



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 17, 2019

Title: P19RZ00007 MJM VENTURES ONE LLC - N. ORACLE ROAD REZONING

Introduction/Background:

The applicant requests a rezoning of 1.1 acres from the GR-1 (GZ-1)(Rural Residential - Urban Gateway Overlay) to CB-1 (GZ-1) (Local Business - Urban Gateway Overlay) zone to change the allowable uses from a tax office and child day care center to office, retail, services, restaurant, and other less intense CB-1 uses within the existing 2,232 square foot building and an expansion of 4,920 square-foot two-story building.

Discussion:

Current GR-1 restricted zoning allows for a tax office and child day care center. The Comprehensive Plan designation of Multifunctional Corridor plans for commercial and other non-residential uses along major transportation corridors.

Conclusion:

The proposed uses are in conformance with the Comprehensive Plan.

Recommendation:

Staff recommends approval of the rezoning subject to standard and special conditions. The Planning and Zoning Commission also recommends approval subject to standard and special conditions.

Fiscal Impact:

0

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

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

Contact: Terrill L. Tillman, Principal Planner Telephone: 520-724-6921

Department Director Signature/Date: [Signature] 9/3/19

Deputy County Administrator Signature/Date: [Signature] 9/5/19

County Administrator Signature/Date: C. Dulcet 9/4/19

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ALW



PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: August 29, 2019

SUBJECT: P19RZ00007 MJM VENTURES ONE LLC - N. ORACLE ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 17, 2019** hearing.

REQUEST: For a rezoning from GR-1 (GZ-1) (Rural Residential - Urban Gateway Overlay Zone) to CB-1 (GZ-1) (Local Business - Urban Gateway Overlay Zone) zone located on the east side of N. Oracle Road approximately 900 feet north of the T-intersection of E. Hawser Street and N. Oracle Road addressed as **15450 N. Oracle Road**.

OWNERS/ MJM Ventures One LLC
AGENT: Attn: Margaret Miller
P.O Box 91494
Tucson, AZ 85752

DISTRICT: 1

STAFF CONTACT: Terrill Tillman, Principal Planner

PUBLIC COMMENT TO DATE: As of August 29, 2019, staff has received no written public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (7-0; Commissioners Cook, Maese, and Matter were absent).

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located within the Maeveen Marie Behan Conservation Land System (CLS) classified as Important Riparian Area.

TD/TT/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P19RZ00007

Page 1 of 3

FOR SEPTEMBER 17, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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



DATE: August 29, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P19RZ00007 MJM VENTURES ONE LLC - N. ORACLE ROAD REZONING

MJM Ventures One, LLC requests a **rezoning** from GR-1 (GZ-1) (Rural Residential – Urban Gateway Overlay Zone) to CB-1 (GZ-1) (Local Business - Urban Gateway Overlay Zone) zone located on the east side of N. Oracle Road approximately 900 feet north of the T-intersection of E. Hawser Street and N. Oracle Road addressed as **15450 N. Oracle Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multifunctional Corridor. On motion, the Planning and Zoning Commission voted 7-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Cook, Maese, and Matter were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (August 28, 2019)

Staff presented information from the staff report to the commission with a recommendation of approval with conditions.

A commissioner asked about how the application of the Important Riparian Area (IRA) within the CLS would be applied to the property. Staff replied that the subject site was developed prior to the establishment of the CLS and the proposed additional building will be evaluated for conformance with the IRA at the time of permitting.

A commissioner asked whether the current septic system would support the future uses. Staff replied that the system may need augmentation or a new system installed on the property.

The applicant addressed the commission and had nothing to add to staff's report.

The public hearing was closed.

Commissioner Gungle made a motion to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS** and Commissioner Hook gave second.

The commission voted to recommend **APPROVAL** of the rezoning (7 – 0, Commissioners Cook, Maese and Matter were absent) with the following conditions:

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

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

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. Access shall be designed to provide cross access between the rezoning site and the adjacent property to the north and south. Cross access easements shall be provided by the property owner for all affected portions of the rezoning site to adjacent properties at the time of development or permitting.
 - B. Prior to development permitting approval, proof of coordination with Arizona Department of Transportation (ADOT) shall be provided to Pima County Development Services.
3. Regional Flood Control District condition: At the time of development or permitting a sketch plan shall be submitted to the District to determine whether or not a Floodplain Use Permit or Riparian mitigation Plan is required.
4. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
5. 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.
6. Adherence to the preliminary development plan as approved at public hearing.
7. 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.

8. 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(l)."

TD/TT/ar
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector
P19RZ00007 File

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

HEARING August 28, 2019

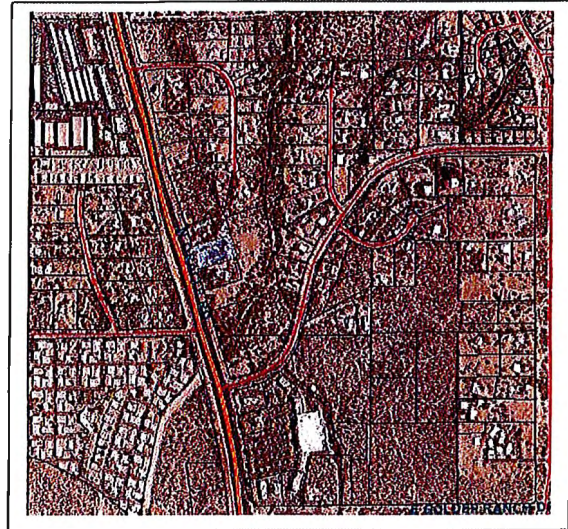
DISTRICT 1

CASE P19RZ00007 MJM Ventures One
 LLC - N. Oracle Road Rezoning

REQUEST Rezone 1.1 acres from GR-1 (GZ-1)
 (Rural Residential - Urban Gateway
 Overlay) to CB-1 (GZ-1) (Local
 Business - Urban Gateway Overlay)
 Zone

OWNER MJM Ventures One LLC
 Attn: Margaret Miller
 P.O Box 91494
 Tucson, AZ 85752

APPLICANT Margaret Miller



APPLICANT'S PROPOSED USE

The applicant proposes a rezoning to the CB-1(GZ-1) (Local Business - Urban Gateway Overlay) zone to allow for office, retail, services, restaurant, and other similar or less intense CB-1 uses within the existing one story 2,232 square feet building and for an expansion to the site with a two story, 4,920 square feet building.

APPLICANT'S STATED REASON

The property was developed by the owner in 1984 under SH (Suburban Homestead) zoning. In 1989, the property was rezoned to the current GR-1 ® (GZ-1) (Rural Residential - Restricted - Urban Gateway Overlay) zone. The current zoning has very stringent restrictions. The only uses available, are a day care, a tax office, or other SH (Suburban Homestead) uses with restricted hours of operation. Due to the restricted uses, businesses were prevented from opening in this location, hence the request to rezone to a more reasonable range of available uses.

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CB-1 (GZ-1) (Local Business - Urban Gateway Overlay) zone for office, retail, services, restaurant and other similar or less intense CB-1 uses. The proposal is compatible with the commercial and residential uses of the surrounding properties and conforms to the Multifunctional Corridor land use designation.

PUBLIC COMMENT

As of August 15, 2019, staff has not received any written comments.

COMPREHENSIVE PLAN

The comprehensive plan designates the property as Multifunctional Corridor (MFC). MFC designates areas for the integrated development of complementary uses along major transportation corridors containing commercial and other non-residential use services, research and development and similar uses and medium to high density residential. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, such as standards for building setbacks, open space, signs, parking, and landscaping. These design standards will be addressed through review by the Design Review Committee because of the subject site's Gateway Overlay Zone designation when expansion of the existing site occurs. There are no special area or rezoning policies that apply to the site.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CB-2 ®	Automotive Repair and Services
South:	SH	Residential
East:	GR-1	Residential
West:	SH	Developed Residential Subdivision

The immediate surrounding properties are a mix of residential and commercially developed or planned commercial uses. There are residentially zoned properties to the south, east, and west of the subject property across the Oracle Road (State Highway 77), designated as a Scenic State or Interstate Highway on the Major Streets and Scenic Routes Plan. Residential uses are limited adjacent to the major thoroughfare. Commercial uses are predominant adjacent to Oracle Road. The subject property is located in Catalina on the east side of Oracle Road, 900 feet north of the T-intersection of Hawser Street and Oracle Road. All the nearby properties on the west side of Oracle Road are bounded by State Land. The commercial development along Oracle Road contains a wide range of services including a Circle K, bank, dentist, health care, post office, laundromat, café, restaurants, boat sales and service, flower shop, hardware store, dollar store, insurance office, hair emporium, thrift shop, hay and feed store, golf cart sales, self-storage, and a cohesive strip retail and services development with a grocery anchor store.

PREVIOUS REZONING CASES ON PROPERTY

The subject site was rezoned from the SH (Suburban Homestead) zone to the GR-1 (Rural Residential) zone with rezoning conditions that restricted the use of the property to day care, a tax office, or other SH (Suburban Homestead) uses with restricted hours of operation from 6:00 a.m. to 8:00 p.m. as approved by the Board of Supervisors, September 5, 1989. The property owner developed the site meeting all of the rezoning conditions in place at that time resulting in the Ordinance Approval in December of 1989. This rezoning, if approved, will replace the previously approved rezoning.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Rezoning case P16RZ00009 - N. Oracle Road Rezoning from SH (GZ-1) (Suburban Ranch-Gateway Overlay) to CB-2 (GZ-1) (General Business- Gateway Overlay) zone on 3.54 acres for self- and recreational vehicle storage located approximately 1,100 feet northeast of the subject site. The Board of Supervisors' approved the request November 22, 2016.

Rezoning case Co9-14-02 – N. Oracle Road Rezoning from GR-1 (GZ-1) (Rural Residential-Gateway Overlay) to CB-1 (GZ-1) (Local Business-Gateway Overlay) zone on 1.2 acres for a Dollar General store located approximately one and one-quarter of a mile to the north of the subject site. The Board of Supervisors' approved the request June 3, 2014.

Rezoning case Co9-14-03 - N. Oracle Road Rezoning from the CB-1 (GZ-1) (Local Business-Gateway Overlay) to the CB-2 (GZ-1) (General Business- Gateway Overlay) zone on 4.68 acres for a tractor supply and feed store located approximately 3,100 feet north of the subject site on the east side of N. Oracle Road. The Board of Supervisors; approved the request August 18, 2014.

Rezoning case Co9-14-13 - N. Oracle Road Rezoning of approximately 0.61 acres from the GR-1 (GZ-1) (Rural Residential-Gateway Overlay) zone to the CB-2 (GZ-1) (General Business-Gateway Overlay) for a retail store approximately one mile to the north of the subject site. The Board of Supervisors' approved the request January 20, 2015.

Past activity:

The majority of the parcels fronting the west side of Oracle Road extending approximately 1.5 miles south of the Pima-Pinal County line have been rezoned from GR or GR-1 to CB-1 or CB-2 over the course of many years. Similarly, the majority of the east side frontage extending two miles south of the county line have been rezoned to CB-1, CB-2, or TR (Transitional).

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The subject property is located within the Maeveen Marie Behan Conservation Lands System (CLS) classified as Important Riparian Area. The subject site was developed prior to the establishment of the CLS. The proposed additional building will be evaluated for conformance with the IRA at the time of permitting (rezoning condition #3).

PLANNING REPORT

Staff supports the request because the existing and proposed development is compatible with the surrounding existing residential and commercial uses. The proposal may contain a mix of residential and commercial uses and will be evaluated for conformance to the development standards at the time of permitting.

The Oracle Road thoroughfare has been planned for intensive development given the Multifunctional Corridor (MFC) designation by the Comprehensive Plan which plans for commercial and medium to high density residential uses along major transportation corridors. The proposed higher density residential and commercial uses are a reasonable transition from the planned commercial and existing low density residential uses adjacent to the subject property. Because of the size of the properties, the potentially adverse impacts to the lower density residential neighbors are limited due to the distance in between the existing and proposed uses. The expansion to the site is planned to be adjacent to planned commercial uses to the north and the potential for a mixed residential/commercial uses solidifies compatibility.

The applicant's preliminary development plan demonstrates the existing one story, 2,230 square foot building and the proposed two story, 4,920 square foot building. Curb cuts for the existing access point near the northern property boundary from the Oracle Road right-of-way were installed by the Arizona Department of Transportation (ADOT) when Oracle Road was widened in 2016. Multi-modal forms of transportation exist with a bicycle and pedestrian paved path within the ADOT right-of-way. A Sun Tran bus stop is located approximately 900 feet to the south at the Golder Ranch commercial center at the corner of E. Hawser Street and Oracle Road. Paved driveway access and parking areas currently exist on site and may need augmentation with future development. The subject property is currently served by an on-site septic system. A waiver to connect to the sewer was granted within the original approval of the development plan. A new waiver may need to be obtained at the time of permitting for the proposed expansion as sewer is located within 200 feet of the site, but is across the highway on the west side of Oracle Road

which is not economically feasible for connection. The existing natural 40-foot wide bufferyards to the south, east, and west will remain unchanged. No bufferyard is required adjacent to the commercial uses to the north. The subject property contains areas of Hillside Development Zone which will limit the grading of the site from 50% to 80% depending upon the final determined uses of the site.

Concurrency of Infrastructure

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to condition
FLOOD CONTROL	Yes	No objection, subject to condition
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No comment
WATER	Yes	No comment

TRANSPORTATION REPORT

Oracle Road (State Route 77) is a major arterial highway that has recently been widened to a 6-lane cross section. There is 200 feet of existing right-of-way. The speed limit is 45 miles per hour (MPH) and the capacity is approximately 55,000 average daily trips (ADT). The current traffic volume is 29,813 ADT per Arizona Department of Transportation's (ADOT) 2018 traffic data. The roadway is owned and maintained by ADOT.

The site is served by an existing driveway that provides connection to Oracle Road. The exact use of the development is unknown at this time, however some uses could include retail or a restaurant. These more intense uses within the CB-1 zoning designation could generate approximately 300-1,000 ADT. Since Oracle Road is operating under capacity this development will have very little impact on adjacent roadway network and there are no concurrency concerns.

Per Pima Prosper, the proposed rezoning site is within a Multifunctional Corridor (MFC). The objective of the MFC is to designate areas for the integrated development of complementary uses along major transportation corridors. The MFC designation serves a similar purpose as the Community Activity Center (CAC) plan designation. These areas contain commercial and other non-residential use services, research and development and similar uses (as delineated in the Campus Park Industrial zoning district) and medium to high density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, in the zoning code and design manuals such as standards for access management, building setbacks, open space, signs, parking, and landscaping.

The Department of Transportation has no objection for approval of the rezoning subject to the addition of rezoning conditions #2A-B.

FLOOD CONTROL REPORT

Regional Flood Control District has the following comment:

The entire site is designated as Important Riparian Area and includes regulatory floodplains.

The District has no objection subject to the addition of rezoning condition #3.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the proposed rezoning and offers the following comments for your use. The applicant proposes to add a new two-story building and to repurpose the existing building by adding a mixture of uses subject to obtaining the proper zoning. According to the submitted sketch plan, both the existing and new building will utilize an existing on-site disposal sewage system.

The rezoning area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the Canada del Oro Interceptor. The nearest public sewer consists of a 12" sewer line located along the west side of Oracle Road, approximately 175 feet from the property. Connecting to the existing 12" sewer line would not be economically feasible to the property owner. There is currently no public sewer on the east side of Oracle Road within 200 feet of the property.

PCRWRD has no objection to the proposed rezoning request. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system within the rezoning area at the time a tentative plat, development plan or request for a building permit is submitted for review.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection to this request subject to the addition of condition #4.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #5.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service has no comment.

WATER DISTRICT REPORT

Lago Del Oro Water District has no comment.

FIRE DISTRICT REPORT

Golder Ranch Fire District has no comment.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

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

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.

2. Transportation conditions:
 - A. Access shall be designed to provide cross access between the rezoning site and the adjacent property to the north and south. Cross access easements shall be provided by the property owner for all affected portions of the rezoning site to adjacent properties at the time of development or permitting.
 - B. Prior to development permitting approval, proof of coordination with Arizona Department of Transportation (ADOT) shall be provided to Pima County Development Services.
3. Regional Flood Control District condition: At the time of development or permitting a sketch plan shall be submitted to the District to determine whether or not a Floodplain Use Permit or Riparian mitigation Plan is required.
4. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
5. 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.
6. Adherence to the preliminary development plan as approved at public hearing.
7. 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.
8. 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)."

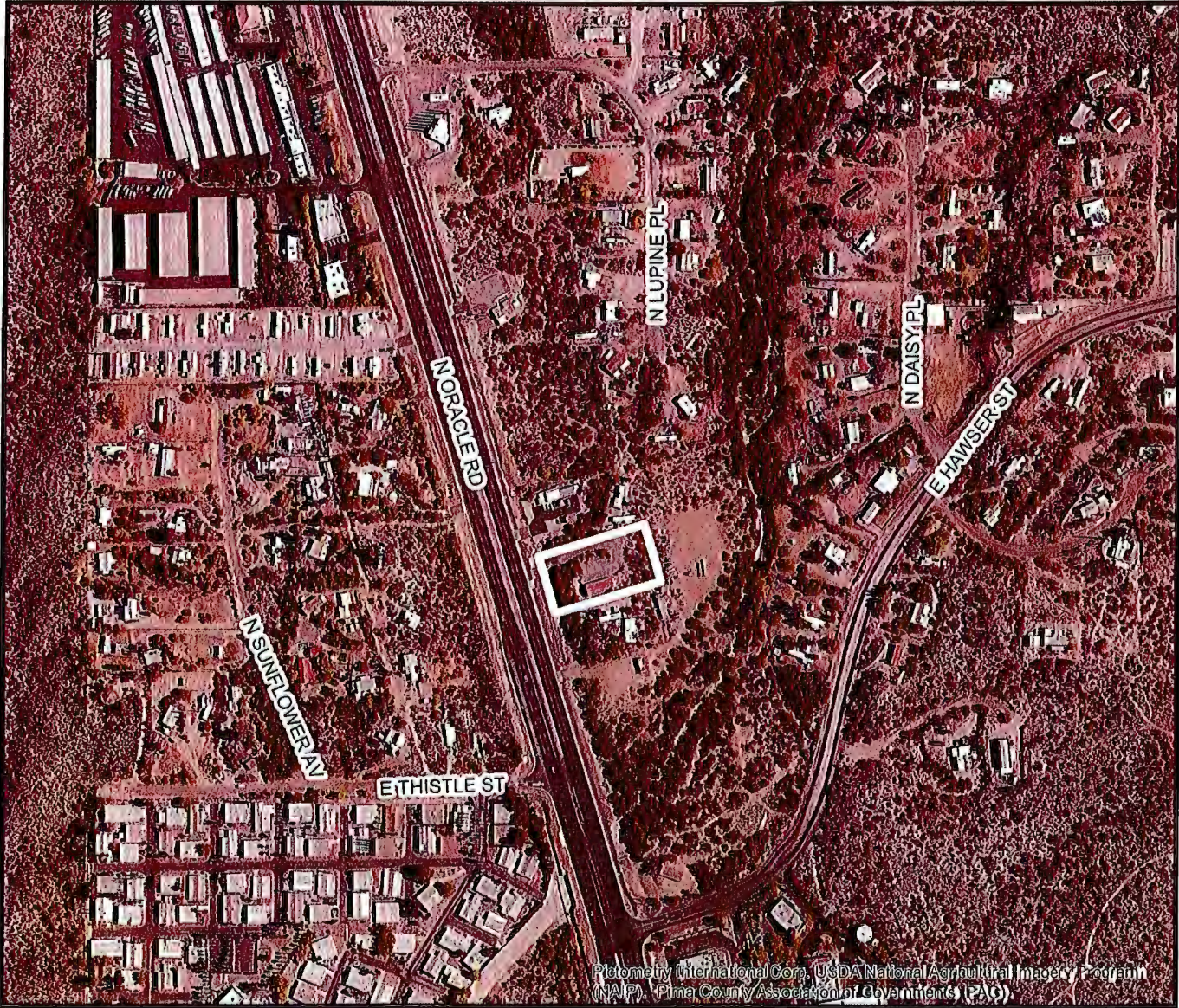
Respectfully Submitted,



Terrill L. Tillman
Principal Planner

c: Margaret Miller, MJM Ventures One LLC

Case #: P19RZ00007
Case Name: MJM VENTURES ONE LLC - N. ORACLE ROAD REZONING
Tax Code(s): 222-26-0450



0 180 360 720 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

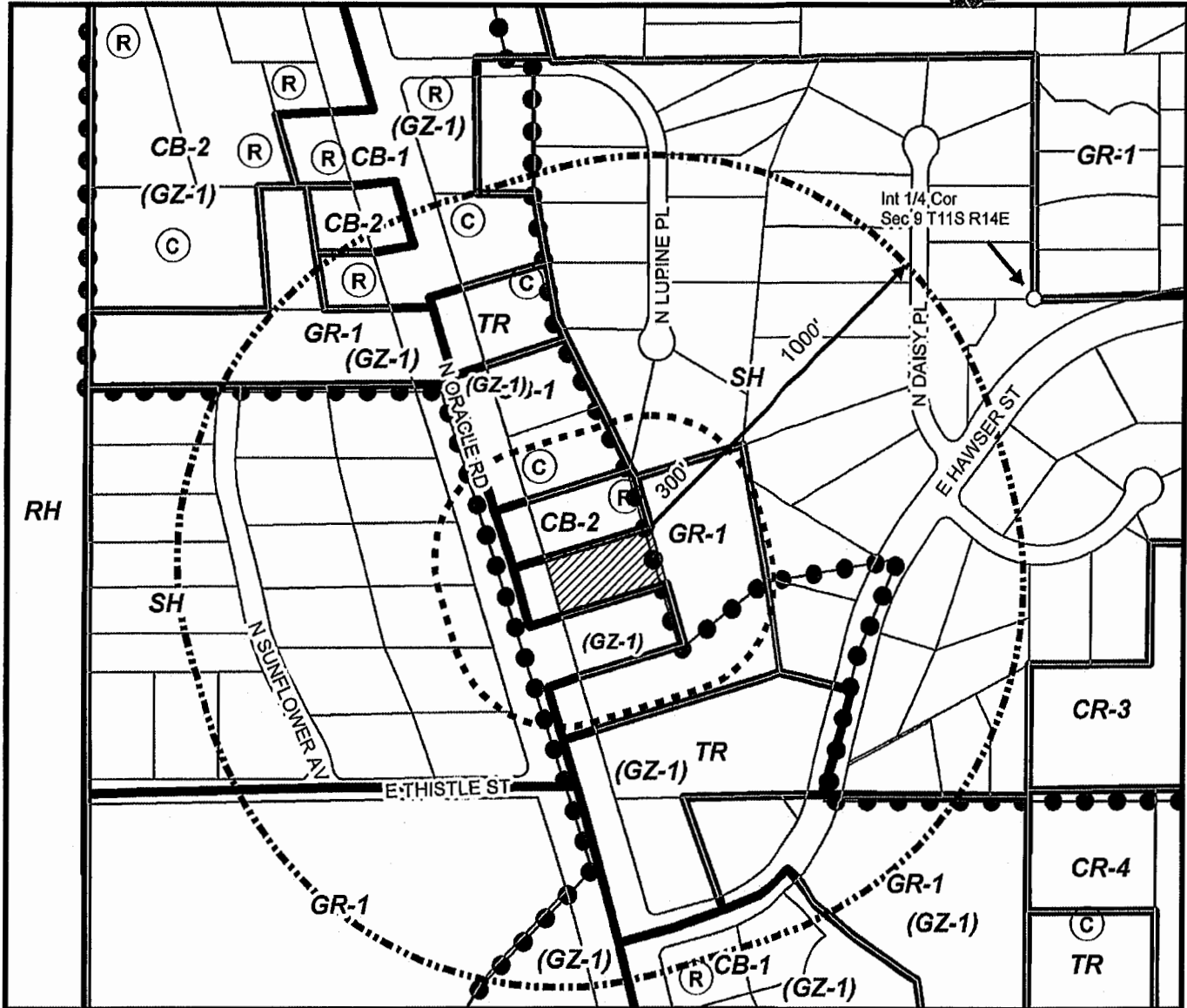
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:5,000

Map Date: 8/8/2019 - ds



Case #: P19RZ00007
Case Name: MJM VENTURES ONE LLC - N. ORACLE ROAD REZONING
Tax Code(s): 222-26-0450



Area of proposed rezoning from GR-1 (GZ-1) to CB-1 (GZ-1)

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 8/28/19 (scheduled)

Board of Supervisors Hearing: TBA



Base Map(s): 432

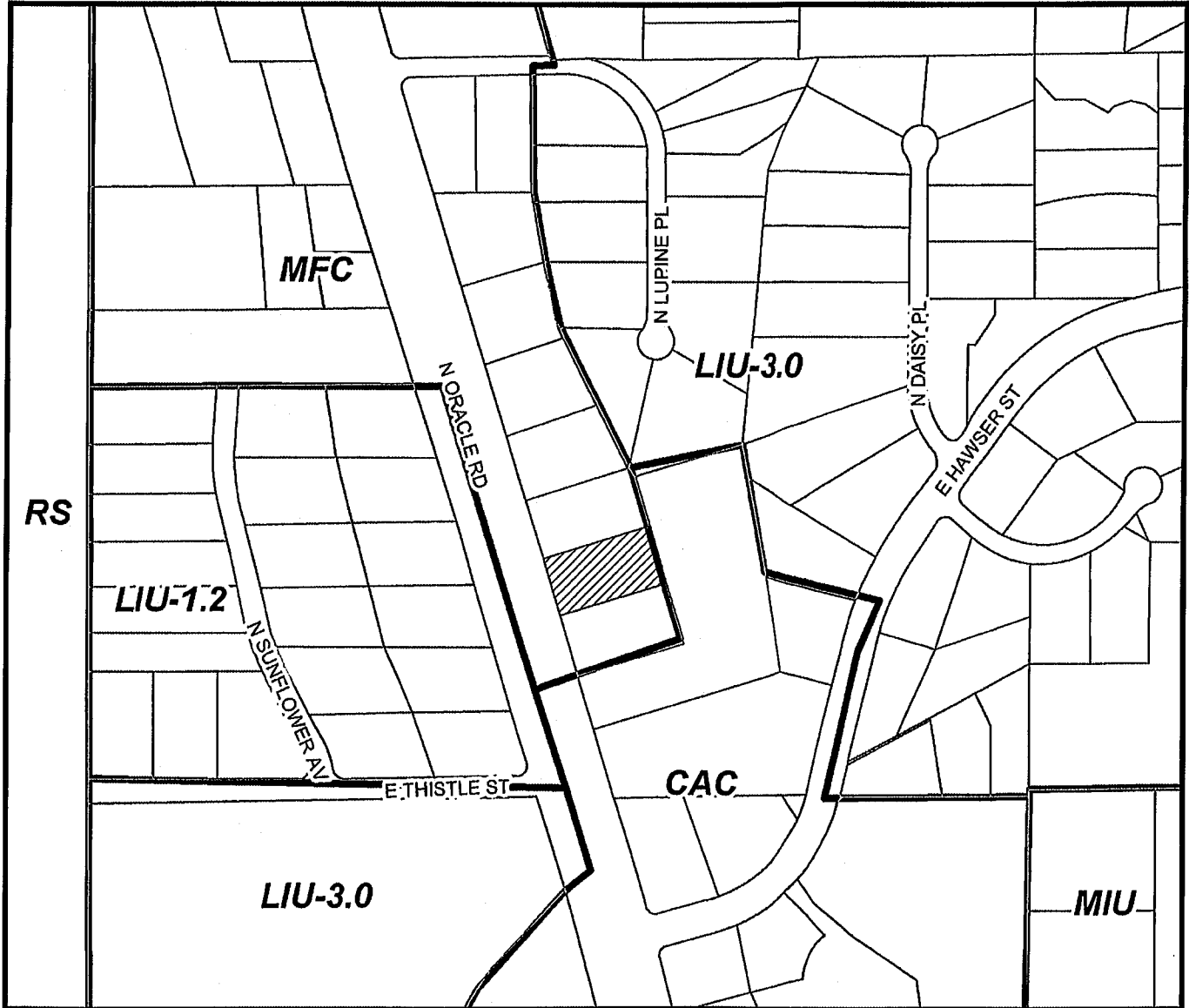
Map Scale: 1:5,000

Map Date: 8/8/2019 - ds



Case #: P19RZ00007
Case Name: MJM VENTURES ONE LLC - N. ORACLE ROAD REZONING
Tax Code(s): 222-26-0450

 Subject Property
 Comprehensive Plan Intensity



0 180 360 720 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

Map Scale: 1:5,000	Map Date: 8/8/2019 - ds





Land Use Legend and Map

Multifunctional Corridor (MFC)

Objective: To designate areas for the integrated development of complementary uses along major transportation corridors. The MFC designation serves a similar purpose as the CAC plan designation. These areas contain commercial and other non-residential use services, research and development and similar uses (as delineated in the CPI zoning district) and medium to high density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, in the zoning code and design manuals such as standards for access management, building setbacks, open space, signs, parking, and landscaping.

- Residential Gross Density: (if applicable) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC

REQUEST LETTER

NON SITE ANALYSIS REZONING 15450 N Oracle Rd. Parcel
222-26-0450 Pima County

- The current zoning of this parcel is GR1, with very stringent restrictions attached. (Only uses available, (a) Day Care with restricted hours of operation (b) tax office (c) other SH use)
- Request zoning to be changed to CB1.

This property was developed by owner in 1984, zoned SH.
In 1989, was rezoned to the current GR1, restricted.

PURPOSE OF THIS REQUEST.....

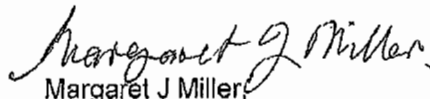
Up until the Day Care Operation terminated its lease in 2008/9, it was a viable investment, but the property has been vacant since that time.

Unable, due to the restricted use, prospective businesses were prevented from opening in this location, hence the reason for the request to rezone to a more reasonable range of available uses, opening up the possibilities of owner's efforts of success in the management of this asset.

The site of this building remains the same (without any changes) as recorded with the Pima County Development when rezoned to GR1 in 1989. Aerial Map of subject property together with description and site sketch is attached.

Utilities currently servicing this building, Lago del Oro Water/Tucson Electric Power/Septic Tank (S/E of the building).

Respectfully submitted for your consideration this 10th day of June, 2019



Margaret J Miller
Sole Owner/Single Member,
MJM Ventures One, LLC



PIMA COUNTY

DEVELOPMENT SERVICES

201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezoning 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.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl
 - b. Western burrowing owl
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: _____



DEVELOPMENT SERVICES

2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>	<input type="text"/>	<input type="text" value="(Select)"/>
Western burrowing owl	No <input type="checkbox"/>	<input type="text"/>	<input type="text" value="(Select)"/>
Pima pineapple cactus	No	<input type="text"/>	<input type="text" value="(Select)"/>
Needle-spined pineapple cactus	No <input type="checkbox"/>	<input type="text"/>	<input type="text" value="(Select)"/>

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

From: noreply@server.mailjol.net on behalf of allForms
To: DSD Planning
Subject: Application For Rezoning or Specific Plan
Date: Saturday, June 8, 2019 4:22:33 PM
Attachments: 11176440.zip

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Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	Margaret J Miller Soleowner/Single Member MJM Ventures One LLC
Owner Address	P O Box 91494
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85752
Owner Phone	520-275-5612
Owner_Email	bramble375@gmail.com
Applicant Name	
Applicant Address	
Applicant City	
Applicant State	AZ
Applicant Zipcode	
Applicant Phone	
Applicant_Email	
Property Address	15450 N Oracle Road, Tucson, Az 85739
Property Parcel Number	222-26-0450
Property Acreage	1+
Property Present Zone	GR1
Property Proposed Zone	CB1
Policies	NON SITE ANALYSIS REZONING
FTP-Link	

Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	10-Jun-2019
More Information about this submission and submitter	
Submission ID	11176440
Date & Time	8th Jun 2019 4:22 PM
Form Location	https://web1.plma.gov/applications/rezoning/
IP Address	172.56.16.45
Browser Info	Mozilla/5.0 (X11; CrOS x86_64 11895.95.0) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/74.0.3729.125 Safari/537.36
Predicted Country	United States

ORDINANCE NO. 1989-170

AMENDING AND CHANGING PIMA COUNTY ZONING MAP NO. 432, IN THE VICINITY OF east side of Oracle Road, approximately 850 feet north of Hawser Road, AS REFERRED TO IN PIMA COUNTY ORDINANCE NO. 1985-82, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

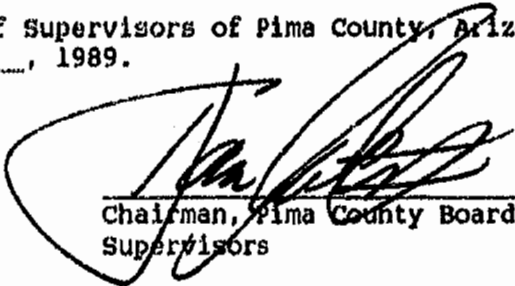
BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

SECTION 1. That Pima County Zoning Map No. 432, in the east side of Oracle Road, approximately 850 feet north of Hawser Road as referred to in Pima County Ordinance No. 1985-82 be, and the same is, hereby amended and changed to the zones as shown on the map entitled "Amendment No. 21 by Ordinance No. 1989-170 to Pima County Zoning Map No. " hereto attached and be reference made a part hereof.

SECTION 2. That all ordinances and parts of ordinances in conflict herewith be, and the same are, hereby repealed to the extent of such conflict.

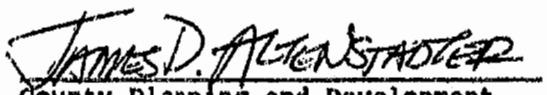
SECTION 3. That the effective date of this ordinance shall be thirty-one days following the date of its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this 12th day of December, 1989.


Chairman, Pima County Board of Supervisors

ATTEST:


Clerk, Board of Supervisors

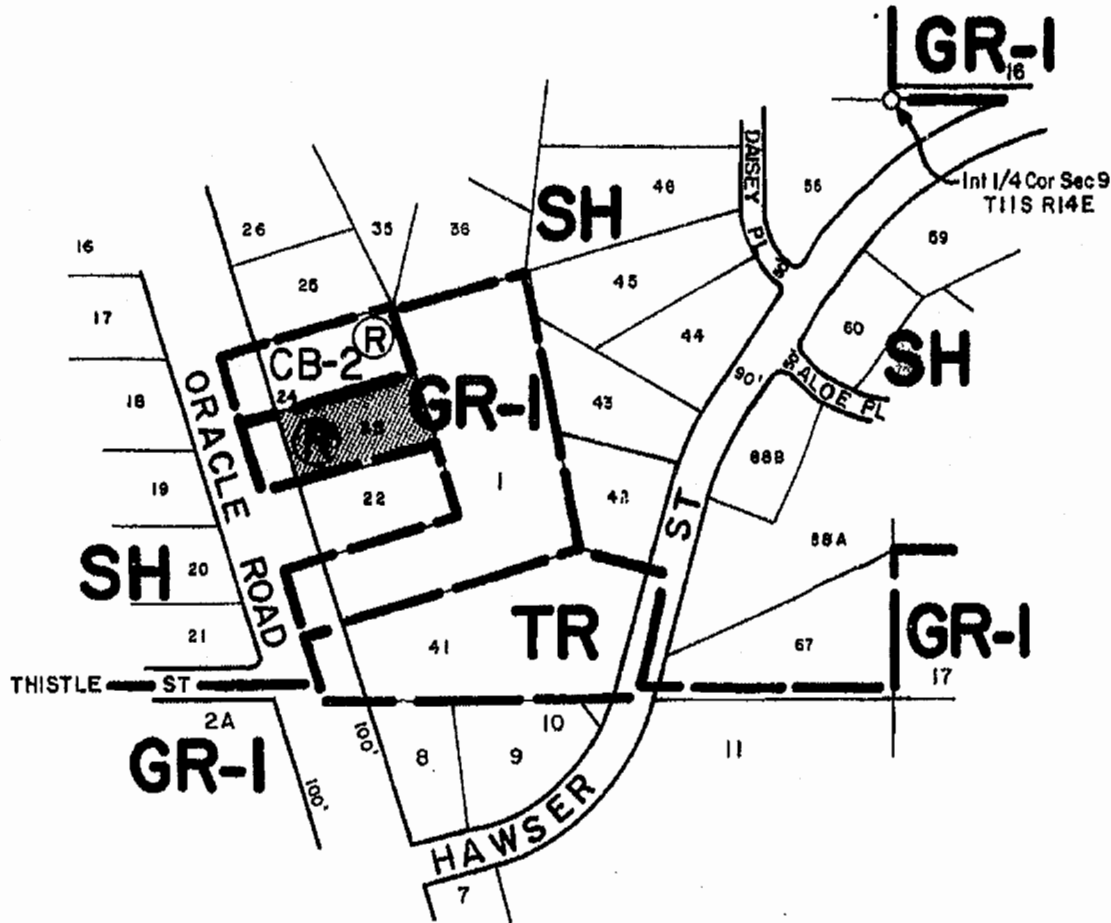
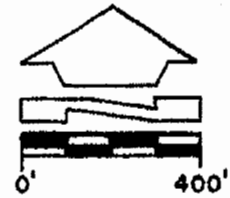

County Planning and Development Services Department

8689 1340

105

AMENDMENT NO. 21 BY ORDINANCE NO. 1989-170
 TO PIMA COUNTY ZONING MAP NO. 432 TUCSON, ARIZONA
 LOT 23 OF TWIN LAKES MOBILE ESTATES BEING A PORTION
 OF N1/2 OF THE SW1/4 OF SEC 9, T11S R14E.

ADOPTED 12-12-89 EFFECTIVE 1-12-90



James D. Altenstadter
 EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(R) USE OF THE SUBJECT PROPERTY BE LIMITED TO DAY CARE OPERATION,
 TAX OFFICE OR OTHER SH USE.

from SH 1.1 acre ±

PLAN AMENDMENT: SH to GR-I

ma - NOVEMBER 28, 1989

8689 1341

C09-89-34
 C013-63-17B

DKT 8657 PG 628

222-26-0450