BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: February 18, 2020

Title: RESOLUTION AND ORDINANCE: P19CR00002 615 W. ROLLER COASTER RD LLC - W. ROLLER COASTER ROAD CONCURRENT PLAN AMENDMENT/REZONING

Introduction/Background:

The Board of Supervisors' approved this concurrent plan amendment and rezoning September 3, 2019.

Discussion:

The concurrent plan amendment and rezoning was for an approximately .81-acre plan amendment from High Intensity Urban (HIU) to Neighborhood Center (NAC) and rezoning from TR (Transitional) to CB-1 (Local Business) zone to change the use to a day spa, general retail and compatible CB-1 uses in an existing building.

Conclusion:

The requested concurrent plan amendment and rezoning conform to the Pima County Zoning Code.

Recommendation:

The Resolution and Ordinance reflect the Board of Supervisors' approval.

Fiscal Impact:

0

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services - Planning Telephone: 520-724-8800

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

Department Director Signature/Date: 1-21-2020

Deputy County Administrator Signature/Date: 1/28/2020

County Administrator Signature/Date: C. Richard Bellamy 1/29/2020

PIMA COUNTY

DEVELOPMENT SERVICES

Subject: P19CR00002

JANUARY 14, 2020 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 15, 2020

RESOLUTION FOR ADOPTION

P19CR00002 615 W. ROLLER COASTER RD LLC – W. ROLLER COASTER ROAD PLAN AMENDMENT AND REZONING
Owners: 615 W. Roller Coaster Rd LLC, Attn: Victor Thompson
(District 1)

If approved, adopt RESOLUTION NO. 2020 - _____

OWNERS: 615 W. Roller Coaster Rd LLC
Attn: Victor Thompson
529 N. 6th Avenue
Tucson, AZ 85705

AGENT: Randel Jacob Design Group, PLLC
Attn: Randal Jacob
8987 E. Tanque Verde Rd.
Tucson, AZ 85749

DISTRICT: 1

STAFF CONTACT: Terrill Tillman, Principal Planner

STAFF RECOMMENDATION: **APPROVAL.**

CP/TT/ar
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector
P19CR00002 File

RESOLUTION 2020 -_____

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 .81 ACRES LOCATED AT THE SOUTHWEST CORNER OF W. ROLLER COASTER ROAD AND N. ORACLE ROAD, IN SECTION 11 OF TOWNSHIP 13 SOUTH, RANGE 13 EAST (ADDRESSED 615 W. ROLLER COASTER ROAD), IN THE CATALINA FOOTHILLS PLANNING AREA FROM HIGH INTENSITY URBAN (HIU) TO NEIGHBORHOOD ACTIVITY CENTER (NAC).

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

Section 1. The Pima County Comprehensive Plan Land Use Map, Catalina Foothills Planning Area, is hereby amended to change the planned land use intensity category for approximately .81 acres, as referenced in P19CR00002 W. Roller Coaster Rd LLC – W. Roller Coaster Road Concurrent Plan Amendment and Rezoning, located at the southwest corner of W. Roller Coaster Road and N. Oracle Road, in Section 11, Township 13 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from High Intensity Urban (HIU) to Neighborhood Activity Center (NAC).

Section 2. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 3. This Resolution shall become effective on the date of adoption.

Passed and adopted, this _____ day of _____, 2020.

_____
Chairman, Pima County Board of Supervisors

ATTEST:

_____
Clerk, Board of Supervisors

APPROVED AS TO FORM:

12/19/19
Deputy County Attorney
Lesley M. Lukach

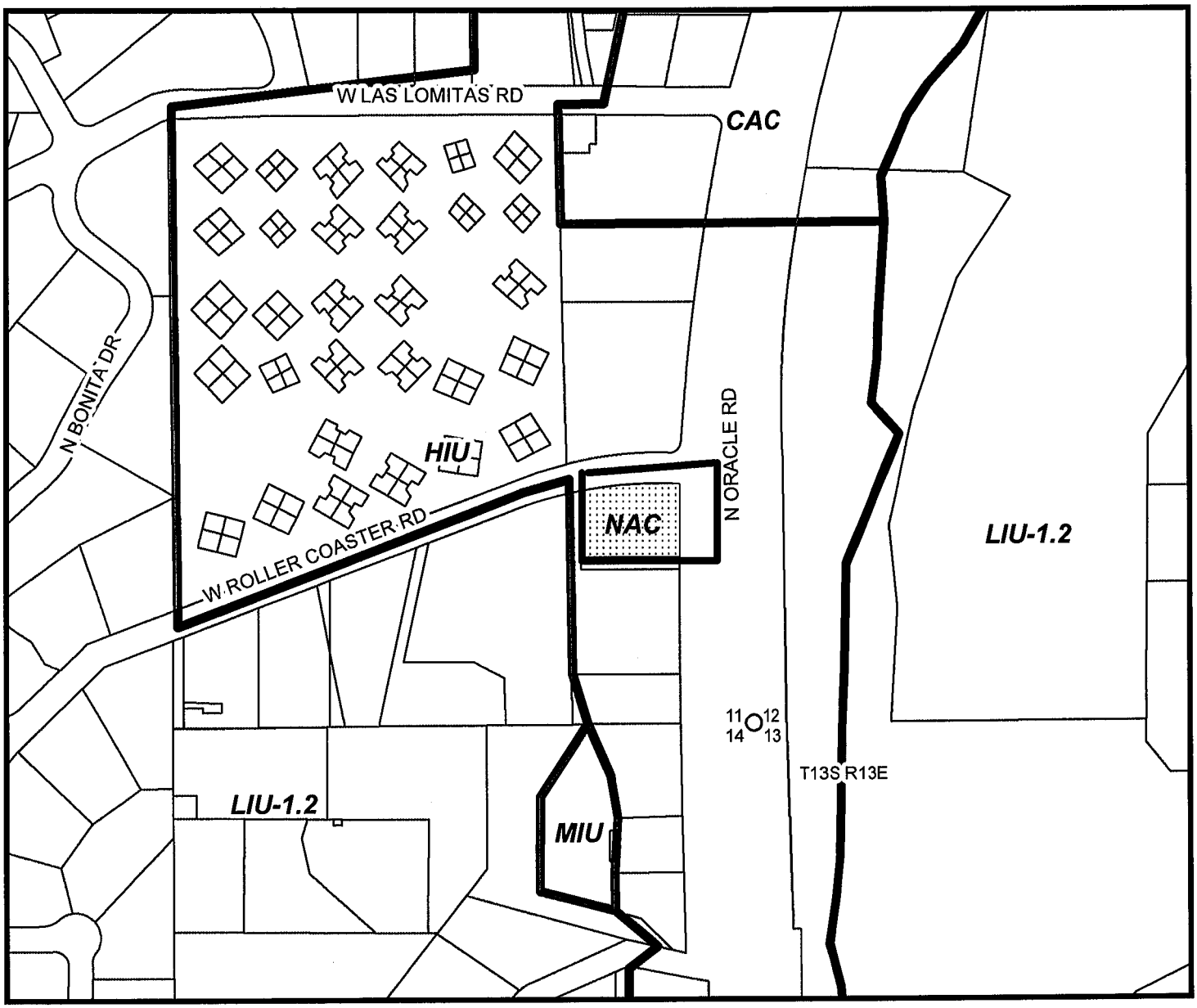
APPROVED:

1-2-2020
Executive Secretary
Planning and Zoning Commission

P19CR00002

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



0 145 290 580 Feet

Taxcode: 102-18-016K	**P19CR00002 615 W ROLLER COASTER RD LLC - W. ROLLER COASTER ROAD CONCURRENT PLAN AMENDMENT & REZONING** High Intensity Urban (HIU) to Neighborhood Activity Center (NAC) 0.81 Acres +/-	District 1 Location: Located on southwest corner of W. Roller Coaster Road and N. Oracle Road
	Catalina Foothills Planning Area under Pima Prospers Section 11, Township 13 South, Range 13 East	North
	Planning and Zoning Commission Hearing: May 29, 2019	Map Scale: 1:4,000
	Board of Supervisors Hearing: September 3, 2019	Map Date: December 5, 2019 / dms

PIMA COUNTY
DEVELOPMENT SERVICES

Subject: P19CR00002

FEBRUARY 18, 2020 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 15, 2020

ORDINANCE FOR ADOPTION

P19CR00002 615 W. ROLLER COASTER RD LLC – W. ROLLER COASTER ROAD PLAN AMENDMENT AND REZONING
Owners: 615 W. Roller Coaster Rd LLC, Attn: Victor Thompson
(District 1)

If approved, adopt ORDINANCE NO. 2020 - _____

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AGENT: Randel Jacob Design Group, PLLC
Attn: Randal Jacob
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Tucson, AZ 85749

DISTRICT: 1

STAFF CONTACT: Terrill Tillman, Principal Planner

STAFF RECOMMENDATION: APPROVAL.

CP/TT/ar
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector
P19CR00002 File

ORDINANCE 2020-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY .81 ACRES OF PROPERTY (ADDRESSED 615 W. ROLLER COASTER ROAD) FROM THE TR (TRANSITIONAL) ZONE TO THE CB-1 (LOCAL BUSINESS) ZONE, IN CASE P19CR00002 615 W. ROLLER COASTER ROAD LLC – W. ROLLER COASTER ROAD CONCURRENT PLAN AMENDMENT AND REZONING, LOCATED AT THE SOUTHWEST CORNER OF W. ROLLER COASTER ROAD AND N. ORACLE ROAD, AND AMENDING PIMA COUNTY ZONING MAP NO. 46.

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

Section 1. The .81 acres located at the southwest corner of W. Roller Coaster Road and N. Oracle Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 46, is rezoned from the TR (Transitional) zone to the CB-1 (Local Business) 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. Transportation condition: The easternmost access driveway onto Roller Coaster Road shall be removed.
3. Environmental Planning conditions: 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.
4. 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.
5. Adherence to the sketch plan (Exhibit B) as approved at public hearing.
6. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
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)."

Section 3. Time limits of conditions. Conditions 1 through 8 of Section 2 shall be completed no later than September 3, 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 _____, 2020.

_____
Chairman, Pima County Board of Supervisors

ATTEST:

_____
Clerk, Board of Supervisors

APPROVED AS TO FORM:

12/19/19
Deputy County Attorney

APPROVED:

1-2-2020
Executive Secretary
Planning and Zoning Commission

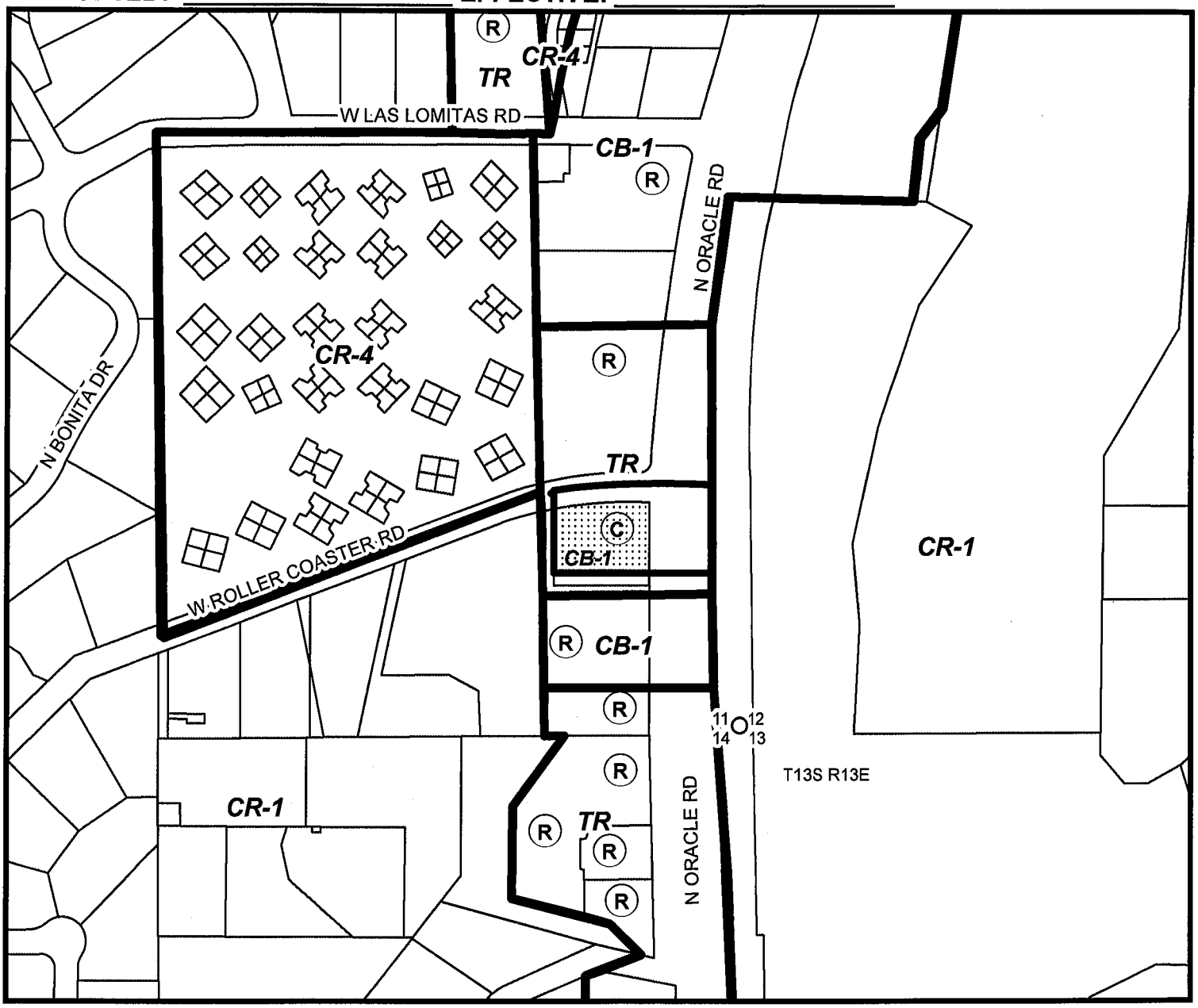
EXHIBIT A

AMENDMENT NO._____ BY ORDINANCE NO._____
TO PIMA COUNTY ZONING MAP NO. 46 TUCSON AZ. LOCATED
IN THE SE 1/4 OF THE SE 1/4 OF SECTION 11 T13S R13E.

N W E S

0 80 160 320 Feet

ADOPTED: _____ EFFECTIVE: _____

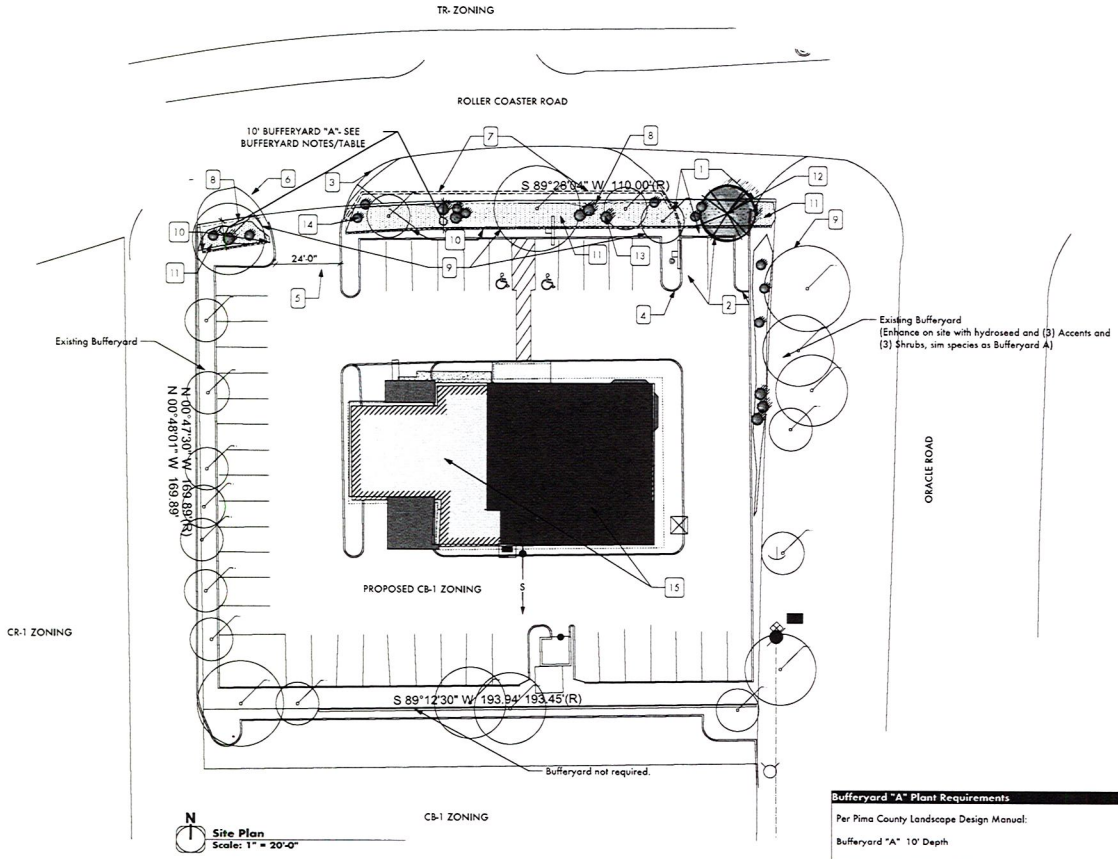


EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

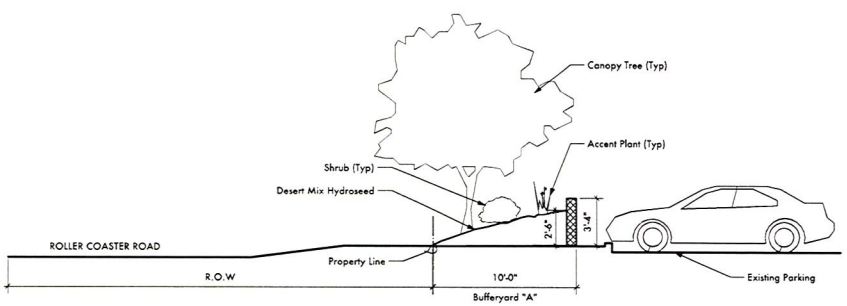
(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM TR 0.81 ac
ds-December 5, 2019

P19CR00002
10218016K

PIMA COUNTY
DEVELOPMENT SERVICES



Site Plan
Scale: 1" = 20'-0"



BW1 BW-1 Bufferyard "A"
Scale: 1/4" = 1'-0"

PROJECT TEAM		
Project Jurisdiction	Pima County	201 N. Stone Tucson, AZ 85701 (520) 791-5550
Architect	Randel William Jacob Randel Jacob Design Group	8987 E. Tanque Verde Rd. Suite 309-403 Tucson, AZ 85749 (520) 321-0220
Contractor	TBD	

SITE PLAN KEYNOTES

1. REMOVE EXISITNG CURB, REMOVE PAVEMENT THIS AREA TO CLOSE THIS DRIVEWAY. PROVIDE NEW LANDSCAPING PER CB-1 BUFFERYARD "A" REQUIREMENTS
2. EXTEND PARKING. PROVIDE NEW CURB
3. NEW 25' RADIUS PAVEMENT EDGE
4. EXISTING ISLAND TO REMAIN
5. EXISTING 24' WIDE DRIVEWAY TO REMAIN
6. EXISTING 25' RADIUS EDGE OF PAVEMENT TO REMAIN
7. REMOVE RAILROAD TIE EDGING
8. EXISTING 1'-0" N.A.E.
9. EXISTING TREE (TYP)
10. BW-1 NEW 40" TALL MASONRY WALL WITH 30" TALL BERM, PER BUFFERYARD "A" REQUIREMENTS (SEE NOTES/TABLE)
11. NEW "DESERT PLANT MIX" HYDROSEED, PER BUFFERYARD "A" REQ'S (TYP) (SEE NOTES/TABLE)
12. NEW CANOPY TREE PER BUFFERYARD "A" REQ'S (SEE NOTES/TABLE)
13. NEW SHRUB PER BUFFERYARD "A" REQ'S (SEE NOTES/TABLE)
14. NEW ACCENT PLANT PER BUFFERYARD "A" REQ'S (SEE NOTES/TABLE)
15. EXISTING TENANTS - GENERAL BUSINESS USE

PROJECT INFORMATION

Zoning:	TR
Code Used:	2012 IBC
Occupancy Classification:	B & M
Type of Construction:	V
Fire Protection System:	No

CODE EDITIONS

JURISDICTION	PIMA COUNTY
BUILDING CODE	2012 IBC
MECHANICAL CODE	2012 IMC
ELECTRICAL CODE	2011 NEC
PLUMBING CODE	2012 IPC

T.I. CODE REVIEW (2012 IBC)

OCCUPANCY GROUP:	B	2636 S.F.
	M	222 S.F.
	S	142 S.F.
CONSTRUCTION TYPE:		IIIB
FIRE SPRINKLER:		NO
TOTAL AREA:		3000 SF
OCCUPANT LOAD:		
B OCCUPANCY:		2636/100=26
M OCCUPANCY		222/30= 4
S STORAGE		142/300= 1
TOTAL LOAD		31
NUMBER OF EXITS REQ'D:		1
NUMBER OF EXITS PROVIDED:		2
NUMBER OF RESTROOMS REQ'D:		1
NUMBER OF RESTROOMS PROVIDED:		2
DRINKING FOUNTAINS REQ'D:		1
WATER COOLER PROVIDED:		1
SERVICE SINKS REQ'D:		1
SERVICE SINKS PROVIDED:		1

PARKING

VEHICLE PARKING:
General Retail 3.5/1000sqft= 18 spaces req'

42 spaces Provided (No Change to existing)

SCOPE

REEQUESTING REZONING FROM TR1 ZONE TO CB-1 ZONE

Bufferyard "A" Plant Requirements

Per Pima County Landscape Design Manual:

Bufferyard "A" 10' Depth

BW-1 Required - BW-1 provided

Required Trees = 6
Provided Trees = 6 (1 new tree, 5 existing trees)

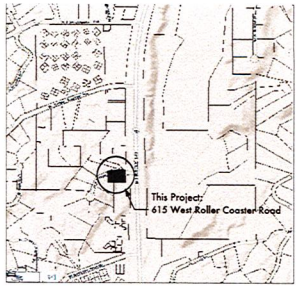
Required Shrubs = 6
Provided Shrubs = 6

Required Accents = 9
Provided Accents = 9

Groundcover - Per note 2.C - Native Hydroseed mix provided

Plant Key

ID	Common Name	Qty	Size
Trees:	Velvet Mesquite	1	15 gal
Accents:	White Lantana	9	1 gal
Shrubs:	Red Bird of Paradise	6	1 gal



Location Map
Not to scale

Exhibit B
Page 4 of 4

No.	Date	Appr	Revision Notes

RJDG COLLABORATIVE
www.randeljacob.com

8987 E. Tanque Verde Rd
Suite 309-403
Tucson, Arizona 85749
520.321.0220
randeljacob.com

REGISTERED ARCHITECT
31971
RANDEL WILLIAM JACOB
ARIZONA U.S.A.

Project Title
CONCURRENT COMPREHENSIVE PLAN AMENDMENT REZONING
615 W. Roller Coaster Rd.
TUCSON, ARIZONA

Sheet Title
SITE PLAN

Project Manager: Randel William Jacob
Drawn By: RWJ
Date: 4/25/19

CS1