/16

Deputy County Administrator Signature/Date:  7/12/16

County Administrator Signature/Date:  7/12/16



Subject: P15RZ00014

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FOR AUGUST 2, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: July 11, 2016

ORDINANCE FOR ADOPTION

P15RZ00014 STATE OF ARIZONA – S. HOUGHTON ROAD REZONING

Owner: State of Arizona
(District 4)

If approved, adopt ORDINANCE NO. 2016 - _____

OWNER(S): State of Arizona
State Land Department
1616 W. Adams St
Phoenix, AZ 85007

AGENT: None

DISTRICT: 4

STAFF CONTACT: Artemio Hoyos

TD/AH/ar
Attachments

cc: P15RZ00014 File
Tom Drzazgowski, Principal Planner

ORDINANCE 2016-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA RELATING TO ZONING; REZONING APPROXIMATELY 135 ACRES OF PROPERTY, LOCATED APPROXIMATELY 2,300 FEET EAST OF HOUGHTON ROAD AND 1,300 FEET NORTH OF ROCKET ROAD, SOUTH OF THE UNION PACIFIC RAILROAD, FROM THE GR-1/AE (RURAL RESIDENTIAL/AIRPORT ENVIRONS AND FACILITIES) ZONE TO THE CI-2/AE (GENERAL INDUSTRIAL/AIRPORT ENVIRONS AND FACILITIES) ZONE, IN CASE P15RZ00014 STATE OF ARIZONA – S. HOUGHTON ROAD REZONING, AND AMENDING PIMA COUNTY ZONING MAP NO. 134.

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

Section 1. The 135 acres located approximately 2,300 feet east of Houghton Road and 1,300 feet north of Rocket Road, south of the Union Pacific Railroad and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 134, is rezoned from the GR-1/AE (Rural Residential/Airport Environs and Facilities) zone to the CI-2/AE (General Industrial/Airport Environs and Facilities) zone subject to the conditions in this ordinance.

Section 2. Rezoning Conditions.

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
5. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "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)."

6. 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.

Section 3. Time limits of conditions. Conditions 1 through 6 of Section 2 shall be completed no later than April 5, 2021.

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 _____, 2016.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

Approved As To Form:


Deputy County Attorney
Lesley M. Lukach

Approved:

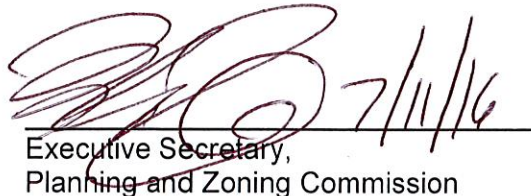

Executive Secretary,
Planning and Zoning Commission

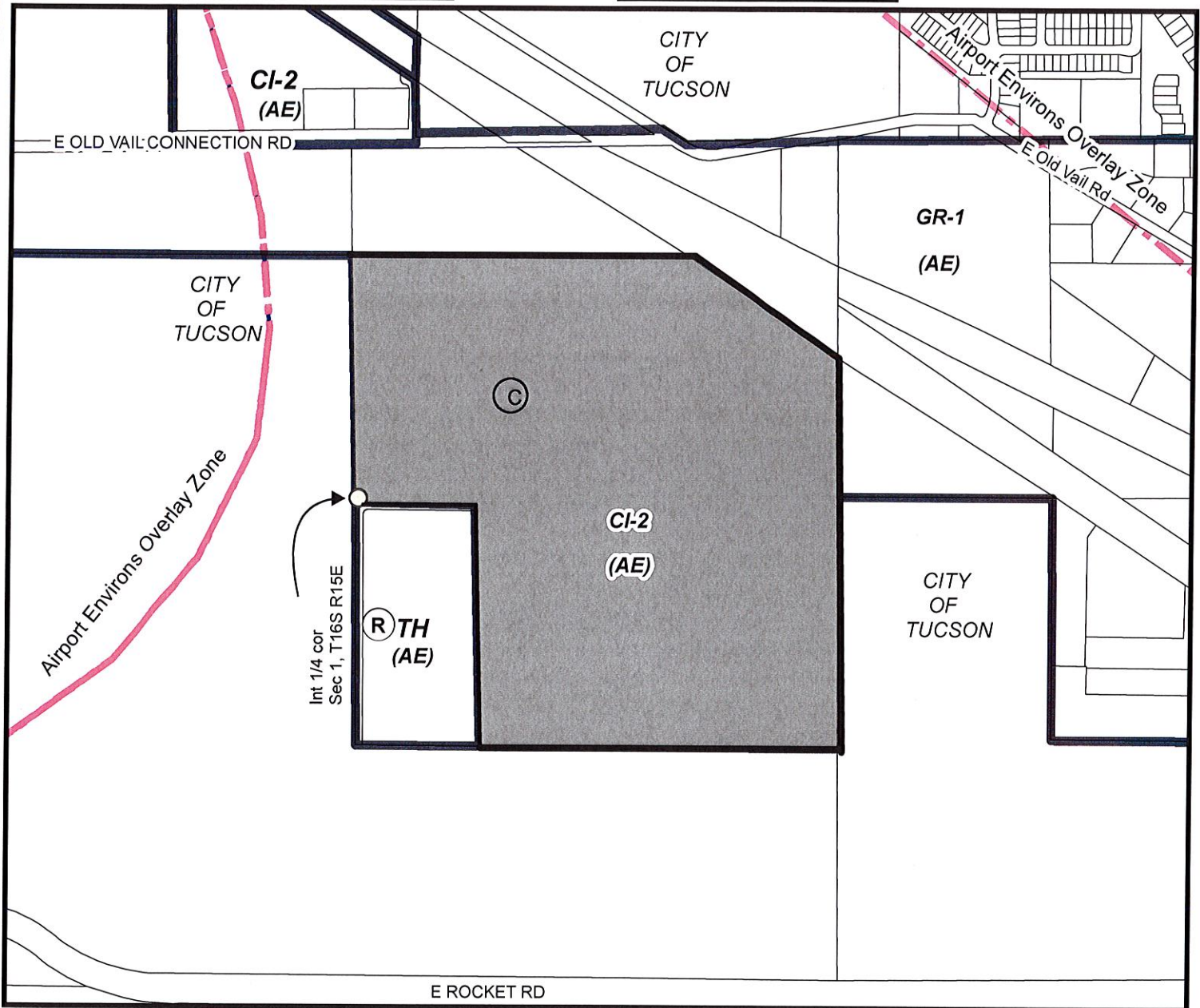
EXHIBIT A

AMENDMENT NO. _____ BY ORDINANCE NO. _____
 TO PIMA COUNTY ZONING MAP NO. 134 TUCSON AZ.
 PARCEL 5C BEING A PART OF THE E 1/2 OF SEC. 1 T16S R15E.



0 205 410 820 Feet

ADOPTED: _____ EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
 FROM GR-1 (AE) 135.0 ac
 ds-June 6, 2016



P15RZ00014
Co7-13-10
305-02-005C