



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 19, 2020

Title: P20RZ00001 WRIGHT - N. SANDARIO ROAD REZONING

Introduction/Background:

The applicant requests to rezone approx. 1.43 acres from GR-1 (BZ) (Rural Residential - Buffer Overlay) to CB-2 (BZ) (General Business - Buffer Overlay) zone on the former Picture Rocks Fire Department site located on the west side of N. Sandario Road, about 900 feet south of W. Picture Rocks Road.

Discussion:

The applicant requests the rezoning for the adaptive reuse of the fire station and site. Possible future uses include auto or RV service and repair, requiring rezoning to CB-2; the structure and site could also support other commercial or retail services. No new development or structures are proposed.

Conclusion:

The rezoning to CB-2 is supported by a number of Pima Prosper policies (identified Focused Development Investment (growth) Areas for economic development and community revitalization; reuse of historic, unique or significant buildings). The Picture Rocks region is in need of local businesses, retail and services.

Recommendation:

The Planning and Zoning Commission and staff recommend approval subject to standard and special conditions.

Fiscal Impact:

n/a

Board of Supervisor District:

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All


Department: Development Services

Telephone: 724-8800

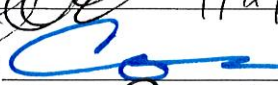
Contact: Mark Holden, Principal Planner

Telephone: 724-6619

Department Director Signature/Date:

 4/24/2020

Deputy County Administrator Signature/Date:

 4/24/2020

County Administrator Signature/Date:

 4/24/20



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P20RZ00001

Page 1 of 3

FOR MAY 19, 2020 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

Tom Drazgowski

DATE: April 17, 2020

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P20RZ00001 WRIGHT – N. SANDARIO ROAD REZONING

Request of Mark and Mary Lou Wright, represented by Steadfast Drafting and Design LLC, requesting a **rezoning** of approximately 1.43 acres from the GR-1 (BZ) (Rural Residential - Buffer Overlay) zone to the CB-2 (BZ) (General Business - Buffer Overlay) zone on the property located on the west side of N. Sandario Road, approximately 900 feet south of the intersection of N. Sandario Road and W. Picture Rocks Road, **addressed as 6625 N. Sandario Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Rural Crossroads. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (10-0)**. Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 3)

Planning and Zoning Commission Public Hearing Summary (March 25, 2020)

Chairman Johns and Commissioner Membrilla were present in the hearing room; the remaining eight commissioners participated via telephone as a public health precaution due to the COVID-19 pandemic.

Staff presented information about the proposed rezoning to the commission and explained the owners' desire to adaptively reuse the former fire station and site for commercial uses in the Picture Rocks community. The commission had no questions for staff and the applicant spoke next, restating the owners' plan to develop the site commercially. The applicant stated that four (4) neighbors attended the meeting he had scheduled, and that all were in support of the rezoning, and had suggestions for what types of commercial services they would like to see on the site.

A commissioner asked the applicant what the proposed uses might be on the site if rezoned.

The applicant responded that the design of the structure (i.e., the firetruck bays) might be amenable for auto repair, complemented by auto parts sales; the building had additional space for other retail and services, such as a beauty salon. The commissioner followed up to ask if these were needed uses in the region. The applicant responded in the affirmative, noting that there is no public transit in the region, and residents are required to drive to N. Cortaro Road and N. Silverbell Road, at a minimum, for basic retail and services.

The commission opened the public hearing. No one requested to speak and the commission closed the public hearing.

Commissioner Gungle made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Matter seconded.

Upon a roll call vote, the motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** passed (10-0):

Completion of the following requirements within five years from the date the rezoning request is 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 condition: the location and design of access points shall be subject to approval by the Department of Transportation at the time of development plan submittal.
3. Flood Control District condition: at the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B, such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Department of Environmental Quality condition: the onsite septic system shall only be used for domestic sewage only. If the site is used for other purposes such as automotive repair or detailing, disposal of sewage other than domestic sewage is prohibited.
5. 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.
6. Adherence to the preliminary development plan as approved at public hearing.
7. 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)."
8. 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.

P20RZ00001

Page 3 of 3

TD/MH/tt
Attachments

cc: Mark & Mary Lou Wright, 5020 N. Lak-A-Yucca Rd., Tucson AZ 85743
Steadfast Drafting & Design LLC, Attn: Jeffrey Stewart, 4190 N. Reno Ave., Tucson AZ 85705
Tom Drzazgowski, Chief Zoning Inspector
P20RZ00001 File

- 1 15' UTILITIES EASEMENT, DOCKET 7307 PAGE 901
- 2 15'X30' F1 ECTRIC EASEMENT, DOCKET 9595 PAGE 1742
- 3 UTILITIES EASEMENT, DOCKET 7307 PAGE 901 W10' OF THE S37.50' OF THE E284
- 4 EXISTING CONCRETE DRIVE ENTRANCE
- 5 EXISTING GRAVEL FOR DUST CONTROL
- 6 EXISTING PERMETER FENCE

- 8) EXISTING 25' LANDSCAPE BUFFERYARD TO CONVERT TO 20" TYPE "D" 8020 PLANT LIST
- 9) PAVING CONCRETE DRIVEWAY
- 10) EXISTING ASPHALT DRIVEWAY
- 11) DEPRESSURE WATER HARVESTING/ANDSCAP' AREA
- 12) EXISTING FIRE HYDRANT
- 13) EXISTING GAS METER & LINE
- 14) EXISTING WATER METER & LINE
- 15) GRAVEL, CHIP SEAL OR ASPHALT PAVING
- 16) EXISTING SAGROUD TO REFINISH
- 17) EXISTING CONCRETE SLAB
- 18) EXISTING SHED
- 19) EXISTING CANOPY
- 20) EXISTING BICYCLE PARKING
- 21) NEW GRAVEL FOR DUST CONTROL
- 22) 4" WIDE DECOMPOSED GRANITE
- 23) 12" WIDE ASPHALT PAVING
- 24) EXISTING IRONWOOD TREE TO REMAIN
- 25) EXISTING 25' LANDSCAPE BUFFERYARD TO CONVERT TO 15" TYPE "D" 8020 PLANT LIST
- 26) 15" TYPE "D" 8020 PLANT LIST

- 20 EXISTING BICYCLE PARKING
- 21 NEW GRAVEL FOR DUST CONTROL
- 22 4" WIDE DECOMPOSED GRANITE
- 23 12" WIDE ASPHALT PAVING
- 24 EXISTING IRONWOOD TREE TO REMAIN
- 25 EXISTING 25" LANDSCAPE BUFFERYARD TO CONVERT TO 15" TYPE D, "BOZO PLANT LIST"
- 26 15" TYPE "D", "BOZO" PLANT LIST

1. THERE ARE TWO QUADRANTS ON SITE & TWO IRONWOOD TREES THAT WILL BE PRESERVED IN PLACE.

2. SITE WILL BE LANDSCAPED WITH DROUGHT-TOLERANT SPECIES PER APPROVED DEVELOPMENT/LANDSCAPE PLAN.

3. SANDRINO ROAD IS 145' WIDE ALONG 0.5'.

4. ASSESSORS TAX PARCEL #23-07-0140 DECREASED 5'.

5. ALL LANDSCAPE AREAS SHALL BE DECREASED 5'.

6. FLOOD AREA (0.5') COVERS THE ENTIRE PROJECT. NO NEW STRUCTURES ARE PLANNED. IRONWOOD TREES ARE PLANNED. 1% OF THIS DEVELOPMENT PLAN, BUT DO NOT AFFECT THIS DEVELOPMENT PLAN.

7. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS AVRA VALLEY WATER.

8. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL BE AT NO EXPENSE TO THE PUBLIC.

9. ANY NEW OUTDOOR LIGHTING SHALL BE HOODED AND CONTROLLED SUCH THAT THE SOURCE OF LIGHT IS NOT VISIBLE FROM ANY ADJACENT PROPERTY.

10. THE BOUNDARY OF THE SITE



PROPERTY, BOUNDARY LINE
STRIPING 4"
ADJACENT PROPERTY, BOUNDARY LINE
ROADWAY CENTERLINE
BUILDING SETBACK LINE
EASEMENT
PROPOSED 6" DCS
EXISTING 4" DCS
EXISTING SEWER LINE & MANHOLE
BENCHMARK
NO. OF GROUPED PARKING SPACES
BICYCLE PARKING SPACES (3"x6")
FINISHED FLOOR ELEVATION
EXISTING CONTOUR W/ELEVATION
PERSONNEL BACK
100'-0" ELEVATION LIMIT

FF€ 2262.00

SHEET 1 COVER SHEET/SITE PLAN

LOCATION MAP
LOCATED IN
SECTION 4 -- T13S -- R12E, G
PIMA COUNTY, ARIZONA

THE EASTERLY 264 FEET OF THE SOUTHERLY 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 11 EAST, GLA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA; EXCEPTING ANY PORTION LYING WITHIN SANDGRO ROAD.

PROJECT SITE IS 1.43 ACRES
EXISTING ZONING = CR-1 & CB-1
LAND USE INTENSITY IS S-6
PICTURE ROCKS ACTIVITY CENTER (AVC)
PROPOSED ZONING IS CB-2
PROPOSED LAND USE IS COMMERCIAL
PARCEL NUMBER IS 213-07-0740

MARK & MARY LOU WRIGHT
5020 N. LAK A YUCCA ROAD
TUCSON, ARIZONA 85743-9126
PHONE # (520) XX

JAS ENGINEERING
JEFFREY A. STANLEY, P.E.
3650 N. ORACLE ROAD
TUCSON, AZ 85705
PHONE # (520) 390-7920

3

D10SCVVVY Z07-07-1Q

PRELIMINARY - NOT FOR CONSTRUCTION

THE SHOPS ON SANDARIO
EASTERN 264 FEET OF THE SOUTHWEST 1/4 COR. OF THE
SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 30 N., RANGE 11
SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 30 N., RANGE 11
COUNTY OF LA PLATA AND SALT RIVER EAST AND MEDICAL BUILT, COUNTY
OF GARFIELD, STATE OF UTAH EXCEPT ANY PORTION Lying WITHIN SANDARIO ROAD,
SECTION 4 - 11-55 - R12E - G455W.

7

102-2490
Center
1001

ARIZONA
JUN 11 1972

COPIES 8-10-7022

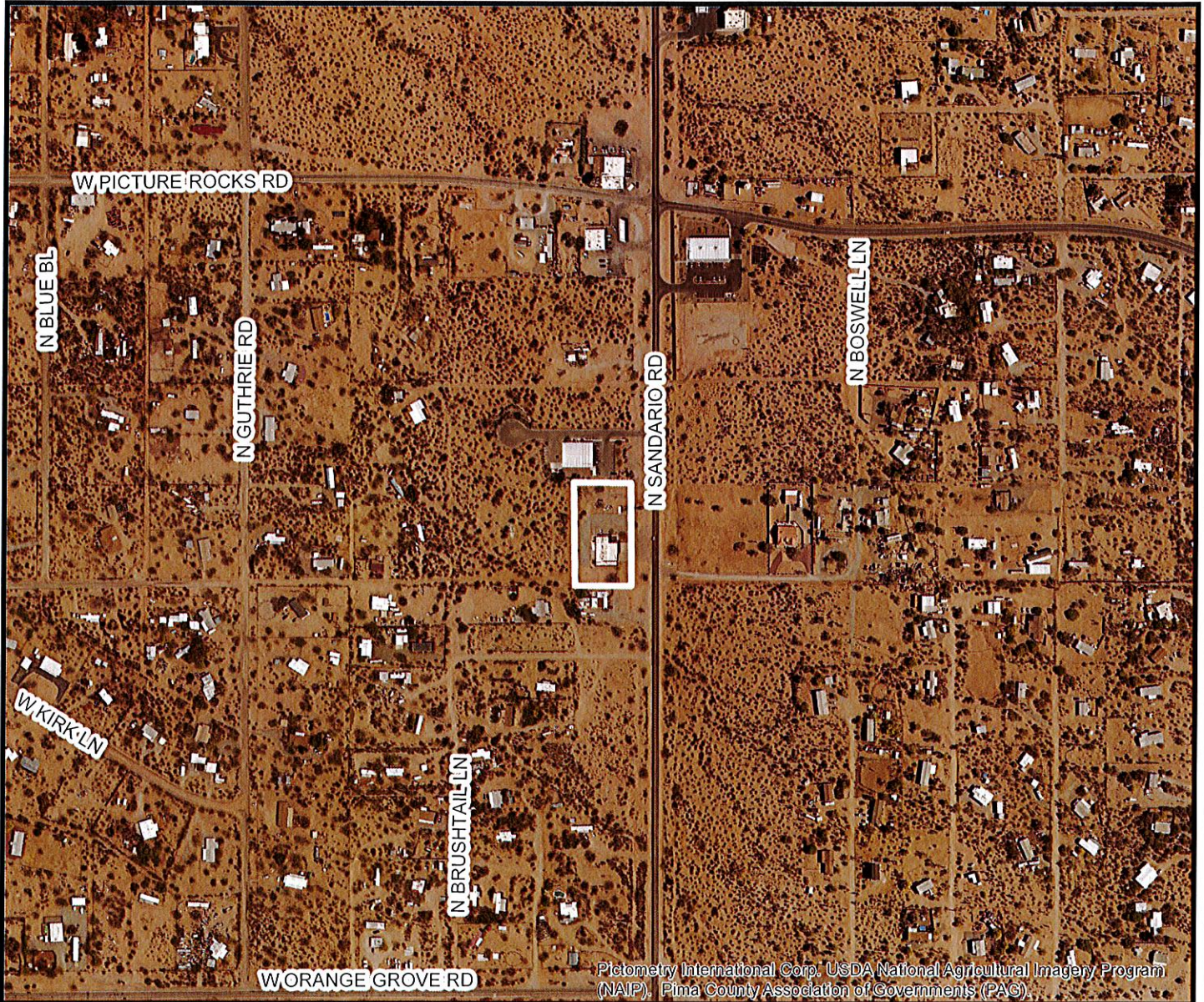
SCALE:
1" = 100'

DRAWING BY JAS
REVIEWED BY JAS
DRAWING NO. JAS
REVISION NO.

PIMA COUNTY, ARIZONA

DRAWING 1



Case #: P20RZ00001
Case Name: WRIGHT - N. SANDARIO ROAD REZONING
Tax Code(s): 213-07-0140



Pictometry International Corp. USDA National Agricultural Imagery Program (NAIP). Pima County Association of Governments (PAG).

0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes:		
		Map Scale: 1:6,000	Map Date: 3/3/2020 - ds

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

HEARING March 25, 2020

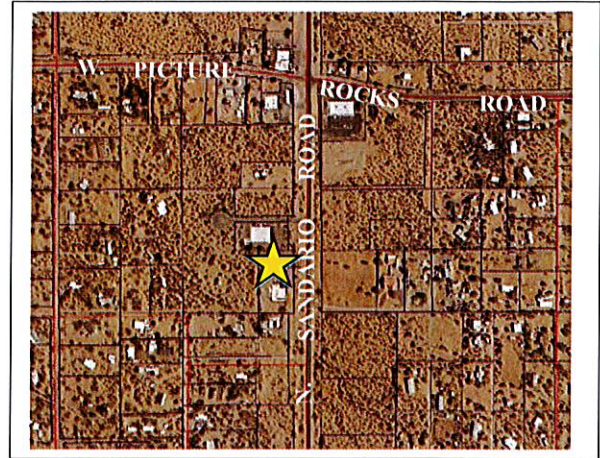
DISTRICT 3

CASE P20RZ00001 Wright - N. Sandario
Road Rezoning

REQUEST Rezone from GR-1 (BZ) (Rural
Residential - Buffer Overlay) zone to
CB-2 (BZ) (General Business - Buffer
Overlay) zone (1.43 acres)

OWNER Mark & Mary Lou Wright
5020 Lak-A-Yucca Road
Tucson, AZ 85743-9126

APPLICANT Steadfast Drafting & Design LLC
Attn: Jeff Stewart
4159 N. Reno Avenue
Tucson, AZ 85705



APPLICANT'S PROPOSED USE

"The purpose of this [rezoning] is... to change the present GR-1 Rural Residential use to CB-2 Commercial. This request is consistent with the current designation for S-6 Picture Rocks Activity Center...."

APPLICANT'S STATED REASON

The proposed CB-2 uses include commercial retail or automotive uses (e.g., RV repair, auto parts retailer). The owner has received inquiries from prospective tenants but no firm offer has been made as yet. No additional building expansion is proposed, and proposed parking is configured based upon highest use.

STAFF REPORT SUMMARY

The Development Services Department recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The owner proposes to redevelop the former Picture Rocks Fire Department fire station and site for commercial uses; no additional development or construction of buildings is planned. The rezoning and proposed use comply with the Comprehensive Plan land use designation and other plan policies on the site.

PUBLIC COMMENT

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

COMPREHENSIVE PLAN

The Pima County Comprehensive Plan land use designation on the subject property is Rural Crossroads (RX), which designates mixed use areas where basic goods and services are conveniently provided to rural settlements and residents. Slightly higher residential densities than that of surrounding rural neighborhoods provide opportunities for specialized housing types

(elderly, single, low-income). In more developed communities, a grocery may be principal anchor to other retail (drugstore, variety, hardware, self-serve laundry, bank, etc.). Rural Crossroads will be located on areas of generally less than twenty acres; smaller areas may be located at rural intersections of collector or arterial roads to serve rural residents and travelers.

Much of the region further from Sandario Road is designated Medium Intensity Rural (MIR), to designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas. Areas further to the south of the rezoning site on the border of and within Saguaro National Park (SNP) are designated Resource Sensitive (RS), for larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves and environmentally sensitive areas.

The rezoning site is covered under Special Area Policy S-6 Picture Rocks Activity Center. Design guidelines are provided to protect the rural character, tourism attraction and scenic quality, and to mitigate negative impacts of strip commercial development, to enhance the economic life and "sense of place" of this rural community. Specific policies are listed in the Planning Report, below.

The Picture Rocks area is designated as a Community Development Target Area (CDTA) by the county's Community Development and Neighborhood Conservation Department. CDTAs are eligible to receive HUD Community Development Block Grant funding for community revitalization and economic development activities, and are designated as Focused Development Investment (growth) Areas under the comprehensive plan. Comprehensive plan policies that support the rezoning include focusing redevelopment and revitalization on commercial corridors in CDTAs and encouraging reuse of historic or otherwise unique or significant buildings.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CB-1	Dollar store, vacant land
South:	CB-1	Restaurant
East:	GR-1	Vacant land, rural residential
West:	CB-1	Vacant land

The rezoning site is located west of the Tucson Mountains, about 1000 feet south of the intersection of N. Sandario Road and W. Picture Rocks Road, and about 4000 feet north of SNP Tucson Mountain District. The area around the Sandario Road and Picture Rocks Road intersection is a mix of commercial zoning (CB-1 Local Business and CB-2 General Business) with gas stations / convenience stores, dollar stores, and miscellaneous retail and services. This is surrounded by mostly developed, un-subdivided rural residential development, zoned GR-1 Rural Residential and SH Suburban Homestead, with larger-lot RH Rural Homestead zoned property surrounding SNP.

PREVIOUS REZONING CASES ON PROPERTY

There have been no previous rezoning requests or cases for the property.

PREVIOUS REZONING CASES IN GENERAL AREA

There were about 11 rezonings in the vicinity of the Sandario and Picture Rocks intersection between the early 1970s to the mid-2010s that rezoned properties from GR and GR-1 to CB-1 and CB-2 zoning. There is currently about 38 acres of commercially-zoned land along Sandario Road.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM

The rezoning site is outside the Maeveen Marie Behan Conservation Lands System (MMBCLS).

PLANNING REPORT

The rezoning property is the former Picture Rocks Fire Department, which maintains the two-story firehouse structure with three large vehicle bays, accessory storage, and paved parking areas. The property is fenced and has been cleared of vegetation, though there are four surviving mature ironwood trees and other scattered plants. The rezoning will re-purpose the existing structure with no additional buildings, development or grading planned.

The property is located within the Buffer Overlay Zone (BOZ) for SNP, which would require a fifty-percent natural open space set-aside. However, the fire station was permitted and developed prior to this rezoning request and will not be required to meet the natural open space set-aside, but will meet other applicable ordinance performance standards (e.g., parking lots, vegetation).

Applicable items from the S-6 Picture Rocks Activity Center Special Area Policy include creating a pedestrian and equestrian scale streetscape, with features such as on-street parking, sidewalks, planters and street trees; and, supporting the traditional western "main street" through planning and architectural design, by reducing front building setbacks and providing side and rear parking. The preliminary development plan (PDP) shows development of the Sandario Road Greenway, a 25-foot Bufferyard 'D' landscaped from the BOZ ordinance plant list with water harvesting swales on Sandario Road, and side parking.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / N/A</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection subject to condition
FLOOD CONTROL	Yes	No objection subject to condition
ENVIRONMENTAL QUALITY	Yes	No objection subject to condition
PARKS AND RECREATION	Yes	No objection
WATER	Yes	No comments received

TRANSPORTATION REPORT

The proposed rezoning site is served directly by Sandario Road with Picture Rocks Road approximately 900 feet to the north.

Sandario Road is a paved two-lane roadway maintained by the county. Sandario Road is a 40 MPH posted speed limit roadway with a 150-foot-wide right-of-way (ROW). The Pima County Major Streets Plan designates Sandario Road as a Collector with a planned 80-foot-wide ROW. The Pima County Scenic Route Plan identifies Sandario Road as a Scenic, Major Route. The most recent traffic counts for Sandario Road is north of Picture Rocks Road with 5,664 ADT with an approximate capacity of 11,340 ADT.

The rezoning is to re-purpose the existing structure on the property (the former Picture Rocks Fire Department station) for retail or automotive uses (repair or retail). To determine the approximate trip generation of the site, the retail use was utilized since it is a more intense use. Nevertheless, no specific retail use was provided for the proposed rezoning. Assuming the site is to be used as a Specialty Retail Center, the trip generation would be approximately 250 ADT for the existing 5,650 square-foot building.

Due to the former use as a fire station, the amount of asphalt and concrete paving within the ROW will be reviewed during the permitting stage to verify driveway spacing and delineation of driveway to meet Pima County Standards.

There are no concurrency concerns with this rezoning given that roadways functioning under capacity. Pima County Department of Transportation has no objection to this rezoning and recommends approval, subject to rezoning condition #2.

FLOOD CONTROL REPORT

The entire site is within sheet flood area and Floodplain Use Permits are required for all development. The site will be served by Avra Valley Water which does not provide renewable and potable water; however, the site is not within an area where subsidence exceeds the regulatory threshold of three inches, a shallow groundwater area, or an isolated basin. Furthermore, as a commercial project with no change in footprint, no increase in demand is predicted.

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

WASTEWATER RECLAMATION REPORT

The rezoning request is for retail or commercial uses on the property currently served by private on-site disposal sewage system. The subject property is located outside the Wastewater Department's service area. The proposed rezoning request is subject to the Pima County Department of Environmental Quality review and approval.

ENVIRONMENTAL QUALITY REPORT

Environmental Quality has no objection to the rezoning, subject to rezoning condition #4.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

The *Pima Regional Trail System Master Plan* (May 2012) identifies the Sandario Road Greenway (G044), which is planned along Sandario Road from Avra Valley Road to Ajo Highway. The Plan's development standard for greenways is for a twelve-foot paved path and eight-foot trail, with optional sidewalk and landscape buffering. The PDP proposes a twelve-foot-wide asphalt path and four-foot-wide decomposed granite trail just outside the property line and landscaping on-site adjacent to Sandario Road.

CULTURAL RESOURCES REPORT

Cultural Resources has no comment.

ENVIRONMENTAL PLANNING REPORT

The site is located outside of the MMBCLS and is not within a Critical Landscape Linkage. Rezoning condition #5 addresses long-term removal of buffelgrass on the site.

SAGUARO NATIONAL PARK REPORT

Park staff stated they had no objection to the proposed rezoning as long as there is no increase in building density (phone conversation with Chief Ranger Ray O'Neil, Jan. 31, 2020).

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service have no comment.

AVRA WATER CO-OP REPORT

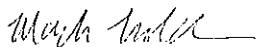
Avra Water have no comment.

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 is 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 condition: the location and design of access points shall be subject to approval by the Department of Transportation at the time of development plan submittal.
3. Flood Control District condition: at the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B, such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Department of Environmental Quality condition: the onsite septic system shall only be used for domestic sewage only. If the site is used for other purposes such as automotive repair or detailing, disposal of sewage other than domestic sewage is prohibited.
5. 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.
6. Adherence to the preliminary development plan as approved at public hearing.
7. 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)."
8. 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,








Mark Holden, AICP
Principal Planner

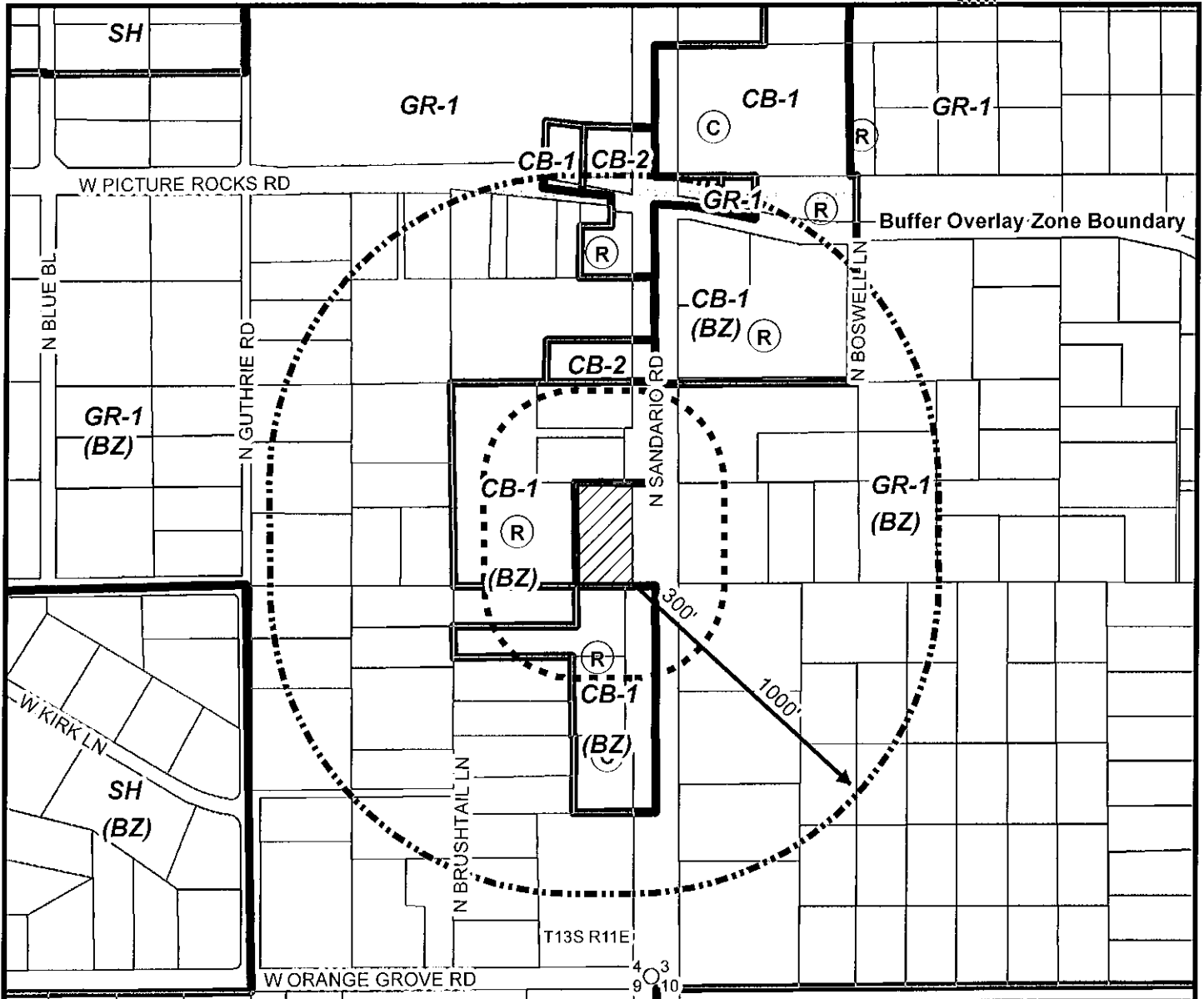
cc: Jeff Stewart

Case #: P20RZ00001

Case Name: WRIGHT - N. SANDARIO ROAD REZONING

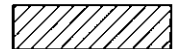
Tax Code(s): 213-07-0140

-  1000' Notification Area
-  300' Notification Area
-  Subject Site
-  Zoning Boundary
-  Buffer Overlay Zone (BZ)



0 220 440 880 Feet

Area of proposed rezoning from GR-1 (BZ) to CB-2 (BZ)



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 3/25/20 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 155

Map Scale: 1:6,000

Map Date: 3/3/2020 - ds



Rural Crossroads (RX)

Objective: To designate mixed use areas where basic goods and services are provided to rural settlements and rural residents as conveniently as possible. Residential densities slightly higher than the surrounding rural neighborhoods are allowed to provide opportunities especially for certain housing types such as those serving the elderly, single, and low income residents. In more developed communities, a grocery store may be the principal anchor tenant, along with other uses such as a drugstore, variety/hardware store, self-service laundry, bank, and other similar uses. Such areas will generally be less than twenty acres. Smaller rural crossroads will generally be located at rural roadway intersections of collector or arterial roads for the provision of limited commercial services to rural residents and travelers.

- Residential Gross Density: Minimum - 1.2 RAC; Maximum - 10 RAC
- Residential Gross Densities for TDR Receiving Areas: Min. - 1.2 RAC; Max. - 5 RAC

Special Area Policy S-6 Picture Rocks Activity Center

General Location: N. Sandario Road in the community of Picture Rocks in Sections 3 & 4, Township 13 South, Range 11 East

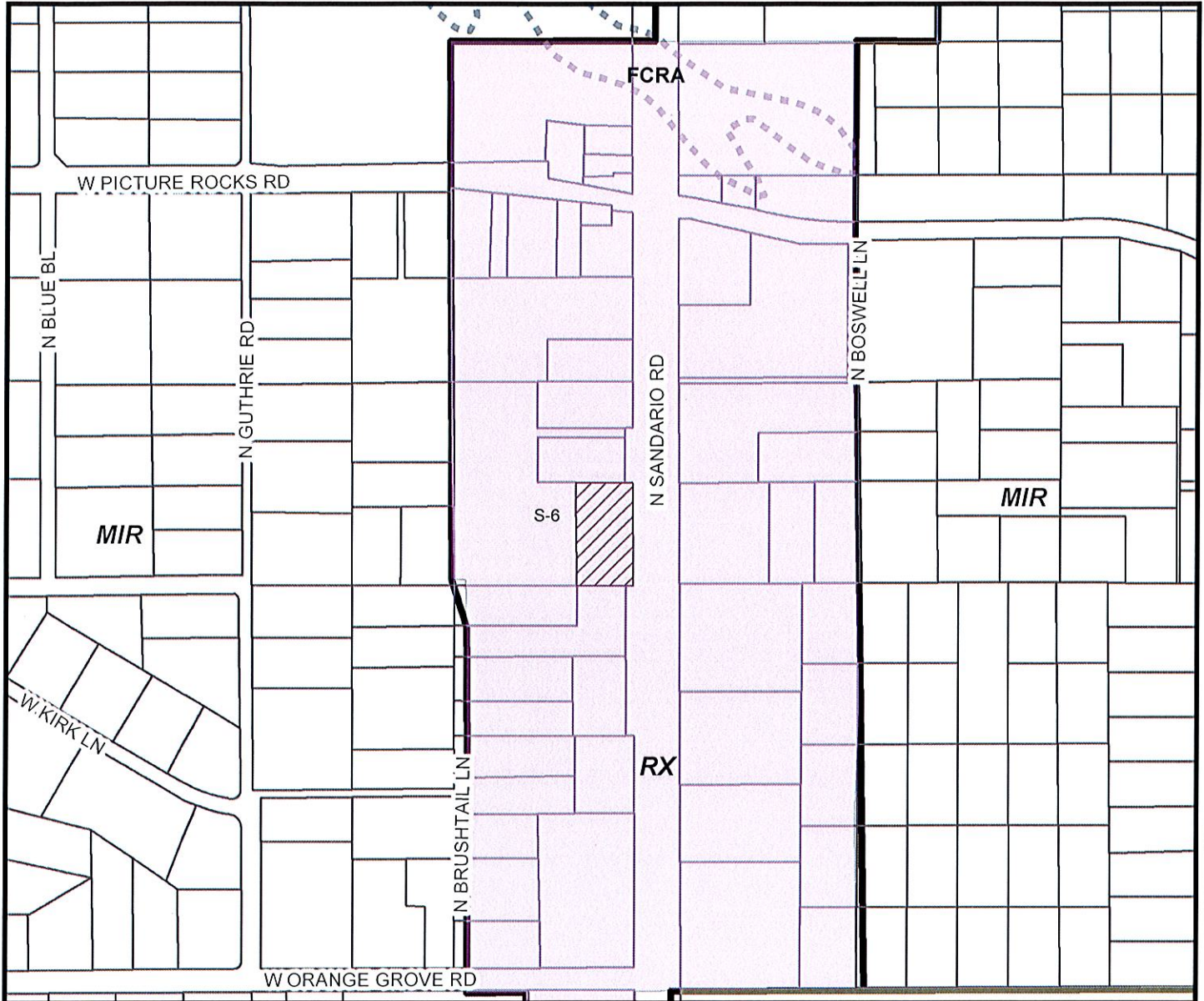
Description: design guidelines are provided to protect the rural character, tourism attraction and scenic quality and to mitigate negative impacts of strip commercial development. Appropriate site design will enhance the economic life and “sense of place” of this rural community.

Policies:

- A. Create a pedestrian and equestrian scale streetscape; the development of unique street standards for Sandario Road is encouraged. Such standards, to be developed by Pima Co. DOT, in cooperation with Picture Rocks Business Association, will result in more attention to the street's relation to parking, sidewalks, and buildings. Examples of street design features include on-street parking, sidewalks, planters, and street trees.
- B. Development shall enhance this pedestrian scale environment, avoid strip auto-oriented commercial, and support through site planning and architectural design the traditional western “main street.” The following development guidelines shall be considered:
 1. Buildings shall have reduced front setbacks, with parking lots located to the rear or side of buildings.
 2. A farmers market located at the southeast corner of Sandario Road and Picture Rocks Road is regarded as a community asset and considered an allowable use.
- C. Residential structures shall be limited to one story, unless the unit is above a commercial establishment that fronts on Sandario Road.
- D. Each rezoning application shall be submitted to Saguaro NP for agency review and comment.

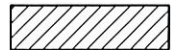
Case #: P20RZ00001
Case Name: WRIGHT - N. SANDARIO ROAD REZONING
Tax Code(s): 213-07-0140

EXHIBIT FOR COMPREHENSIVE PLAN DESIGNATIONS



0 220 440 880 Feet

Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes: S-6 = Picture Rocks Activity Center Special Area Policy

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:6,000

Map Date: 3/4/2020 - ds



STEADFAST DRAFTING & DESIGN, LLC.

4159 N. Reno Avenue
Tucson, Arizona 85705
Phone: (520) 907-8070
jstewart@steadfastdrafting.com

February 22, 2020

Re: 6625 North Sandario Road

Dear Property Owner,

My name is Jeff Stewart and I am representing Mr. & Mrs. Wright owners of the parcel at 6625 North Sandario Road. We have applied for a Rezoning for this parcel. The zoning would change from GR-1 (Rural Residential) to CB-2 (General Business). There are no current plans to add any buildings to the parcel. If the rezoning is approved there will be some Landscaping (trees, etc.), paving or gravel for driveway or parking, and some down lighting, in conformance with the Pima County Lighting Code added to the parcel.

If you have been a neighbor for any length of time you recognize this property as the former Picture Rocks Fire Department location. The owners are cleaning up and improving the parcel and the building. Mr. & Mrs. Wright intend to entice businesses that will serve the community and establish themselves at this location, they hope to continue being a good neighbor and business owners for many years to come.

I invite you to stop by 6625 North Sandario Road, on Wednesday, March 11, 2020 between 6pm and 7:00pm to meet with me so that I might answer any questions and concerns that you may have concerning the proposed project. The meeting will be located in the rooms on the southside of the building.

Sincerely,

Jeff Stewart



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: _____



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="text"/>	<input type="text" value="No"/>
Western burrowing owl	No	<input type="text"/>	<input type="text" value="No"/>
Pima pineapple cactus	No	<input type="text"/>	<input type="text" value="No"/>
Needle-spined pineapple cactus	No	<input type="text"/>	<input type="text" value="No"/>

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 <noreply@server.mailjol.net>
Sent: Sunday, January 19, 2020 9:27 PM
To: DSD Planning
Subject: Application For Rezoning or Specific Plan
Attachments: 11332597.zip

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download (<http://allforms.mailjol.net/file.php?id=6f6ae9da-11332597-50cb107d>)

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	MARK & MARY LOU WIGHT
Owner Address	5020 N. LAK A YUCCA ROAD
Owner City	TUCSON
Owner State	AZ
Owner Zipcode	85743
Owner Phone	520-323-7071
Owner_Email	wright@mwci1.com
Applicant Name	JEFF STEWART
Applicant Address	4159 NORTH RENO AVENUE
Applicant City	TUCSON
Applicant State	AZ
Applicant Zipcode	85705
Applicant Phone	520-907-8070
Applicant_Email	JSTEWART@STEADFASTDRAFTING.COM
Property Address	6625 NORTH SANDARIO
Property Parcel Number	213-07-0140

Property Acreage	1.43
Property Present Zone	GR-1/CB-1
Property Proposed Zone	CB-2
Policies	RX(RURAL CROSSROADS) S6 (PICTURE ROCKS ACTIVITY CTR)
FTP-Link	https://www.dropbox.com/sh/zs34hdhqz5octle/AAAGgsKhwyDYDnKYuyP1fgCma?dl=0
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	19-Jan-2020
More Information about this submission and submitter	
Submission ID	11332597
Date & Time	19th Jan 2020 9:27 PM
Form Location	https://web1.pima.gov/applications/rezoning/
IP Address	107.2.22.230
Browser info	Mozilla/5.0 (Windows NT 10.0; WOW64; Trident/7.0; rv:11.0) like Gecko
Predicted Country	--