



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: February 7, 2017

Title: Co9-81-118 CARLESS - VALENCIA ROAD REZONING (LOT SPLIT)

Introduction/Background:

The applicant requests to split 1.41 acres from approximately 6.64 undeveloped acres within the CB-1 rezoning site for a proposed convenience store with multiple gas pumps.

Discussion:

Rezoning condition #10 requires Board of Supervisors approval for lot splits or subdividing within the rezoning site. Approval of the request will allow the creation of the third lot which is proposed for a convenience store on 1.41 acres within the original approximate 9.5-acre CB-1 portion of the rezoning. A prior lot split for a 2.57-acre post office development was conditionally approved by the Board in 1998. The post office was built and is operating. The remaining 5.23 acres is undeveloped, but is shown on the submitted preliminary development plan for retail services. The preliminary development plan shows coordinated development among the parcel splits. The recommended conditions further ensure coordinated access, grading, and site development.

Conclusion:

Staff supports the request subject to conditions designed to ensure development coordination and cooperation among the various owners. The split will allow the development of a convenience store; and, the submitted preliminary development plan shows how the store's development is coordinated with the entire commercial site.

Recommendation:

Staff recommends approval of the proposed 1.41-acre lot split subject to conditions 1-3 as shown in the staff report.

Fiscal Impact:

0

Board of Supervisor District:

1 2 3 4 5 All

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

Department Director Signature/Date: [Signature] 1-17-17

Deputy County Administrator Signature/Date: [Signature] 1/23/17

County Administrator Signature/Date: [Signature] 1/23/17



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Richard Elias, Supervisor, District 5
FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

A handwritten signature in black ink, appearing to read "CP", written over the printed name of Chris Poirier.

DATE: January 13, 2017

SUBJECT: Co9-81-118 CARLESS – VALENCIA ROAD REZONING (Lot Split)

The above referenced Lot Split is within your district and is scheduled for the Board of Supervisors' **TUESDAY, FEBRUARY 7, 2017** hearing.

REQUEST: To split approximately 1.41 acres from an approximate 6.64-acre parcel zoned CB-1.

OWNER: GMSK Properties, LLC
8801 E. Woodland Road
Tucson, AZ 85749-9575

AGENT: Bright Design Associates, PLC
Attn: Rick Bright
660 S. Country Club
Tucson, AZ 85716

DISTRICT: 5

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of January 17, 2017, staff has received no written public comments.

STAFF RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Land System (MMBCLS).

TD/DP/ar
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: Co9-81-118

Page 1 of 5

FOR FEBRUARY 7, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: January 13, 2017

ADVERTISED ITEM FOR PUBLIC HEARING

LOT SPLIT

Co9-81-118 **CARLESS – VALENCIA ROAD REZONING (LOT SPLIT)**
Request of GMSK Properties, LLC, represented by Bright Design Associates, PLC, for a lot split. The applicant requests to split approximately 1.41 acres from an approximate 6.64-acre parcel. Rezoning condition #10 requires that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors. The subject site is zoned CB-1 (Local Business) and is located at the northwest corner of the intersection of W. Valencia Road and S. Camino de Oeste. Staff recommends **APPROVAL SUBJECT TO CONDITIONS**.
(District 5)

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the lot split, subject to the following conditions:

1. Access shall be designed to provide cross access between the proposed 1.41-acre lot and the adjacent property to the west. Cross access easements shall be provided by the property owner for all affected portions of the rezoning site to adjacent properties as practicable.
2. Approval for any grading shall be required, including outside of the proposed 1.41-acre lot split area.
3. General adherence to the preliminary development plan as approved at public hearing.

STAFF REPORT

Staff supports the lot split request with the recommended conditions which coordinate access, grading, and site development. Approval of the request will allow the creation of the third lot which is proposed for a convenience store on 1.41 acres within the original approximate 9.5-acre CB-1 (Local Business) portion of the rezoning. A prior lot split for a 2.57-acre post office development was conditionally approved by the Board in 1998. The post office was built and is operating. The remaining 5.23 acres is undeveloped, but is shown on the submitted preliminary development plan for retail services. The CR-3 (Single Residence) portion of the original rezoning was closed due to time extension denial in 1985.

Rezoning condition #10 requires that there be no further subdividing or lot splitting without the written approval of the Board of Supervisors. The condition was part of the original rezoning approval in 1982. For commercial property, the condition allows for review to ensure coordinated development. The current form of this standard condition exempts commercial development, requiring Board approval only for lot splits for residential uses as protection for residential lot purchasers. Relative to commercial property, rezoning preliminary development plan and subsequent development plan requirements typically provide elements of development coordination and site improvements that are concerns with lot splits. And current policy requires a development plan to cover the entire commercial rezoning area. With each new development proposal or phase, the development plan is revised. This may not have been the policy in 1982, allowing separate, potentially uncoordinated development plans.

However, as the condition exists, this lot split review provides an opportunity to ensure development coordination and cooperation among the various owners. In fact, the lot split approved in 1998 provided beneficial conditions including for limited shared access (three points maximum) from Valencia Road and for shared internal access. Another condition required a preliminary development plan to be submitted and approved by the Board as part of allowing additional lot splits. The applicant has submitted a preliminary development plan with the current request which shows the maximum three access points to be shared from Valencia Road, internal cross access to each of three lots, and general coordination of the overall development. Recommended condition #3 requires general adherence to this plan. There was no preliminary development plan originally submitted for the rezoning which was for "commercial facilities".

Recommended condition #1 requires cross access easements between the properties within the rezoning site to formalize the access sharing requirement. Recommended condition #2 ensures that any proposed grading outside of the proposed 1.41-acre lot is approved based on plan indications that grading will occur outside of this area.

TRANSPORTATION REPORT

The Pima County Department of Transportation has no objection to the proposed lot split. Concurrency considerations have been met as the roadways in the vicinity of this site are functioning below capacity. The proposal is to split off the southeast corner of the original rezoning site and construct a gas station. Access will be off Valencia and Camino de Oeste. Camino de Oeste dead-ends approximately 400 feet north of the proposed lot. The gas station use could generate approximately 2,200 average daily trips (ADT). Valencia Road is a high volume arterial roadway with 200 feet of right-of-way. It is a 5-lane paved road with a capacity of 37,600 ADT. The most recent traffic count is 26,236 ADT.

Other nearby arterial roadways include Irvington Road and Mark Road. Irvington Road is a paved, 2-lane medium volume arterial with a planned right-of-way of 150 feet. The capacity is 15,930 ADT and the current traffic count is 7,407 ADT. Mark Road is a 2-lane low volume arterial roadway with a planned right-of-way of 90 feet. North of Bilby Road, Mark Road changes names and becomes Joseph Ave. The capacity of Mark Rd / Joseph Ave is 13,122 ADT, and the current traffic count is 4,879 ADT.

Irvington Road, west of Mission Road, is a paved, County maintained, 2-lane road. It is listed as a medium volume arterial with a planned right-of-way of 150 feet. The capacity is 15,930 ADT, and the most recent traffic count is 9,668 ADT. East of Mission Road, Irvington Road is a paved, City of Tucson maintained, 4-lane arterial roadway. The most recent traffic count is 37,196 ADT and the capacity is 35,820 ADT.

Staff has no objection to this request subject to the addition of the following condition:

- Access shall be designed to provide cross access between the proposed 1.41-acre lot and the adjacent property to the west. Cross access easements shall be provided by the property owner for all affected portions of the rezoning site to adjacent properties as practicable.

REGIONAL FLOOD CONTROL DISTRICT REPORT

Staff has reviewed the request and has the following comments:

1. The site is not within mapped floodplains or habitat. There is a small wash evident on aerial photography and topographic maps that crosses the middle of the site diagonally from northeast to southwest. South of Valencia this is a locally regulated Special Studies floodplain. This is shown on the survey submitted with the application. The Circle K site being split off does not include this wash. The site plan for the Circle K shows grading limits for the wash to the northwest. Approval of this lot split does not include approval for any grading not on the Circle K site. There are also constructed swales associated with both Camino de Oeste and Valencia Roads which drains under Valencia and then southward to the Special Studies Floodplain. The Circle K site plan shows encroachment into the Pima County Drainage Easement along Camino de Oeste. Modifications to the Drainage Easement require Pima County approval and may require abandonment of a portion of the easement.
2. The site is within a designated Critical Basin. Neither the required first flush retention nor detention has been shown on the conceptual site plan. It may be possible to incorporate the existing saguaros located east of the west entry into these basins when the site plan is finalized.

In conclusion, the District has no objection subject to the following condition:

- Approval for any grading shall be required, including outside of the proposed 1.41-acre lot split area.

REGIONAL WASTEWATER RECLAMATION DEPARTMENT REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced request and offers the following comments. The applicant request to split approximately 1.41 acres from an approximate 6.64-acre parcel. Rezoning

condition #10 requires that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors. The subject property is located at the northwest corner of Valencia Road and Camino de Oeste and is planned for a convenience store.

The subject property is located within the PCRWRD service area and is tributary to the Avra Valley Water Reclamation Facility. The existing public sewer consists of an 8-inch sewer main G-2006-070 in the Valencia Road right-of-way. There is currently no capacity concern in the downstream conveyance system that should prevent this development from connecting to the said public sewer. Preliminary investigation indicates the capacity is currently available downstream from manhole 3338-07.

The PCRWRD has no objection to the above referenced request for a lot split. The applicant is advised of the following:

1. The owner (s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
2. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
3. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
4. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
5. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
6. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

TUCSON WATER COMMENTS

The location of the proposed Circle K is within the Tucson Water Service Area and it is Tucson Water's intention to serve these premises.

Tucson Water has no objection to the proposed lot split. All properties at the northwest corner of Valencia Road are served off of various dead-end water lines. For example, 4600 W. Valencia Road receives domestic water from a dead-end "C" (pressure) zone line and receives fire flow from a dead-end "D" (pressure) zone line.

This project (and any development that will occur on the "remainder parcel") will most likely have to go through the standard Tucson Water Master Plan/Design Plan process and have hydraulic modeling performed.

DREXEL HEIGHTS FIRE DISTRICT COMMENTS

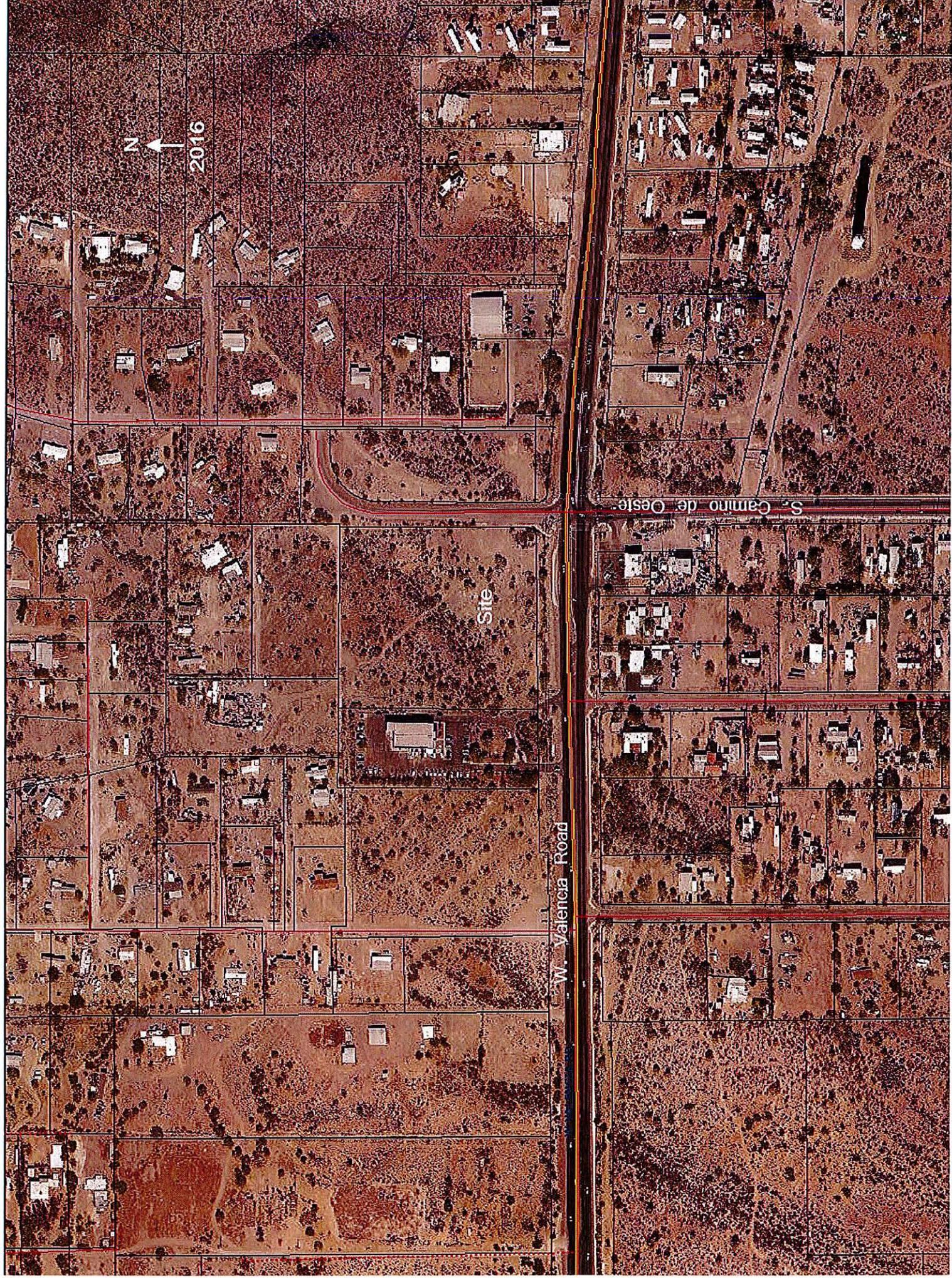
Drexel Heights Fire District has reviewed this request and will approve this rezone request. Drexel Heights would like to be notified of any future reviews of the development plan, building plan and water plan.

All new construction will require water flow for fire protection, with a sprinkler system, access to the building, marking of fire lanes, RPM's (reflective pavement markers) for any hydrants and FDC's at the review of the building plans. Sprinkler plans may be a deferred submittal.

Drexel Heights looks forward to working with the developer and contractor on this project for a smooth transition from review to construction.

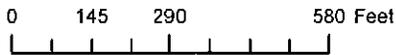
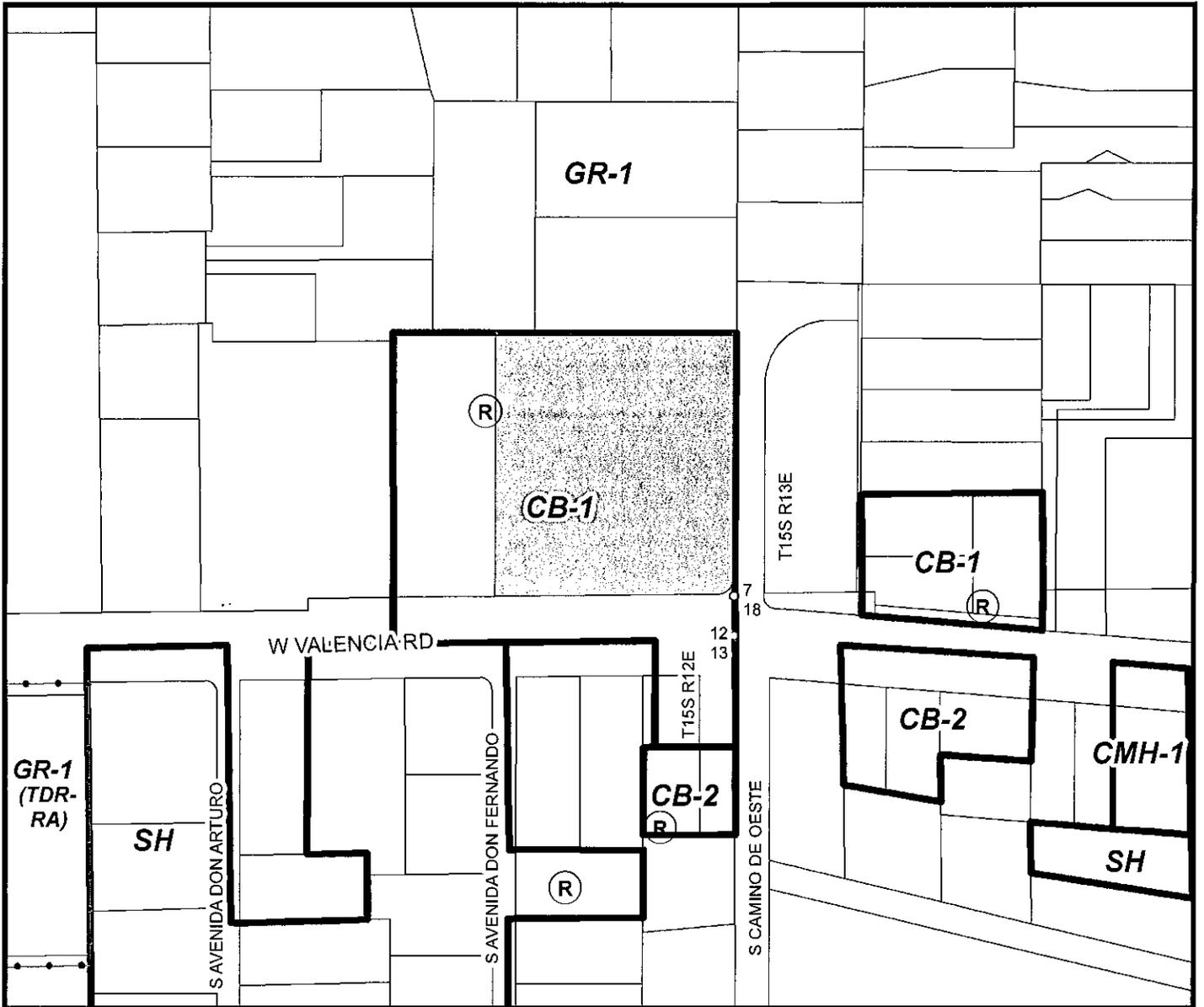
TD/DP/ar
Attachments

cc: GMSK Properties, LLC, 8801 E. Woodland Road, Tucson, AZ 85749-9575
Bright Design Associates, PLC, Attn: Rick Bright, 660 S. Country Club, Tucson, AZ 85716
Tom Drzazgowski, Principal Planner
Co9-81-118 File



Case #: Co9-81-118
 Case Name: CARLESS - VALENCIA ROAD REZONING
 Tax Code(s): 210-23-080B

-  Subject Property
-  Zoning Boundary
-  TDRS

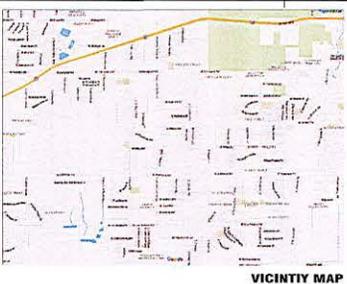
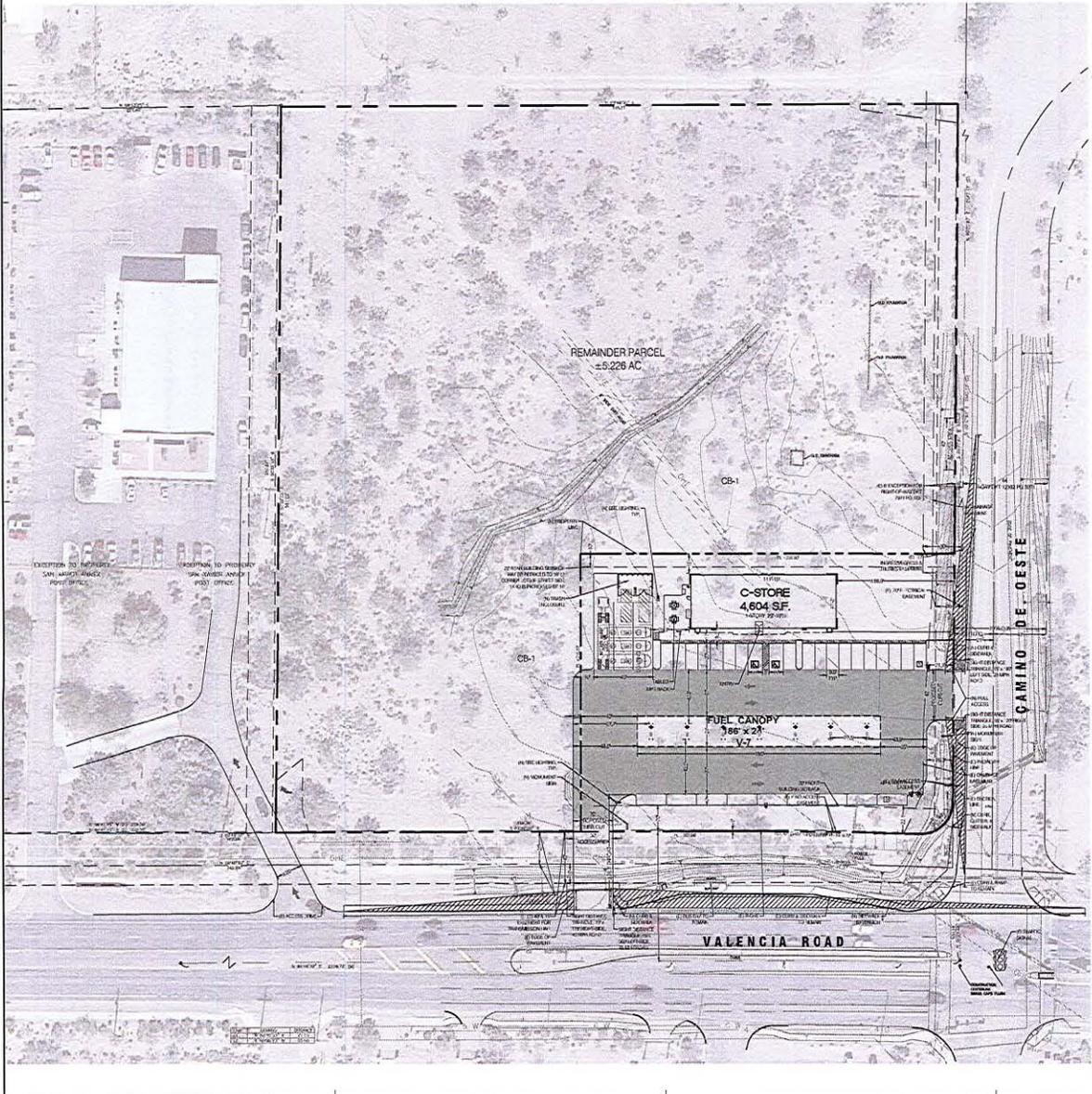


**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

 PIMA COUNTY DEVELOPMENT SERVICES	Notes: Lot Split		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Board of Supervisors Hearing: 2/7/17 (scheduled)		
	Base Map(s): 36 & 63	Map Scale: 1:4,000	

CIRCLE K STORE OVERALL SITE PLAN

NWC VALENCIA ROAD & CAMINO DE OESTE, PIMA COUNTY, AZ



VICINITY MAP

OWNER:
CIRCLE K STORES, INC.
1130 WEST WAREX ROAD
BUILDING B TEMPE, ARIZONA
85204

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9807
CONTACT: MIKE SCARBROUGH

ARCHITECT:
GREENBERG FARRROW
15000 MACARTHUR BLVD., SUITE 250
IRVINE, CA 92612
PHONE: (949) 236-0450
FAX: (949) 236-0479
CONTACT: DOUG COOPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC VALENCIA ROAD & CAMINO DE OESTE, PIMA COUNTY, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 4,604 SF. CONVENIENCE STORE AND A FUEL CANOPY WITH 7 FUEL PUMPS.

ZONING INFORMATION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 12 EAST OF THE G&A AND G&A TOWNSHIP AND MERIDIAN, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HAND-HELD POSITION MARKING THE SOUTHWEST CORNER OF SAID SECTION 12 FROM WHICH A RANGE LINE RUNS EASTWARD TO THE SOUTH QUARTER CORNER OF SAID SECTION 12 AND SOUTH 40° 42' 30" WEST, A DISTANCE OF 278.73 FEET.
THENCE SOUTHWEST 40° 42' 30" WEST, ALONG THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 278.73 FEET.
THENCE NORTH 89° 00' EAST, 100.00 FEET TO A POINT ON THE NORTHWEST-CORNER LINE OF VALENCIA ROAD, ACCORDING TO DOCKET P194, PAGE 1231, RECORDS OF PIMA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING.
THENCE CONTINUING NORTH 89° 00' EAST, 275.00 FEET.
THENCE NORTH 89° 30' EAST, 250.00 FEET TO A POINT ON THE WEST LINE OF CAMINO DE OESTE, ACCORDING TO SAID DOCKET P194, PAGE 1231, SAID POINT LYING ON A LINE 100 FEET WIDE OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER.
THENCE SOUTHWEST 12° 17' WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET.
THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91° 30' 16" A DISTANCE OF 304.81 FEET TO THE BEGINNING OF A TANGENT BEARING CLAW, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 309.00 FEET, SAID POINT LYING ON SAID NORTH-RIGHT-OF-WAY LINE OF VALENCIA ROAD.
THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92° 12' 00" A DISTANCE OF 303.37 FEET TO A POINT OF TANGENCY.
THENCE SOUTH 40° 42' 30" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 54.28 FEET TO THE POINT OF BEGINNING.

ZONING INFORMATION

JURISDICTION: PIMA COUNTY, AZ
EXISTING ZONING: CB-1 (LOCAL BUSINESS)
PROPOSED ZONING: CB-1 (LOCAL BUSINESS)
MAX. BLDG HEIGHT ALLOWED: 30' BLDG HEIGHT PROVIDED: 23'-10"
SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 20' CAN BE REDUCED TO 10' @ CORNER LOTS IF SIDE YARD IS INCREASED BY 10'

SITE DATA

PARCEL: APN 216-23-0266
CIRCLE K NET PARCEL AREA: 13,411 AC (1,61,486 SF)
REMAINDER PARCEL AREA: 15,226 AC (1,727,548 SF)
TOTAL GROSS PARCEL AREA: 1.633 AC (2,349,034 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA: 4,604 SF
FUEL CANOPY AREA: 4,486 SF
SITE COVERAGE (BASED ON 4,604 SF CIRCLE K BLDG AREA AND 11,411 AC OF SITE AREA): 12.44% (2,263 SF AC)

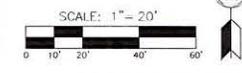
PARKING REQUIREMENTS

PARKING REQUIRED: 23 SPACES
CONVENIENCE STORE/BLDG @ 5 SPACES/100 SF
PARKING PROVIDED: 27 SP
STANDARD PARKING SPACES: 27 SP
ACCESSIBLE PARKING SPACES: 2 SP
TOTAL PARKING PROVIDED: 29 SP
BICYCLE PARKING PROVIDED: 2 SP
VENDOR PARKING PROVIDED: 3 SP

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.

2. THIS SITE PLAN IS BASED ON A CAD FILE OF THE ALTA LAND TITLE SURVEY PREPARED BY BAUER LAND SURVEYING, LLC, DATED APRIL 2016.



Greenbergfarrow
15000 MacArthur Blvd., Suite 250
Irvine, CA 92612

ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/16/16	PREP SP-1
05/25/16	UPDATE SP-1 W/OVERALL SP
06/07/16	REV SP-1 ACCESS DRIVE
06/09/16	PREP SP-2
10/24/16	REV SP-2 SITE LIGHTING
10/25/16	PREP SP-3 TREE AREAS ALL
10/26/16	REV SP-3 CURBS & SIDEWALKS
10/26/16	SP-4 PER COMM

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE:
DOUGLAS S. COOPER

PROJECT MANAGER:
DC

QUALITY CONTROL:
DC

DRAWN BY:
CD

PROJECT NAME:
CIRCLE K STORE #

PIMA COUNTY ARIZONA
NWC VALENCIA ROAD & CAMINO DE OESTE

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028

CIRCLE K STORES INC.

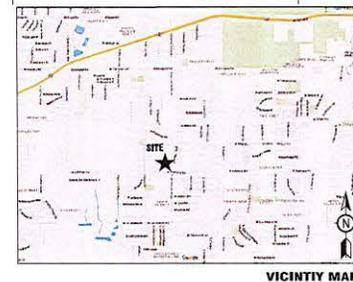
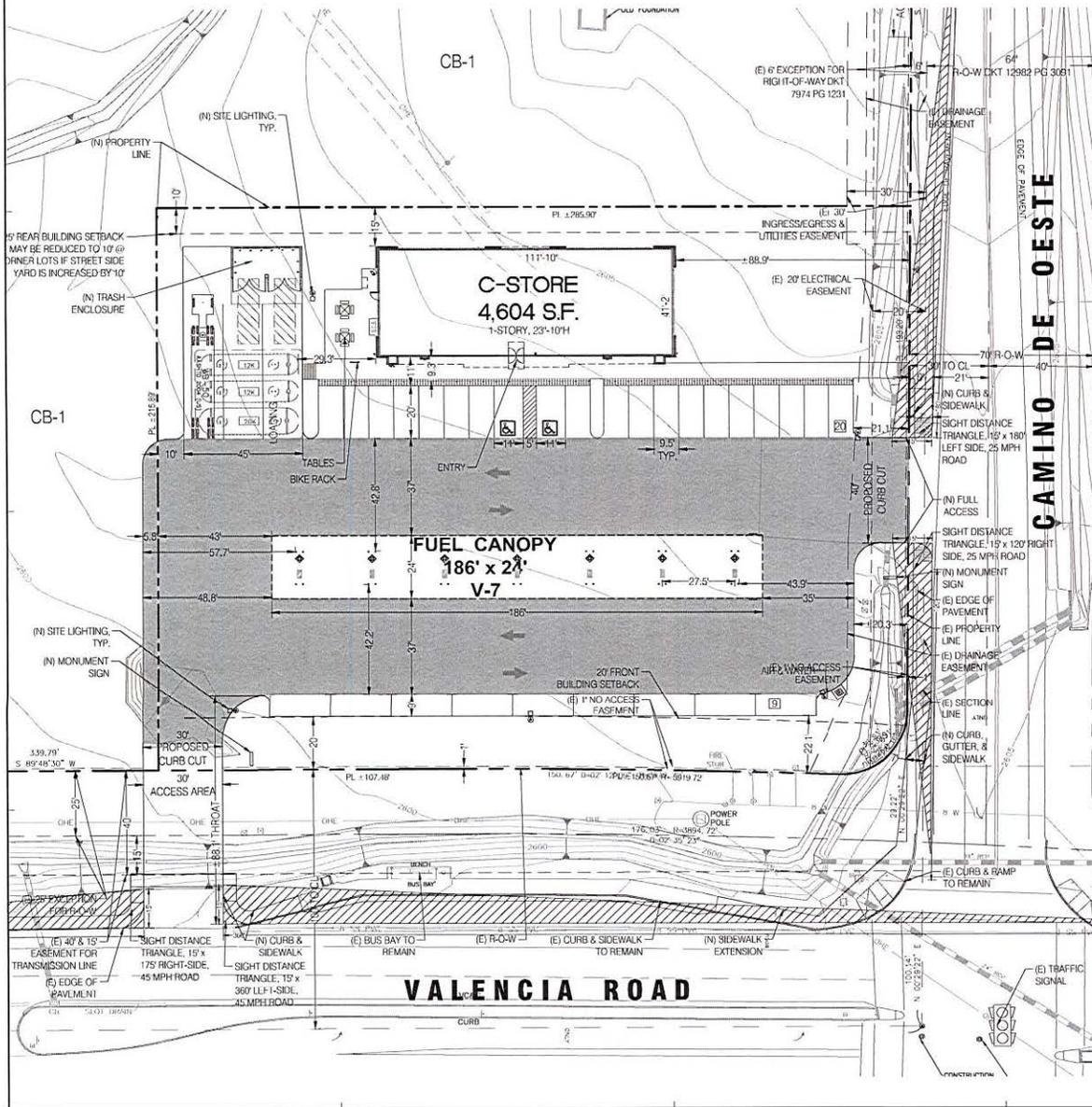
PROJECT NUMBER
20160777.0

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
SP4.2

CIRCLE K STORE SITE PLAN

NWC VALENCIA ROAD & CAMINO DE OESTE, PIMA COUNTY, AZ



OWNER:
CIRCLE K STORES INC.
1100 W. S. WILSON ROAD, SUITE 100
TAMPA, FL 33613

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
1101 N. TATUM BLVD., #1001
PHOENIX, ARIZONA 85022
PHONE: (602) 256-5450
FAX: (602) 256-5450
CONTACT: AMEL SCARBROUGH

ARCHITECT:
GREENBERGFARROW
19000 MACARTHUR BLVD., SUITE 250
IRVINE, CA 92612
PHONE: (949) 256-5450
FAX: (949) 256-5450
CONTACT: DOUGLAS S. COOPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC VALENCIA ROAD & CAMINO DE OESTE, PIMA COUNTY, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 4,604 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 7 FUEL PUMPS.

ZONING INFORMATION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 12 EAST OF THE GILA AND GALT WATERSHED AND HERMAN, PIMA COUNTY, ARIZONA, BEING PARCELS 1 AND 2 FOR 2008-04-01 FOR CDD COMMERCIAL AT A BRASS CAP THROUGHOUT MARKING THE SOUTHWEST CORNER OF SAID SECTION 12 SOUTH BY 42' 30" WEST, A DISTANCE OF 270.7 FEET;
THENCE SOUTH BY 42' 30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 270.0 FEET;
THENCE NORTH BY 90' 54" EAST, 100.0 FEET TO A POINT ON THE WEST LINE OF CAMINO DE OESTE, ACCORDING TO SAID EASEMENT PLAT, PAGE 1221, RECORDS OF PIMA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH BY 90' 54" EAST, 20.0 FEET TO A POINT ON THE WEST LINE OF CAMINO DE OESTE, ACCORDING TO SAID EASEMENT PLAT, PAGE 1221, SAID POINT BEING THE POINT OF BEGINNING OF SAID SECTION 12;
THENCE SOUTH BY 27' WEST, ALONG SAID SECTION 12, A DISTANCE OF 143.2 FEET TO THE BEGINNING OF A TANGENT CURVE CORNER, NORTHWEST CORNER AND HAVING A RADIUS OF 50.0 FEET;
THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97' 36" 14, A DISTANCE OF 100.0 FEET TO THE BEGINNING OF A TANGENT CURVE CORNER, SOUTHWEST CORNER AND HAVING A RADIUS OF 300.0 FEET, SAID POINT BEING ON SAID NORTH-TO-SOUTH LINE OF SAID SECTION 12;
THENCE WESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12' 12" 00, A DISTANCE OF 150.0 FEET TO A POINT OF TANGENCY;
THENCE SOUTH BY 42' 30" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.0 FEET TO THE POINT OF BEGINNING.

ZONING INFORMATION

JURISDICTION: PIMA COUNTY, AZ
EXISTING ZONING: CB-1 (LOCAL BUSINESS)
PROPOSED ZONING: CB-1 (LOCAL BUSINESS)
MAX. BLDG HEIGHT ALLOWED: 30' BLDG HEIGHT PROVIDED: 23'-10"

SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 25' CAN BE REDUCED TO 10' @ CORNER LOTS IF SIDE YARD IS INCREASED BY 10'

SITE DATA

PARCEL: APN 216-23-006

CIRCLE K NET PARCEL AREA: 11,411 AC (11,488 SF)
REMAINING PARCEL AREA: 15,226 AC (1,277,468 SF)
TOTAL GROSS PARCEL AREA: 1,6437 AC (1,289,356 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA: 4,604 SF
FUEL CANOPY AREA: 4,464 SF
SITE COVERAGE: 17.4% (3,203 SF) AC

BASED ON 4,604 SF CIRCLE K BLDG AREA AND 11,411 AC OF SITE AREA.

PARKING REQUIREMENTS

PARKING REQUIRED: CONVENIENCE STORE (CIRCLE K) @ 5 SP/1000 SF: 23 SPACES

PARKING PROVIDED: STANDARD PARKING SPACES: 27 SP
ACCESSIBLE PARKING SPACES: 2 SP
TOTAL PARKING PROVIDED: 29 SP

BIKE CYCLE PARKING PROVIDED: 2 SP
VENDOR PARKING PROVIDED: 3 SP

GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A CAD FILE OF THE ALTA LAND TITLE SURVEY PREPARED BY BAUER LAND SURVEYING, LLC, DATED APRIL 2016.

SCALE: 1" = 20'

GreenbergFarrow
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612

ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/18/16	PREP SP-1
05/25/16	UPDATE SP-1 W/GENERAL SP
06/01/16	REV SP-1 ACCESS DRIVE
06/09/16	PREP SP-2
10/22/16	REV SP-2 SITE LIGHTING
10/25/16	PREP SP-3 PER UTILITY ALTA
10/26/16	REV SP-3 CURBS & SIDEWALK
10/26/16	SP-4 PER CANA

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUGLAS S. COOPER

PROJECT MANAGER
DC

QUALITY CONTROL
CD

DRAWN BY
CD

PROJECT NAME
CIRCLE K STORE #

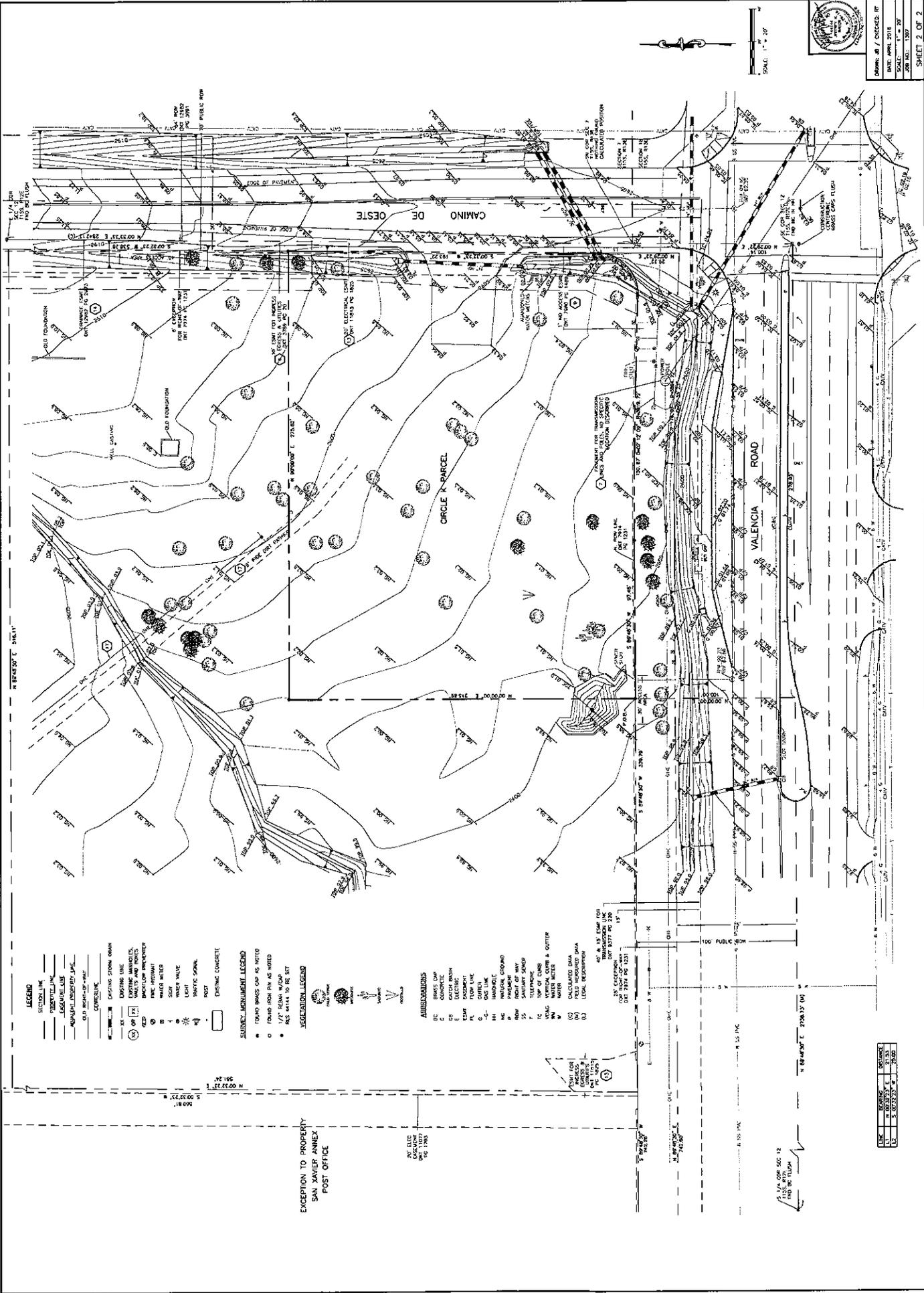
PIMA COUNTY ARIZONA
NWC VALENCIA ROAD & CAMINO DE OESTE



PROJECT NUMBER
20160777-0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP4.1



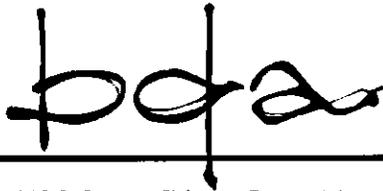
- LEGEND**
- SECTION LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - OLD HIGHWAY RIGHT-OF-WAY
 - CENTERLINE
 - EXISTING STORM DRAIN
 - EXISTING SIDEWALK
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED SEWER MAIN
 - PROPOSED GAS LINE
 - PROPOSED TELEPHONE LINE
 - PROPOSED WATER MAIN
 - PROPOSED SEWER MAIN
 - PROPOSED GAS LINE
 - PROPOSED TELEPHONE LINE
 - PROPOSED WATER MAIN
 - PROPOSED SEWER MAIN
 - PROPOSED GAS LINE
 - PROPOSED TELEPHONE LINE

- SYMBOLS**
- FOUND BRASS CAP AS NOTED
 - FOUND IRON PIN AS NOTED
 - 1/2" IRON W/ CAP
 - AS W/ W/ TO BE SET

- ABBREVIATIONS**
- DC DRIVE CURB
 - GD GUTTER DRAIN
 - E ELECTRIC
 - CM CONCRETE
 - G GUTTER
 - GL GAS LINE
 - IND INDUSTRIAL
 - IN INDIAN
 - PA PAVEMENT
 - SE SEWER
 - TE TELEPHONE
 - TC TOP OF CURB
 - WM WATER MAIN
 - W WATER
 - W/ W/ TO BE SET
 - LD LOCAL DISSEMINATION

EXCEPTION TO PROPERTY
 SAN XAVIER ANNEX
 POST OFFICE

DATE	BY	SCALE
5-10-35	4	1" = 20'



10 December 2016

Pima County Building & Site Development
201 N Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207

Attn: David Petersen

Re: 4700 W Valencia CO9-81-118

Chris,

The current property owner wants to split off the southeast corner of this property for sale to Circle K for a new store. Rezoning conditions from CO9-81-118 requires Board approval for any future land divisions. We are therefore submitting a request to the Board of Supervisors to record this land split.

I have attached a Preliminary Development Plan for the entire rezoned property together with a proposed Site Plan for the Circle K and an A.L.T.A. survey of the subject property.

Owner:
GMSK Properties LLC
8801 E Woodland Road
Tucson Arizona 85749
Vladimir Kats Managing Partner

Applicant:
Rick Bright, AIA
660 S. County Club
Tucson, Arizona 85716

Respectfully,

Rick Bright, AIA



Bright Design Associates PLC

660 S. Country Club Tucson, Arizona 85716 Tel 520.529.1878 Fax 520.292.1142 www.brightdesignassoc.com

December 22, 2016

Pima County Development Services Department
201 N Stone
Tucson, Arizona 85701

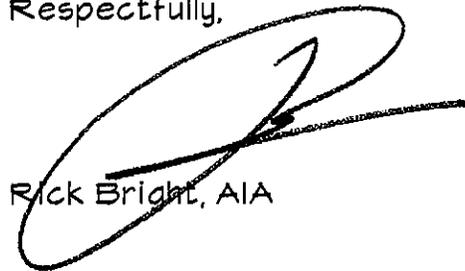
Attn: David Petersen AIFC

Re: 4700 W Valencia Lot Split

David

The intent here is to share the driveway. In discussions with Lath Alshami the drawing submitted by Circle K at the presubmittal showed a shared drive centered on the property line. This is what he expects on the PDP to be submitted by Circle K. The PDP shows what is intended.

Respectfully,



Rick Bright, AIA

GMSK Properties, LLC

GABRIELLA KAT'S IRREVOCABLE TRUST

MICHELLE KAT'S IRREVOCABLE TRUST

SARAH KAT'S IRREVOCABLE TRUST

VLADIMIR KAT'S

MARTA KAT'S

Pima County Comprehensive Plan
Southwest Planning Area
Plan Designation: Community Activity Center (CAC)
Special Area Policies S-29 (SWIP) & S-35 (Retail)



MIU

LIU 1.2

CAC Site

CAC

W. VALENCIA RD

W. Valencia Road

LIU 3.0

S. Camino de Oeste

CAC

CAC

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.

S-35 Retail Enhancement Contribution Areas (SW)

General location

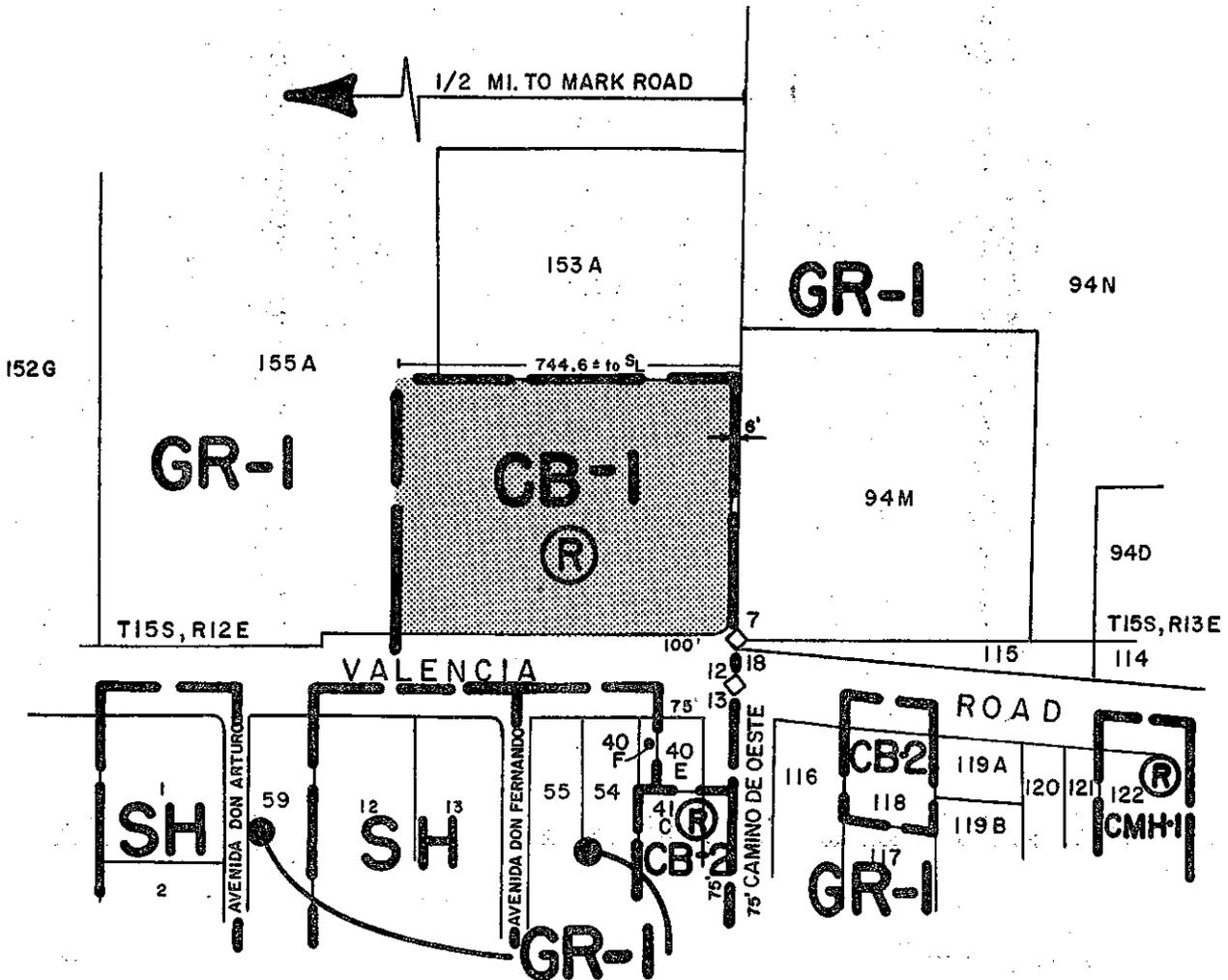
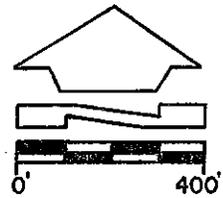
Within a four miles radius of the intersection of Ajo Way and Kinney Road

Policies

For development of retail stores in excess of 40,000 square feet within the area described, operating constraints and an enhancement contribution as outlined in a development agreement recorded in Pima County at Book 12939 Pages 7309-7306 (as may be amended) shall be required as a condition of rezoning. Operating protocols shall be appropriately employed to ensure applicability in comprehensive plan amendments, subdivision review or site development review as necessary.

AMENDMENT NO. 41 BY ORDINANCE NO. 1990 - 7
 TO PIMA COUNTY ZONING MAP NO. 63 TUCSON, ARIZONA
 A PORTION OF PARCEL 155A BEING A PART OF THE SE 1/4
 OF THE SE 1/4 OF SEC. 12, T15S, R12E.

ADOPTED 1 - 9 - 90 EFFECTIVE 2 - 9 - 90



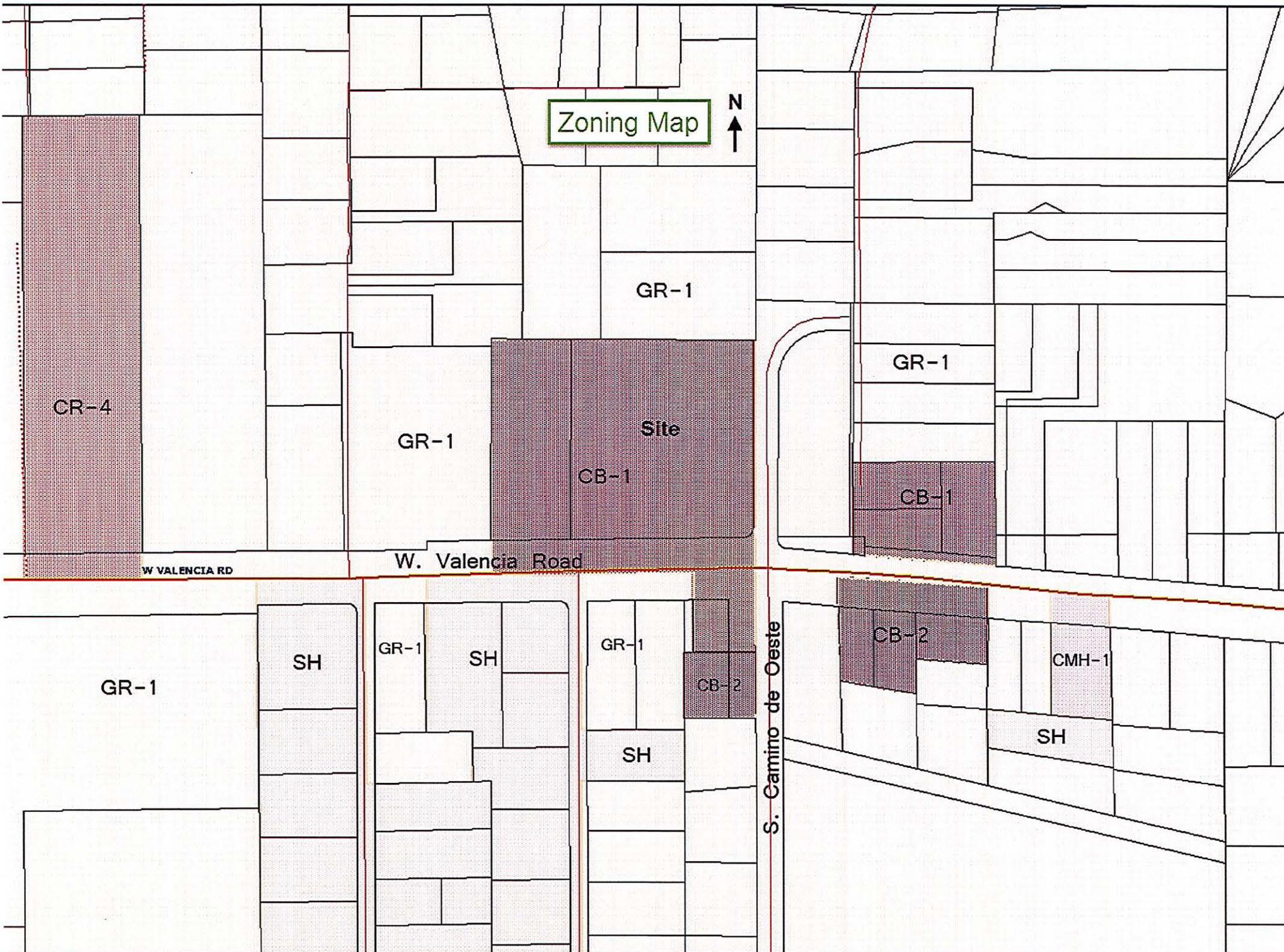
James D. Altenstatter
 EXEC. SEC'Y COUNTY PLANNING AND ZONING COMMISSION

(R) NO FURTHER PARCEL SPLITS.

from GR-1 9.5 acres ±
 ma - DECEMBER 4, 1989

CO9-81-118
 CO12-85-76
 CO13-76-1
 D.P. BK 6 PG 59
 DKT 8698 PG 562
 210-23-0610

Zoning Map



W VALENCIA RD

W. Valencia Road

S. Camino de Oeste

Lot Split Approval Co9-81-118

BOS Minutes 12-15-98

Upon the vote being taken, the motion carried by a four to one vote, Supervisor Grijalva, voting "Nay," to pass and adopt Resolution 1998-275.

20. RECESS

Without objection, the Chairman declared a closed captionist recess at 10:25 a.m.

21. RECONVENE

The Board of Supervisors reconvened at 10:40 a.m. All members were present.

22. DEVELOPMENT SERVICES: HEARING - LOT SPLIT

Co9-81-118, CARLESS - VALENCIA ROAD REZONING

Request of Vladimir and Marta Kats, represented by Rick Bright, AIA, for a lot split to lease 2.57 acres from a 9.5 acre parcel. Rezoning condition No. 10 requires that there be no further subdividing or lot splitting without the written approval of the Board of Supervisors. The subject site was rezoned to CB-1 in 1982 and is located on the north side of Valencia Road and west of the Camino de Oeste alignment. Staff recommends **APPROVAL**, subject to conditions. (District 3)

"Staff recommends **APPROVAL** of the requested lot split subject to the following conditions:

1. Access from Valencia Road to all of the subject property (9.5 ac.) will be limited to a maximum of three points, the locations and designs of which will need to be approved by the Department of Transportation at the time of development plan reviews. Provisions will be made for shared access to Valencia Road and internal site circulation between any developments approved for the subject property.
2. No additional lot splits will be permitted unless a preliminary development plan showing how the remaining portion of the subject property will be developed is submitted to and approved by the Board of Supervisors.
3. Provision of all necessary access improvements, including provision for left-turn and/or right-turn facilities, on Valencia Road. These improvements will need the approval of the Department of Transportation and meet the appropriate standards prior to the issuance of any building permits for any portion of the subject property.

The proposed postal service carrier annex is by nature a "stand-alone" development which would be a separate and distinct use from commercial retail and service uses which may eventually be developed for the balance of the commercially-zoned site at this street intersection. The conditions will promote over-all safer, coordinated access and ensure general coordination of development for the site balance."

Jim Mazzocco, Planning Official, reported this was a lot split request on a CB-1 parcel that is a total 9.5 acres. The split area would be 2.57 acres. It would be a stand-alone postal facility. Staff is recommending approval subject to three special conditions.

The Chairman inquired whether anyone wished to be heard. No one appeared. On consideration, it was moved by Supervisor Bronson, seconded by Supervisor Grijalva, to close the public hearing and approve Co9-81-118 subject to staff conditions.

No vote was taken at this time.

Supervisor Grijalva inquired what this was going to be used for?

Mr. Mazzocco stated this was a private postal facility.

Chairman Boyd asked what was the reason for the condition being placed for no further lot splits?

Mr. Mazzocco reported this was a standard zoning condition placed on a lot of rezonings. In this particular case, they actually had a CB-1 Development Plan for the property for which they got their CB-1 zone. By doing the lot split, they have overridden that Development Plan and it cannot be used because it is compromised by the lot split. That is the reason it was sent to the Board so they could be informed, and the petitioner can't undo things that have been approved. Now that they've compromised the Development Plan; they're coming in and they are going to try and get this one. If it's approved, then the rest of the site has a special condition that has to be planned as one unified development.

Upon the vote being taken, the motion carried unanimously by a five to zero vote to approve Co9-81-118.

~~23~~ **DEVELOPMENT SERVICES: PROPOSED ORDINANCES**

- A. ORDINANCE NO. 1998-95, Co9-98-12, Pima County/Bishop - Refinery Way Rezoning. Owners: Ronald Bishop and Betty Rae Wilson. (District 2)
- B. ORDINANCE NO. 1998-96, Co9-98-14, Olson - Twin Lakes Drive Rezoning. Owner: Karen Olson. (District 3)

The Chairman inquired whether anyone wished to be heard. No one appeared. On consideration, it was moved by

Original Rezoning Approval Co9-81-118

BOS Minutes 8-3-82

~~The Chairman inquired whether anyone wished to be heard. No one appeared. It was thereupon moved by Supervisor Walker, seconded by Supervisor Dusenberry, and unanimously carried, the hearing be closed. On consideration, it was moved by Supervisor Walker, seconded by Supervisor Dusenberry, and unanimously carried, the rezoning to CR-1 be approved subject to the Commission's recommendations and the necessary ordinance be drawn for presentation to the Board upon compliance with the requirements.~~

7. DP&Z-P: Co13-76-1, SOUTHWEST AREA PLAN
DP&Z-Z: Co9-81-118, DAN AND LOIS CARLESS PETITION

The Chairman stated this is the time and place designated and legally advertised for hearing on proposal to amend Southwest Area Plan (Co13-76-1) to allow for additional CR-3 and CB-1 rather than CB-1 and two residences per acre uses and, on petition (Co9-81-118) of Dan and Lois Carless, to rezone from GR to CR-3 and CB-1 approximately 76 acres, north side of Valencia Road and west side Camino de Oeste alignment. The Planning Director reported the petition is in order and the Planning and Zoning Commission voted to deny the request; however, the motion failed; it then voted to approve the request, and the motion failed; and, therefore, recommended by staff to the Board of Supervisors for action.

Should the Board of Supervisors approve the request, the following standard and special requirements, as outlined on the staff report, should be considered:

1. Submittal of a complete hydraulic and hydrologic drainage report as determined necessary by the Department of Transportation and Flood Control;
2. Submittal of a development plan if determined necessary by the appropriate County agencies;
3. Dedication of necessary right-of-way for roads and drainage by separate instrument if the property is not to be subdivided;
4. Recording an acceptable plat which will provide for dedication of necessary rights-of-way for roads and drainage if the property is to be subdivided;
5. Completion of requirements for a rezoning ordinance within three (3) years from the date of approval by the Board of Supervisors;
6. Recording a covenant holding Pima County harmless in the event of flooding;
7. Conformance with County paving policies as determined appropriate by the Department of Transportation and Flood Control;
8. Recording the necessary development-related covenants as determined appropriate by the various County agencies;
9. Provision of development-related assurances as required by the appropriate agencies;
10. Recording a covenant to the effect that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors;
11. A suitable arrangement with the Pima County Wastewater Management and County Health Department regarding sanitary facilities;

12. Requirements set forth by the Department of Transportation and Flood Control District as follows:
 - A. Adherence to Pima County Flood Plain Management Ordinance No. 1974-86.
 - B. Dedication of 45 feet half right-of-way for Camino de Oeste where adjoining the property.
 - C. Construction of Bilby Road from the northeast corner of the property westward to Mark Road to Pima County standards.
 - D. Construction of Camino de Oeste where adjoining the property to Pima County standards.
 - E. Provision of all necessary drainage improvements including, but not limited to, channelization, flood detention measures, etc., shall be the responsibility of the petitioner and are subject to approval by the Pima County Flood Control District."

The Planning Director gave a brief explanation of the rezoning case and on the Commission's recommendation.

The Chairman inquired whether anyone wished to be heard. Paul Cella, Cella Barr Associates, appeared representing the petitioner and explained development of the property.

Gerald Putney, property owner, appeared in opposition and concern for high density, public utilities, environmental pollution, and other major nuisances generated with new development; he requested the following be included as covenants: (1) six-foot wall or fence with 100-foot buffer along west and north boundary; (2) no outlet to Bilby Road; if outlet is granted, developer be required to pave from Mark to paved portion of Bilby; and (3) townhouse development portion be eliminated from the plan.

Theodore Early, property owner, appeared and concurred with Mr. Putney's comments, stating development in the area will cause problems to his property and livestock; and added, Bilby Road should be left as it is now exists.

Beulah Smith, property owner, appeared in favor of the request and expressed concern to sewer availability. No one else appeared.

It was thereupon moved by Supervisor Dusenberry, seconded by Supervisor Yetman, and unanimously carried, the hearing be closed. On consideration, it was moved by Supervisor Dusenberry, seconded by Supervisor Yetman, and unanimously carried, the plan amendment and rezoning to CR-3 and CB-1 be approved subject to the Commission's recommendations as amended by the Board to include:

- (1) additional covenant 12-F, to restrict ingress and egress to Valencia Road including paving of Camino de Oeste for additional access off Valencia;
- (2) deleting item No. 12-C, concerning access on Bilby Road;
- (3) no building shall be constructed on the property that is closer to any existing residence than that residence is to the property line;
- (4) add covenant No. 13, provision of a 15-foot landscape buffer along the west and north of property, excluding what is open space, plus setback of the dwelling on those two sides of an additional 25 foot setback on the property for any specific dwelling.
- (5) the hill be left undeveloped and left in natural state; and the necessary ordinance be drawn for presentation to the Board upon compliance with the requirements.