BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 6, 2020

Title: P20RZ00005 TAYLOR ET AL. - S. KOLB ROAD REZONING

Introduction/Background:

The applicant requests a rezoning of approximately 3.47 acres from the SR (AE) (Suburban Ranch - Airport Environs) to the CB-2 (AE) (General Business - Airport Environs) zone for container self-storage and manager's office and residence. Future development will include RV, boat and auto storage.

Discussion:

Current SR zoning allows for one single-family residence. The proposed phased use of self-storage, RV, boat and auto storage generate little population, traffic and noise. The Comprehensive Plan designation of Military Airport (MA) plans for compatible uses with low employment density and allowances for single-family residential uses.

Conclusion:

The proposed uses within the MA conform to the Comprehensive Plan and Davis Monthan Air Force Base has no objection to this request.

Recommendation:

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to standard and special conditions.

Fiscal Impact:

0

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

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

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

Department Director Signature/Date: 9/14/2020

Deputy County Administrator Signature/Date: 9/14/2020

County Administrator Signature/Date: 9/14/20

PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Steve Christy, Supervisor, District 4

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

DATE: September 11, 2020

SUBJECT: **P20RZ00005 TAYLOR ET AL - S. KOLB ROAD REZONING**

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, October 6, 2020** hearing.

REQUEST: For a **rezoning** of approximately 3.47 acres from the SR (AE) (Suburban Ranch – Airport Environs) to the CB-2 (AE) (General Business – Airport Environs) zone located approximately 1,300 feet south of the intersection of S. Kolb Road and E. Valencia Road addressed as **6400 S. Kolb Road**.

OWNERS: Spargur Kaye Taylor Revoc Living
TR 50% & Taylor Michael
Thomas 50%
7860 E. Benson Highway, Unit 19
Tucson, AZ 85756-9595

AGENT: Coronado Engineering and Development, Inc.
Attn: Paul Nzomo
1870 W. Prince Road, Ste. 33
Tucson, AZ 85705

DISTRICT: 4

STAFF CONTACT: Terrill L. Tillman, AICP, Principal Planner

PUBLIC COMMENT TO DATE: As of September 11, 2020, staff has received 1 written comment in support of the rezoning.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (8 – 0, Commissioners Cook and Membrila were absent.)

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/TT
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P20RZ00005

FOR OCTOBER 6, 2020 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: September 11, 2020

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P20RZ00005 TAYLOR ET AL - S. KOLB ROAD REZONING

Michael Taylor, et al., represented by Coronado Engineering and Development Inc., requests a **rezoning** of approximately 3.47 acres from the SR (AE) (Suburban Ranch – Airport Environs) to the CB-2 (AE) (General Business – Airport Environs) zone located approximately 1,300 feet south of the intersection of S. Kolb Road and E. Valencia Road addressed as **6400 S. Kolb Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Military Airport (MA). On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (8-0, Commissioners Cook and Membrila were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 4)

Planning and Zoning Commission Public Hearing Summary (August 26, 2020)

The public hearing was held telephonically and in person. The commission chairman and four staff members were present in the hearing room and eight commissioners were present telephonically. The remaining staff, applicant and speakers presented telephonically.

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

A commissioner asked why this case was continued. Staff replied that the applicant requested the continuance to hold his neighborhood meeting.

The applicant thanked staff for their support through the process and offered to answer any questions the Commission may have.

The hearing was opened to the public. There were no speakers.

The public hearing was closed.

A commissioner discussed that the proposal is an appropriate use in the Military Airport land use designation and can be supported.

A commissioner commented that at the neighborhood meeting, the only person that attended and is the most affected property owner to the north, wrote a letter of support to the request.

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

The commission voted to recommend **APPROVAL** of the rezoning (8 - 0, Commissioners Cook and Membrila were absent) subject to the following conditions:

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. Prior to Development Plan approval, written proof of coordination with the City of Tucson is required.
3. Regional 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. Environmental Planning condition: Upon the effective date of the Ordinance, the owner 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. Adherence to the preliminary development plan as approved at public hearing.
5. 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.
6. 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)."

TD/TT/ds
Attachments

cc: Paul Nzomo, Coronado Engineering and Development, Inc, 1870 W. Prince Road, Suite 33, Tucson, AZ 85705
Thomas Drzazgowski, Chief Zoning Inspector
Co9-99-43 File

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 3.47 ACRES.
2. THIS NET AREA OF DEVELOPMENT IS 3.47 ACRES.
3. ASSESSORS TAX PARCEL No. 141-03-0500
4. THE WATER COMPANY SHARED WELL
5. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PIBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
6. A DETENTION/RETENTION WILL BE APPLIED FOR THIS SITE CONSTRUCTION PERMIT BY THE REGIONAL FLOOD CONTROL DISTRICT. THE OWNER HAS PAID A FEE IN-LIEU OF PROVIDING DETENTION/RETENTION FACILITIES.
7. EXISTING ZONING IS SR. CONDITIONAL ZONING: CB-2
8. THE USE OF THIS PROJECT IS STORAGE AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.45.030 OF THE PIMA COUNTY ZONING CODE.
9. ANT WASTEWATER DISCHARGE INTO THE PUBLIC SEWAGE SYSTEM MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE No. 1991-140, AS AMENDED).
10. ON-SITE SANITARY SEWERS WILL BE PRIVATE.

PAVING AND GRADING NOTES

1. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PAG SSPI) 2003 EDITION.
2. AGGREGATE BASE COURSE SHALL CONFORM TO PAG SSPI #303.
3. CHIP SEAL
4. ALL CONCRETE SHALL COMPLY WITH PAG SSPI SECTION 1006, CLASS S, 3,000-PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPACIFIED.
5. ALL WORK SHALL CONFORM WITH GRADING STANDARDS, CHAPTER 18.81 OF PIMA COUNTY ZONING CODE.
6. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE REGULATIONS.
7. CONTRACTOR SHALL COMPLY WITH ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
8. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION
9. A COPY OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
10. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
11. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER AND NO HIGHER THAN 5 FEET.
12. ENGINEER HERREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5% ENGINEER FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE REPORT FOR THIS PROJECT.
13. IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, AND/OR CEREMONIAL OBJECTS AND FUNERARY OBJECTS ARE FOUND DURING EXCAVATION OR CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. STATE LAWS ARS 41-865 AND ARS 41-844, REQUIRE THAT THE ARIZONA, STATE MUSEUM MUST BE NOTIFIED OF THE DISCOVERY AT (520) 621-4795 SO THAT CULTURAL GROUPS WHO CLAIM CULTURAL OR RELIGIOUS AFFINITY TO THEM CAN MAKE APPROPRIATE ARRANGEMENTS FOR THE REPATRIATION AND REBURIAL OF THE REMAINS.
14. PARKING SPACE = 13 PARKING SPACE

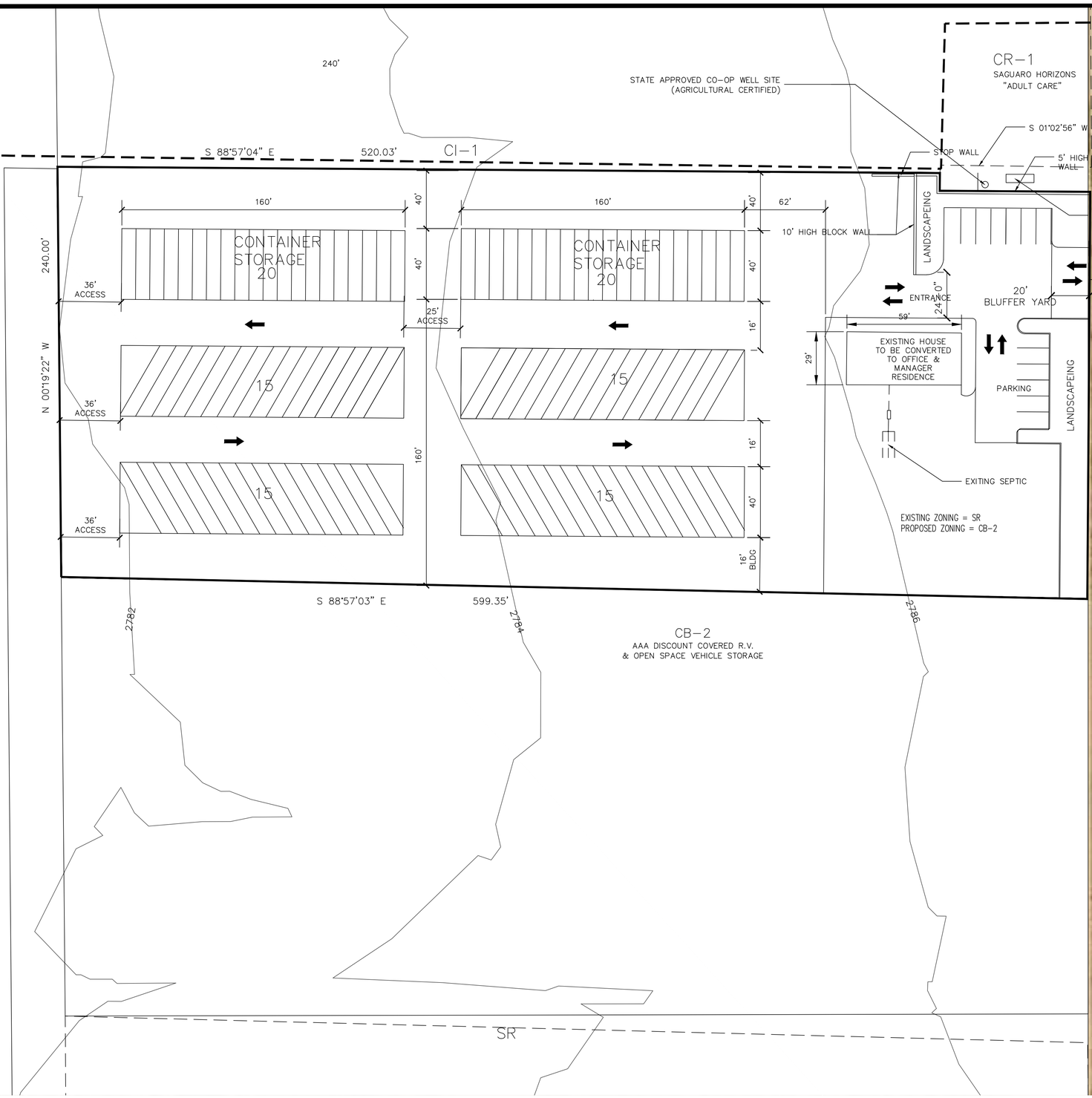
PROJECT SITE DATE

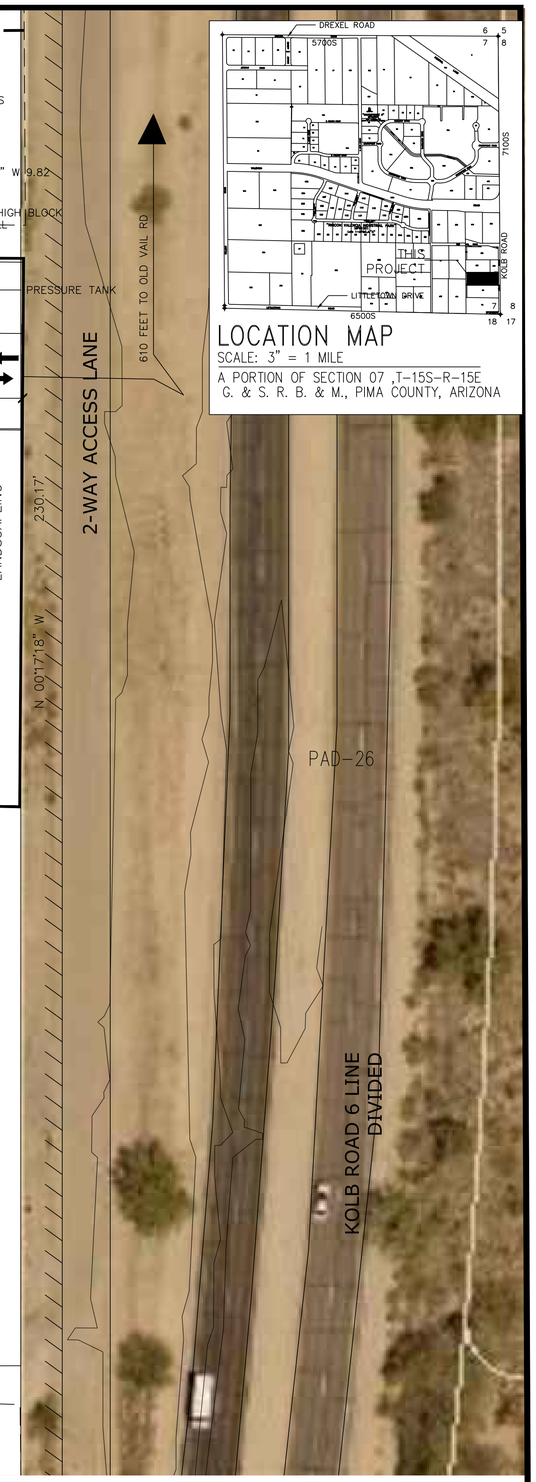
GROSS LOT AREA – 151,153 SQ.FT
3.47 A

LEGAL DESCRIPTION – S240' OF N768' OF E2 SE4 SE4 EXC E30'
& W30' THEREOF & EXG PT OF IN NE COR
PIMA COUNTY, ARIZONA

PROPERTY TAX CODE– 141-03-0500

ZONING – CB-2
TOTAL RENTAL CONTAINERS AREA = 12,800 SQ.FT
OFFICE/MANAGER RESIDENCE = 1711 SQ.FT
STORAGE AREA = 102,080 SQ.FT
FOR RV & BOATS-VEHICLES STORAGE





LOCATION MAP

SCALE: 3" = 1 MILE

A PORTION OF SECTION 07 ,T-15S-R-15E
G. & S. R. B. & M., PIMA COUNTY, ARIZONA

NOTICE OF DRAWING AUTHORIZATION: THIS DRAWING IS A COPYRIGHT PROTECTED DOCUMENT PRODUCED BY COMPUTER AIDED DESIGN AND DRAFTING TECHNIQUES. MULTIPLE AND/OR UNAUTHORIZED COPIES OF DRAWING DATA FILES MAY EXIST. ANY USE, REUSE OR MODIFICATION OF THE DRAWING OR ITS DATA FILES WITHOUT THE APPROPRIATE AUTHORIZED SIGNED REGISTERED PROFESSIONAL ENGINEER'S AND WRITTEN VERIFICATION BY CORONADO ENGINEERING AND DEVELOPMENT, INC. IS PROHIBITED AND WILL BE AT THE USER'S RISK AND FULL LEGAL RESPONSIBILITY.

Coronado Engineering & Development, Inc
1870 W. Prince RD. Suite 33, Tucson, AZ 85705
Phone: (520)622-6041 Fax: (520)722-5394
www.cedtucson.com

PROJECT

SHEET TITLE
DEVELOPMENT PLAN
CONCEPT FOR REZONING

REVISIONS

Revision No.	Date	Description	Drawn By:	Approved by:

Registered Professional Engineer (Civil)
CERTIFICATE NO. 33446
PAUL KILONZO NZOMO
Date Signed 6/01/20
ARIZONA U.S.A.
EXP. 03/31/23

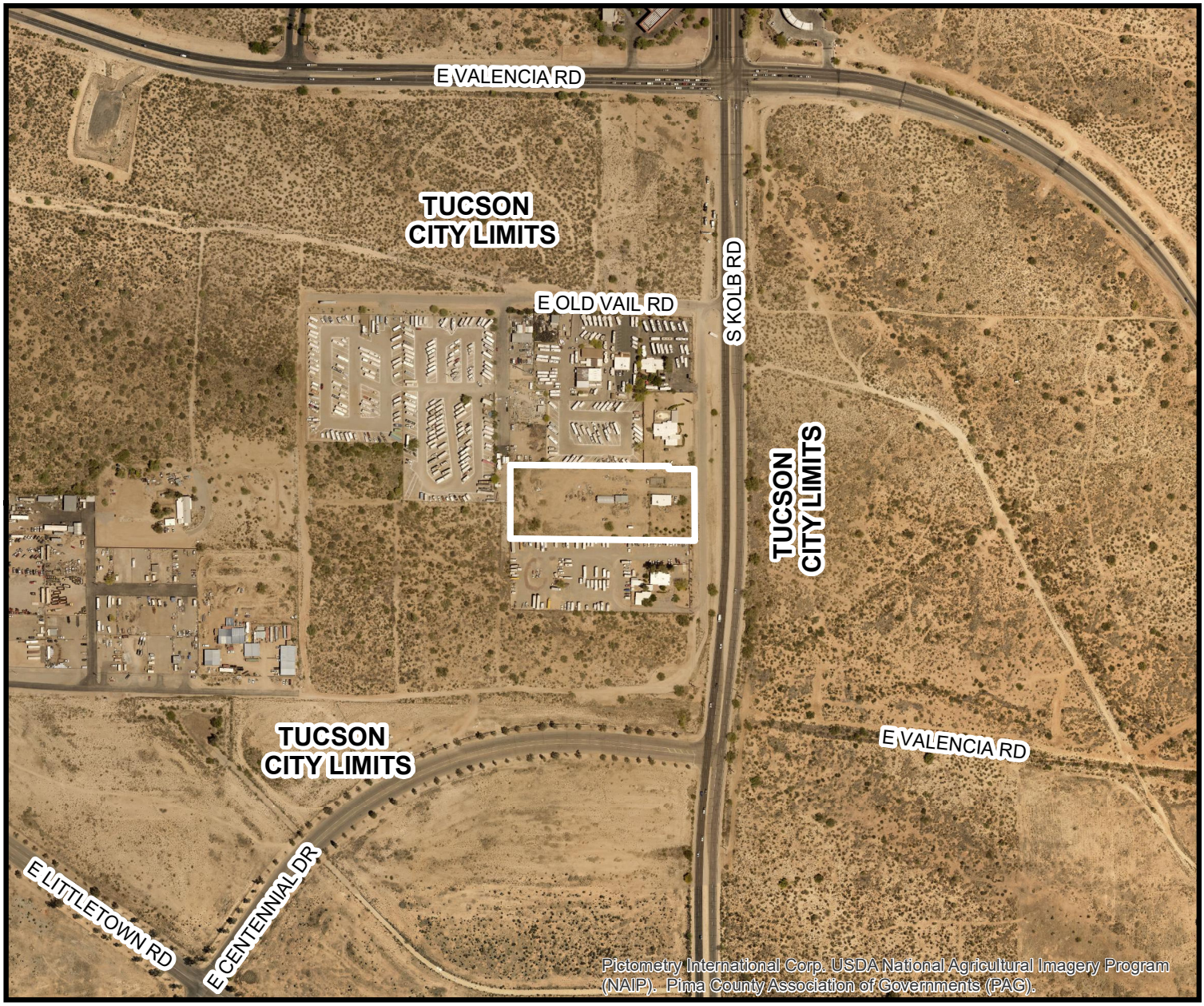
SCALE	AS SHOWN
DATE	06/01/20
DRAWN BY:	MATTHEW
CHECKED BY:	P.K.N.

JOB NO. CED 20034

REFERENCE NOS.

1 OF 1

Case #: P20RZ00005
Case Name: TAYLOR, ET AL - S. KOLB ROAD REZONING
Tax Code(s): 141-03-0500



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:6,000

Map Date: 7/6/2020 - ds

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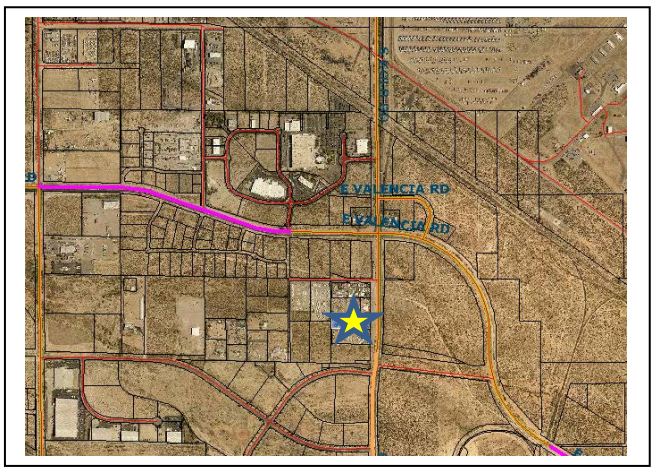
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION



HEARING July 29, 2020

DISTRICT 4

CASE P20RZ00005 Taylor et al. – S. Kolb Road Rezoning

REQUEST Rezone 3.47 acres from the SR (AE) (Suburban Ranch – Airport Environs) to the CB-2 (AE) (General Business – Airport Environs) zone

OWNER Spargur Kaye Taylor Revoc Living TR 50% & Taylor Michael Thomas 50%
7860 E. Benson Highway, Unit 19
Tucson, AZ 85756-9595

APPLICANT Coronado Engineering and Development, Inc.
Attn: Paul Nzomo
1870 W. Prince Road, Ste. 33
Tucson, AZ 85705

APPLICANT'S PROPOSED USE

The applicant proposes a rezoning to the CB-2 (General Business) zone on approximately 3.47 acres for a phased development of self-storage container units and manager's office and residence. Future development of the site will include RV/boat/auto storage.

APPLICANT'S STATED REASON

"The project development use and type is on-site managed open self-storage. This is the best design for the site because it provides the ability to start a business that has minimal population for the property that is inside the Davis Monthan AFB Environs."

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CB-2 zone for container self-storage and future RV, boat and auto storage. The proposal conforms to the Military Airport designation, is a compatible use, and promotes the long-term viability of the base.

PUBLIC COMMENT

As of July 16, 2020 staff has not received any written comments.

COMPREHENSIVE PLAN

The property's comprehensive plan land use designation is Military Airport (MA). The MA designation provides guidance for compatible land uses that promote the health, safety and welfare of the community, and promotes the long-term viability of Davis Monthan Air Force Base and its missions.

There are no rezoning policies applicable to the property. Special Area Policy S-23 ADC-2 [(Davis-Monthan Air Force Base (DMAFB) Approach-Departure Corridor (ADC)] applies to the property. The S-23 policy supports the compatibility of non-residential uses with relatively low employment density. It also recognizes existing zoning and use allowances for single-family residential as permitted uses. The proposed storage, existing single-family residential use and manager's office conform to the MA Comprehensive Land use designation and Special Area Policy 23 with one on-site manager and family occupying the site.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CR-1/CI-1	Assisted Living Home/RV Storage
South:	CB-2	RV and Boat Storage
East:	COT	Vacant, Unimproved Land
West:	SR/CI-1	Vacant Residential Property/RV and Boat Storage

PREVIOUS REZONING CASES ON PROPERTY

Two previous rezonings from SR (Suburban Ranch) to CI-1 (Light Industrial/Warehousing) zone were applied for in 2005 by cases Co9-05-003 and Co9-05-031 and were both closed due to inadequate application and site analysis submittals.

PREVIOUS REZONING CASES IN GENERAL AREA

Most of the properties in the area have been rezoned from the original SR zoning to the compatible CB-2, CI-1 and CI-2 (General Industrial) zones due to the proximity to DMAFB.

A significant amount of property southeast of the subject site was rezoned to SP (Specific Plan) through the South Kolb Road Specific Plan in 1988 which subsequently has been annexed into the City of Tucson.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

PLANNING REPORT

The property is currently developed with a single-family residence which will remain on-site and two accessory buildings that will be removed to support the proposed use. The property is flat and denuded due to the existing single-family use of the property. The vegetative qualities of the site are quite unremarkable due to the previous on-site grading. The planned storage uses of the property are compatible and more suitable because of its location within the DMAFB Approach and Departure Corridor and adjacent properties have compatible RV/Boat Storage uses. The proposal plans for 12,800 square feet of shipping container self-storage, a 1,711 square foot manager's office and residence, and 2.49 acres of future RV/boat/auto storage. The maximum height of the structures will be 24 feet. The property is currently using and plans continued use of the on-site sewage disposal system and water is provided by the registered well site adjacent to the property to the north. The property will be accessed by one driveway connecting to Kolb Road. A 20-foot wide bufferyard "D" is planned adjacent to Kolb Road. No other bufferyards are required.

Staff supports the request because the planned uses are compatible with the Davis Monthan ADC-2 and the nearby warehouse and storage uses in the area. Concurrency of infrastructure exists to support the use. The rezoning request is also supported by the Growing Smarter Acts and the Comprehensive Plan Policies which encourage re-development and re-use of property. The proposed storage uses are a less intense commercial use generating little population, traffic and noise.

Concurrency of Infrastructure:

CONCURRENCY CONSIDERATIONS		
Department/Agency	*Concurrency Considerations Met: Yes / No / NA*	*Other Comments*
TRANSPORTATION	Yes	No objection, subject to condition
FLOOD CONTROL	Yes	No objection, subject to condition
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No objection/comment
WATER	Yes	Served by private well-site
ENVIRONMENTAL QUALITY	Yes	No comment

TRANSPORTATION REPORT

The Kolb Road roadway system is within the City of Tucson jurisdiction. The Department of Transportation has reviewed this request and has no objection to this rezoning request subject to rezoning condition #2.

FLOOD CONTROL REPORT

Regional Flood Control District has the following comments:

1. Nether regulatory floodplains nor habitat impact the site.
2. The site is adjacent to the Tucson Water Service Area but is served by a private well.
3. There are no shallow groundwater areas within a mile of this well and the depth to bed rock is over 6,400 feet. Rezoning condition is recommended below to ensure compliance with the Water Policy of the Comprehensive Plan.

The District has no objection subject to rezoning condition #3 which ensures compliance with the Water Policy of the Comprehensive Plan.

WASTEWATER RECLAMATION REPORT

The subject property is located on the west side of Kolb Road, approximately 1,250 feet south of Valencia Road. The rezoning approval would allow the owner to convert an existing residence to office use in addition to self-storage rental units also proposed on the property. As indicated in the submittal, the owner will continue to use an existing private disposal system; the nearest public sewer system is more than 500 feet away from the property.

The proposed rezoning request is subject to the Pima County Department of Environmental Quality review and approval. PCRWRD has no objection to this rezoning request.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection to this rezoning request subject to rezoning condition #4.

CULTURAL RESOURCES REPORT
Cultural Resources has no objection to this request. A cultural resources survey has been completed and approved.

NATURAL RESOURCES, PARKS AND RECREATION REPORT
Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT
US Fish and Wildlife Service has no comment.

WATER DISTRICT REPORT
The property is served by a private well site.

FIRE DISTRICT REPORT
Rural Metro Fire District has no objection to the rezoning and has the following comments:

1. Fire flow and fire hydrant locations are to be determined pending additional information. Civil plans shall be submitted to this office for review and approval.
2. Architectural plans shall be submitted to this office for review and approval for the change of use and any tenant improvements.

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. Prior to Development Plan approval, written proof of coordination with the City of Tucson is required.
3. Regional 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. Environmental Planning condition: Upon the effective date of the Ordinance, the owner 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. Adherence to the preliminary development plan as approved at public hearing.
5. 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.
6. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act,

Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I).”

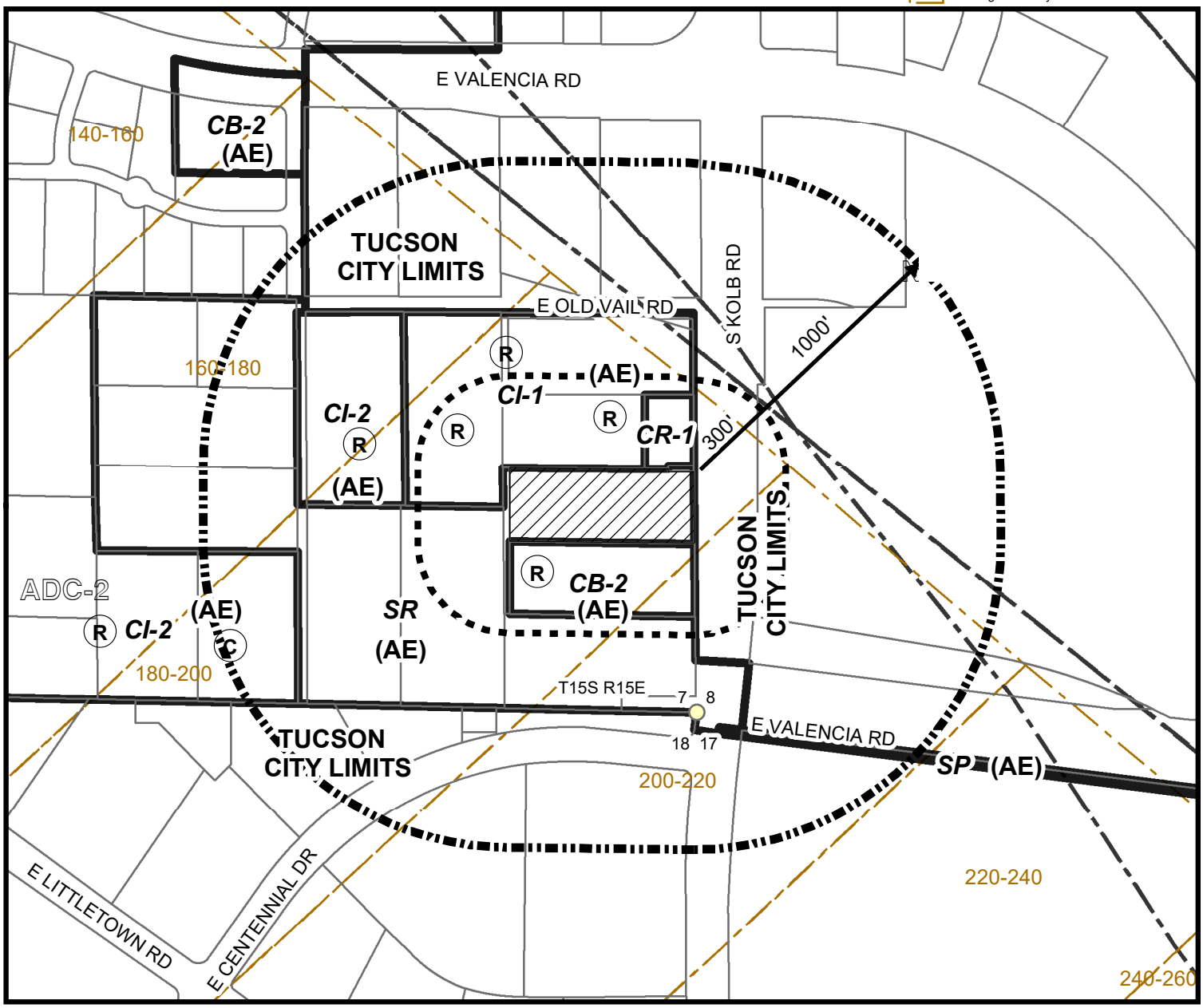
Respectfully Submitted,

Terrill L. Tillman, AICP
Principal Planner

c: Paul Nzomo, Coronado Engineering and Development, Inc, 1870 W. Prince Road, Ste. 33
Tucson, AZ 85705

Case #: P20RZ00005
Case Name: TAYLOR, ET AL - S. KOLB ROAD REZONING
Tax Code(s): 141-03-0500

300 Notification Area
1000' Notification Area
Subject Property
Zoning Boundary
AE Land Use Overlay Zone
AE Height Overlay Zone



0 220 440 880 Feet

Area of proposed rezoning from SR (AE) to CB-2 (AE)

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 7/29/20 (scheduled)	Board of Supervisors Hearing: TBA

Base Map(s): 31, 58	Map Scale: 1:6,000	Map Date: 7/6/2020 - ds

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Military Airport (MA)

Objective: To recognize Davis-Monthan Air Force Base (DMAFB) as a unique and significant factor in shaping the history, character, and economy of Eastern Pima County; provide guidance for future compatible land uses to promote the health, safety and welfare of the community; and, to promote the long-term viability of the base and its missions.

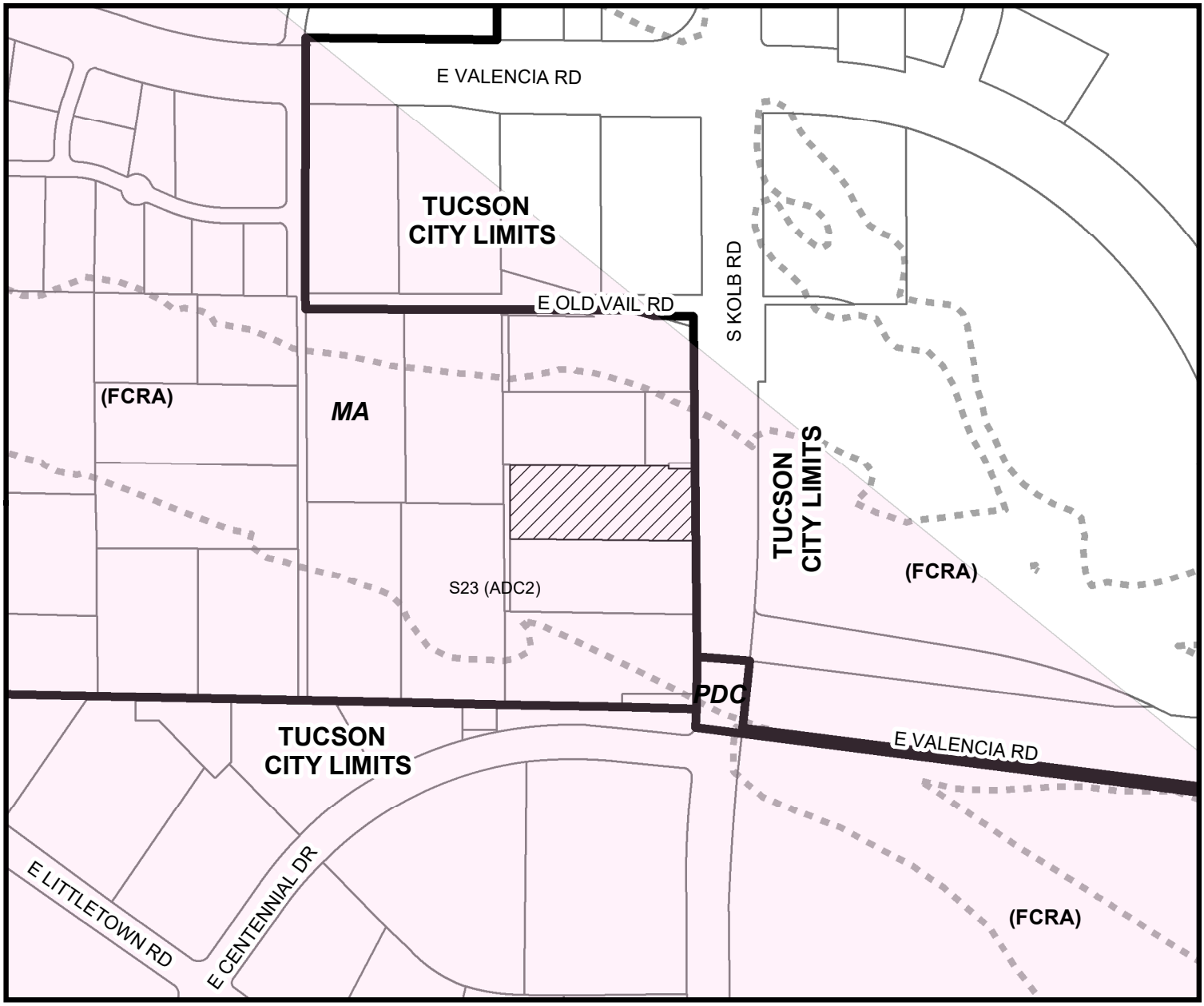
▪ Residential Gross Density: New residential development is not a compatible use.
▪ Zoning Districts: Only the following zoning districts shall be allowed:

1. CB-1 Local Business Zone
2. CB-2 General Business Zone
3. CPI Campus Park Industrial Zone
4. CI-1 Light Industrial/Warehousing Zone
5. CI-2 General Industrial Zone
6. SP Specific Plan Zone

Case #: P20RZ00005
Case Name: TAYLOR, ET AL - S. KOLB ROAD REZONING
Tax Code(s): 141-03-0500

Subject Property
Flood Control Resource Areas
Special Area Policy

EXHIBIT FOR COMPREHENSIVE PLAN DESIGNATIONS



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:6,000

Map Date: 7/6/2020 - ds

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Coronado Engineering & Development, Inc.
Coronado Structural Engineering LLC
1870 W Prince Road , Suite 33
Tucson, AZ 85705
Phone: (520) 622-6041

RE: Neighborhood meeting for the proposed REZONING for 6400 S KOLB RD

Dear Neighbor:

Coronado Engineering and PARGUR KAYE TAYLOR REVOC LIVING TR 50% & TAYLOR MICHAEL THOMAS 50% **will be submitting a Rezoning request to the Pima County for review and approval.**
Existing zoning is SR
Proposed zoning will be CB-2

The project parcels # is 141-03-0500

One of the parcel has an address of 6400 S Kolb Road

The Public neighborhood meeting will be held at the project site or By Phone Call in Compliance with CDC guidelines for COVD-19 at the following :

6400 S Kolb Road.

The meeting will be held on Saturday Aug 1 , 2020 at 9 :00 AM . At the above address.

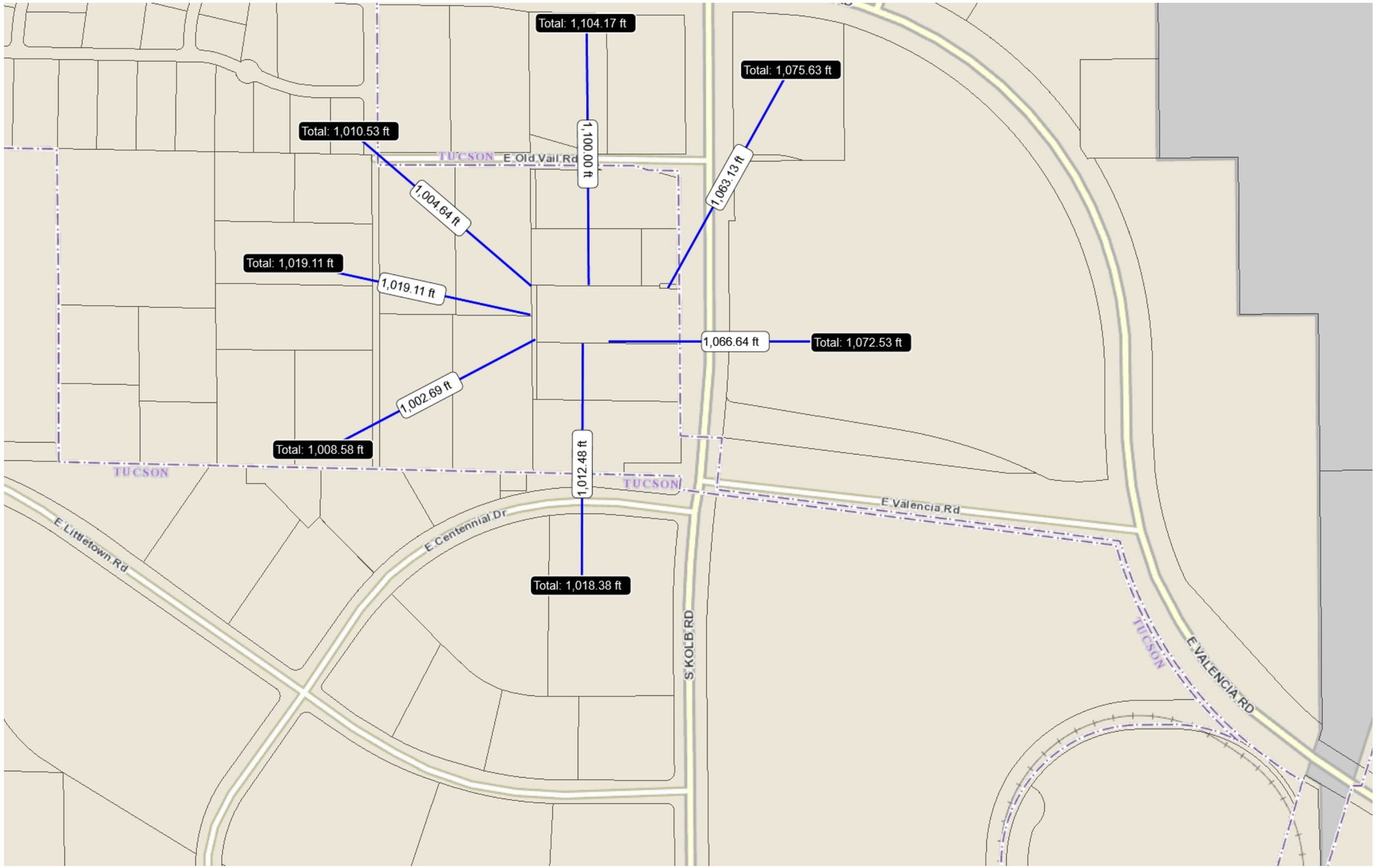
For Questions please call Paul Nzomo with Coronado Engineering at 520-622-6041 or email at paul@cedtucson.com

Or

Property Owner:
Michael Taylor at 520-331-4158 or email: mttaylor54@gmail.com

LOCATION MAP

PimaMaps Print



800.0 0 400.00

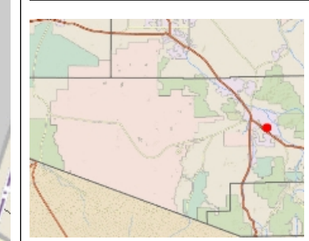
Feet

Pima County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

Legend

☐ Parcels



Notes:

7/20/2020

NEIGHBORHOOD MEETING FOR IN PERSON OR BY PHONE
6400 S KOBL ROAD REZONING SIGN IN SHEET

Date : 8/1/2020

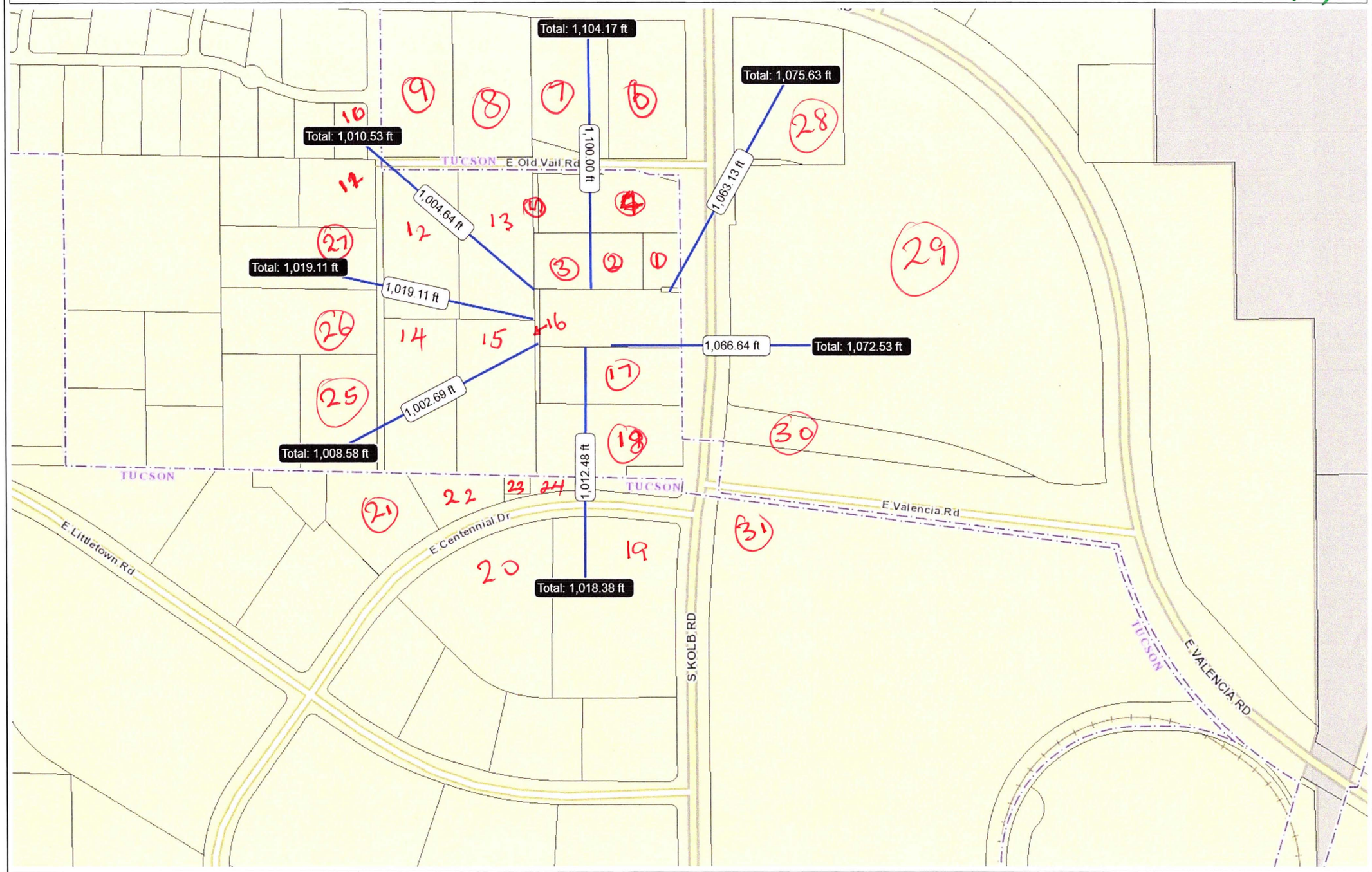
FIRST NAME	LAST NAME	EMAIL ADDRESS
PAUL	NZOMO	CORONADO ENG@PAUL@CEDTUCSON.COM
Leo	Bilonzo	Leo@cedtucson.com
GAYLE	McGUIRE	g.mcguire1321@gmail.com
Jonah	MAIYO	Jmaiyo@mwanzasaresidentialcare.com
Mike	TAYLOR	MTTAYLOR54@GMAIL

COMMENTS:

DATE: 8/1/2020
NAME OF PERSON: Jonah Maiyo
CONTACT INFORMATION:

The project that is going to be developed in 6400 S. Kolb will be a good idea and support to the community. The project will give community properties to improve in future and many more things like Amazon across the the street. I am 100% support the project.

PimaMaps Print — PROPERTIES WITHIN 1000FT.



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Feet

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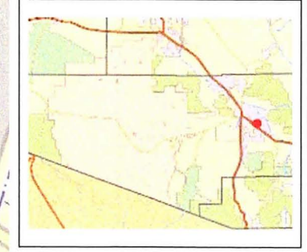

Notes:

7/20/2020

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1. 8618 N. Western Juniper Tr Tucson, AZ 85743-7132		.55												
2. 120 S. Houghton Rd. Ste 138 PMB 318 Tucson, AZ 85748-2155		.55												
3. 120 S. Houghton Rd. Ste 138 PMB 318 Tucson, AZ 85748-2155		.55												
4. 1345 N. Wentworth Rd. Tucson, AZ 85749-9612		.55												
5. 120 S. Houghton Rd. Ste 138 PMB 318 Tucson, AZ 85748-2155		.55												
6. 3831 N. Old Sabino Canyon Rd. Tucson, AZ 85750-2120		.55												
7. 3916 SW Corbett Ave Apt 507 Portland, OR 97239-4484		.55												
8. 120 S. Houghton Rd. Ste 138 PMB 318 Tucson AZ 85750-2120		.55												

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- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
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1.	120 S. Houghton Rd. Ste 138 PMB 318 Tucson, AZ 85748-2155	55													
2.	130 W. Congress St. Tucson, AZ 85701-1332	55													
3.	130 W. Congress St. Tucson, AZ 85701-1332	55													
4.	120 S. Houghton Rd. Ste 138 PMB 318 Tucson, AZ 85748-2155	55													
5.	120 S. Houghton Rd Ste 138 PMB 318 Tucson, AZ 85748-2155	55													
6.	130 W. Congress St. Tucson, AZ 85701-1332	55													
7.	130 W. Congress St. Tucson, AZ 85701-1332	55													
8.	120 S. Houghton Rd. Ste 138 PMB 318 Tucson, AZ 85748-2155	55													

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PS Form **3877**, January 2017 *(Page 1 of 2)*
PSN 7530-02-000-9098

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1. 1020 N. Avenida Aguila Tucson, AZ 85748-2061		55													
2. 130 W. Congress St. Tucson, AZ 85701-1332		55													
3. 6964 E. Century Park Dr. Tucson, AZ 85756-9188		55													
4. 6964 E. Century Park Dr. Tucson, AZ 85756-9188		55													
5. 6964 E. Century Park Dr. Tucson, AZ 85756-9188		55													
6. 6964 E. Century Park Dr. Tucson, AZ 85756-9188		55													
7. 255 W. Alameda St. Tucson, AZ 85701-1303		55													
8. 201 N. Stone Ave. Tucson, AZ 85701-1207		55													

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8 19 M

Postmaster, Per *(Name of receiving employee)*

JUL 20 2020 TUCSON STATION AZ 85726

PS Form 3877, January 2017 *(Page 1 of 2)*
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Ha C										
1. 10300 E. Placita Guanajuato Tucson, AZ 85749-6101		55												
2. 6500 Old Vail Rd. Tucson, AZ 85756-9280		55												
3. 130 W. Congress St. Tucson, AZ 85701-1332		55												
4. 6298 E. Grant Rd. Ste 100 Tucson, AZ 85712		55												
5. 6601 E. Grant Rd. Suite 101 Tucson, AZ 85715-5800		55												
6. 6601 E. Grant Rd. Suite 101 Tucson, AZ 85715-5806		55												
7. P.O. Box 86416 Seattle, WA 98108-0416		55												
8. 130 W. Congress 11th Floor Tucson, AZ 85701-1332		55												

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NEIGHBORHOOD MEETING FOR IN PERSON OR BY PHONE
6400 S KOBL ROAD REZONING SIGN IN SHEET

Date : 8/1/2020

FIRST NAME	LAST NAME	EMAIL ADDRESS
PAUL	NZOMO	CORONADO ENG@PAUL@CEDTUCSON.COM
Leo	Bilonzo	Leo@cedtucson.com
GAYLE	McGUIRE	g.mcguire1321@gmail.com
Jonah	MAIYO	Jmaiyo@mwanzasaresidentialcare.com
Mike	TAYLOR	MTTAYLOR54@GMAIL

COMMENTS:

DATE: 8/1/2020
NAME OF PERSON: Jonah Maiyo
CONTACT INFORMATION:

The project that is going to be developed in 6400 S. Kolb will be a good idea and support to the community. The project will give community properties to improve in future and many more things like Amazon across the the street. I am 100% support the project.

PIMA COUNTY
DEVELOPMENT SERVICES

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

Biological Impact Report

(Not Applicable for Rezonings 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? Outside CLS
   Any Special Species Management Areas? No
2. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property? Yes > 2004 Conservation Bond, DMAFB Environs
4. Is the project located within the Priority Conservation Area for any of the following species?
   a. Cactus ferruginous pygmy-owl No
   b. Western burrowing owl No
   c. Pima pineapple cactus No
   d. Needle-spined pineapple cactus No

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? No

   If yes, provide a summary of those communications: _____

PIMA COUNTY
DEVELOPMENT SERVICES

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

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No		(Select)
Western burrowing owl	No		(Select)
Pima pineapple cactus	No		(Select)
Needle-spined pineapple cactus	No		(Select)

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

From: noreply@server.mailjol.net on behalf of allForms
To: DSD Planning
Subject: Application For Rezoning or Specific Plan
Date: Wednesday, June 10, 2020 3:09:46 PM

****
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.
****

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	PARGUR KAYE TAYLOR REVOC LIVING TR 50% & TAYLOR MICHAEL THOMAS 50%
Owner Address	6400 S KOLB ROAD
Owner City	TUCSON
Owner State	AZ
Owner Zipcode	85705
Owner Phone	520-331-4158
Owner_Email	MTTAYLOR54@GMAIL.COM
Applicant Name	PAUL NZOMO, P.E
Applicant Address	1870 W PRINCE ROAD, SUITE 33
Applicant City	TUCSON
Applicant State	AZ
Applicant Zipcode	85705
Applicant Phone	520-622-6041
Applicant_Email	paul@cedtucson.com
Property Address	6400 S KOLB ROAD
Property Parcel Number	141-03-0500
Property Acreage	3.3
Property Present Zone	SR
Property Proposed Zone	CB-2
Policies	CENTRAL/
FTP-Link	
Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	10-Jun-2020

More Information about this submission and submitter	
Submission ID	11431630
Date & Time	10th Jun 2020 3:09 PM
Form Location	https://web1.pima.gov/applications/rezoning/
IP Address	107.2.2.14
Browser info	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/83.0.4103.97 Safari/537.36
Predicted Country	--

June 19, 2020

Terrill L. Tillman, AICP
Principal Planner
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701
520-724-6921

RE: Case P20RZ00005

Dear Terri,

This correspondence is to inform you that we authorize Paul Nzomo, Coronado Engineering and Development, to act on our behalf in regards to rezoning the property we own at 6400 S. Kolb Rd.

The property is held in a trust and described as follows:

SPARGUR KAYE TAYLOR REVOC LIVING TR 50% & TAYLOR MICHAEL THOMAS 50%

Please see the attached signing authority for the trust.

Best Regards,

Kaye Taylor Spargur

Kaye Taylor Spargur

Michael Thomas Taylor

Michael Thomas Taylor

EIGHTEENTH: The law of the state of residence of the Settlor shall govern the validity and interpretation of the provisions of this Trust agreement.

NINETEENTH: The Settlor or any other person may transfer or devise property, or make the proceeds under policies of life insurance and employee benefit plans payable, to the Trustee to be held under this Trust agreement. If the addition is made by will, the Trustee shall accept the statement of the personal representative that the assets delivered to the Trustee constitute all of the property to which the Trustee is entitled, without inquiring into the personal representative's administration or accounting.

TWENTIETH: During the lifetime of the Settlor, the Settlor may at any time or times amend or revoke this Trust agreement in whole or in part by an instrument in writing (other than a will) delivered to the Trustee. The trust property to which any revocation relates shall be conveyed to the Settlor in accordance with her ownership thereof. This power is personal to the Settlor and may not be exercised by her guardian, conservator, attorney in fact or others. Upon the death of the Settlor she shall have the power by her will making specific reference to this power to dispose of her property held hereunder, and the provisions of this Trust agreement with respect to the disposition of that property after her death shall be applicable only to the extent that this power is not exercised. This Trust agreement shall not thereafter be subject to amendment or revocation.

IN WITNESS WHEREOF, Kaye Taylor Spargur, as Settlor, and Kaye Taylor Spargur, as Trustee, have signed this Trust agreement the day and year first written above.

Kaye Taylor Spargur

Kaye Taylor Spargur, Settlor

Kaye Taylor Spargur Revocable Living Trust
dated October 3, 2017

By Kaye Taylor Spargur
Kaye Taylor Spargur, Trustee

KTS