



# Pima County

MEETING LOCATION  
Administration Bldg - East  
130 W. Congress Street  
1st Floor Tucson, AZ  
85701.  
Public Access to Hearing  
Room at 8:40 a.m.

## Legislation Details (With Text)

**File #:** File ID 15001 **Version:** 1 **Name:**

**Type:** Public Hearing Item **Status:** Public Hearing

**File created:** 8/24/2022 **In control:** Development Services

**On agenda:** 11/1/2022 **Final action:** 11/1/2022

**Title:** UNFINISHED BUSINESS (9/6/22 and 10/18/22)  
Hearing - Rezoning  
P22RZ00001, TUCSON SCHOOL DISTRICT NO. 1 - S. CARDINAL AVENUE REZONING  
Tucson School District No. 1, represented by Paradigm Land Design, L.L.C., requests a rezoning of approximately 60.9 acres (Parcel Codes 138-25-593L, 138-25-593M, 138-25-593N, 138-25-593P, and 138-25-593Q) from the GR-1 (Rural Residential) to the CR-4 (Mixed-Dwelling Type) zone. The site is located on the east side of S. Cardinal Avenue, approximately 300 feet south of the intersection of W. Valencia Road and S. Cardinal Avenue. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban. On motion, the Planning and Zoning Commission voted 4-3 (Commissioners Hook, Becker and Maese voted NAY, Commissioners Hanna, Membrila and Truitt were absent) to recommend DENIAL. Staff recommends APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS. (District 5)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DSD\_P22RZ00001, 2. DSD\_P22RZ00001\_SiteAnalysis, 3. DSD\_P22RZ00001\_CommentLetter\_9-16-22\_Redacted, 4. DSD\_DSDMemorandum\_P22RZ00001\_10-28-22, 5. DSD\_CAMemo\_AdditionalInformationP22RZ00001\_10-28-22, 6. DSD\_P22RZ00001\_ParadigmLandPowerpointPresentation\_10-31-22

Date	Ver.	Action By	Action	Result
11/1/2022	1	Board of Supervisors		
10/18/2022	1	Board of Supervisors		
9/6/2022	1	Board of Supervisors		

UNFINISHED BUSINESS (9/6/22 and 10/18/22)

**Hearing - Rezoning**

P22RZ00001, TUCSON SCHOOL DISTRICT NO. 1 - S. CARDINAL AVENUE REZONING

Tucson School District No. 1, represented by Paradigm Land Design, L.L.C., requests a rezoning of approximately 60.9 acres (Parcel Codes 138-25-593L, 138-25-593M, 138-25-593N, 138-25-593P, and 138-25-593Q) from the GR-1 (Rural Residential) to the CR-4 (Mixed-Dwelling Type) zone. The site is located on the east side of S. Cardinal Avenue, approximately 300 feet south of the intersection of W. Valencia Road and S. Cardinal Avenue. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban. On motion, the Planning and Zoning Commission voted 4-3 (Commissioners Hook, Becker and Maese voted NAY, Commissioners Hanna, Membrila and Truitt were absent) to recommend **DENIAL**. Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 5)