



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: January 19, 2021

**Title:** P20RZ00010 CAMF LLC - W. OKLAHOMA STREET REZONING

**Introduction/Background:**

The applicant requests a rezoning of approximately 4.05 acres from the SR Suburban Ranch to the CR-1 Single Residence zone for four residential lots.

**Discussion:**

Current SR zoning allows for one single-family residence on the site. The proposed CR-1 rezoning will permit for four one-acre lots with each lot containing one site-built home. The Comprehensive Plan designation of Low Intensity Urban 3.0 (LIU-3.0) designates areas for low-density residential development at 3 residences per acre (RAC), maximum.

**Conclusion:**

The proposed rezoning conforms to the LIU-3.0 Comprehensive Plan designation with approximately one residence per acre (RAC).

**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: Donna Spicola, Planner Telephone: 520-724-9513

Department Director Signature/Date: *Carol Blackwell* 12/23/2020

Deputy County Administrator Signature/Date: *Jhu* 12/23/2020

County Administrator Signature/Date: *C. Duckert* 12/23/20



**TO:** Honorable Sharon Bronson, Supervisor, District 3

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

**DATE:** December 28, 2020

**SUBJECT:** P20RZ00010 CAMFE LLC – W. OKLAHOMA STREET REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, January 19, 2021** hearing.

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**REQUEST:** For a **rezoning** of approximately 4.05 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located at the northwest corner of the intersection of W. Oklahoma Street and S. Sheila Avenue and addressed as **6520 W. Oklahoma Street**.

**OWNERS:** Camfe LLC  
8372 N. Mountain Stone Pine Way  
Tucson, AZ 85743

**AGENT:** Jose Campillo  
8372 N. Mountain Stone Pine Way  
Tucson, AZ 85743

**DISTRICT:** 3

**STAFF CONTACT:** Donna Spicola, Planner

**PUBLIC COMMENT TO DATE:** As of December 28, 2020, staff has not received any written public comments.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (8 – 0, Commissioners Bain and Hook 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/DS  
Attachments



## **BOARD OF SUPERVISORS MEMORANDUM**

SUBJECT: P20RZ00010

Page 1 of 3

### **FOR JANUARY 19, 2021 MEETING OF THE BOARD OF SUPERVISORS**

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: December 28, 2020

### **ADVERTISED ITEM FOR PUBLIC HEARING**

#### **REZONING**

#### **P20RZ00010 CAMFE LLC – W. OKLAHOMA STREET REZONING**

Request of Camfe LLC, represented by Jose Campillo, for a **rezoning** of approximately 4.05 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located at the northwest corner of the intersection of W. Oklahoma Street and S. Sheila Avenue and addressed as **6520 W. Oklahoma Street**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Low Intensity Urban 3.0 (LIU-3.0). On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Bain and Hook were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.  
(District 3)

#### **Planning and Zoning Commission Public Hearing Summary (November 25, 2020)**

The public hearing was held telephonically and in person. The commission chairman and three staff members were present in the hearing room and seven commissioners were present telephonically. The applicant 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 the site is not subject to the Pima County Subdivision and Development Street Standard requirements with regard to paving public rights-of-way and at what level are the requirements triggered. Staff stated that the requirements are based on the number of lots. Five lots would trigger the street standard requirements.

A commissioner asked how is the fifth lot controlled for paving. Staff stated that in this case, due to the lot being four acres and the CR-1 zone, there could not be a fifth lot. The commissioner followed up to ask if a rezoning condition would be required to restrict the density on the site. Staff responded that the sketch plan condition would restrict the density to four parcels.

The applicant's representative did not have any additional input or questions

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

The public hearing was closed.

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

The commission voted to recommend **APPROVAL** of the rezoning (8 - 0, Commissioners Bain and Hook 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. Cultural Resources condition: A caution must be noted concerning human burials. 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 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. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
3. Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
4. Adherence to the sketch 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/DS  
Attachments

cc: Jose Campillo, 8372 N. Mountain Stone Pine Way, Tucson, AZ 85743  
Thomas Drzazgowski, Chief Zoning Inspector  
P20RZ00010 File

# INCLUSIVE HOME DESIGN

## BUILDING AREA

HOUSE	1,320 SQ.FT.
GARAGE	50 SQ.FT.
PORCH	70 SQ.FT.
DRIVEWAY	50 SQ.FT.

TOTAL SQ. FT. SQ.FT.

LOT IS	SQ.FT.	LOT COV. IS
44,400		3%

1. THIS ORDINANCE APPLIES TO ALL DWELLING UNITS  
 2. PROVIDE AT LEAST ONE EXTERIOR ACCESSIBLE ROUTE AND ENTRANCE. THE ROUTE MAY ORIGINATE FROM THE CARPORT, DRIVEWAY, PUBLIC STREET OR SIDEWALK. THE SLOPE OF THIS ROUTE SHALL NOT EXCEED ONE-FEET VERTICAL RISE PER TWENTY FEET HORIZONTAL DISTANCE (1:20), UNLESS A RAMP PER 200 IRC IS CONSTRUCTED. (NOTE: INDICATE THE EXTERIOR ACCESSIBLE ROUTE AND ACCESSIBLE ENTRANCE ON SINGLE FAMILY RESIDENCE SITE PLAN.)

3. ACCESSIBLE ENTRANCE: PROVIDE MINIMUM ONE NO-STEP LEVEL ENTRANCE THAT IS A MINIMUM 36" WIDE AND MEETS THE DOOR HARDWARE REQUIREMENTS PER THIS ORDINANCE. EXISTING EXITS ARE REQUIRED TO BE 36" MINIMUM AND THE GARAGE SHALL NOT BE USED AS AN EXIT. THE ACCESS FLOOR SHALL HAVE A MINIMUM 36" WIDE HALLWAY AND ACCESSIBLE DOORS TO ALL SPACES AND ELEMENTS TO BE MINIMUM 28" DOOR.

4. CHANGE IN FLOOR LEVELS AND THRESHOLDS, AT THE ACCESSIBLE ENTRANCE AND ALONG ACCESSIBLE ROUTES MAY BE 1/2" HIGH MAXIMUM. THIS MUST BE BEVELED FROM 1/4" TO 1/32" MAXIMUM WITH A SLOPE NOT STEEPER THAN 1" RISE IN 2" RUN (1:2).

5. DOOR HARDWARE: HANDLES, PULL LATCHES, LOCKS AND OTHER OPERABLE TUB PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND THAT DOES NOT REQUIRE TIGHT GRASPING, PUNCHING OR TWISTING OF THE WRIST TO OPERATE. LEVER HARDWARE SATISFIES THE REQUIREMENTS OF THIS PROVISION.

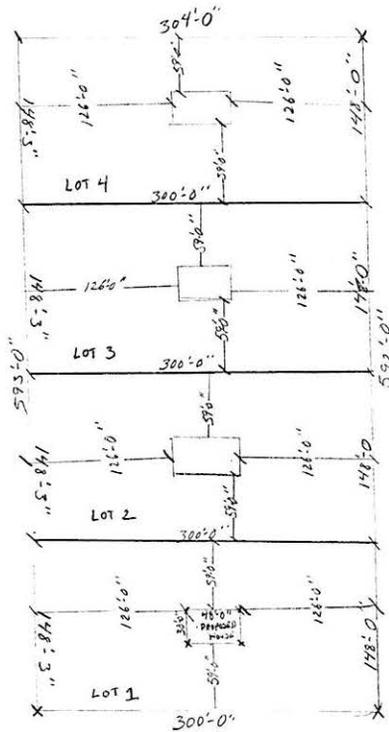
BATHROOM WALL REINFORCEMENT: IN ALL BATHROOMS ON THE ACCESSIBLE ROUTE REINFORCEMENT SHALL BE INSTALLED TO ALLOW FUTURE INSTALLATION OF GRAB BARS ON WALLS ADJACENT TO THE TUB AND TOILET. IN ADDITION WALL REINFORCEMENT SHALL BE INSTALLED IN OTHER COMPARTMENTS FOR FUTURE INSTALLATION OF GRAB BARS. THIS REINFORCEMENT SHALL BE INSTALLED FLOUS WITH THE STUDS AND AT THE FOLLOWING LOCATIONS: ALL BATHROOMS IF MORE THAN ONE, ARE TO BE ACCESSIBLE. AT LEAST ONE BATHROOM IS REQUIRED ON ACCESSIBLE FLOOR: WATER CLOSET, LAVATORY, AND BATHROOM OR SHOWER. TOILET, 33"-36" ABOVE THE FLOOR ON ALL ADJACENT WALLS. HORIZONTAL LENGTH OF REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW A 42" GRAB BAR AND 24" REAR GRAB BAR. (NOTHING IN THE ORDINANCE REQUIRES THAT TOILET BE PLACED BY A SIDEWALL.)

a) BACK WALL: TWO BACKING REINFORCEMENTS, ONE BACKING REINFORCEMENT HORIZONTAL POSITION 33" MINIMUM AND 36" MAXIMUM ABOVE THE FLOOR, AND ONE BACKING REINFORCEMENT 9" ABOVE THE RIM OF THE BATHTUB. EACH BACKING REINFORCEMENT SHALL BE 24" LONG MINIMUM AND SHALL BE 24" MAXIMUM FROM THE HEAD END WALL AND 12" MAXIMUM FROM THE FOOT END WALL.  
 b) FOOT END WALL: ONE BACKING REINFORCEMENT 24" LONG MINIMUM ON THE FOOT END WALL AT THE FRONT EDGE OF THE BATHTUB.  
 c) HEAD END WALL: ONE BACKING REINFORCEMENT 12" LONG MINIMUM ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

d) SHOWER COMPARTMENTS SHALL HAVE BACKING ON A MINIMUM OF TWO WALLS NOT TO INCLUDE CONTROL VALVE WALL MOUNTED AT 33"-36" ABOVE SHOWER FLOOR. HORIZONTAL LENGTH REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW FOR ALL REINFORCEMENT SHALL BE CAPABLE OF RESISTING SHEAR AND BENDING FORCES OF A MINIMUM OF 250 POUNDS. REINFORCEMENT IS NOT REQUIRED AT THE LOCATION OF VANITIES, LINEN CLOSETS, AND PRE-MOLDED SHOWER-TUB SURROUNDS, OR IN A ROOM CONTAINING ONLY A SINK AND A TOILET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY SINK OR TOILET ON THE ACCESSIBLE FLOOR OF THE HOME.

## ELECTRICAL:

- ALL LIGHT CONTROLS SHALL BE PLACED NO HIGHER THAN 48", ON CENTER, ABOVE THE FLOOR.
  - WHERE PRACTICAL, ALL ELECTRICAL RECEPTACLES SHALL BE PLACED NO LOWER THAN 15" ON CENTER, ABOVE THE FLOOR.
  - ALL THERMOSTATS SHALL BE PLACED NO HIGHER THAN 48", ON CENTER, ABOVE THE FLOOR.
- EXCEPTIONS TO THESE PROVISIONS ARE AS FOLLOWS:
- ELECTRICAL RECEPTACLES SERVING A DEDICATED USE.
  - APPLIANCE MOUNTED CONTROLS OR SWITCHES.
  - A SINGLE OUTLET WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
    - THE OUTLET IS ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY COUNTERTOP AND A SINK OR APPLIANCE.
    - AT LEAST ONE RECEPTACLE IS PROVIDED FOR THAT LENGTH OF COUNTERTOP SET NO HIGHER THAN 48".
  - FLOOR ELECTRICAL RECEPTACLES
  - FLOORING FIXTURE CONTROLS.
  - HVAC DIFFUSERS.



PROPOSED 4" WATER LINE

S. SHIELA AVE

EXISTING 6" WATER LINE

W. OKLAHOMA ST.

PROPOSED LOT SPLIT DIMENSIONS  
 (LOT 2 - 148' x 300') = 44,400 SQ FT  
 (LOT 2 - 148' x 300') = 44,400 SQ FT  
 (LOT 3 - 148' x 300') = 44,400 SQ FT  
 (LOT 4 - 148' x 300') = 44,492 SQ FT

PROPOSED STRUCTURE PER LOT 30' x 44' = 1,320 SQ FT HEIGHT 9'

PROPOSED SEPTIC FOR ALL LOTS

INDEX

SHEET 1-	SITE PLAN
SHEET 1A-	CODE REVIEW
SHEET 2-	FLOOR & ELEVATION PLAN
SHEET 3-	FOUNDATION & PLUMBING PLAN
SHEET 4-	ELECTRICAL PLAN
SHEET 5-	MECHANICAL PLAN
SHEET 6-	FRAMING PLAN

HEIGHT OF EXTERIOR BUILDING WALLS FROM NATURAL GRADE  
 WEST SIDE 8'-8" TO TOP OF BEARING WALL  
 EAST SIDE 8'-8" TO TOP OF BEARING WALL  
 SOUTH SIDE 15'-6" TO TOP OF GABLE  
 NORTH SIDE 15'-6" TO TOP OF GABLE

EDD DRAFTING

OWNER

DATE 5/22/2019

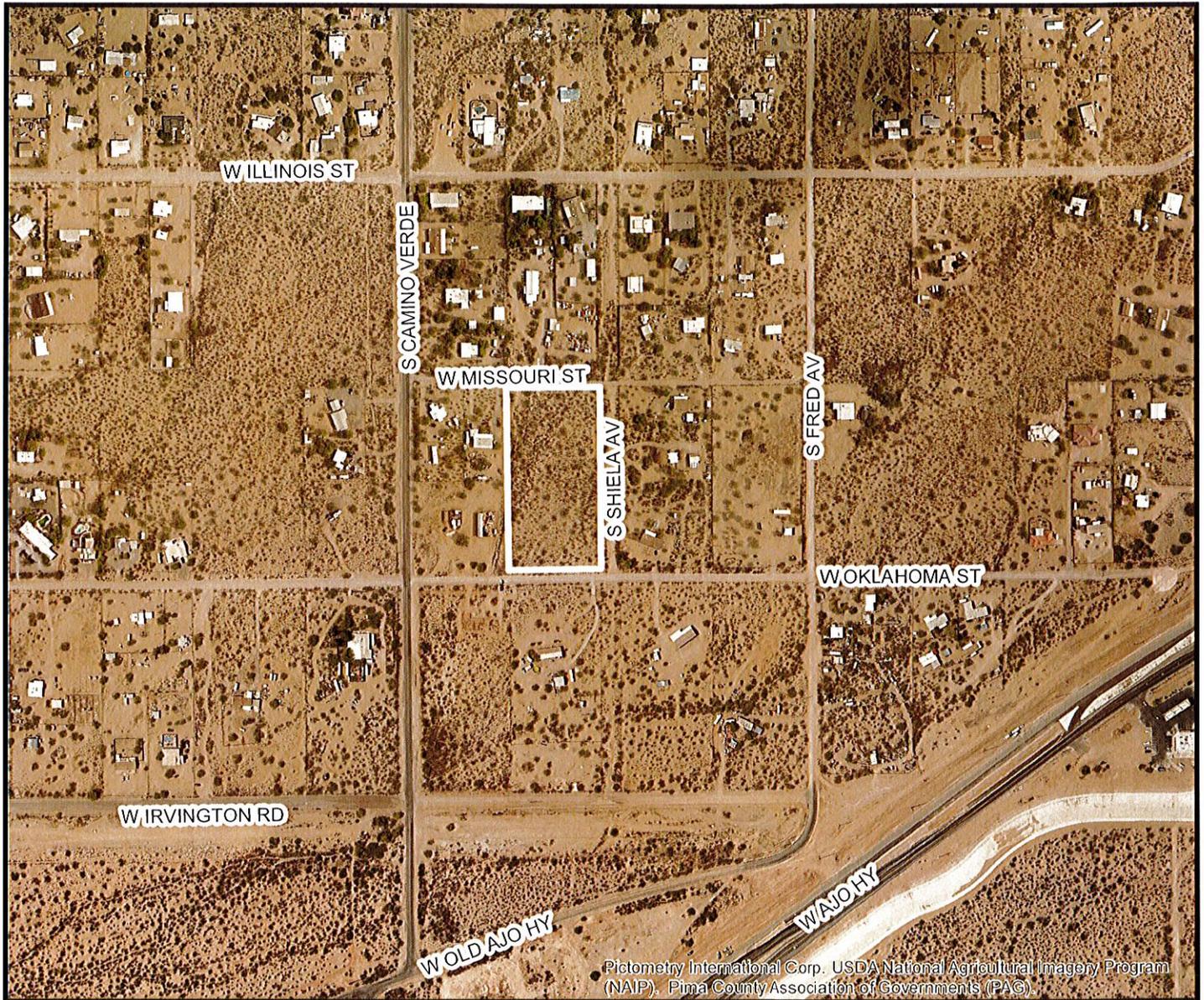
NEW SFR

SITE PLAN

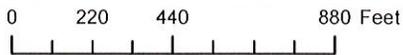
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Case #: P20RZ00010  
 Case Name: CAMFE LLC - W. OKLAHOMA STREET REZONING  
 Tax Code(s): 212-45-0960

AERIAL EXHIBIT



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



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION



Notes:




Map Scale: 1:6,000

Map Date: 10/27/2020 - ds

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

**HEARING** November 25, 2020

**DISTRICT** 3

**CASE** P20RZ00010 CAMFE LLC - W.  
OKLAHOMA STREET REZONING

**REQUEST** Rezone from SR (Suburban Ranch)  
to CR-1 (Single Residence) (4.05  
acres)

**OWNER** CAMFE LLC  
8372 N. Mountain Stone Pine Way  
Tucson, AZ 85743

**APPLICANT** Jose Campillo  
8372 N. Mountain Stone Pine Way  
Tucson, AZ 85743



**APPLICANT'S PROPOSED USE**

The applicant proposed use is residential.

**APPLICANT'S STATED REASON**

The applicant proposes "...to build single-family residences to satisfy the current demand for houses and increase the low level of inventory".

**STAFF REPORT SUMMARY**

Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a lot split into four one-acre lots with each new lot containing one single-family residence. The proposal conforms to the Comprehensive Plan land use designation of Low Intensity Urban 3.0 and is an infill rezoning.

**PUBLIC COMMENT**

Staff has not received any written public comments as of November 9, 2020.

**COMPREHENSIVE PLAN**

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 3.0 (LIU-3.0), which designates areas for low-density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space at a maximum density of 3.0 residences per acre (RAC) with no required minimum density. The proposed density for the subject property is approximately .99 RAC.

Special Area Policy S-29 Southwest Infrastructure Plan (SWIP) (attached) applies to a 70-square-mile area that includes the rezoning site. Policy S-29 mainly addresses the provision of infrastructure and sustainability of proposed development in the SWIP area. The small size of the rezoning may not lend to application of the SWIP policies. The rezoning site is also located

within the Pima County Comprehensive Plan Growth Area - Southwest Focused Development Investment Area.

**SURROUNDING LAND USES/GENERAL CHARACTER**

North:	SH	Developed Residential
South:	SR / SH	Vacant/Developed Residential
East:	SR / GR-1	Developed Residential
West:	SR / SH	Vacant/Developed Residential

**PREVIOUS REZONING CASES ON PROPERTY**

There have been no previous rezoning cases on the subject site.

**PREVIOUS REZONING CASES IN GENERAL AREA**

**Recent activity:**

Rezoning case P16RZ00002 – Tolano - W. Illinois Street Rezoning from the SR (Suburban Ranch) to the SH (Suburban Homestead) zone for 4.06 acres. The rezoning was approved by the Board of Supervisors on November 22, 2016.

**Past activity:**

Other residential rezonings from 1970 through 2006 to the SH and CR-1 zones have occurred in the area of the site. One rezoning was approved in 1992 for CB-2 zoning, restricting the use to a tire store (including tire repair) and utility trailer sales. Most rezonings were approved and a few closed with no action.

**MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (MMBCLS)**

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

**PLANNING REPORT**

Staff has no objection to the CR-1 (Single Residence) rezoning request because the proposed residential development is compatible with other residential development in the area, and the proposed density complies with the Low Intensity Urban 3.0 plan designation. The site will be accessed from graded dirt roads, but additional traffic generated from the rezoning (approximately 40 average daily trips) will be minimal and air quality standards are not expected to be affected.

The proposal is for four lots of approximately one acre in size with one single residence on each lot. Each lot will have a septic sewage disposal system, as the nearest public sewer is located more than 700 feet to the east. The subject site is located in the Tucson Water obligated service area.

The site is relatively flat and is naturally vegetated and mostly undisturbed. A wash traverses W. Missouri Street and impacts the northwest corner of the subject site, and is within a sheet flood area. The Flood Control District requires Floodplain Use Permits for all development. The site is not located within the Maeveen Marie Behan Conservation Lands System.

Limited commercial services, which are also the nearest places of employment, are located within a two-mile travel distance and there is opportunity for greater services with vacant business zoning at the intersection of W. Ajo Highway and S. Kinney Road. The nearest public elementary school is located within an approximate two-mile travel distance and the nearest public middle school is located within an approximate three-mile travel distance. Both schools are located south of Ajo Highway. A County park is located adjacent to the elementary school. A fire station is located within an approximate one-half-mile travel distance. Bus transit service is not available.

The area was developed as a uniform grid layout with mostly five-acre lots called Veteran's Tract Lots. Many of the Veteran Tract Lots have been split into two, three or four parcels. Sewer does not serve the area nor does the area have paved roads. The area lacks some value-added constructed infrastructure improvements that improve livability and increase the tax base that supports service demand. A subdivision plat could have provided proper road, drainage, and possibly sewer improvements.

Additional lot splitting in the area can only be achieved by rezonings. SR allows one residence per approximately 3.3 acres. CR-1 allows for one residence per approximately .83 acre.

Concurrency of Infrastructure

<b>CONCURRENCY CONSIDERATIONS</b>		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection
FLOOD CONTROL	Yes	No objection
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No objection/comment
WATER	Yes	No objection/comment
SCHOOLS	Yes	No objection/comment

**TRANSPORTATION REPORT**

The Department of Transportation reviewed the request and has no objection to the proposed rezoning. The proposed split for a single-family residence on each parcel will not significantly impact the surrounding roadways. The nearest paved access to the site is S. Camino Verde, approximately 315 feet west of the site. The site is bounded to the north by W. Missouri Street, to the east by S. Shiela Avenue, and to the south by W. Oklahoma Street. All three roads are dirt roadways and the only roadway maintained by the county is W. Oklahoma Street. Primary physical access to each proposed parcel shall be designated prior to issuance of an address.

Based on the number of lots, the site is not subject to the Pima County Subdivision and Development Street Standards requirements, nor the requirement to provide legal, paved, all-weather access to the public roadway system. If the applicant wishes to construct or maintain unimproved county right-of-ways, the guidelines of Pima County DOT standard Operating Procedure for Unimproved County Right-of-Way shall apply and a right-of-way use permit may be required.

**FLOOD CONTROL REPORT**

The entire site is in a regulatory floodplain. The proposed access on S. Shiela Avenue is a non-maintained county dirt road that is also in a floodplain. An approximately mapped regulatory watercourse crosses the parcel in the northwest after flowing in W. Missouri Street. Floodplain Use Permits are required for all development. Access is limited in this area during flooding. Floodplain Use Permits are required for each lot and an engineering analysis is required with the first lot to determine base flood elevations. In conclusion, the District has no objection.

**WASTEWATER RECLAMATION REPORT**

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the rezoning request and has no objection to the proposed rezoning request. The applicant proposes to split the property into four lots and build a single residential unit on each lot. The subject property is located at the northwest corner of the intersection of W. Oklahoma Street and S. Shiela Avenue. The nearest public sewer is more than 700 feet away from the property. The proposed residential units will utilize private sewage disposal systems.

The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a tentative plat, development plan or request for building permit is submitted for review.

**CULTURAL RESOURCES REPORT**

Cultural Resources has no comment.

**WATER DISTRICT REPORT**

Tucson Water Company did not respond to a request for comments.

**SCHOOL DISTRICT REPORT**

The Tucson Unified School District did not respond to a request for comments.

**FIRE DISTRICT REPORT**

Drexel Heights Fire District has no objection to the rezoning but states that this area has few hydrants. If land is split, all structures will be required to meet fire flow for structures and access to those structures.

**TUCSON ELECTRIC POWER (TEP) COMPANY REPORT**

TEP did not respond to a request for comments.

**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. Cultural Resources condition: A caution must be noted concerning human burials. 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 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. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
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within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

4. Adherence to the sketch 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.
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Respectfully Submitted,

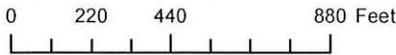
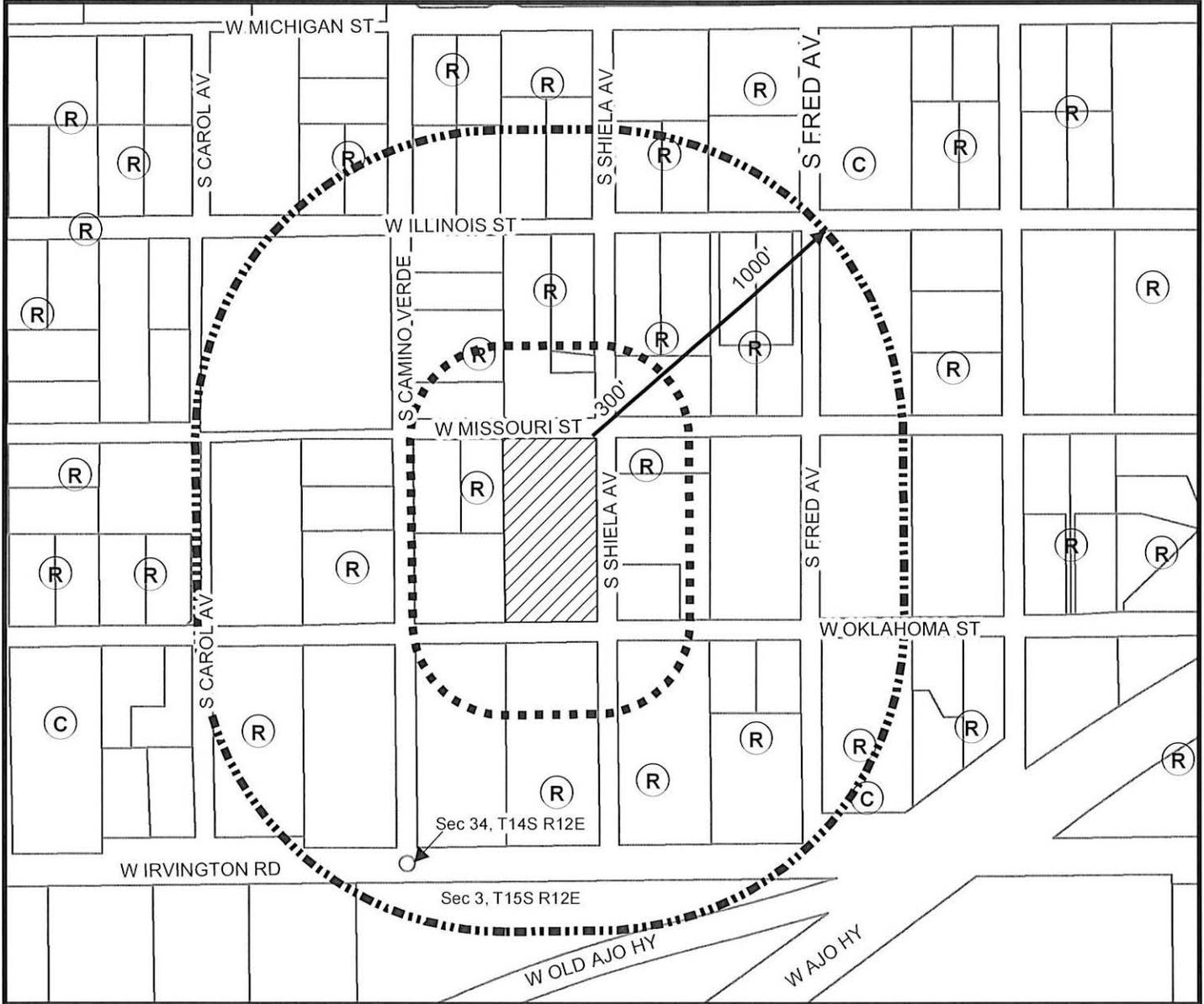
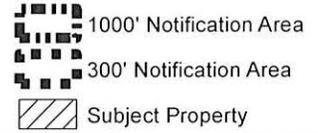
*D. Spicola*

Donna Spicola  
Planner

TD/DS  
Attachments

c: CAMFE LLC, Attn: Jose Campillo, 8372 N. Mountain Stone Pine Way, Tucson, AZ 85743

**Case #: P20RZ00010**  
**Case Name: CAMFE LLC - W. OKLAHOMA STREET REZONING**  
**Tax Code(s): 212-45-0960**



Area of proposed rezoning from SR to CR-1

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION**



Notes:		
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
Planning & Zoning Hearing: 11/25/20 (scheduled)	Board of Supervisors Hearing: TBA	
Base Map(s): 38	Map Scale: 1:6,000	Map Date: 10/27/2020 - ds





### **Low Intensity Urban (LIU)**

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

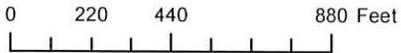
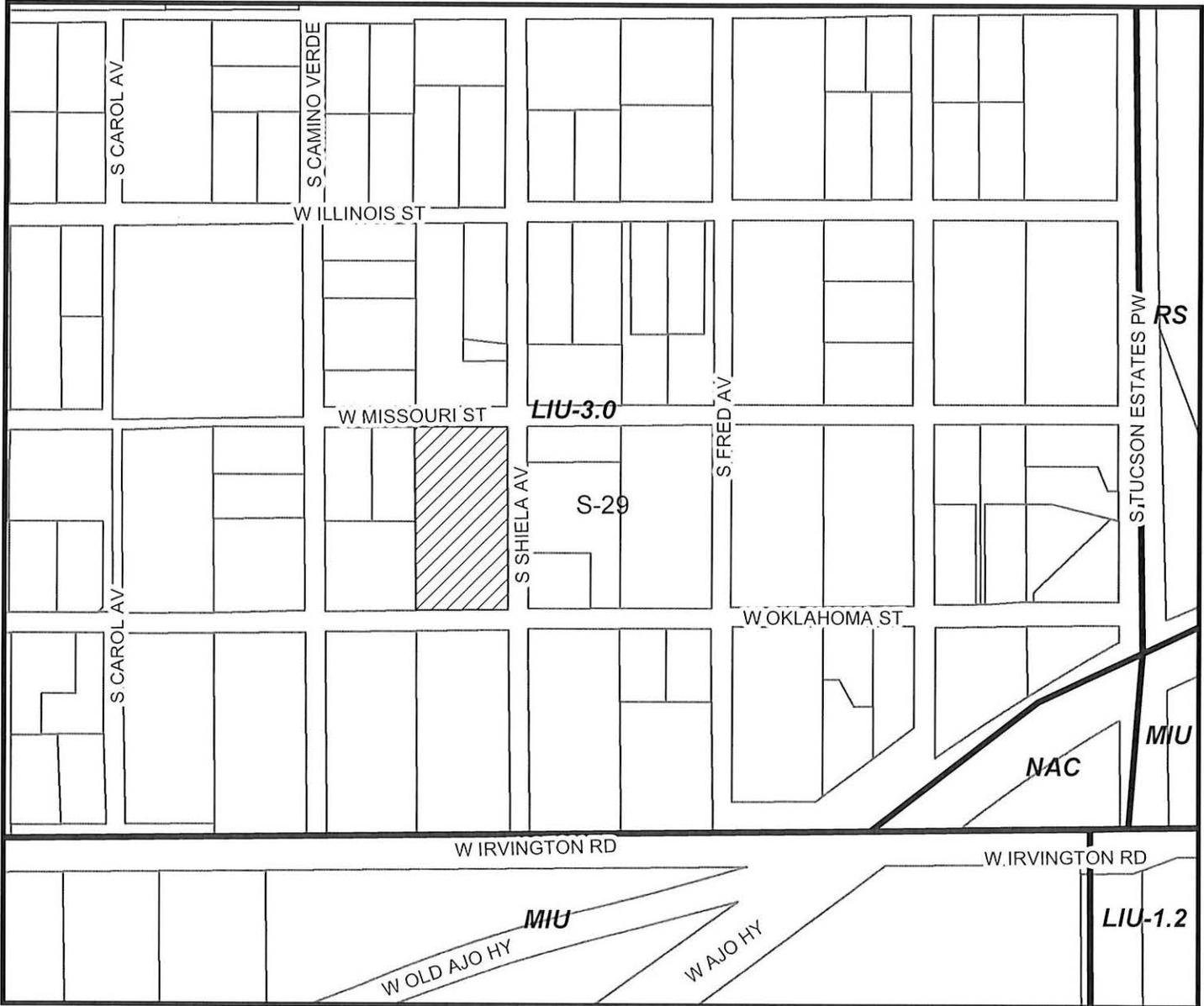
### **Low Intensity Urban 3.0 (LIU-3.0)**

- Residential Gross Density: Minimum- none; Maximum- 3.0 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 1.5 RAC; Maximum- 3.0 RAC

Case #: P20RZ00010  
 Case Name: CAMFE LLC - W. OKLAHOMA STREET REZONING  
 Tax Code(s): 212-45-0960

-  Comprehensive Plan
-  S = Special Area Policy
-  Subject Property

COMPREHENSIVE PLAN EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Planning & Zoning Hearing: 11/25/20 (scheduled)	Board of Supervisors Hearing: TBA	
	Base Map(s): 38	Map Scale: 1:6,000	



DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701

(520) 724-9000

www.pima.gov/developmentservices

## 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.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID (case no., APN no., address, or other identifying info):** 6520 W Oklahoma, rezone 4 ac. from SR 6520 W Oklahoma, rezone 4 ac. from SR Suburban Ranch to CR-1 Single Residence for 4 new parcels

### **Part I. Information Provided by Pima County Staff**

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)  
NA  
IMPORTANT RIPARIAN AREA  
BIOLOGICAL CORE  
MULTI-USE MANAGEMENT AREA
2. Is the project within a CLS Special Species Management Area? NO
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? NO
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? NO
5. Is the project located within a 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**

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? (SELECT)  
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	NO		NO
Western burrowing owl	NO		NO
Pima pineapple cactus	NO		NO
Needle-spined pineapple cactus	NO		NO

Questions about this form?  
Contact the Office of Sustainability and Conservation at (520) 724-6940.

Jose P Campillo  
8372 N Mountain Stone Pine  
Tucson, AZ 85743

To whom it may concern:

**Lot split. tax code= 212-45-0960, address: 6520 W Oklahoma st**

- 1.- The proposed use of the property is to build Single Family residences to satisfy the current demand for houses and increase the low level of inventory in the city of Tucson.
- 2.- The plan is to divide the lot in 4, each lot is going to be 1 acre and we are going to build single-family residence. The sq ft of each property will be between 1,300 sqft and 2,000 sq ft. with a height of 10 to 12 ft.
- 3.- The current site is vacant and there is no current use
- 4.-Water line runs at the property line so that won't be a problem.
- 5.- We are planning to install a septic tank for each property.
- 6.- The vegetation in the area are Mesquite trees and we just plan to remove the trees that are going to be in the construction area of the house.

**From:** noreply@server.mailjol.net <noreply@server.mailjol.net>

**Sent:** Saturday, August 15, 2020 7:31 PM

**To:** DSD Planning <DSDPlanning@pima.gov>

**Subject:** Application For Rezoning or Specific Plan

\*\*\*\*\*

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. <u>Make sure you do a virus scan before trying to access these files on your system.</u>	
Download ( <a href="http://allforms.mailjol.net/file.php?id=6f6ae9da-11462645-07ee2911">http://allforms.mailjol.net/file.php?id=6f6ae9da-11462645-07ee2911</a> )	
<b>Form Results</b>	
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	CAMFE LLC
Owner Address	8372 N Mountain Stone Pine Way
Owner City	TUCSON
Owner State	AZ
Owner Zipcode	85743
Owner Phone	520-979-2267
Owner_Email	<a href="mailto:jpcampillo@email.arizona.edu">jpcampillo@email.arizona.edu</a>
Applicant Name	Jose P Campillo
Applicant Address	8372 N Mountain Stone Pine Way
Applicant City	TUCSON
Applicant State	AZ
Applicant Zipcode	85743
Applicant Phone	520-979-2267
Applicant_Email	<a href="mailto:jpcampillo@email.arizona.edu">jpcampillo@email.arizona.edu</a>
Property Address	6520 W Oklahoma st
Property Parcel Number	212-45-0960
Property Acreage	4.05

Property Present Zone	Suburban Ranch Zone
Property Proposed Zone	SH - CR1
Policies	Divide the lot in 4 parcels of 1 acre each.
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	15-Aug-2020
More Information about this submission and submitter	
Submission ID	11462645
Date & Time	15th Aug 2020 7:30 PM
Form Location	<a href="https://web1.pima.gov/applications/rezoning/">https://web1.pima.gov/applications/rezoning/</a>
IP Address	67.1.73.45
Browser info	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/84.0.4147.105 Safari/537.36
Predicted Country	--



# Entity Information

Search Date and Time:  
11/2/2020 1:46:52 PM

### Entity Details

<b>Entity Name:</b>	CAMFE LLC	<b>Entity ID:</b>	1916216
<b>Entity Type:</b>	Domestic LLC	<b>Entity Status:</b>	Active
<b>Formation Date:</b>	11/2/2018	<b>Reason for Status:</b>	In Good Standing
<b>Approval Date:</b>	1/1/2019	<b>Status Date:</b>	11/2/2018
<b>Original Incorporation Date:</b>	11/2/2018	<b>Life Period:</b>	Perpetual
<b>Business Type:</b>	Real Estate and Rental and Leasing	<b>Last Annual Report Filed:</b>	
<b>Domicile State:</b>	Arizona	<b>Annual Report Due Date:</b>	
		<b>Years Due:</b>	

Original Publish Date:

### Statutory Agent Information

<b>Name:</b>	Campillo Investments INC	<b>Appointed Status:</b>	Active 1/1/2019
<b>Attention:</b>	Jose Pablo Campillo	<b>Address:</b>	8372 N Mountain Stone Pine Way, TUCSON, AZ 85743, USA
<b>Agent Last Updated:</b>	1/1/2019	<b>E-mail:</b>	
<b>Attention:</b>		<b>Mailing Address:</b>	
<b>County:</b>	Pima		

### Principal Information

Title	Name	Attention	Address	Date of Taking Office	Last Updated
Member	Jose Pablo Campillo		8372 N Mountain Stone Pine Way, TUCSON, AZ, 85743, USA		1/1/2019

Page 1 of 1, records 1 to 1 of 1

### Entity Known Place of Business

**Attention:** Jose Campillo      **Address:** 8372 N Mountain Stone Pine Way, TUCSON, AZ, 85743, USA      **County:** Pima      **Last Updated:** 1/1/2019

### Entity Principal Office Address

**Attention:**      **Address:**      **County:**      **Last Updated:**

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October 20, 2020

Donna Spicola  
Planner  
Pima County Development Services  
201 N. Stone,  
Tucson, Arizona 85701

RE: P20RZ00010 W. Oklahoma Rezoning

Ms. Spicola,

Drexel Heights has received this rezone and has reviewed it. Drexel Heights does not object to this rezone but this area has few hydrants in the area.

If a land split is approved all structures will be required to meet fire flow for those structures along with access to those structures.

If you should have any further concerns or questions regarding this letter, please feel free to contact me.

Sincerely,

*Dennis Stiegleiter*  
Dennis Stiegleiter  
Fire Marshal.  
Drexel Heights Fire District  
5950 S Cardinal  
Tucson AZ. 85746  
520-571-8700  
520-419-3863