



## **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

**Requested Board Meeting Date:** January 8, 2019

**Title:** P18CA00004 Quest Land Group LLC, et al. - N. La Cholla Boulevard Plan Amendment Resolution

### **Introduction/Background:**

Applicant (Quest Land Group LLC and Northwest Bible Church ) requested to amend the Pima County Comprehensive Plan from the Low Intensity Urban 0.3 (LIU-0.3) to Low Intensity Urban 1.2 (LIU 1.2) land use designation for approx. 29.5 acres located approximately 1,400 feet north of the intersection of N. La Cholla Boulevard and W. Overton Road.

### **Discussion:**

The Board of Supervisors voted to APPROVE the requested plan amendment subject to rezoning policies at their October 16, 2018 public hearing.

### **Conclusion:**

The Resolution memorializes the Board of Supervisors' decision to approve the plan amendment.

### **Recommendation:**

Staff recommends APPROVAL of the plan amendment Resolution.

### **Fiscal Impact:**

n/s

### **Board of Supervisor District:**

☒ 1      ☐ 2      ☐ 3      ☐ 4      ☐ 5      ☐ All

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Department: Development Services      Telephone: 724-9000

Contact: Tom Coyle, Program Manager      Telephone: 724-6792

Department Director Signature/Date:  12/14/18

Deputy County Administrator Signature/Date:  12/17/18

County Administrator Signature/Date:  12/17/18

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Subject: P18CA00004

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**FOR JANUARY 8, 2019 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

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

*Tom Drzazgowski*

**DATE:** December 17, 2018

**COMPREHENSIVE PLAN AMENDMENT RESOLUTION FOR ADOPTION**

**P18CA00004 Quest Land Group LLC, Et Al. – N. La Cholla Boulevard Plan Amendment**

Owners: Quest Land Group LLC & Northwest Bible Church  
(District 1)

**If approved, adopt RESOLUTION NO. 2018 - \_\_\_\_\_**

**OWNERS:** Quest Land Group LLC  
Attn: Gary Brainard  
2614 W. Oasis Springs Ct.  
Tucson, AZ 85742

Northwest Bible Church  
Attn: Gary Brainard  
889 W. Chapala Dr.  
Tucson, AZ 85704

**AGENT:** Projects International, Inc.  
Attn: Jim Portner  
10836 E. Armada Lane  
Tucson, AZ 857491

**DISTRICT:** 1

**STAFF CONTACT:** Tom Coyle

**STAFF RECOMMENDATION:** APPROVAL

TD/TC/ar  
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector  
P18CA00004 File

RESOLUTION 2019-\_\_\_\_\_

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 29.5 ACRES, LOCATED WEST OF N. LA CHOLLA BOULEVARD, APPROXIMATELY 1,400 FEET NORTH OF THE INTERSECTION OF N. LA CHOLLA BOULEVARD AND W. OVERTON ROAD, IN SECTION 21, TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE TORTOLITA PLANNING AREA FROM LOW INTENSITY URBAN-0.3 (LIU-0.3) TO LOW INTENSITY URBAN-1.2 (LIU-1.2).**

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Tortolita Planning Area, is hereby amended to change the planned land use intensity category for approximately 29.5 acres, as referenced in P18CA00004 Quest Land Group LLC, et al. - N. La Cholla Boulevard Plan Amendment, located west of N. La Cholla Boulevard, approximately 1,400 feet north of the intersection of N. La Cholla Boulevard and W. Overton Road, in Section 21, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban-0.3 (LIU-0.3) to Low Intensity Urban-1.2 (LIU-1.2).

Section 2. The Pima County Comprehensive Plan Rezoning Policies are amended to include the following Rezoning Policy for the sited described in Section 1 of this Resolution:

- A. Post development Flood Control Resource Areas to be avoided including developer mapped floodplains and Pima County Regulated Riparian Habitat shall be identified at the time of Rezoning.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 4. This Resolution shall become effective on the date of adoption.

Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.


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Chairman, Pima County Board of Supervisors  
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ATTEST:

\_\_\_\_\_  
Clerk of the Board

APPROVED:

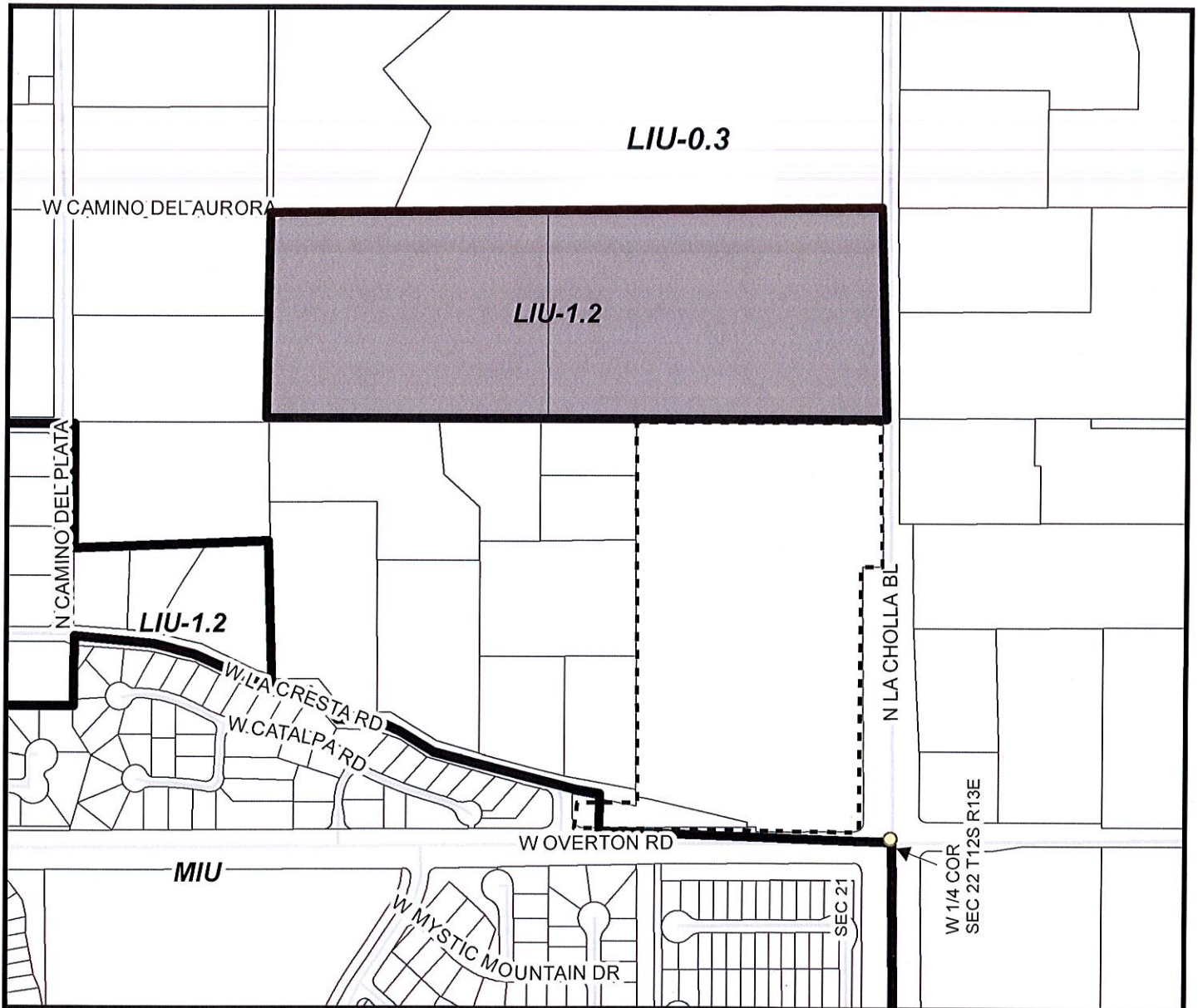
  
\_\_\_\_\_  
Executive Secretary  
Planning and Zoning Commission

APPROVED AS TO FORM:

 11/28/18  
\_\_\_\_\_  
Deputy County Attorney  
Lesley M. Lukach

# COMPREHENSIVE PLAN AMENDMENT

## Planned Land Use Exhibit A



0 220 440 880 Feet



P18CA00003 to MLIU



Subject Property

Taxcodes:  
225-04-002A  
225-04-002B

### P18CA00004 QUEST LAND GROUP LLC, ET AL - N LA CHOLLA BOULEVARD PLAN AMENDMENT

Amend Planned Land Use From Low Intensity Urban 0.3 (LIU-0.3) to  
Low Intensity Urban 1.2 (LIU-1.2) 29.5 Acres +/- with Rezoning Policies.

Districts 1

Location:  
West side of N La  
Cholla Boulevard,  
1400 feet north of  
W. Overton Road



Tortolita Planning Area under Pima Prospects  
Section 21, Township 12 South, Range 13 East

Planning and Zoning Commission Hearing: August 29, 2018

Map Scale: 1:6,000

Board of Supervisors Hearing: October 16, 2018

Map Date: October 25, 2018 / dms

