BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 17, 2020

Title: ORDINANCE: P20RZ00001 WRIGHT - N. SANDARIO ROAD REZONING

Introduction/Background:

The Board of Supervisors approved the rezoning at the May 19, 2020 public hearing.

Discussion:

The request was to rezone approx. 1.43 acres from the GR-1 (BZ) Rural Residential - Buffer Overlay zone to the CB-2 (BZ) General Business - Buffer Overlay zone to re-purpose the existing fire station building for commercial automotive / RV retail and services.

Conclusion:

The Ordinance reflects the Board of Supervisors' approval.

Recommendation:

APPROVAL

Fiscal Impact:

n/a

Board of Supervisor District:

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services, Planning Division Telephone: 724-8800

Contact: Mark Holden, AICP, Principal Planner Telephone: 724-6619

Department Director Signature/Date: 7/22/2020

Deputy County Administrator Signature/Date: 7/23/2020

County Administrator Signature/Date: 7/23/20

PIMA COUNTY
DEVELOPMENT SERVICES

Subject: P20RZ00001

AUGUST 17, 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 Drzazgowski

DATE: July 17, 2020

ORDINANCE FOR ADOPTION

P20RZ00001 WRIGHT – N. SANDARIO ROAD REZONING
Owners: Mark and Mary Lou Wright
(District 3)

If approved, adopt ORDINANCE NO. 2020 - ____

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

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

DISTRICT: 3

STAFF CONTACT: Mark Holden, AICP, Principal Planner

STAFF RECOMMENDATION: APPROVAL

CP/MH/ds
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector
P20RZ00001 File

ORDINANCE 2020-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 1.43 ACRES OF PROPERTY ADDRESSED AS 6625 N. SANDARIO ROAD (PARCEL CODE 213-07-0140) FROM THE GR-1 (BZ) (RURAL RESIDENTIAL - BUFFER OVERLAY ZONE) TO CB-2 (BZ) (GENERAL BUSINESS - BUFFER OVERLAY ZONE) IN CASE P20RZ00001 WRIGHT - N. SANDARIO ROAD REZONING, 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, AND AMENDING PIMA COUNTY ZONING MAP NO. 155.

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

Section 1. The 1.43 acres located on the west side of N. Sandario Road, approx. 900 feet south of the intersection of N. Sandario Road and W. Picture Rocks Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 155, is rezoned from GR-1 (BZ) (Rural Residential - Buffer Overlay Zone) to CB-2 (BZ) (General Business - Buffer Overlay Zone) subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

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 (Exhibit B) 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.

Section 3. Time limits of conditions. Conditions 1 through 8 of Section 2 shall be completed no later than May 19, 2025.

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:

7/28/20
Deputy County Attorney
Lesley M. Lukach

APPROVED:

Executive Secretary,
Planning and Zoning Commission

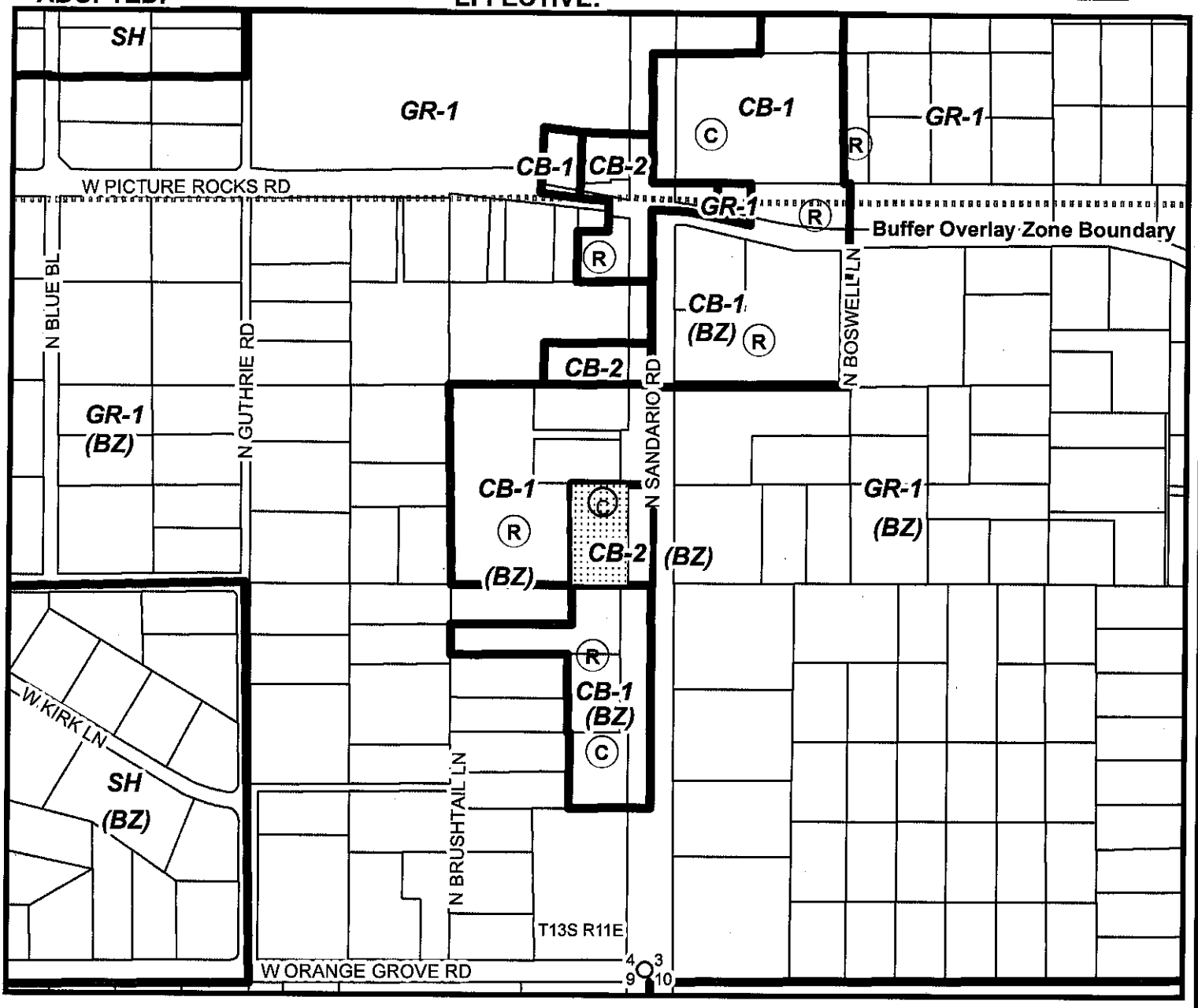
EXHIBIT A

AMENDMENT NO._____ BY ORDINANCE NO._____
TO PIMA COUNTY ZONING MAP NO. 155 TUCSON AZ. LOCATED
IN THE NE 1/4 OF THE SE 1/4 OF SECTION 4 OF T13S R11E.

N W E S

0 120 240 480 Feet

ADOPTED: EFFECTIVE:



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM GR-1 (BZ) 1.43 ac
ds-July 15, 2020

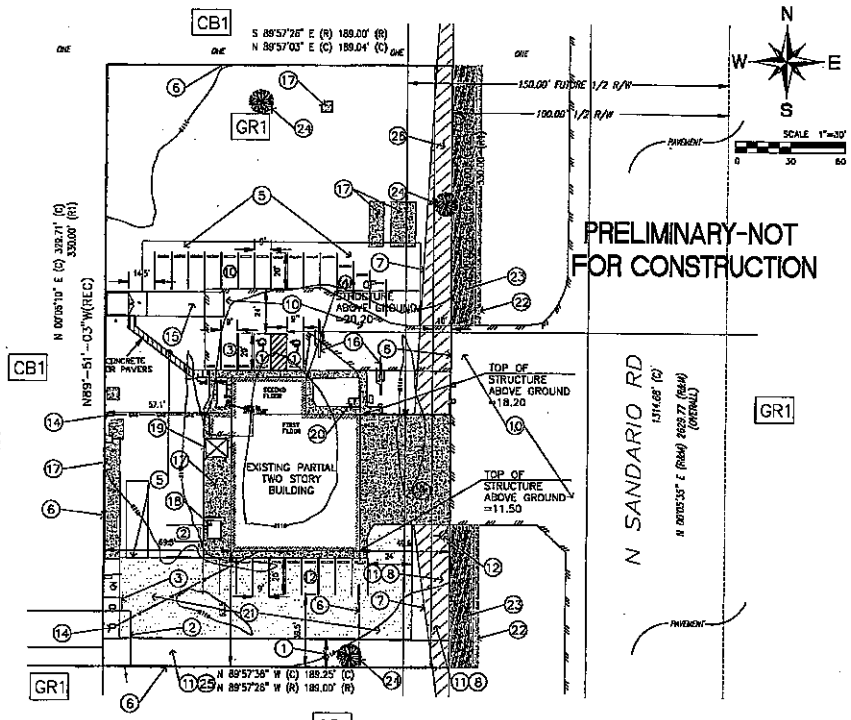
P20RZ00001
213070140

PIMA COUNTY
DEVELOPMENT SERVICES

KEYED NOTES:

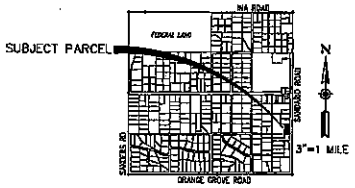
1. 15' UTILITIES EASEMENT, DOCKET 7307 PAGE 901
2. 15'X30' ELECTRIC EASEMENT, DOCKET 9595 PAGE 1742
3. UTILITIES EASEMENT, DOCKET 7307 PAGE 901 W10'OF THE S37.50' OF THE E264'
4. EXISTING CONCRETE DRIVE ENTRANCE
5. EXISTING GRAVEL FOR DUST CONTROL
6. EXISTING PERIMETER FENCE
7. SIGHT VISIBILITY TRINGLE
8. EXISTING 25' LANDSCAPE BUFFERYARD 'D' TO CONVERT TO 20' TYPE 'D', "BOZO" PLANT LIST
9. EXISTING CONCRETE DRIVEWAY
10. EXISTING ASPHALT DRIVEWAY
11. DEPRESSED WATER HARVESTING/LANDSCAPE AREA
12. EXISTING FIRE HYDRANT
13. EXISTING GAS METER & LINE
14. EXISTING WATER METER & LINE
15. GRAVEL, CHIP SEAL OR ASPHALT PAVING
16. EXISTING SAGUARO TO REMAIN
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 'D' TO CONVERT TO 15' TYPE 'D', "BOZO" PLANT LIST
26. 15' TYPE 'D', "BOZO" PLANT LIST

PRELIMINARY-NOT FOR CONSTRUCTION



PRELIMINARY-NOT FOR CONSTRUCTION

PROPOSED SITE PLAN
SCALE: 1"=30'



LOCATION MAP
LOCATED IN
SECTION 4 – T13S – R12E, G&SRM,
PIMA COUNTY, ARIZONA

LEGAL DESCRIPTION

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, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA; EXCEPTING ANY PORTION LYING WITHIN SANDARIO ROAD.

NOTES:

PROJECT SITE IS 1.43 ACRES
EXISTING ZONING = GR-1 & CB-1
LAND USE INTENSITY IS S-6
PICTURE ROCKS ACTIVITY CENTER (AV)
PROPOSED ZONING IS CB-2
PROPOSED LAND USE IS COMMERCIAL
PARCEL NUMBER IS 213-07-0140

OWNER / DEVELOPER:

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

ENGINEER

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

SHEET INDEX

SHEET 1 COVER SHEET/SITE PLAN

GENERAL NOTES:

1. THERE ARE TWO SAGUAROS 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. THE POSTED SPEED LIMIT ALONG SANDARIO ROAD IS 45 mph.
4. ASSESSORS TAX PARCEL #213-07-0140.
5. ALL LANDSCAPE AREAS SHALL BE DEPRESSED 6 INCHES.
6. REGULATORY SHEET FLOOD AREA (0.5') COVERS THE ENTIRE PROJECT, NO NEW STRUCTURES ARE PLANNED. EROSION HAZARD SETBACKS IMPACT ~1% OF THIS DEVELOPMENT PLAN, BUT DO NOT AFFECT EXISTING STRUCTURES.
7. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS AVRA VALLEY WATER.
9. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND /OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL BE AT NO EXPENSE TO THE PUBLIC
10. ANY NEW OUTDOOR LIGHTING SHALL BE HOODED AND CONTROLLED SUCH THAT THE SOURCE OF LIGHT IS NOT VISIBLE FROM ANY ADJOINING RESIDENTIAL AREAS BEYOND THE BOUNDARY OF THE SITE.

LEGEND:

- PROPERTY BOUNDARY LINE
- STRIPING 4"
- ADJACENT PROPERTY BOUNDARY LINE
- ROADWAY CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT
- 6" S — PROPOSED 6" BCS
- EXISTING 4" BCS
- EXISTING SEWER LINE & MANHOLE
- BENCHMARK
- (10) NO. OF GROUPED PARKING SPACES
- BICYCLE PARKING SPACES (3'X8')
- FFE 2262.00 — FINISHED FLOOR ELEVATION
- 2260 — EXISTING CONTOUR W/ELEVATION
- EROSION HAZARD SETBACK
- 100-YR. FLOOD LIMIT

EXHIBIT B

STEADFAST DRAFTING & DESIGN, LLC
4159 N. RENO AVENUE
TUCSON, AZ 85705
Ph. (520) 907-8070

SANDARIO ROAD SHOPS
5625 NORTH SANDARIO ROAD, TUCSON, ARIZONA 85743
SITE PLAN

P19SCXXXX Co7-07-10 CoSW-88-34

SITE PLAN

PRELIMINARY-NOT FOR CONSTRUCTION

THE SHOPS ON SANDARIO
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 GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, EXCEPTING ANY PORTION LYING WITHIN SANDARIO ROAD.
SECTION 4 – T13S – R12E, G&SRM,
PIMA COUNTY, ARIZONA

SHEET 1

SCALE	DESIGNED BY JAS	REVIEWED BY JAS	DRAWING #
H 1"=	DRAWN BY JAS	REVISED –	–
D =	DATE 11-14-2019	REVISED –	JOB # –

Call Before You Dig 1-800-782-5348 Blue Stake Center CALL COLLECT

ARIZONA U.S.A. EXPIRES 6-30-2022