



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 20, 2020

Title: ORDINANCE: Co9-71-178 EMPIRE ACRES SUBDIVISION REZONING

Introduction/Background:

The Board of Supervisors approved the rezoning April 3, 1972.

Discussion:

The rezoning was for the Empire Acres subdivision (39-lots) from the SR (Suburban Ranch) zone to the SH (Suburban Homestead) zone. To finalize the rezoning, individual owners may request an Ordinance. The owner of Lot 24, approx. 7.05 acres in area, has made a written request for an ordinance. There remain a few other SR-zoned lots in Empire Acres that could finalize their rezoning to SH by ordinance upon request.

Conclusion:

The ordinance reflects the Board of Supervisors' approval of the rezoning.

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: [Signature] 9/28/2020

Deputy County Administrator Signature/Date: [Signature] 9/28/2020

County Administrator Signature/Date: C. D. Dubuque 9/28/2020



Subject: Co9-71-178

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OCTOBER 20, 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 25, 2020

ORDINANCE FOR ADOPTION

Co9-71-178 EMPIRE ACRES SUBDIVISION REZONING

Owners: Abril and Adrian Valenzuela (Lot 24)
(District 4)

If approved, adopt ORDINANCE NO. 2020 - ____

OWNERS: Abril and Adrian Valenzuela
PO Box 26721
Tucson, AZ 85726-6721

AGENT: N/A

DISTRICT: 4

STAFF CONTACT: Mark Holden, AICP, Principal Planner

STAFF RECOMMENDATION: APPROVAL

CP/MH/ds
Attachments

cc: Co9-71-179 file
Abril and Adrian Valenzuela (via email)

ORDINANCE 2020-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 7.05 ACRES OF PROPERTY (EMPIRE ACRES LOT 24) FROM THE SR (SUBURBAN RANCH) ZONE TO THE SH (SUBURBAN HOMESTEAD) ZONE, IN CASE Co9-71-178 EMPIRE ACRES SUBDIVISION REZONING, LOCATED NORTHWEST OF THE INTERSECTION OF SOUTH LOVELL ROAD AND EAST PATRICIA ROAD, AND AMENDING PIMA COUNTY ZONING MAP NO. 551.

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

Section 1. The 7.05 acres (Empire Acres Lot 24) located northwest of the intersection of South Lovell Road and East Patricia Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 551, is rezoned from the SR (Suburban Ranch) zone to the SH (Suburban Homestead) zone subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

1. Recording of a covenant establishing 144,000 square feet as the minimum lot size.
2. A suitable arrangement with the Pima County Department of Environmental Quality regarding sanitary facilities.
3. Recording a covenant holding Pima County harmless in the event of flooding.

Section 3. 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 4. 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:

 9/29/20

Deputy County Attorney
Lesley M. Lukach

APPROVED:



Executive Secretary
Planning and Zoning Commission

EXHIBIT A

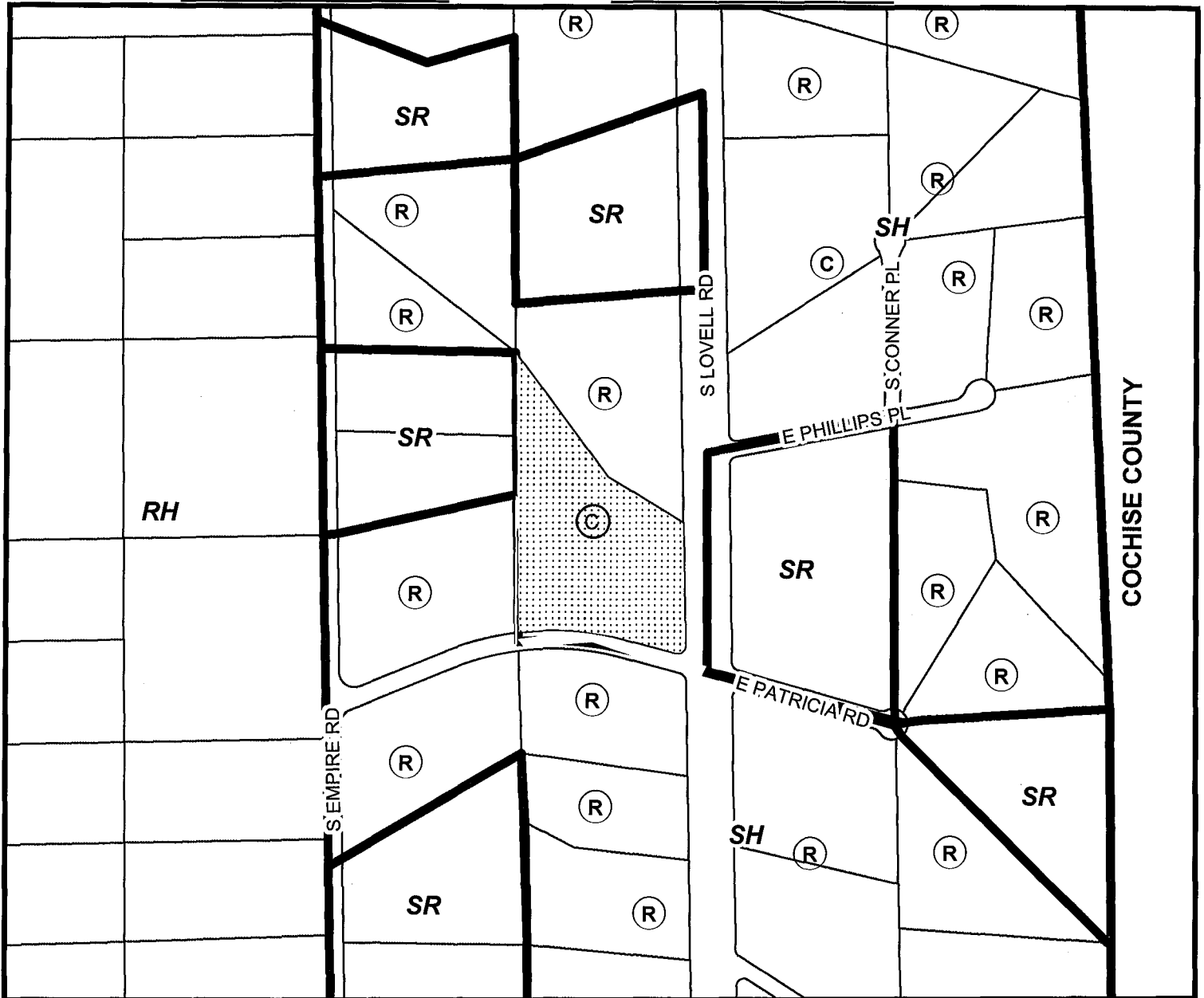
AMENDMENT NO. _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO. 551 TUCSON AZ. LOT 24 OF
EMPIRE ACRES BEING A PART OF THE SW 1/4 OF THE NE 1/4 OF
SECTION 5 OF T16S R16E.



0 120 240 480 Feet
[Scale bar with markings at 0, 120, 240, and 480 feet]

ADOPTED: _____

EFFECTIVE: _____



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 7.05 ac
ds-September 17, 2020

Co9-71-178
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