BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 17, 2019

Title: P19RZ00009 GURVINE - N. CAMINO DEL FIERRO REZONING

Introduction/Background:

The applicant requests a rezoning from SR (Suburban Ranch) to SR-2 (Suburban Ranch Estate) on 4.67 acres.

Discussion:

The rezoning would allow the split a single parcel into two parcels to allow one residence on each parcel. One residence exists. Staff supports the SR-2 rezoning request because the two proposed residential parcels are similar to and compatible with single residential development in the area; the proposed density complies with the Low Intensity Urban 1.2 plan designation; and there is concurrency of infrastructure to serve the additional residence per agencies that have reported. Additionally, the proposal provides efficient residential infill; and, the proposed sketch plan limits grading disturbance to comply with Conservation Lands System policy guidelines for natural open space preservation. The applicant indicates having worked with residents to the north to allow the use of the paved easement within their properties (Oasis Springs Court) for access. The applicant has also agreed to participate in a road maintenance agreement, locate the proposed residence 75 feet from the north property line, "hardscape" the driveway, participate in the CC&R's governing the residential properties along Oasis Springs Court, and limit the residence to single story with a maximum 20-foot height. Recommended conditions address the setback distance, the driveway surface, and the single story height limit. Participation in the road maintenance agreement and CC&R's are less enforceable as rezoning conditions. No written public comment has been received.

Conclusion:

The higher density rezoning is compatible with the area's residential development pattern; and Conservation Land System natural open space will be provided. The applicant has worked with neighbors to the north.

Recommendation:

Staff recommends approval with conditions including the substitution of condition #8 as outlined in the attached memo dated November 14, 2020. The Planning and Zoning Commission recommends approval with conditions.

Fiscal Impact:

N/A

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

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

Contact: David Petersen, Senior Planner Telephone: 520-724-9508

Department Director Signature/Date: 11/22/19

Deputy County Administrator Signature/Date: 11/25/19

County Administrator Signature/Date: 11/25/2019

PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: November 20, 2019

SUBJECT: **P19RZ00009 GURVINE – N. CAMINO DEL FIERRO REZONING**

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

REQUEST: For a **rezoning** of approximately 4.67 acres from the SR (Suburban Ranch) zone to the SR-2 (Suburban Ranch Estate) zone located at the east side of N. Camino del Fierro, approximately 650 feet north of W. Oasis Drive and approximately 1,300 feet east of N. Shannon Road, addressed as **10120 N. Camino del Fierro**.

OWNERS: David and Laura Gurvine
10120 N. Camino del Fierro
Tucson, AZ 85742-9668

AGENT: None

DISTRICT: 1

STAFF CONTACT: David Petersen, Senior Planner

PUBLIC COMMENT TO DATE: As of November 20, 2019, staff has received no written public comment. One member of the public spoke at the Planning and Zoning Commission public hearing, expressing general concern with up-zonings in the northwest metropolitan area, including impact on groundwater supplies, but not objecting to the subject rezoning request.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (8-0; Commissioners Bain and Cook were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property contains Important Riparian Area and is located within designated Multiple Use Management Area and Special Species Management Area of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DP/ar
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P19RZ00009

FOR DECEMBER 17, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: November 20, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P19RZ00009 GURVINE – N. CAMINO DEL FIERRO REZONING

David and Laura Gurvine request a **rezoning** of approximately 4.67 acres from the SR (Suburban Ranch) zone to the SR-2 (Suburban Ranch Estate) zone located on the east side of N. Camino del Fierro, approximately 650 feet north of W. Oasis Drive and approximately 1,300 feet east of N. Shannon Road, addressed as **10120 N. Camino del Fierro**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Bain and Cook were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (October 30, 2019)

Staff presented information from the staff report to the Commission with a recommendation of approval subject to conditions found on pages 7 and 8 of the staff report. Staff noted that no written public comment had been received.

There were no questions from commissioners.

The applicant stated that he had extensive discussions with neighbors to the north of the rezoning site and the resulting agreed to conditions will be followed. He noted that he wants what they want and that is likely why they are not in attendance. The private CC&R's governing those neighbors' properties are undergoing amendment to include the rezoning site which will result in two properties being added.

A commissioner asked what the square footage of the new proposed home would be. The applicant stated that he is not building it, but a friend might who has not indicated the size. He said that the house would be limited to one story and 20 feet in height and fit within the grading limits shown on the site plan. Upon another question from the commissioner, the applicant stated that homes in the area range from 2,000 to 4,000 square feet. He added that the homeowners to the north are the original developers and the proposal is in keeping with the quiet neighborhood.

The applicant raised a question regarding the need for recommended condition #8 which requires an archeological survey. He indicated that it seemed excessive for the single residence proposed. A commissioner deferred to staff, but the applicant noted that he had spoken with staff and will follow-up with them. He understood that it was a common condition, but stated that it was not required when he built his home five years ago. A commissioner stated that there could be sub-surface artifacts that are not apparent and that the condition ensures responsible development. Another commissioner noted that the condition was one of the standard conditions.

The hearing was opened to the public.

A single speaker stated concerns with recent and past rezoning activity in the northwest metropolitan area and the resulting impact of draw-down of groundwater. He stated that he did not object to the subject rezoning because it was still low density.

The public hearing was closed.

Commissioner Hook made a motion to recommend approval of the rezoning with standard and special conditions as presented.

Commissioner Tronsdal gave second to the motion.

A commissioner noted concern about the unknown size of the proposed residence.

The Commission voted to **APPROVE t**he motion (8-0, Commissioners Bain and Cook were absent).

TD/DP/ar
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector
P19RZ00009 File

PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

DATE: November 14, 2019

TO: Honorable Board of Supervisors

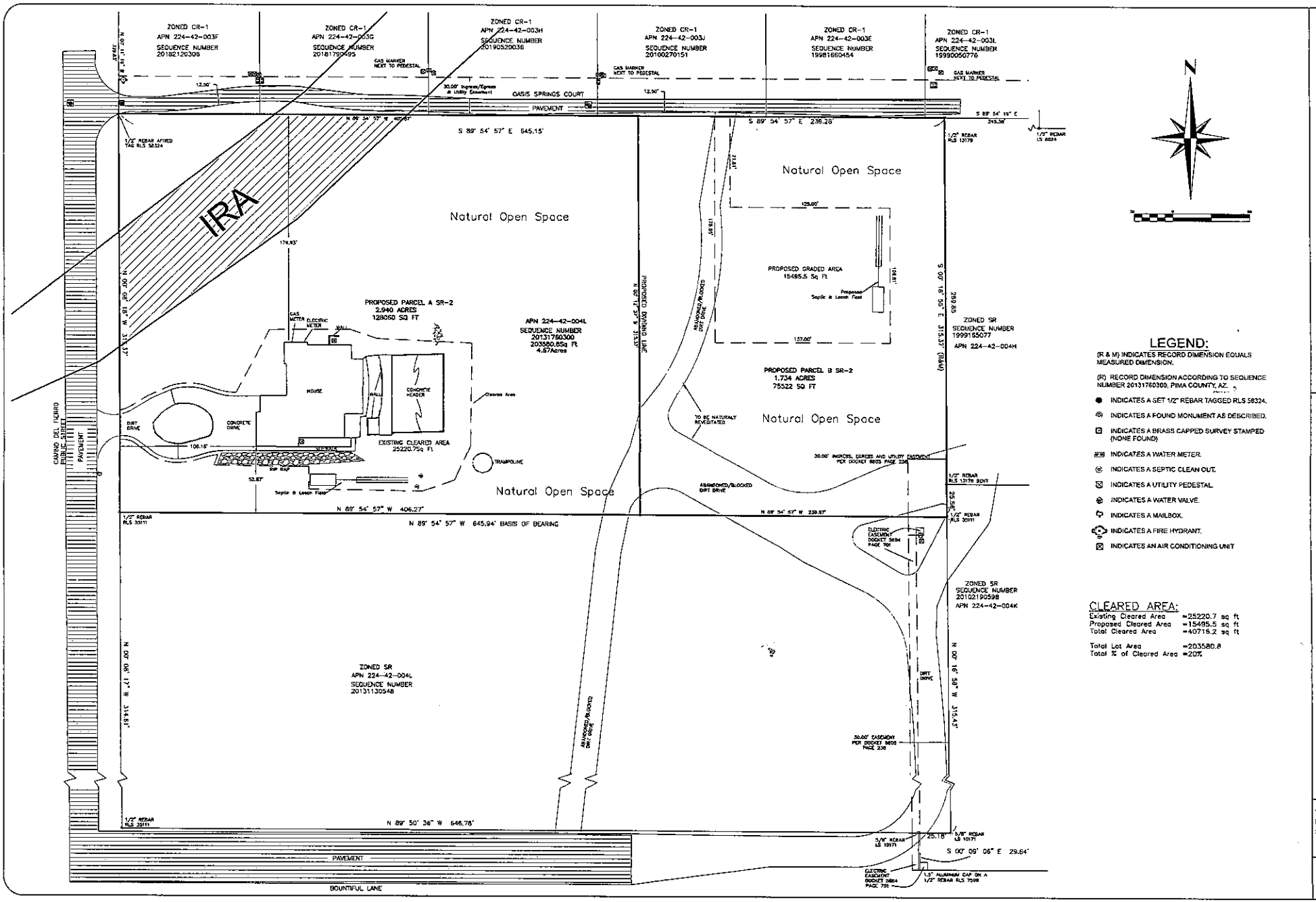
FROM: Chris Poirier, Planning Official

SUBJECT: P19RZ00009 Gurvine – N. Camino del Fierro Rezoning

Staff recommends that rezoning condition #8 on page 8 of the staff report, which requires an archaeological and historic sites survey to be conducted on the subject property, be substituted for the following condition which only requires notification of the proper authorities should the listed cultural resources be found:

8. 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/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. 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.

Upon re-review of the rezoning request, staff finds that the proposal involves a minor area of site disturbance in a low sensitivity area and would advise this lesser requirement.



ReZoning Sketch Plan

OF SEQUENCE NUMBER 20131760300, BEING A PORTION OF THE SE 1/4 OF THE NW 1/4, SECTION 16, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

LEGEND:

(R & M) INDICATES RECORD DIMENSION EQUALS MEASURED DIMENSION.

(R) RECORD DIMENSION ACCORDING TO SEQUENCE NUMBER 20131760300, PIMA COUNTY, AZ.

- INDICATES A SET 1/2" REBAR TAGGED RLS 58324.
- INDICATES A FOUND MONUMENT AS DESCRIBED.
- INDICATES A BRASS CAPPED SURVEY STAMPED (NONE FOUND)
- INDICATES A WATER METER.
- INDICATES A SEPTIC CLEAN OUT.
- INDICATES A UTILITY PEDESTAL.
- INDICATES A WATER VALVE.
- INDICATES A MAILBOX.
- INDICATES A FIRE HYDRANT.
- INDICATES AN AIR CONDITIONING UNIT

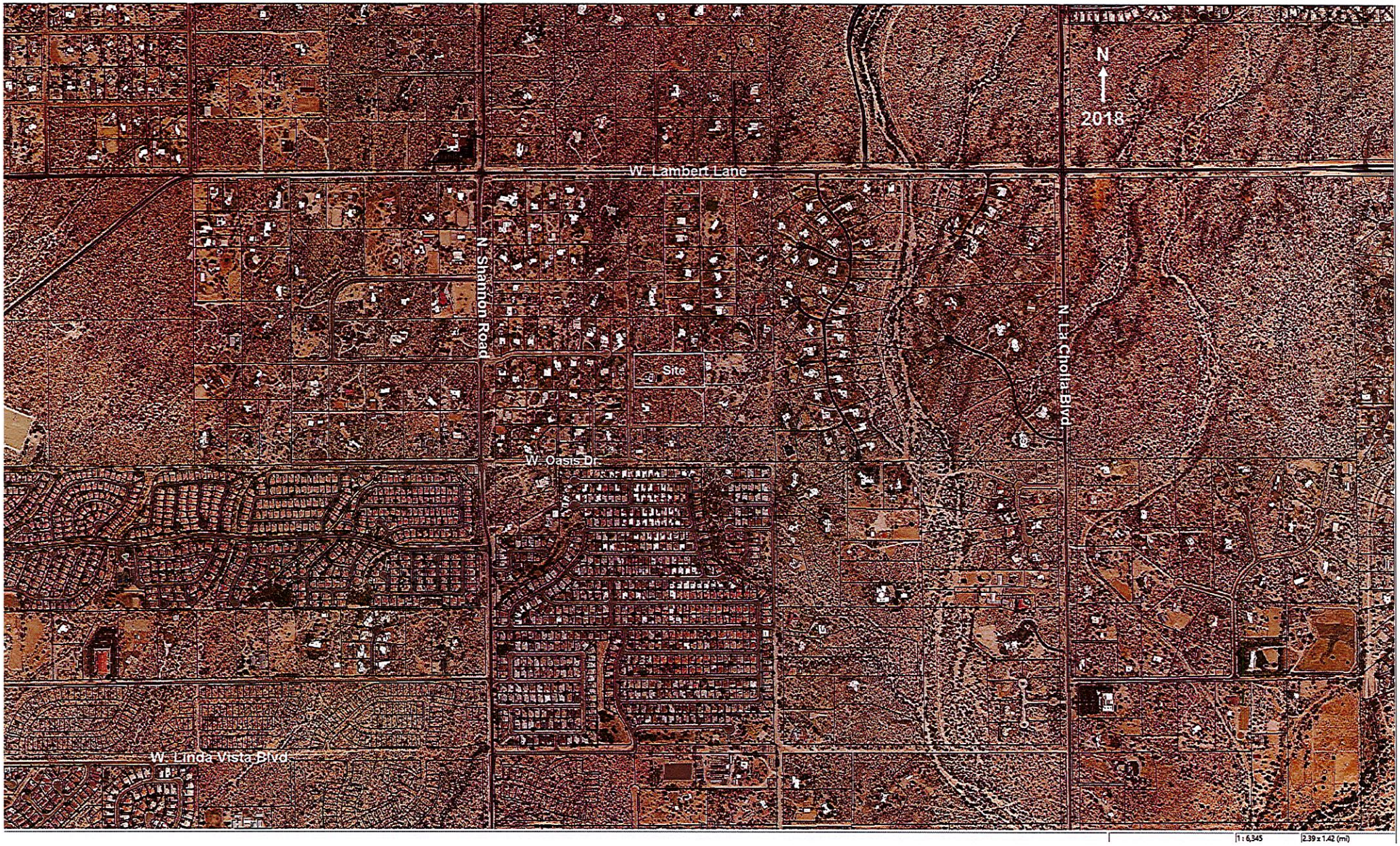
CLEARED AREA:

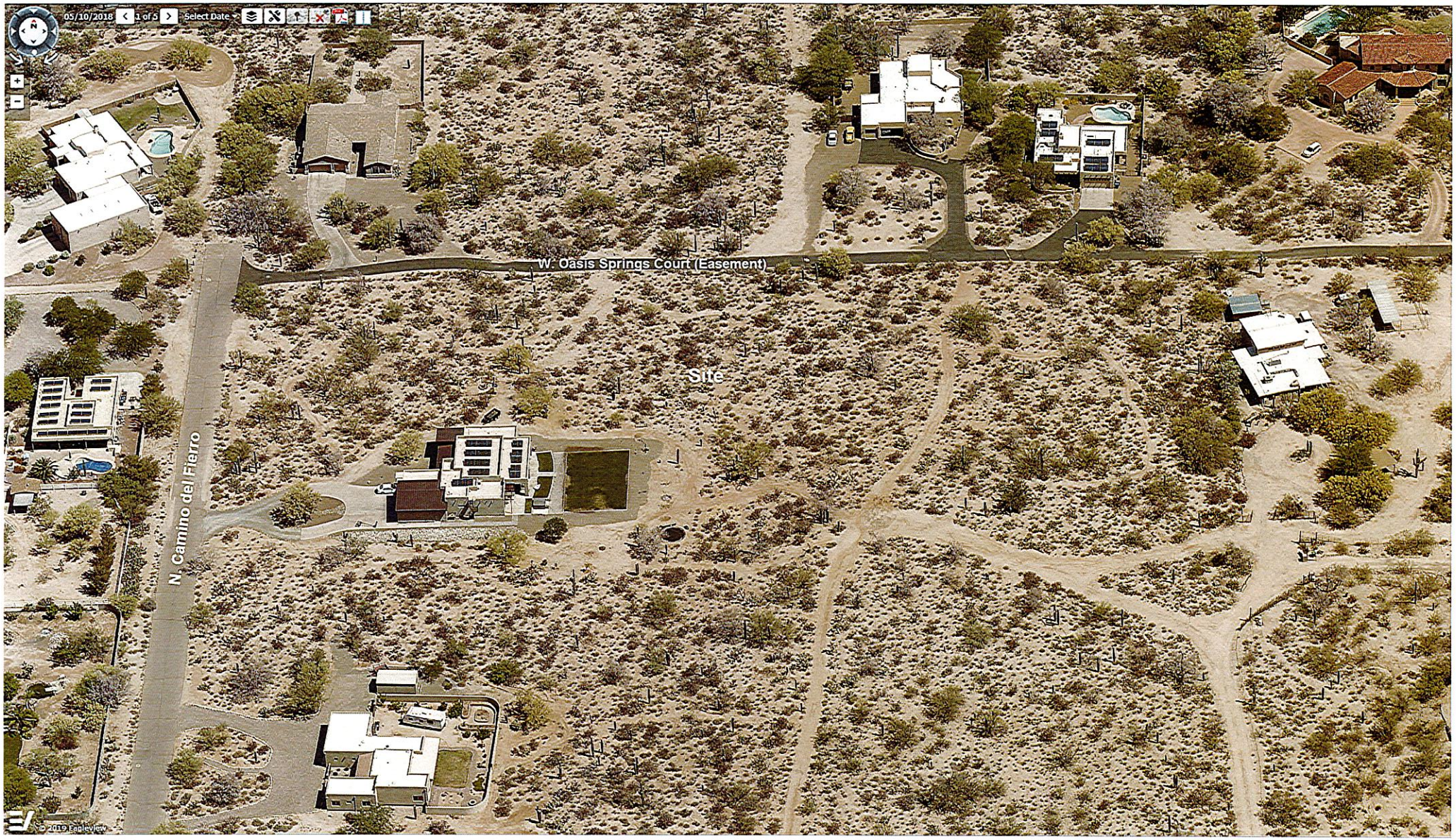
Existing Cleared Area	=25220.7	sq ft
Proposed Cleared Area	=15495.5	sq ft
Total Cleared Area	=40716.2	sq ft
Total Lot Area	=203580.8	
Total % of Cleared Area	=20%	

ON POINT SURVEYING, PLLC
(520)490-2487 (520)279-1864
onpointsurveygroup@gmail.com

Job # 18043
Date: 09/16/2019
Scale: 1" = 30'

Sheet
1 of 1


N
2018
W. Lambert Lane
N. Shannon Road
Site
W. Oasis Dr.
N. La Cholla Blvd
W. Linda Vista Blvd
1 : 6,345
2.39 x 1.42 (mi)


05/10/2018
1 of 5
Select Date
W. Oasis Springs Court (Easement)
Site
N. Camino del Fierro
© 2019 Eagleview

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

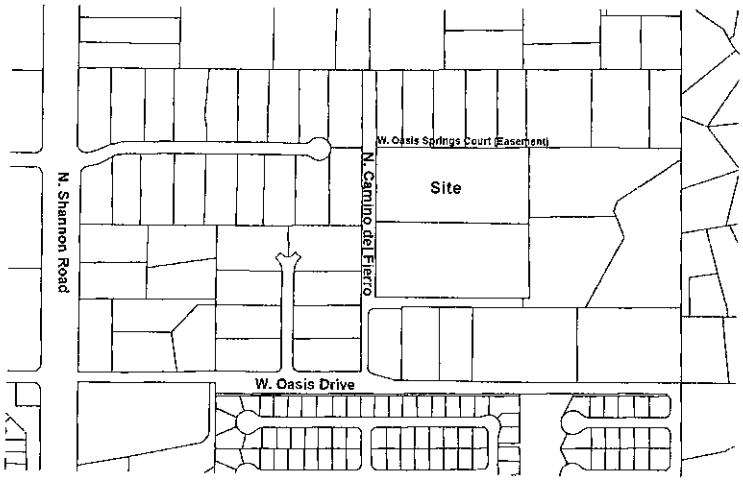
HEARING October 30, 2019

DISTRICT 1

CASE P19RZ00009 Gurvine – N. Camino del Fierro Rezoning

REQUEST Rezone from SR (Suburban Ranch) to SR-2 (Suburban Ranch Estate) (4.67 acres)

OWNER David and Laura Gurvine
10120 N. Camino del Fierro
Tucson, AZ 85742-9668



APPLICANT Same

APPLICANT'S PROPOSED USE

"...split my current residence (residential parcel) to create two lots of (approximately) 1.9 and 2.77 acres. I would retain and continue living on the 2.77 acres and would plan to sell the newly created 1.9 acre lot."

APPLICANT'S STATED REASON

"1. Maintaining a lot size of 4.67 (acres) is difficult; 2. My lot size doesn't match the neighborhood; 3. I have a friend currently desiring to purchase the land and build a single family residence."

COMPREHENSIVE PLAN DESIGNATION

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 1.2 (LIU 1.2), which designates areas for low-density residential and other compatible uses and provides incentives for residential conservation subdivisions to provide more natural open space. The maximum density is normally 1.2 residences per acre (RAC) with no required minimum density. Density may be increased to maximums of 2.5 RAC and 4.0 RAC with provision of 45 percent and 60 percent open space respectively. The proposed density for the subject property is approximately 0.43 RAC.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CR-1	Oasis Spring Court (Easement) / Residential & Vacant
South:	SR	Residential
East:	SR	Residential
West:	CR-1	Camino del Fierro / Residential

PREVIOUS REZONING CASES ON PROPERTY

None

PREVIOUS REZONING CASES IN GENERAL AREA

The bulk of CR-1 (Single Residence) zoning north and west of the site was rezoned from SR (Suburban Ranch) under a 1965 rezoning case (Co9-65-27) and has resulted in two small subdivisions and many unsubdivided lot splits. CR-1 zoning adjacent to the north of the site was rezoned from SR under two rezonings (Co9-97-09 and Co9-97-10) resulting in eight unsubdivided lots and a paved road easement (Oasis Spring Court) which the applicant proposes to use for access to the proposed eastern parcel. CR-1 zoning at the northeast corner of Oasis Drive and Camino del Fierro, a parcel removed south of the site, was rezoned from SR under case Co9-99-44 resulting in three unsubdivided parcels. SR-2 zoning southwest of the site on the east side of Shannon Road was rezoned from SR under case Co9-05-21 resulting in three unsubdivided parcels. CR-4 (Mixed-Dwelling Type) and CR-5 (Multiple Residence) zoning south of Oasis Road was rezoned from SR under case Co9-81-131 resulting in many small subdivided parcels. All the rezonings were for single-family residences.

STAFF REPORT

Staff recommends **APPROVAL with conditions**. Staff supports the SR-2 (Suburban Ranch Estate) rezoning request because the two proposed residential parcels are similar to and compatible with single residential development in the area; the proposed density complies with the Low Intensity Urban 1.2 (LIU 1.2) plan designation; and there is concurrency of infrastructure to serve the additional residence per agencies that have reported. Additionally, the proposal provides efficient residential infill; and, the proposed sketch plan limits grading disturbance to comply with Conservation Lands System policies for natural open space preservation.

The immediate vicinity of the subject parcel is predominately zoned CR-1 with a non-mass grade residential development pattern of subdivided and non-subdivided approximately acre-sized lots. Original SR zoning in this immediate area has mostly been rezoned to CR-1, including an area subsequently annexed by the town of Oro Valley approximately 650 feet east of the site. The proposed SR-2 zoning allows less residential density by half compared to the CR-1 zone, 72,000 square feet (1.65 acres) per dwelling compared to 36,000 square feet (.83 acre) respectively. The existing SR zoning allows 144,000 square feet (3.31 acres) per dwelling. SR zoning remains for parcels adjacent to the south and east of the site.

The LIU 1.2 plan designation of the subject parcel and surrounding area allows 1.2 residences per acre (RAC) which is consistent with the maximum density provided by the CR-1 zone (.83 RAC). The proposed density of two residences on the 4.67-acre site is much lower at approximately .43 RAC. The applicant proposes to split the existing parcel which contains a residence into two parcels. The western parcel is proposed to be 2.94 acres and will retain the existing residence. The eastern parcel will be 1.73 acres and will contain a new residence. SR-2 zoning will allow a maximum of two residences.

It appears that there is sufficient infrastructure and services in the area support density greater than that permitted by SR zoning. The proposal for one additional residence creates a very small demand. The proposed western parcel will be accessed from a paved, County-maintained local road with sufficient capacity. The eastern parcel will also utilize this road which connects to a paved easement from which access is proposed. On-site sewage disposal is proposed as there is no nearby public sewage system. Metropolitan Water District and Amphitheater Unified School District did not respond to a request for comments.

The nearest public schools to the site including an elementary school, middle school, and high school are located to the southwest approximately one mile, three miles, and 1.5 miles travel distance respectively. Other public schools are located not much further to the north. The nearest fire station is located to the south of the site along Shannon Road approximately one mile travel distance. Arthur Pack Regional Park is located within two miles southwest of the site and a smaller County park within a half mile. Bus transit and bike routes do not exist in the area however. Commercial services are located at the northwest corner of Thornydale Road and Linda Vista Boulevard, approximately 1.5 miles travel distance southwest of the site.

The site is within the Maeveen Marie Beehan Conservation Lands System (CLS). The applicant intends to comply with associated natural open space set-aside guideline policies by limiting additional site disturbance for the proposed new residence to 15,495.5 square feet. That disturbance, plus the 25,220.75 square feet of disturbed area for the existing residence, will limit disturbance to 20 percent of the site in line with the 4:1 mitigation ratio of natural open space to disturbed area associated with the Special Species Management Area designation that covers the entire site. Past disturbance associated with vehicular trails is proposed to be "naturally revegetated" as shown on the sketch plan. Important Riparian Area (IRA) within the northwest corner of the site will be preserved. Multiple Use Management Area designation also covers the site beyond the IRA area, but the higher mitigation ratio of the Special Species Management Area designation applies. Greater detail of the natural environmental elements of the site and surroundings and the CLS aspects is provided in the Environmental Planning Report below.

The subject parcel is relatively flat. The proposed eastern parcel area is currently vacant and contains partially disturbed natural vegetation. The applicant proposes a building envelope that includes a driveway and yard area. A portion of the driveway is aligned along a vehicular trail. The applicant indicates having worked with residents to the north to allow the use of the paved easement within their properties (Oasis Springs Court) for access. In this regard, the applicant has agreed to participate in a road maintenance agreement, locate the proposed residence 75 feet from the north property line, "hardscape" the driveway, participate in the CC&R's governing the residential properties along Oasis Springs Court, and limit the residence to single story with a maximum 20-foot height. Staff recommends conditions (#'s 5-7) relative to the setback distance, the driveway surface, and the single story height limit. Participation in the road maintenance agreement and CC&R's are less enforceable as rezoning conditions.

Concurrency of Infrastructure

CONCURRENCY CONSIDERATIONS		
Department/Agency	*Concurrency Considerations Met: Yes / No / NA*	*Other Comments*
TRANSPORTATION	Yes	
FLOOD CONTROL	Yes	
WASTEWATER	N/A	On-site sewage disposal is proposed.
PARKS AND RECREATION	Yes	
WATER		Metro Water District did not provide comments.
SCHOOLS		Amphitheater USD did not provide comments.
AIR QUALITY	Yes	

TRANSPORTATION REPORT

The proposed rezoning site is located immediately southeast of the intersection of Camino Del Fierro and Oasis Springs Court. Camino del Fierro is a paved two-lane local road maintained by the County with an existing 60-feet right-of-way at the vicinity of the site. There is no available posted speed limit for Camino del Fierro. This road dead ends at the intersection with Oasis Springs Court and the right-of-way terminates approximately 300 feet north of the intersection. There are no available traffic counts for Camino del Fierro but the traffic capacity for this road is approximately 10,360 average daily trips (ADT). Oasis Springs Court is a private road not maintained by the County.

The preliminary development plan and rezoning is for the creation of one additional residential lot. The additional lot could generate approximately 10 ADT and will not impact traffic in the vicinity of this existing residential area.

There are no concurrency concerns with this request, and the Department of Transportation recommends approval given the following conditions are applied:

A. The new lot shall be served by the existing common private road.
B. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads.

FLOOD CONTROL REPORT

The Regional Flood Control District has reviewed the rezoning request and has no comments.

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 subject property is located on the east side of N. Camino del Fierro, approximately 1,300 feet east of N. Shannon Rd. The applicant proposes to split the property into two parcels for the use of one residence on each parcel. One residence already exists. There is currently no public sewer available within 200 feet of the property. According to the submittal, both the existing and a new residence will utilize private on-site disposal sewage systems.

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

Site Conservation Values

• The approximately 4.67-acre subject property lies within the Important Riparian Area (IRA) and Multi-Use Management Area designations of the Maeveen Marie Beehan Conservation Lands System (CLS). The entire site is within a Special Species Management Area (SSMA).
• The subject property is within the Priority Conservation Areas (PCAs) for the Cactus ferruginous pygmy owl. No cactus ferruginous pygmy-owls (CFPO) have been detected in Northwest Tucson since 2006 when the last known CFPO was captured and placed in a captive breeding program.
• The subject property is outside the PCAs for the Western burrowing owl, Pima Pineapple Cactus, and Needle-spined pineapple cactus.
• There appears to be a number of saguaros and ironwood trees onsite; however, because the applicant was not required to prepare a site analysis, an inventory of these species was not made available. The site appears to contain primarily native vegetation.
• The western portion of the site includes an existing residence, and there is a well-established dirt driveway in the southeast corner as well as a smaller dirt driveway branching off to the north.
• The site was not identified for acquisition under the 2004 bond program.

Landscape Context

The rezoning site is located at the northwest corner of N. Camino del Fierro and W. Oasis Spring Ct. in northwest Tucson. Land uses in the surrounding area are relatively low-density (SR, CR-1) residential, with high-density (CR-4) residential development approximately 675' to the south. The town of Oro Valley boundary is approximately 650' east of the site.

The site is approximately ¼ mile west of the Tortolita Fan-Cañada del Oro Landscape

Wildlife Movement Area (AGFD 2013), but is not within any CLS Critical Landscape Connection. The site is located almost two miles away from the closest County-owned preserve. Wildlife movement in this area is facilitated primarily by the Cañada del Oro Wash, which is over a mile southeast of the site; the closest major tributary is approximately .8 mile to the east.

Potential Impact to Biological Resources and CLS

According to the sketch plan, the applicant intends to split the subject parcel into one 2.9-acre lot and one 1.7-acre lot, and construct a new single-family residence on the smaller lot. The applicant intends to avoid the IRA designation entirely and fully comply with the CLS Conservation Guidelines for the SSMA designation, which call for every disturbed acre to be mitigated with four (4) acres of natural open space. Based on the 4.67-acre – or 203,580.8 sq.ft. – rezoning area, in order to comply with the CLS guidelines entirely on-site, the total area of disturbance must be limited to no more than .93 acres, or 40,716.2 sq.ft. The existing residence and surrounding cleared area account for 25,220.7 sq.ft. of existing disturbance, so any additional ground disturbance must be limited to no more than 15,495.5 sq.ft. The applicant has also expressed their intention to avoid disturbance of saguaros and ironwood trees to the greatest extent practicable, and is considering restoration of previously disturbed areas, which OSC strongly supports.

Considering the site's on-site resources and landscape context as well as the applicant's stated intention to fully comply with the CLS Conservation Guidelines, this project is not expected to significantly alter the condition or integrity of biological resources in the area or the viability of the CLS.

Recommendations

Should the Board of Supervisors approve this rezoning request, staff recommends conditions (under #3 below) limiting new ground disturbance to no more than 15,495.5 sq.ft. and to require on-going removal of invasive non-native species from the property.

DEPARTMENT OF ENVIRONMENTAL QUALITY REPORT

There was no response to a request for comments.

CULTURAL RESOURCES REPORT

The Office of Sustainability and Conservation – Cultural Resources has reviewed the request and recommends a condition (#8 below) regarding an archaeological and historic sites survey.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

There was no response to a request for comments.

METROPOLITAN WATER DISTRICT REPORT

There was no response to a request for comments.

SCHOOL DISTRICT REPORT

Amphitheater Unified School District did not responded to a request for comments.

FIRE DISTRICT REPORT

Golder Ranch Fire District did not responded to a request for comments.

PUBLIC COMMENT

As of the writing of this report, staff has not received any written public comments.

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 is approved by the Board of Supervisors:

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Transportation conditions:
   A. The new eastern lot shall be served by the existing common private road.
   B. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads.
3. Environmental Planning conditions:
   A. To achieve compliance with the Maeveen Marie Beehan Conservation Lands System, new ground disturbance shall be limited to no more than 15,495.5 square feet total.
   B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. 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.

Invasive Non-Native Plant Species Subject to Control

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitalis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding *E. intermedia*, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass

Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schinus spp.	Pepper tree
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

4. Adherence to the sketch plan as approved at public hearing.
5. The eastern parcel shall have a minimum 75-foot building setback from the north property line for main and accessory structures.
6. The residence on the western parcel shall be limited to one story with a maximum building height of 20 feet.
7. The driveway for the western parcel shall at minimum have a dust-free chipseal surface.
8. Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
9. 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.
10. 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.

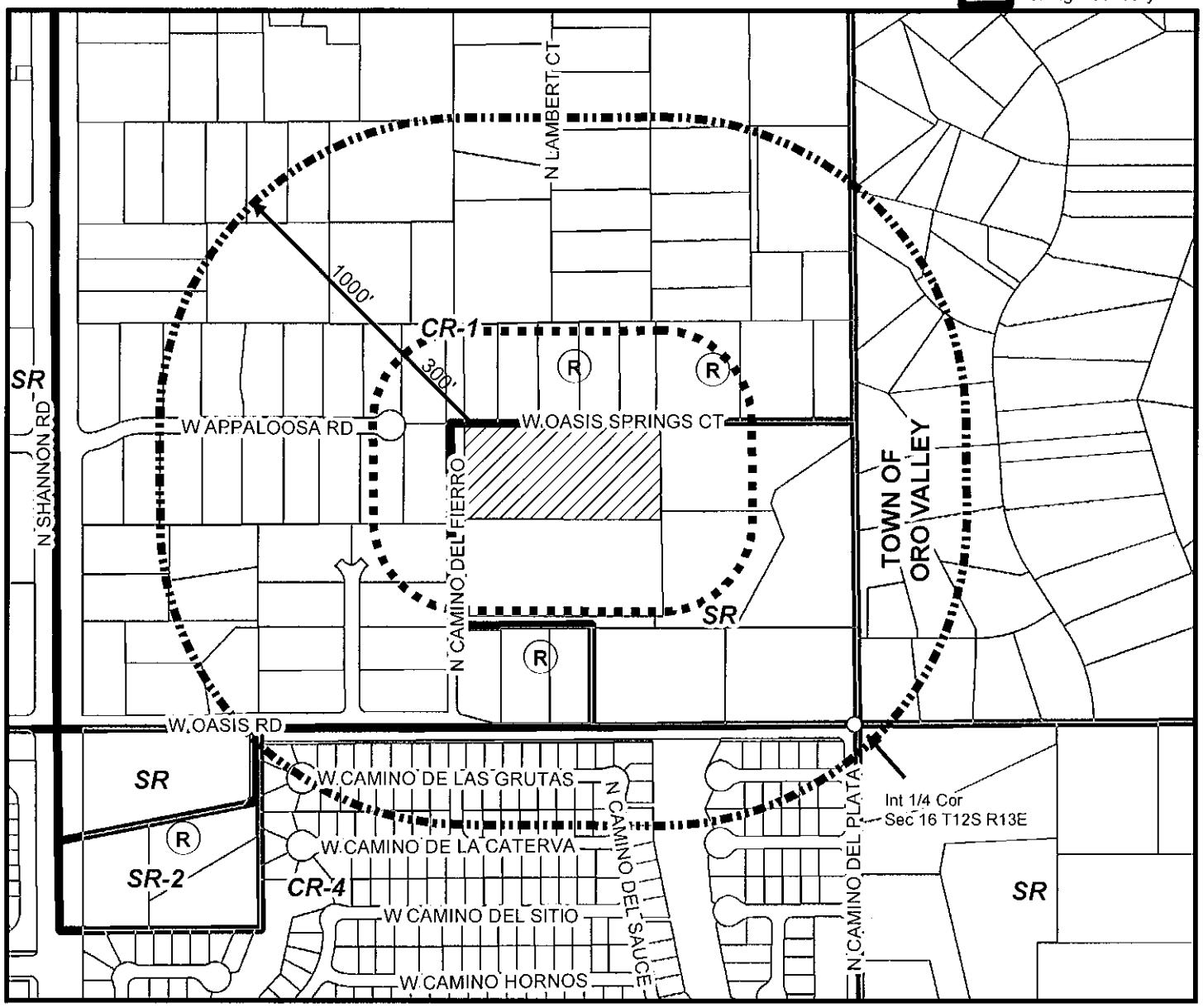
Respectfully Submitted,

David Petersen, AICP
Senior Planner

c: David and Laura Gurvine, 10120 N. Camino del Fierro, Tucson, AZ 85742-9668

Case #: P19RZ00009
Case Name: GURVINE - N. CAMINO DEL FIERRO REZONING
Tax Code(s): 224-42-004L

1000' Notification Area
300' Notification Area
Subject Property
Zoning Boundary



0 220 440 880 Feet

Area of proposed rezoning from SR to SR-2

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 10/30/19	Board of Supervisors Hearing: 12/17/19

Base Map(s): 162	Map Scale: 1:6,000	Map Date: 11/7/2019 - ds

N W E S

Excerpt from Pima Prospers FINAL (as adopted 2015)

Land Use Legend

The Land Use Intensity Legend is composed of a number of "urban/suburban", "rural" land use, and general categories. Urban/suburban designations are usually used in the metropolitan areas of Tucson, Green Valley and certain unincorporated communities. Rural land uses are generally used in exurban and rural locales. General categories can be found throughout the unincorporated county. Each category includes a description of the objectives and the types of uses intended for that category. In addition, most categories that allow residential uses include a minimum and maximum gross density, defined as residences per acre (RAC). Only land area zoned and planned for residential use or open space areas not including golf courses, shall be included in gross density calculations.

Effective densities throughout the rezoning process may be constrained by hydrology, open space requirements, overlay zones, cultural resources, and many other factors.

A. Urban/Suburban Intensity Categories

The following land use intensity categories shall be applied to designate planned land use within urban and suburban areas only:

. . . . . .

9. Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

a. Objective: To designate areas for low-density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and to be contiguous with other dedicated natural open space and public preserves.

. . . . . .

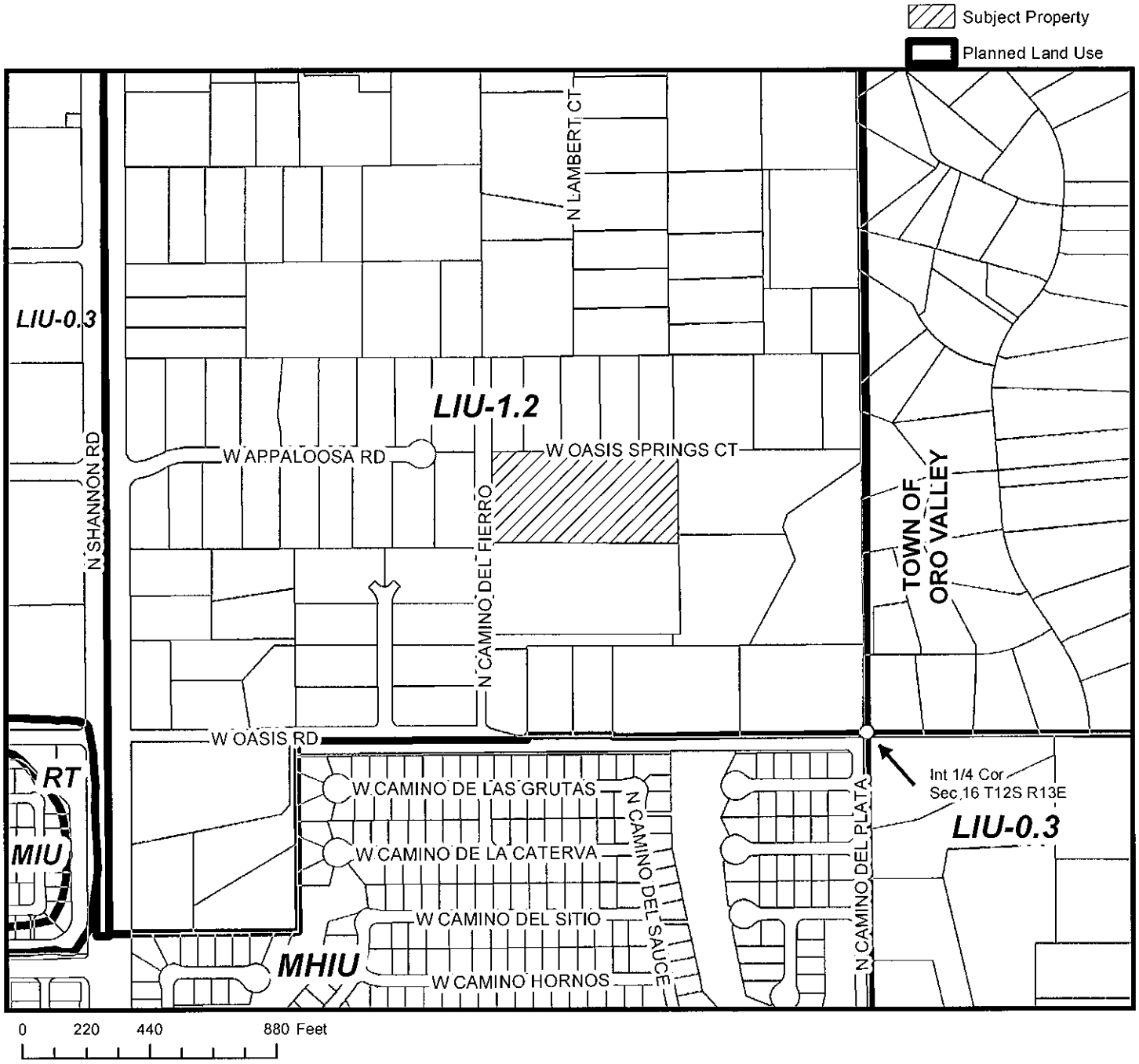
2) Low Intensity Urban 1.2 (LIU-1.2)

a) Residential Gross Density:
   i) Minimum – none
   ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following options:
      a] Gross density of 2.5 RAC with 45 percent open space; or
      b] Gross density of 4 RAC with 60 percent open space.

b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
   i) Minimum density – none
   ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following option:
      a] Gross density of 2 RAC with 50 percent open space.

. . . . . .

Case #: P19RZ00009
Case Name: GURVINE - N. CAMINO DEL FIERRO REZONING
Tax Code(s): 224-42-004L



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Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:6,000

Map Date: 10/3/2019 - ds

N W E S