



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 2, 2021

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

### **Introduction/Background:**

The Board of Supervisors approved this rezoning on October 6, 2020.

### **Discussion:**

The rezoning was for approximately 3.47 acres from the SR (AE) (Suburban Ranch - Airport Environs) to the CB-2 (AE) (General Business - Airport Environs) zone to allow for one single-family residence, phased use of self-storage, RV, boat and auto storage.

### **Conclusion:**

The Ordinance reflects the Board of Supervisors' approval.

### **Recommendation:**

Approval

### **Fiscal Impact:**

0

### **Board of Supervisor District:**

☐ 1      ☐ 2      ☐ 3      ☒ 4      ☐ 5      ☐ All

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

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

Department Director Signature/Date: *Carla L. Blackwell* 2/5/2021

Deputy County Administrator Signature/Date: *[Signature]* 2/5/2021

County Administrator Signature/Date: *C. Dulakany* 2/8/21

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Subject: P20RZ00005

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**MARCH 2, 2021 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division  
**DATE:** February 10, 2021

**ORDINANCE FOR ADOPTION**

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

Owners: Spargur Kaye Taylor Revoc Living TR 50% & Taylor Michael Thomas 50%  
(District 4)

**If approved, adopt ORDINANCE NO. 2021 - \_\_\_\_\_**

**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.  
Paul Nzomo  
1870 W. Prince Road, Ste. 33  
Tucson, AZ 85705

**DISTRICT:** 4

**STAFF CONTACT:** Terrill Tillman AICP, Principal Planner

**STAFF RECOMMENDATION:** APPROVAL.

TD/TT/ds  
Attachments

cc: Coronado Engineering and Development Inc., Paul Nzomo  
Tom Drzazgowski, Chief Zoning Inspector  
P20RZ00005 File

ORDINANCE 2021-\_\_\_\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 3.47 ACRES OF PROPERTY (PARCEL CODE 141-03-0500) FROM THE SR (AE) (SUBURBAN RANCH – AIRPORT ENVIRONS) ZONE TO CB-2 (AE) (GENERAL BUSINESS – AIRPORT ENVIRONS) ZONE, IN CASE P20RZ00005 TAYLOR ET AL - S. KOLB ROAD REZONING, LOCATED APPROXIMATELY 1,300 FEET SOUTH OF THE INTERSECTION OF S. KOLB ROAD AND E. VALENCIA ROAD, AND AMENDING PIMA COUNTY ZONING MAPS NO. 31 AND 58.

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

Section 1. The 3.47 acres located approximately 1,300 feet south of the intersection of S. Kolb Road and E. Valencia Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zonings Maps No. 31 and 58, is rezoned from the SR (AE) (Suburban Ranch – Airport Environs) zone to the CB-2 (AE) (General Business – Airport Environs) 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. 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.
5. Adherence to the preliminary development plan as approved at public hearing.
6. 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.
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(l)."

Section 3. Time limits of conditions. Conditions 1 through 7 of Section 2 shall be completed no later than October 6, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair, Pima County Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:



\_\_\_\_\_  
Deputy County Attorney  
Lesley M. Lukach

\_\_\_\_\_  
Executive Secretary  
Planning and Zoning Commission

## EXHIBIT A

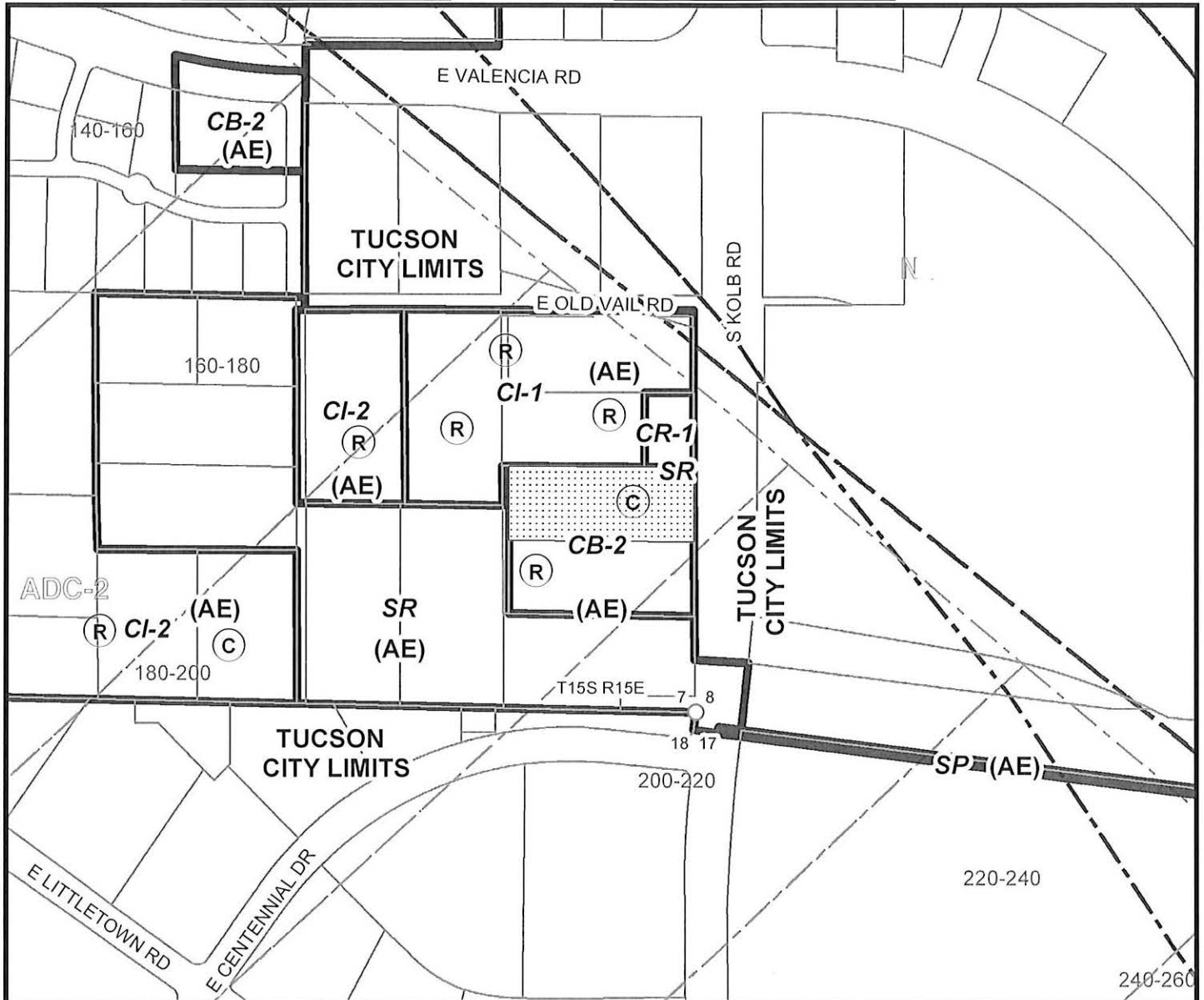
AMENDMENT NO'S. \_\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_  
TO PIMA COUNTY ZONING MAP NO'S. 31, 58 TUCSON AZ. LOCATED  
IN THE SE 1/4 OF THE SE 1/4 OF SECTION 7 OF T15S R15E.



0 125 250 500 Feet  
[Scale bar]

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

**(C)** NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
FROM SR (AE) 3.47 ac  
ds-November 13, 2020

P20RZ00005  
141030500



# 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. 141-03-0000
4. THE WATER COMPANY SHARED WELL
5. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC 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. ANY 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 PAC STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PAC SSP) 2003 EDITION.
2. AGGREGATE BASE COURSE SHALL CONFORM TO PAC SSP #303.
3. CHIP SEAL
4. CHIP SEAL SHALL COMPLY WITH PAC SSP SECTION 1006, CLASS S, 3,000-PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
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 HEREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5%.
13. 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.
14. 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 41-864, 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 REINTERMENT AND REBURIAL OF THE REMAINS.
15. PARKING SPACE = 13 PARKING SPACE

## PROJECT SITE DATA

GROSS LOT AREA - 151,193 SQ.FT.  
3.47 A.

LEGAL DESCRIPTION - S240' OF N766' OF E2 SE4 SE4 EXC E30' & W50' THEREOF & EXG PT OF IN NE COR PIMA COUNTY, ARIZONA

PROPERTY TAX CODE - 141-03-0000

ZONING - CB-2  
TOTAL RENTAL CONTAINERS AREA = 12,800 SQ.FT.  
OFFICE/MANAGER RESIDENCE = 1,911 SQ.FT.  
STORAGE AREA = 102,080 SQ.FT.  
FOR RV & BOATS-VEHICLES STORAGE

