



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: June 4, 2019

Title: Ordinance: P18RZ00010 JACOME - E. OLD SPANISH TRAIL REZONING

Introduction/Background:

The Board of Supervisors approved this rezoning on January 22, 2019 subject to standard and special conditions.

Discussion:

The rezoning was for approximately 1.65 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone to allow the development of a single-family residence.

Conclusion:

The Ordinance reflects the Board of Supervisors' approval of the rezoning.

Recommendation:

Approval

Fiscal Impact:

N/A

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

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

Contact: Nick Coussoulis - Senior Planner Telephone: 520-724-6692

Department Director Signature/Date: [Signature] 5/14/19

Deputy County Administrator Signature/Date: [Signature] 5/14/19

County Administrator Signature/Date: C. D. Hurlbary 5/14/19

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Subject: P18RZ00010

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FOR JUNE 4, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

Re: Tom Drzegowski

DATE: May 14, 2019

ORDINANCE FOR ADOPTION

P18RZ00010 JACOME – E. OLD SPANISH TRAIL REZONING

Owners: Federico Jacome
(District 4)

If approved, adopt ORDINANCE NO. 2019 - _____

OWNERS: Federico Jacome
10550 E. Old Spanish Trail
Tucson, AZ 85748

AGENT: The Planning Center
2 E. Congress Suite 600
Tucson, AZ 85701

DISTRICT: 4

STAFF CONTACT: Nick Coussoulis

STAFF RECOMMENDATION: APPROVAL.

CP/NC/ar
Attachments

cc: P18RZ00010 File

ORDINANCE 2019-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 1.65 ACRES OF PROPERTY (PARCEL CODE 136-10-020A) FROM THE SR (SUBURBAN RANCH) ZONE TO CR-1 (SINGLE RESIDENCE) ZONE, IN CASE P18RZ00010 JACOME – E. OLD SPANISH TRAIL REZONING, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF E. OLD SPANISH TRAIL AND S. AVENDIA DE LOS REYES, AND AMENDING PIMA COUNTY ZONING MAP NO. 87.

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

Section 1. The 1.65 acres located at the southwest corner of the intersection of E. Old Spanish Trail and S. Avenida de Los Reyes and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 87, is rezoned from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
3. Adherence to the sketch plan (Exhibit B) as approved at public hearing.
4. 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.
5. The property owner shall execute 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. The future driveway shall be located a minimum of 20 feet from the east and west property boundaries.
7. The height of the residence is limited to one-story.

Section 3. Time limits of conditions. Conditions 1 through 7 of Section 2 shall be completed no later than January 22, 2024.

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 Chairman of the Board of Supervisors signs this Ordinance.

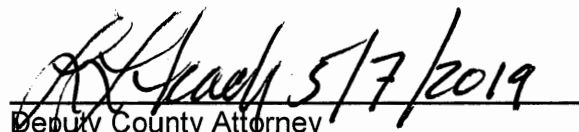
Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2019.

Chairman, 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

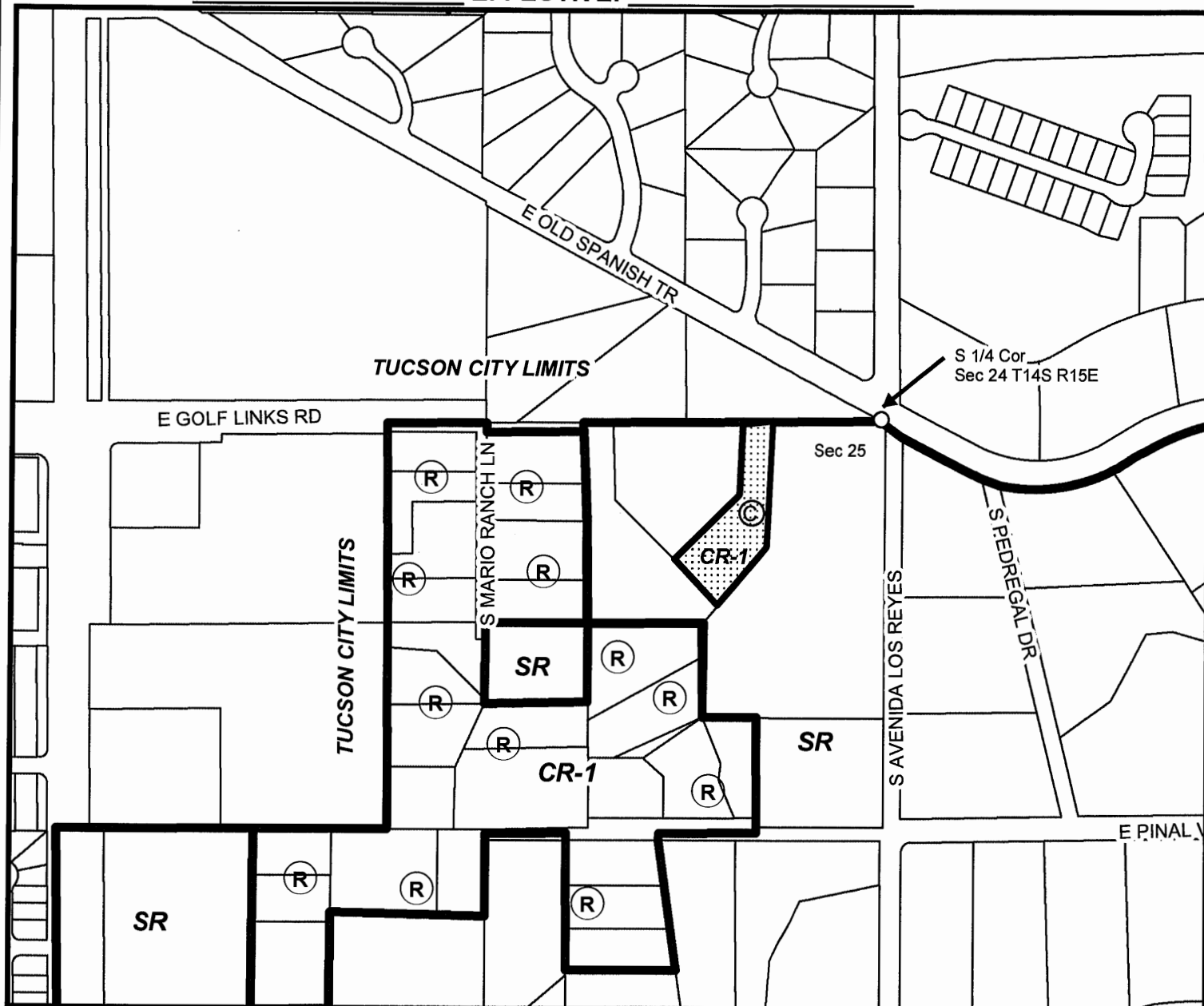
AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 87 TUCSON AZ. PARCEL 20A,
BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SEC 25 T14S R15E.



0 125 250 500 Feet
[Scale bar]

ADOPTED: _____

EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 1.65 ac
ds-April 1, 2019

P18RZ00010
136-10-020A



EXHIBIT B

CONCEPTUAL SKETCH PLAN



NOTES:

PARCEL APNs: 136-10-020A
 SITE ACREAGE: 1.65 AC
 EXISTING ZONING: SR (SUBURBAN RANCH)
 PROPOSED ZONING: CR-1 (SINGLE RESIDENCE ZONE)
 MAX. BUILDING HEIGHT = 34' PER CR-1 ZONE

JACOME PROPERTY

SCALE: 1"=100'-0"
 PROJECT: FCJ-01 DATE: 10/16/18
 FILE NAME: FCJ-01_SITE PLAN_101618.DWG

