

COB - BOSAIR FORM

07/10/2026 10:32 AM (MST)

Submitted by Robert.Donaldson@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

\*All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.\*

|                               |                                                                                               |
|-------------------------------|-----------------------------------------------------------------------------------------------|
| Award Type:                   | Agenda Item                                                                                   |
| BOSAIR Activity:              | Board Meeting Request                                                                         |
| Requested Board Meeting Date: | 07/28/2026                                                                                    |
| Project Title / Description:  | P26SP00001 RIVER OVERLOOK, LLC – W. RIVER ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT |

Agenda Item Report

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Introduction / Background:        | River Overlook, LLC c/o Rhodock Holdings, LLC, represented by Jim Portner with Projects International, Inc., requests a comprehensive plan amendment and specific plan rezoning for approximately 4.2 acres (parcel codes 10401040H, 104010460, 104010470, 10401048C, 10401040L together with a portion of 10401042B and 104010450, as well as a portion of abandoned right-of-way of W. River Terrace Drive). The site is located on the south side of W. River Road, approximately one-quarter mile west of N. La Canada Drive.                                                                                                                                                                     |
| Discussion:                       | The request is to amend the Comprehensive Plan from Medium Intensity Urban (MIU) and Commercial Activity Center (CAC) to Planned Development Community (PDC) and to rezone from SH (Suburban Homestead) to SP (Specific Plan) zone. The specific plan establishes a primary commercial / non-residential land use with a secondary residential land use option. Under the commercial scenario, the specific plan envisions approximately 24,000 square feet of retail, restaurant, drive-through restaurant, coffee shop, and flex space. Under the residential scenario, the specific plan permits up to 15 residences per acre, accommodating single-family detached, attached, and clustered units |
| Conclusion:                       | The approval of this comprehensive plan amendment and specific plan rezoning would allow for this site to be redeveloped for commercial, residential, or a mixed-use option.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Recommendation:                   | Staff and the Planning and Zoning Commission recommendA PPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS WITH AN ADDITIONAL CONDITION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Fiscal Impact:                    | none                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Support of Prosperity Initiative: | 1. Increase Housing Mobility and Opportunity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                                                                        |                                                                                                                             |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Provide information that explains how this activity supports the selected Prosperity Initiative</b> | Approval of this comprehensive plan and specific plan rezoning could add additional opportunities for housing in this area. |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|

|                                      |                                                     |
|--------------------------------------|-----------------------------------------------------|
| <b>Board of Supervisor District:</b> | <ul style="list-style-type: none"><li>• 1</li></ul> |
|--------------------------------------|-----------------------------------------------------|

|                    |                                 |
|--------------------|---------------------------------|
| <b>Department:</b> | Development Services - Planning |
|--------------------|---------------------------------|

|              |                  |
|--------------|------------------|
| <b>Name:</b> | Robert Donaldson |
|--------------|------------------|

|                   |            |
|-------------------|------------|
| <b>Telephone:</b> | 5207249516 |
|-------------------|------------|

Department Director Signature: Daniel Lu Date: 7/13/2026 | 10:37 AM MST

Deputy County Administrator Signature:  Date: 7/14/2026 | 10:16 AM MST

County Administrator Signature:  Date: 7/14/2026 | 10:19 AM MST



**TO:** Honorable Rex Scott, Supervisor, District 1

**FROM:** Tom Drzazgowski, Deputy Director   
Public Works-Development Services Department-Planning Division

**DATE:** July 7, 2026

**SUBJECT:** **P26SP00001 RIVER OVERLOOK, LLC – W. RIVER ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

The above referenced Comprehensive Plan Amendment and Specific Plan Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 28, 2026** hearing.

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**REQUEST:** For a **comprehensive plan amendment and specific plan rezoning** for approximately 4.2 acres (parcel codes 10401040H, 104010460, 104010470, 10401048C, 10401040L together with a portion of 10401042B and 104010450, as well as a portion of abandoned right-of-way of W. River Terrace Drive) to amend the Comprehensive Plan from Medium Intensity Urban (MIU) and Commercial Activity Center (CAC) to Planned Development Community (PDC) and to rezone from SH (Suburban Homestead) to SP (Specific Plan) zone. The site is located on the south side of W. River Road, approximately one-quarter mile west of N. La Canada Drive, in Section 15, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area.

**OWNERS:** River Overlook, LLC c/o Rhodock Holdings, LLC  
4007 E. Paradise Falls – Suite 125  
Tucson, AZ 85712

**AGENTS:** Projects International, Inc.  
Jim Portner, Principal  
10836 E. Armada Lane  
Tucson, AZ 85749-9460

**DISTRICT:** 1

**STAFF CONTACT:** Rob Donaldson, Deputy Planning Official

**PUBLIC COMMENT TO DATE:** As of July 7, 2026, no public comment has been received.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS WITH AN ADDITIONAL CONDITION 5 – 1** (Commissioner Hanna voted NAY, Commissioners Hook, Maese, Matter and Tronsdal were absent.)

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS):** A portion of the project is located within the Maeveen Marie Behan Conservation Lands System (CLS) designated as

Multiple-Use Management Area (MUMA) and Important Riparian Area (IRA).

TD/TT/ds  
Attachments



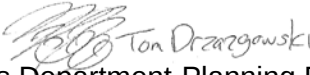
## BOARD OF SUPERVISORS MEMORANDUM

**SUBJECT: P26SP00001**

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### **FOR JULY 28, 2026 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Tom Drzazgowski, Deputy Director   
Public Works-Development Services Department-Planning Division

**DATE:** July 7, 2026

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

#### **SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

#### **P26SP00001 RIVER OVERLOOK, LLC – W. RIVER ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

River Overlook LLC, represented Projects International, Inc., requests a **comprehensive plan amendment and specific plan rezoning** for approximately 4.2 acres (parcel codes 10401040H, 104010460, 104010470, 10401048C, 10401040L together with a portion of 10401042B and 104010450, as well as a portion of abandoned right-of-way of W. River Terrace Drive) to amend the Comprehensive Plan from Medium Intensity Urban (MIU) and Commercial Activity Center (CAC) to Planned Development Community (PDC) and to rezone from SH (Suburban Homestead) to SP (Specific Plan) zone. The site is located on the south side of W. River Road, approximately one-quarter mile west of N. La Canada Drive, in Section 15, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS WITH AN ADDITIONAL CONDITION (5 – 1; Commissioner Hanna voted NAY, Commissioners Hook, Maese, Matter and Tronsdal were absent)**. Staff recommends **APPROVAL OF THE SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**. (District 1)

#### **Planning and Zoning Commission Public Hearing Summary (June 24, 2026)**

The public hearing was held in person and virtually. Some commissioners were present while others attended virtually and through the telephonic option. Staff and the applicant attended and presented in person. Staff and the applicant's representative presented the proposed tower and fielded the Commissioners' questions. Staff explained that after issuance of the staff report, Environmental Planning had worked with the applicant to refine the language in Condition of Approval #6. Staff also erroneously stated that Condition of Approval #9 needed to be removed,

however, after further deliberation Condition of Approval #9 is a normal standard Condition of Approval is appropriate to remain.

The hearing was opened to the public and there were no members of the public that attended the hearing either in person or online.

The public hearing was closed.

The Commission's discussion on the case was mostly focused on the opportunity to increase the density of subject site. Staff and the Commission discussed how much an increase in units per acre would be appropriate for this site. The Commission initially proffered fifty units per acre, however after deliberating with staff and the applicant, the Commission decided to limit the increase to fifteen units per acre.

Commissioner Truitt made a motion to recommend **APPROVAL**. Commissioner Lane offered a friendly amendment to increase the density to 50 residences per acre (RAC), accepted by Commissioner Truitt and seconded by Commissioner Gungle. Commissioner Gungle then offered a friendly amendment to instead set the density to 15 RAC, seconded by Commissioner Lane. The final motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS WITH AN ADDITIONAL CONDITION**.

The commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS WITH AN ADDITIONAL CONDITION** of the comprehensive plan amendment and specific plan rezoning with an increased density to 15 RAC (5 – 1; Commissioner Hanna voted NAY, Commissioners Hook, Maese, Matter and Tronsdal were absent).

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions: An amended Traffic Impact Study shall be submitted for review and approval by the Department of Transportation at the Site Construction Permit or first development plan stage. Off-site improvements determined necessary as a result of the Traffic Impact Study shall be provided by the property owner(s).
5. Flood Control District conditions:
  - a. Container plantings and seed of native riparian species shall be planted within the Open Space/Riparian Area easement. Unless existing, non-native species are prohibited within this easement.
  - b. First flush retention shall be provided in Low Impact Development (LID) practices distributed throughout the site. Curb cuts in appropriate locations within the parking area shall be utilized to optimize LID practices.
  - c. If proposed, a Detention Waiver shall be submitted for review and approved prior to

- first submittal of the Site Construction Plan set for permitting.
- d. Drainage exiting the site shall be conveyed under the loop path by use of a scupper and be sited to where drainage does not impact the Rillito River access ramp.
  - e. 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.
6. Environmental Planning conditions:
- a. ~~The property owner / developer shall provide a landscaped buffer of native vegetation with a minimum width of 35 feet along the southwestern boundary of the project site, where it is directly adjacent to the Chuck Huckelberry Loop.~~ The property owner/developer shall maintain a 35' landscape buffer of native vegetation within the existing 35' open space/riparian easement retained by the Pima County Flood Control District (RFCDD) on that portion of the property which was acquired from the District. Additional container plantings and seeding of native riparian species shall be planted within the easement and be maintained by the owner/developer.
  - b. Beyond the above existing RFCDD 35' easement, i.e. further to the east/southeast, a minimum 20' wide landscape buffer will be provided and maintained by the owner/developer where the property is directly adjacent to the Chuck Huckleberry Loop. The buffer shall be planted with native tree and understory vegetation. The Environmental Planning Division shall review the final landscape plans of this buffer for sufficient plant density and placement and to ensure a proper edge treatment along the Loop multi-use path.
  - c. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. 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.

Invasive Non-Native Plant Species Subject to Control:

|                        |                                                       |
|------------------------|-------------------------------------------------------|
| Ailanthus altissima    | Tree of Heaven                                        |
| Alhagi pseudalhagi     | Camelthorn                                            |
| Arundo donax           | Giant reed                                            |
| Brassica tournefortii  | Sahara mustard                                        |
| Bromus rubens          | Red brome                                             |
| Bromus tectorum        | Cheatgrass                                            |
| Centaurea melitensis   | Malta starthistle                                     |
| Centaurea solstitialis | Yellow starthistle                                    |
| Cortaderia spp.        | Pampas grass                                          |
| Cynodon dactylon       | Bermuda grass (excluding sod hybrid)                  |
| Digitaria spp.         | Crabgrass                                             |
| Elaeagnus angustifolia | Russian olive                                         |
| Eragrostis spp.        | Lovegrass (excluding E. intermedia, plains lovegrass) |
| Melinis repens         | Natal grass                                           |
| Mesembryanthemum spp.  | Iceplant                                              |
| Oncosiphon pilulifer   | Stinknet                                              |
| Peganum harmala        | African rue                                           |
| Pennisetum ciliare     | Buffelgrass                                           |
| Pennisetum setaceum    | Fountain grass                                        |
| Rhus lancea            | African sumac                                         |
| Salsola spp.           | Russian thistle                                       |
| Schinus spp.           | Pepper tree                                           |

|                   |                     |
|-------------------|---------------------|
| Schismus arabicus | Arabian grass       |
| Schismus barbatus | Mediterranean grass |
| Sorghum halepense | Johnson grass       |
| Tamarix spp.      | Tamarisk            |

7. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.
8. Wastewater conditions:
  - a. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the plan amendment/rezoning area until Pima County executes an agreement with the owner(s) to that effect.
  - b. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) stating that treatment and conveyance capacity is available for any new development within the plan amendment/rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
  - c. The owner(s) shall time all new development within the plan amendment/rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
  - d. The owner(s) shall connect all development within the plan amendment/rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - e. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the plan amendment/rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
  - f. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system is permanently committed for any new development within the plan amendment/rezoning area.
9. Adherence to the preliminary development plan approved at public hearing.
10. A maximum of 15 Residences per Acre (RAC) is allowed.
11. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require

**P26SP00001**

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- financial contributions to, or construction of infrastructure, including, without limitation, transportation, flood control, or sewer facilities.
12. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act 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/RD/ds  
Attachments

c: Jim Portner, Projects International, Inc.



# MEMORANDUM

**DATE:** May 26, 2026

**TO:** The Planning and Zoning Commission

**FROM:** Rob Donaldson, Deputy Planning Official

**SUBJECT:** P26SP00001 River Overlook, LLC – W. River Road Specific Plan and Comprehensive Plan Amendment — Revisions to Recommended Conditions of Approval (Planning and Zoning Commission Public Hearing of May 27, 2026)

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This memorandum transmits two revisions to the conditions of approval recommended in the staff report for the above-referenced case, which is scheduled for the Planning and Zoning Commission public hearing on May 27, 2026.

## **Removal of Condition 9**

Condition 9 of the staff report — “Adherence to the preliminary development plan approved at public hearing” — was included in error and is hereby removed. P26SP00001 is a specific plan rezoning; the operative regulatory instrument is the specific plan document (text and exhibits), and the site layouts shown in the specific plan are expressly conceptual and subject to material change and refinement at the permitting and platting stages.

## **Amendment of Condition 6 (Environmental Planning conditions)**

Condition 6 is amended as agreed between the applicant’s agent, Jim Portner of Projects International, Inc., and Jenny Neeley of the Environmental Planning Division. Current Condition 6.a is replaced with two conditions (new 6.a and 6.b), and current Condition 6.b (continuing responsibility to remove invasive non-native species) is renumbered as Condition 6.c without change. As amended, Condition 6 reads:

6.a. The property owner/developer shall maintain a 35’ landscape buffer of native vegetation within the existing 35’ open space/riparian easement retained by the Pima County Flood Control District (RFCD) on that portion of the property which was acquired from the District. Additional container plantings and seeding of native riparian species shall be planted within the easement and be maintained by the owner/developer.

6.b. Beyond the above existing RFCD 35’ easement, i.e. further to the east/southeast,

a minimum 20' wide landscape buffer will be provided and maintained by the owner/ developer where the property is directly adjacent to the Chuck Huckleberry Loop. The buffer shall be planted with native tree and understory vegetation. The Environmental Planning Division shall review the final landscape plans of this buffer for sufficient plant density and placement and to ensure a proper edge treatment along the Loop multi-use path.

6.c. The existing Condition 6.b (the continuing responsibility to remove invasive non-native species from the property, including the listed species and acceptable methods of removal), renumbered without change.

All other conditions of approval in the staff report remain unchanged other than necessary renumbering.

Respectfully submitted,

Rob Donaldson  
Deputy Planning Official

**From:** [JIM PORTNER](#)  
**To:** [Rob Donaldson](#)  
**Cc:** [Jenny Neeley](#)  
**Subject:** P26SP00001 -- Revision to Recommended Special Conditions  
**Date:** Sunday, May 17, 2026 2:29:57 PM  
**Attachments:** [EP Conditions.png](#)

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**CAUTION:** 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.

Hi, Rob:

When we spoke this past week I mentioned that I was also working with Jenny Neeley on some potential revisions to one of her recommended conditions. Since then, she and I have agreed upon some revised language and I'm sending this along to you so that we can update things as necessary as we ultimately proceed to P&Z on the 27th.

I've included Jenny on this email also, so that we're all in the loop and so that she can review and confirm to you what I'm presenting below.

**The agreed-upon modifications in wording pertain to Condition 6.a in your current staff report, which reads:**

6. Environmental Planning conditions:
- a. The property owner / developer shall provide a landscaped buffer of native vegetation with a minimum width of 35 feet along the southwestern boundary of the project site, where it is directly adjacent to the Chuck Huckelberry Loop.
  - b. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical

**We've agreed to replace the above Condition 6.a with two new Conditions (6.a & 6.b), and then renumber the current 6.b above to become 6.c. Here's the revised wording:**

6.a. The property owner/developer shall maintain a 35' landscape buffer of native vegetation within the existing 35' open space/riparian easement retained by the Pima County Flood Control District (RFCD) on that portion of the property which was acquired from the District. Additional container plantings and seeding of native riparian species shall be planted within the easement and be maintained by the owner/developer. **(this last sentence reflects/duplicates the verbiage in Condition 5.a recommended by the Flood Control District, so I think it's good to reiterate things here)**

6.b. Beyond the above existing RFCD 35' easement, i.e. further to the east/southeast, a minimum 20' wide landscape buffer will be provided and maintained by the owner/ developer where the property is directly adjacent to the Chuck Huckleberry Loop. The buffer shall be planted with native tree and understory vegetation. The Environmental Planning Division shall review the final landscape plans of this buffer for sufficient plant density and placement and to ensure a proper edge treatment along the Loop multi-use path.

6.c. ... will be the identical wording of the current Condion 6.b condition re: removal of invasive species ...

**Let me know if you have any questions, Rob, or if you need anything further from me to effectuate these changes going forward to P&Z.**

Thank you.

jp

Jim Portner, Principal  
Projects International Inc.  
Street/Mail/Delivery Address:  
10836 E. Armada Lane  
Tucson, AZ 85749-9460  
Cell Phone 520.850.0917  
Website [www.projectsintl.com](http://www.projectsintl.com)



# MEMORANDUM

**DATE:** May 26, 2026

**TO:** The Planning and Zoning Commission

**FROM:** Rob Donaldson, Deputy Planning Official

**SUBJECT:** P26SP00001 River Overlook, LLC – W. River Road Specific Plan and Comprehensive Plan Amendment — Neighborhood Meeting Summary and Sign-In Sheet (Supplemental Exhibit for the Planning and Zoning Commission Public Hearing of May 27, 2026)

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The staff report for the above-referenced case provided that the applicant's post-meeting summary, sign-in sheet, and any written public comment received at or after the neighborhood meeting would be added to the record as a supplemental exhibit prior to the May 27, 2026 Planning and Zoning Commission public hearing. This memorandum transmits those materials, which the Planning Division has received from the applicant's agent, Jim Portner of Projects International, Inc.

## **Neighborhood Meeting**

The applicant conducted the required neighborhood meeting with both an in-person session at the owner/developer's office (Realty Executives / Corner Connect, 4007 E. Paradise Falls, Suite 125, Tucson) and a concurrent virtual session via RiverOverlookRezoning.com. Invitation packets were mailed to surrounding property owners and homeowners' association representatives within the notification area in advance of the meeting. Per the applicant's summary, the mailing reached the 70 properties within the statutory notice area, with the applicant's list generated at a 650-foot radius (expanded from the 600-foot statutory area to capture additional adjoining owners).

## **Outcome**

No members of the public attended the meeting, either in person or online. The only attendees were the property owner (Alan Murdock, River Overlook, LLC) and the applicant's agent (Jim Portner), as reflected on the sign-in sheet. No formal presentation was necessary and no neighborhood comments were made. The applicant further reports that no contact of any kind (email, telephone, or text) was received from any member of the public before, during, or after the meeting in response to the mailed packets and invitations.

As of the date of this memorandum, the Planning Division has likewise received no written public comment on the application. Should any public comment be received before or at the hearing, it will be added to the record.

The applicant's Neighborhood Meeting Summary and the meeting Sign-In Sheet are hereby added to the record as a supplemental exhibit for the May 27, 2026 Planning and Zoning Commission public hearing.

Respectfully submitted,

Rob Donaldson  
Deputy Planning Official

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## Neighborhood Meeting Summary

### Rezoning Case No. P26SP00001 River Overlook, LLC – W. River Road

**Standard Note:** This meeting summary was prepared by Jim Portner of Projects International, Inc. It is a good-faith attempt to accurately communicate the general flavor and substance of the referenced meeting, with the understanding that individuals who attended may or will possess different recollections of the proceedings.

**Meeting Date & Time:** Wednesday, May 13, 2026. The meeting was advertised for a 6:15 PM start time. The in-person meeting began on time at 6:15 PM; the online version on Zoom was opened at 6:05 PM to allow individuals ample log-in time.

**Location:** The online version was accessed by going to [RiverOverlookRezoning.com](http://RiverOverlookRezoning.com), a website created specifically for the meeting. Once there, an attendee could enter their name and then be given a link to the Zoom meeting. The in-person version was held at the owner/developer's office (Realty Executives) at 4007 E. Paradise Falls, Suite 125, Tucson, AZ, 85712.

As a point of note, multiple potential venues were pursued that were more proximate to the actual rezoning property. These included the Candlewood Suites Hotel, the Flowing Wells Library, the Flowing Wells Ellie Towne Center, the Woods Library, the Chinese Cultural Center, the Muslim Community Center, and Wilson Elementary School. In the end, none of these venues was workable, due either to insurance restrictions, no evening hours, or lacking suitable rooms.

**Meeting Notice:** Invitation packets were mailed to all property owners within the statutory notice area, which encompassed 70 individual properties. The packets were received in mailboxes two weeks ahead of the meeting date. The packets contained an explanatory cover letter & meeting invitation, a *Fact Sheet* on the particulars of the rezoning application, and color copies of the project's *Location Plan* and *Commercial Concept Plan*.

**Attendance:** No (0) individuals attended the meeting, either online or in-person.

**Synopsis:** Jim Portner, as applicant and representative of the property owner was prepared to make a full formal presentation. No such presentation was necessary.

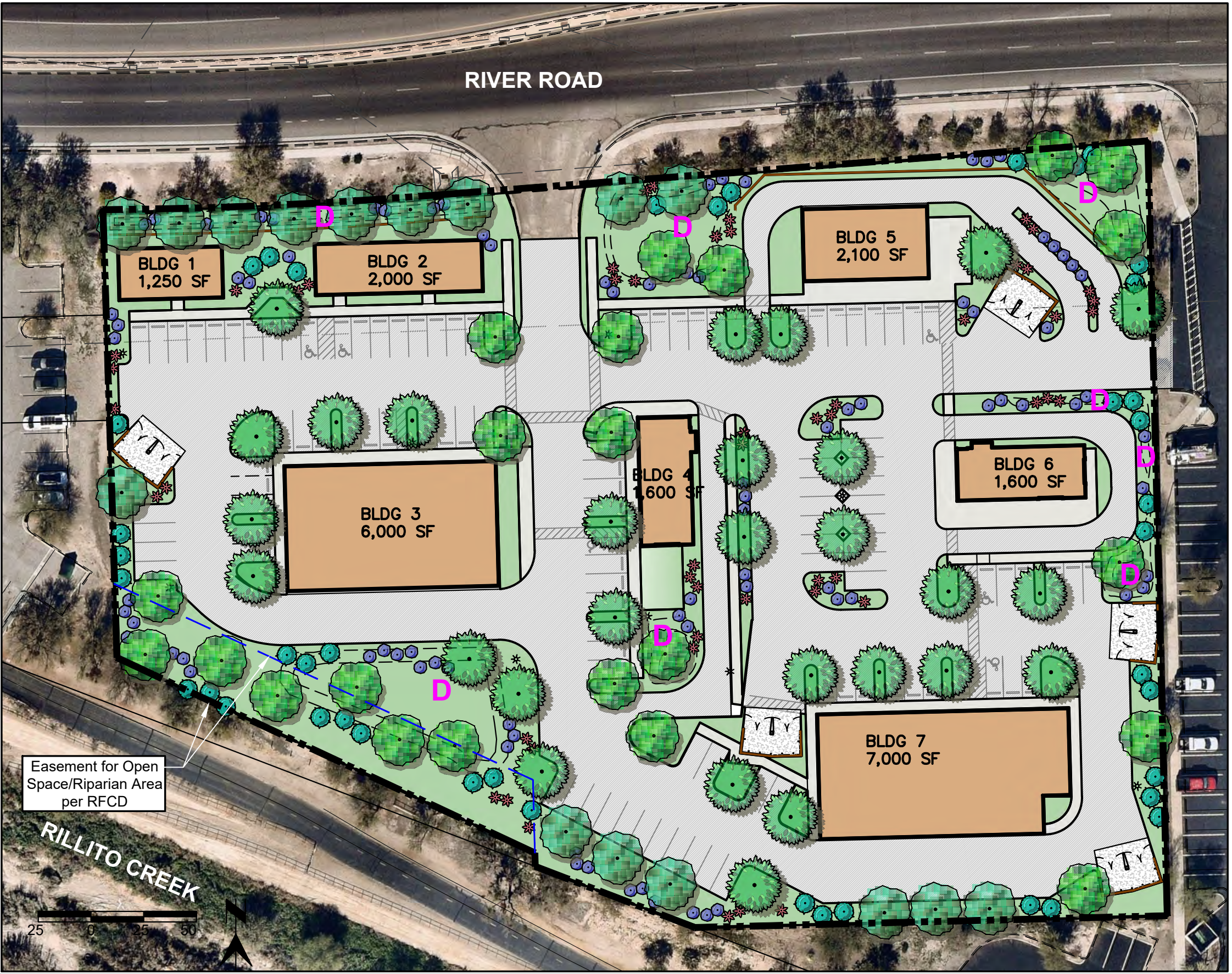
**Neighborhood Attendee Comments:** No attendees were present, so no comments were made.

**Meeting Duration:** Both the online and in-person meetings were held open until 7:30 PM. When no individuals appeared by that time, the meetings were ended.

**Other Public Comment:** Prior to meeting, no contact of any kind (email, phone call, or text) was received from any individual prior to the meeting in response to the mailed packets and invitations.

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[illegible]



**LEGEND**

- Boundary of Specific Plan Subject Property
- Areas for drainage, first-flush retention, etc.

THE LAYOUT PRESENTED HERE IS CONCEPTUAL IN NATURE AND PROVIDED TO ILLUSTRATE ONE POTENTIAL SCHEME FOR THE ULTIMATE DEVELOPMENT OF THE SUBJECT SITE, BASED UPON THE COMMERCIAL AND NON-RESIDENTIAL INTERESTS WHO HAVE EXPRESSED INTEREST IN THE SITE TO DATE.

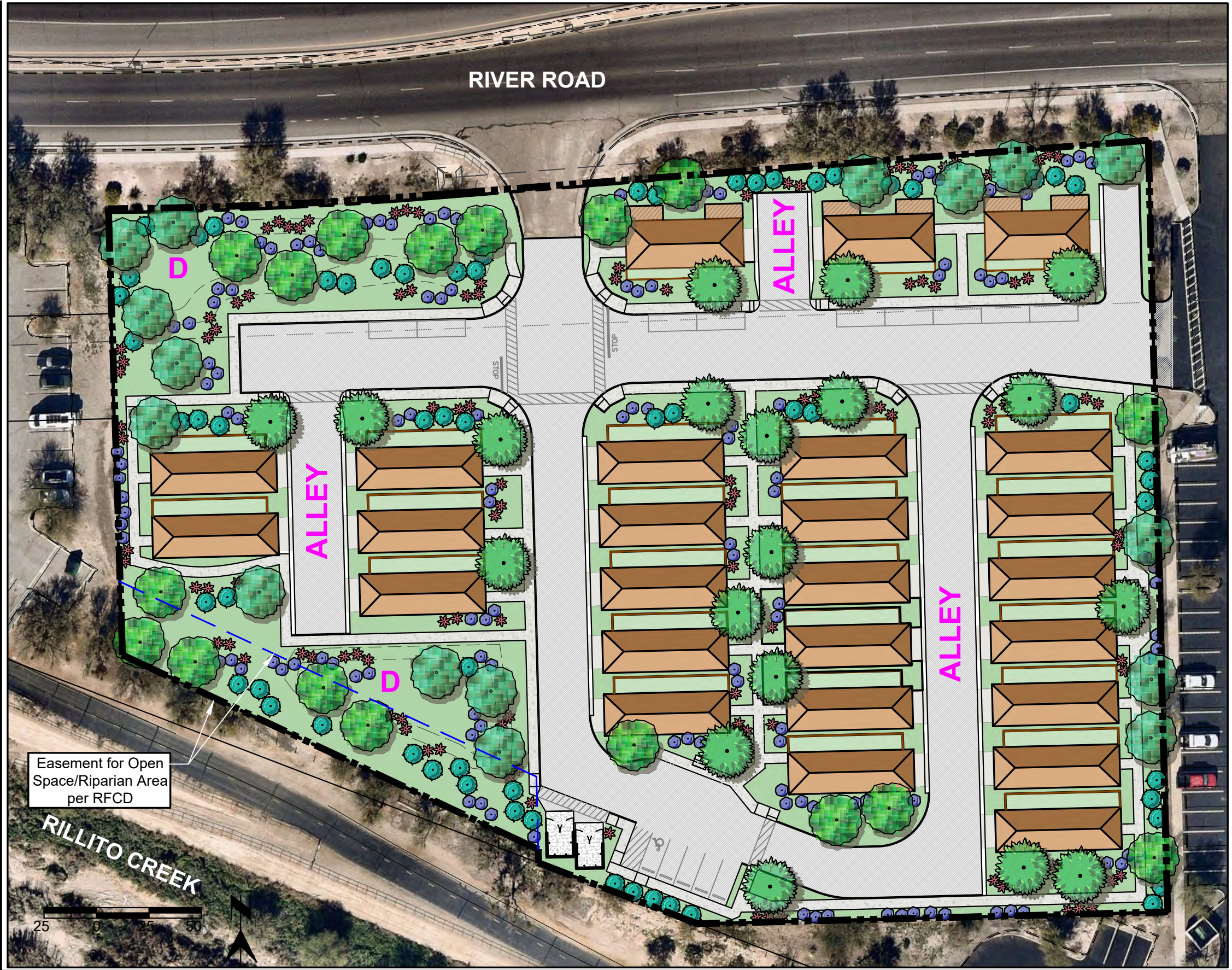
WITH THIS IN MIND, THE FOLLOWING USER BREAKDOWN IS DEPICTED:

- 3,250 SF OF COMMERCIAL/OFFICE SHOP SPACE (BUILDING NOS. 1 & 2)
- A 6,000 SF SIT-DOWN RESTAURANT (BUILDING 3)
- 3,200 SF OF FAST-FOOD RESTAURANTS W/DRIVE-THRU'S (BUILDING NOS. 4 & 5)
- A 2,100 SF COFFEE SHOP WITH DRIVE-THRU (BUILDING 5)
- 7,000 SF OF COMMERCIAL/OFFICE/BUSINESS FLEX SPACE (BUILDING 7)

THIS PLAN DEMONSTRATES HOW THE ABOVE END-USERS CAN FUNCTIONALLY AND COHESIVELY EXIST WITH EACH OTHER AS AN INTEGRATED WHOLE. THIS PLAN IS SUBJECT TO MATERIAL CHANGE AND REFINEMENT AS THE FINAL END USERS EMERGE AND FUTURE SITE CONSTRUCTION PERMIT (SCP) PLANS ARE FURNISHED TO THE DEVELOPMENT SERVICES DEPARTMENT FOR PERMITTING.

**BUILDING HEIGHTS**

MAXIMUM 39' AS PERMITTED UNDER CB-1 ZONING. ALL BUILDING HEIGHTS WILL ALSO BE IN ACCORDANCE WITH HEIGHT RESTRICTIONS FOR DESIGNATED SCENIC ROUTES (RIVER ROAD) AS PRESCRIBED BY SEC. 18.77.040. PER THIS SPECIFIC PLAN, THE VIEW CORRIDOR PRESCRIPTIONS OF SEC. 18.77.040.E.1.b.2 SHALL NOT APPLY, DUE TO THERE BEING NO LONG-RANGE VIEWSHEDS TO PROTECT LOOKING SOUTHWARD INTO THE SITE FROM RIVER ROAD.



**LEGEND**

- Boundary of Specific Plan
- Subject Property
- ALLEY** Paved alleyways providing garage access
- D** Areas for drainage, first-flush retention, etc.

THE LAYOUT PRESENTED HERE ILLUSTRATES ONE POTENTIAL SCHEME FOR THE ULTIMATE DEVELOPMENT OF THE SUBJECT SITE AS A RESIDENTIAL COMMUNITY. WITH THIS IN MIND, THE FOLLOWING PARTICULARS APPLY:

- THESE ARE SINGLE-FAMILY DETACHED HOMES, WHICH CAN BE OFFERED AS FOR-SALE UNITS ON INDIVIDUAL LOTS, OR AS RENTAL HOMES
- ALL HOMES ARE TWO-STORY IN HEIGHT
- A PRIVATE TWO-CAR GARAGE IS PROVIDED FOR EACH DWELLING UNIT BENEATH THE DWELLING'S SECOND STORY
- THESE ARE ALLEY-LOADED HOMES; EACH GARAGE IS ACCESSED VIA A 24' WIDE SHARED ALLEYWAY
- ALL HOMES FRONT ONTO A CORRIDOR WITH SHARED PEDESTRIAN PATH
- SIDEWALKS ARE PROVIDED THROUGHOUT THE COMMUNITY

THIS PLAN IS SUBJECT TO MATERIAL CHANGE AND REFINEMENT TO REFLECT ALTERNATIVE HOMESTYLES AND CONFIGURATIONS, BOTH ATTACHED AND DETACHED, ON FUTURE SUBDIVISION PLATS FURNISHED TO THE DEVELOPMENT SERVICES DEPARTMENT FOR REVIEW.

**RESIDENTIAL DENSITY**

THE MAXIMUM RESIDENTIAL GROSS DENSITY ALLOWED UNDER THIS SPECIFIC PLAN IS TWELVE UNITS PER ACRE (12 RAC), PROVIDING THE OPPORTUNITY FOR ATTACHED, DETACHED & CLUSTERED DWELLING UNITS.

**BUILDING HEIGHTS**

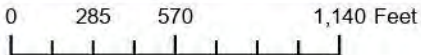
MAXIMUM 39' AS PERMITTED UNDER THE SPECIFIC PLANS CB-1 BASE ZONING. HOME HEIGHTS WILL ALSO BE IN ACCORDANCE WITH HEIGHT RESTRICTIONS FOR DESIGNATED SCENIC ROUTES (RIVER ROAD) AS PRESCRIBED BY SEC. 18.77.040. PER THIS SPECIFIC PLAN, THE VIEW CORRIDOR PRESCRIPTIONS OF SEC. 18.77.040.E.1.b.2 SHALL NOT APPLY, DUE TO THERE BEING NO LONG-RANGE VIEWSHEDS TO PROTECT LOOKING SOUTHWARD INTO THE SITE FROM RIVER ROAD.

Case #: P26SP00001

Case Name: RIVER OVERLOOK LLC, ET AL - W. RIVER ROAD PLAN AMENDMENT  
AND SPECIFIC PLAN REZONING

Tax Code(s): 104-01-040H, 0460, 0470, 048C, 040L & Ptns of 104-01-042B, 0450

Aerial Exhibit



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

|                                                                                     |        |                    |                                                                                       |
|-------------------------------------------------------------------------------------|--------|--------------------|---------------------------------------------------------------------------------------|
|  | Notes: |                    |  |
|                                                                                     |        |                    |                                                                                       |
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|                                                                                     |        |                    |                                                                                       |
|                                                                                     |        | Map Scale: 1:8,000 | Map Date: 5/6/2026 - ds                                                               |

|                      |                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HEARING DATE</b>  | May 27, 2026                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>CASE</b>          | P26SP00001 River Overlook, LLC – W. River Road Specific Plan and Comprehensive Plan Amendment                                                                                                                                                                                                                                                                                                 |
| <b>PLANNING AREA</b> | Catalina Foothills                                                                                                                                                                                                                                                                                                                                                                            |
| <b>DISTRICT</b>      | 1                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>LOCATION</b>      | The property is located on the south side of W. River Road, approximately ¼ mile west of N. La Canada Drive.                                                                                                                                                                                                                                                                                  |
| <b>ACREAGE</b>       | 3.6 (+/-) acres                                                                                                                                                                                                                                                                                                                                                                               |
| <b>REQUEST</b>       | A Comprehensive Plan Amendment and Specific Plan Rezoning for approximately 3.6 acres from the Commercial Activity Center (CAC) and Medium Intensity Urban (MIU) to the Planned Development Community (PDC) land use designation and from the SH (Suburban Homestead) to the SP (Specific Plan) zone for a commercial / mixed-use specific plan with a secondary residential land use option. |
| <b>OWNERS</b>        | River Overlook, LLC c/o Rhodock Holdings, LLC<br>4007 E. Paradise Falls – Suite 125<br>Tucson, AZ 85712                                                                                                                                                                                                                                                                                       |
| <b>AGENT</b>         | Projects International, Inc.<br>Jim Portner, Principal<br>10836 E. Armada Lane<br>Tucson, AZ 85749-9460                                                                                                                                                                                                                                                                                       |

The applicant proposes a comprehensive plan amendment and specific plan rezoning for an approximate 3.6-acre infill property on the south side of W. River Road. The specific plan establishes a primary commercial / non-residential land use with a secondary residential land use option. Under the commercial scenario, the specific plan envisions approximately 24,000 square feet of retail, restaurant, drive-through restaurant, coffee shop, and flex space. Under the residential scenario, the specific plan permits up to 12 residences per acre, accommodating single-family detached, attached, and clustered units.



“The subject property has been acquired by River Overlook, LLC over a multi-year period to consolidate disparate parcels and former excess Pima County right-of-way into a single, cohesive infill site on the south side of W. River Road. The site has long been a public eyesore and nuisance

with chronic squatting, unpermitted dumping, and Sheriff calls; the applicant has cleared the site of all prior structures and unauthorized occupancy. The specific plan provides a flexible, market-responsive regulatory framework for either a primary commercial development or a secondary single-family residential development, with consistent quality and aesthetic, served entirely by existing infrastructure and complementary to the adjacent Chuck Huckelberry Loop and Rillito River Park.”

### **STAFF REPORT SUMMARY**

Staff recommends **APPROVAL** of the River Overlook, LLC – W. River Road Specific Plan (SP) rezoning and plan amendment from Commercial Activity Center and Medium Intensity Urban to Planned Development Community (PDC) subject to the addition of the approved conditions to the Specific Plan. The specific plan property is located within an Urban Infill / Redevelopment Area in the Flowing Wells Census Designated Place, adheres to comprehensive plan policies, and is a compatible use and reasonable redevelopment of an underutilized infill parcel between the established commercial cluster to the east and the Rillito River Park / Chuck Huckelberry Loop to the south and west.

### **PUBLIC COMMENT**

As of the writing of this report, staff have not received any written public comment. The applicant’s neighborhood meeting is scheduled for Tuesday, May 12, 2026, in conformance with the Pima County Zoning Code public-notification requirements; written invitations to that meeting were delivered to property owners and homeowners’ associations of record within the 1,000-foot notification area at least 30 days in advance. The applicant’s post-meeting summary, sign-in sheets, and any written public comment received at or after the meeting will be added to the record as a supplemental exhibit prior to the Planning and Zoning Commission hearing on May 27, 2026.

Published and mailed notice of the proposal along with the website posting of the application and specific plan will occur a minimum of fifteen days prior to public hearing. A draft staff report will be available a minimum of fifteen days prior to public hearing with the final version posted to the website. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

### **COMPREHENSIVE PLAN POLICIES**

The Comprehensive Plan land use designation of the subject property is a mix of Commercial Activity Center (CAC) on the eastern portion and Medium Intensity Urban (MIU) on the western portion. The proposed land use designation is Planned Development Community (PDC).

The CAC land use designation plans community-serving commercial, office, residential, recreational and cultural facilities to provide a range of goods and services. The MIU designation accommodates a range of medium-intensity urban land uses, including multi-family residential, mixed-use, and supporting commercial uses in established and planned urbanized areas of the County.

Approval of the River Overlook Specific Plan rezoning and plan amendment will change the CAC and MIU land use designations to the PDC designation, which will conform the Specific Plan and land use designation with the comprehensive plan. The PDC land use designation is reserved for master-planned projects and allows specific plans to demonstrate the intent for a specific plan area as a whole.

The site is located within an Urban Infill / Redevelopment Area in the Flowing Wells Census Designated Place under the Growth Area Element of the Comprehensive Plan, which directs

compact infill development to areas with existing or planned infrastructure. The site is served entirely by existing transportation, water, sewer, electric, and natural gas infrastructure traversing or adjacent to the site, and only minimal additional infrastructure is necessary to support the proposed use.

The proposal is supported by the Comprehensive Plan Regional Policies, some listed below:

*Use of Land:*

- Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County
- Support small and local business

*Focused Development Investment Areas:*

- Promote efficient growth in urban, suburban and rural areas compatible with each area's specific scale, character and identity in areas where infrastructure is planned or in place

*Economic Development Goals and Policies:*

- Create a positive climate for business that fosters and encourages private business initiative and entrepreneurship

The policies of the adopted Comprehensive Plan are implemented within the specific plan rezoning by promoting compact infill within an Urban Infill / Redevelopment Area, supporting appropriate land uses, densities, and intensities, providing housing diversity (including workforce and missing-middle options if the residential scenario is exercised), leveraging multi-modal connectivity to Sun Tran Route 10, Sun Shuttle Route 412, and the Chuck Huckelberry Loop, and redeveloping a long-standing public nuisance into productive use.

**SURROUNDING LAND USES/GENERAL CHARACTER**

|        |               |                                             |
|--------|---------------|---------------------------------------------|
| North: | SH / TR/ CB-1 | Developed Commercial Uses and W. River Road |
| South: | SH/MU         | Rillito Creek and Rillito River Park        |
| East:  | CB-1 / CB-2   | Escalante Concrete / Developed Commercial   |
| West:  | SH            | Rillito River Park                          |

The area is characterized by a mix of established commercial uses to the east, established residential subdivisions to the north across W. River Road (Paseo Del Rio, Roller Coaster Heights), and recreational and flood-control land uses to the south and west (Chuck Huckelberry Loop, Rillito River, Rillito River Park at La Canada). Adjacent commercial uses to the east include the Escalante Concrete office and yard (rezoned to CB-2 by the Board of Supervisors on December 3, 2024 under Ord. 2025-18, case P24RZ00009), Mister Carwash, Walgreens, and Veterinary Specialty Center of Tucson. Across W. River Road to the north, the Albertson's shopping center anchors a commercial node at the W. River Road / N. La Canada Drive intersection. The Rillito River is channelized at this location with soil-cement bank protection. The Northwest Fire District provides fire protection services to the area.

**PREVIOUS REZONING CASES ON PROPERTY**

- **CO9-87-046:** Wessex Development Company — Flowing Wells Road Rezoning. Approved November 17, 1987 (Pima County Board of Supervisors); rezoned 11.00 acres at the southwest corner of S. Flowing Wells Road and W. River Road from SH (Suburban Homestead) to CB-1 (Local Business). Memorialized at Ord. 1995-030 with subsequent condition modifications and time extensions through Resolution 2004-229 (extended to November 3, 2008). This rezoning established the existing CB-1 commercial cluster on

the south side of W. River Road immediately east of the subject property — including the Mister Carwash, Walgreens, and Veterinary Specialty Center of Tucson uses identified in the surrounding land uses analysis above. The portion of the rezoning that overlapped with the subject property was closed in 2004. Accordingly, the CB-1 designation never took permanent effect on the subject-property piece, and that area reverted to its underlying SH (Suburban Homestead) zoning.

#### **PREVIOUS REZONING CASES IN GENERAL AREA**

- **P24RZ00009:** 1455 River Rd, LLC — W. River Road Rezoning (Escalante Concrete Rezoning). Approved December 3, 2024 (Pima County Board of Supervisors, Ord. 2025-18); rezoned 3.12 acres at 1455 W. River Road (parcel 104-01-049B), located on the south side of W. River Road approximately 600 feet west of N. La Cañada Drive, from CB-1 (Local Business — Restricted) to CB-2 (General Business).
- **CO9-87-020:** Executive Property Development, et al. — La Canada Drive Rezoning. Approved August 4, 1987 (Pima County Board of Supervisors); rezoned 12.71 acres at the northwest corner of N. La Canada Drive and W. River Road from SH (Suburban Homestead) to CB-1 (Local Business). Memorialized at Ord. 1996-36 with subsequent condition modifications and time extensions through Resolution 2009-51 (rezoning conditions extended to August 4, 2011). This rezoning established the commercial node anchored by the Albertson's shopping center on the north side of W. River Road that defines the regional commercial activity center at the W. River Road / N. La Canada Drive intersection.
- **CO9-03-025:** Conrad — River Road Rezoning. Approved January 11, 2005 (Pima County Board of Supervisors, Ord. 2005-8); rezoned 34.0 acres on the north side of W. River Road approximately 1,100 feet west of N. La Canada Drive from SH (Suburban Homestead) to CR-5 Small Lot Option. The approved preliminary development plan (Exhibit B to Ord. 2005-8) established the basis for the Paseo del Rio subdivision (220 dwelling units at 6.4 RAC, 44' x 77' minimum lot size) — a single-family residential subdivision directly across W. River Road from the subject property and one of the nearby residential contexts referenced in the surrounding land uses analysis.

Beyond the cases identified above, the W. River Road corridor in this vicinity has developed in a stable pattern since the 1970s, with commercial uses concentrated along the W. River Road / N. La Canada Drive intersection and established residential subdivisions on the north side of W. River Road (Paseo Del Rio, Roller Coaster Heights, etc.). Pima County retains ownership of the Rillito River Park at La Canada to the west of the subject property and the Chuck Huckelberry Loop to the south.

#### **MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)**

Portions of the subject property are designated Multiple Use Management Area (MUMA) and Important Riparian Area (IRA-H, with an underlying Hydromesoriparian classification) by the Maeveen Marie Behan Conservation Lands System (CLS). The Environmental Planning section has determined that, given the prior disturbance and absence of functional wildlife habitat on site, full compliance with the MUMA Conservation Guidelines is not recommended for this project. Important Riparian Area protections are addressed by the Regional Flood Control District through Pima County Code Chapter 16.30 and the conditions of approval recommended in this report. Saguaro and other native vegetation are addressed through the Native Plant Preservation Plan to be submitted at the time of site construction permit.

## **PLANNING REPORT**

Staff supports the request because the subject property is a legitimate infill opportunity along the W. River Road thoroughfare with commercial uses to the east, recreational and flood-control uses to the south and west, and a mix of commercial and residential uses across W. River Road to the north. The site has been a documented public nuisance, and redevelopment to commercial or workforce residential uses is a compatibility improvement on its face. The River Overlook Specific Plan is a reasonable infill of the last undeveloped portion of the south side of W. River Road west of N. La Canada Drive, is located within an Urban Infill / Redevelopment Area, and conforms to the policies of the adopted Comprehensive Plan.

The specific plan establishes CB-2 (General Business) as the base zoning for a primary commercial / non-residential land use and CR-5 (Multiple Residence) as the base zoning for a secondary residential land use option. Under the commercial scenario, the conceptual development envisions approximately 24,000 square feet of retail, restaurant, drive-through restaurant, coffee shop, and flex space, with maximum building height of 39 feet plus a 4-foot parapet. Under the residential scenario, the specific plan permits up to 12 residences per acre, with minimum 1,500-square-foot lots for single-family attached or clustered units and 2,000-square-foot lots for single-family detached units, with maximum building height of two stories or 30 feet. W. River Road is designated as a Major Street and Scenic Route under the Major Streets and Scenic Routes Plan, and the specific plan retains the Scenic Route view-corridor standards under Pima County Code Chapter 18.77.040 through the conditions of approval; the applicant may pursue a waiver at the development plan stage upon submittal of a compliant visual analysis. The specific plan expressly prohibits a number of CB-2 uses incompatible with the Loop-adjacent context, including ambulance service, billboard, drive-in theater, kennel, large-scale retail, mortuary, nightclub, tavern, truck-trailer repair, and sale, rental, or display of mobile homes.

The site will be accessed from the existing W. River Road driveway, with secondary access via reciprocal cross-access Covenants, Conditions and Restrictions with the adjacent Escalante Concrete property to the east. The recorded cross-access instrument or successor amendment must be on file with the Pima County Recorder prior to Site Construction Permit issuance, addressed by the conditions of approval. A pedestrian and bicycle connection from the specific plan area to the Chuck Huckelberry Loop will be provided, with location to be jointly determined by the developer and Pima County Natural Resources, Parks and Recreation.

The site has been substantially cleared and disturbed by decades of prior occupancy and is largely devoid of native vegetation; eight saguaros and a small number of desert trees remain. Saguaros and other native vegetation will be addressed through the Native Plant Preservation Plan submitted at site construction permit; viable saguaros will be preserved in place or transplanted on-site. A 35-foot landscaped buffer of native vegetation will be provided along the southwestern boundary of the site directly adjacent to the Chuck Huckelberry Loop, addressed by the Environmental Planning conditions of approval. Bufferyards are also provided along the W. River Road frontage and the eastern site boundary; the existing tree line planted by Pima County along the southern property boundary within the 35-foot Open Space / Riparian Area easement will remain in place.

The site is not subject to the Buffer Overlay Zone or the Hillside Development Zone. The Major Streets and Scenic Routes Plan Scenic Route designation along W. River Road applies, and the specific plan retains the §18.77.040 Scenic Route standards through the conditions of approval.

Arizona Growing Smarter Acts are implemented on the site through a mix of land uses and the preservation of open space.

Concurrency of Infrastructure:

Concurrency of infrastructure exists to serve the proposed development.

| <b>CONCURRENCY CONSIDERATIONS</b> |                                                          |                                                        |
|-----------------------------------|----------------------------------------------------------|--------------------------------------------------------|
| <i>Department/Agency</i>          | <i>Concurrency Considerations<br/>Met: Yes / No / NA</i> | <i>Other Comments</i>                                  |
| TRANSPORTATION                    | Yes                                                      | No objection, subject to conditions                    |
| FLOOD CONTROL                     | Yes                                                      | No objection, subject to conditions                    |
| WASTEWATER                        | Yes                                                      | No objection, subject to conditions                    |
| PARKS AND RECREATION              | Yes                                                      | No objection                                           |
| WATER                             | Yes                                                      | Will-serve letter pending parcel consolidation         |
| SCHOOLS                           | Yes                                                      | School capacity letter pending if residential scenario |
| ENVIRONMENTAL QUALITY             | Yes                                                      | No objection                                           |

**TRANSPORTATION REPORT**

The subject property is located on the south side of W. River Road, approximately ¼ mile west of the W. River Road / N. La Canada Drive signalized intersection. Project access is via the existing W. River Road driveway, with secondary cross-access to the adjacent Escalante Concrete property to the east. The project generates approximately 1,243 average weekday trips under the worst-case commercial scenario (ITE LUC 822 strip retail plaza ≤40,000 SF), well below the 10,000 average daily trips threshold for an automatic Traffic Impact Study at the Site Analysis stage.

W. River Road is a paved four-lane divided arterial maintained by the Pima County Department of Transportation and is classified as a Principal Arterial by its Federal Functional Classification, with a posted speed limit of 40 miles per hour (mph). The Major Streets and Scenic Routes Plan designates W. River Road as a Major Street and a Scenic Route. N. La Canada Drive is classified as a Minor Arterial.

The site is served by existing transit including Sun Tran Route 10 (Flowing Wells / W. River Road) and Sun Shuttle Route 412 (W. River Road corridor). The site has direct frontage on the Chuck Huckelberry Loop along its southern boundary (approximately 300 feet of frontage). At least one paved multi-use pedestrian and bicycle connection between the specific plan area and the Loop will be provided in coordination with Pima County Natural Resources, Parks and Recreation.

The Pima County Department of Transportation indicates that an amended Traffic Impact Study will need to be submitted for review and approval at the Site Construction stage to determine the necessary on-site and off-site improvements. The amended Traffic Impact Study requirement is reflected in the conditions of approval.

Recorded cross-access Covenants, Conditions and Restrictions between the subject property

and the adjacent Escalante Concrete property to the east will be on file with the Pima County Recorder prior to Site Construction Permit issuance, ensuring secondary access to the signalized W. River Road / N. La Canada Drive intersection.

On-site improvements are required to meet the Subdivision and Development Street Standards, gravel is acceptable as a surface treatment on access lanes and parking spaces for up to 10 parking spaces for dust control except for the handicap space(s), which shall be paved in concrete to meet ADA requirements. An ADA accessible route to buildings on site shall be provided from the parking space(s).

The number, design, and location of the project access driveways shall be reviewed and approved by the Department of Transportation at time of development plan or Site Construction Permit submittal.

W. River Road is a Pima County roadway; coordination with the Arizona Department of Transportation is not required for this project.

The Department of Transportation has no concurrency concerns and recommends approval subject to the conditions below.

#### **FLOOD CONTROL REPORT**

The Regional Flood Control District (District) offers the following comments:

1. The subject site is within FEMA Zone X and is not impacted by a federal or local floodplain. The Rillito River south of the site is channelized with soil-cement bank protection, and the FEMA Zone AE 100-year floodplain is contained within the protected banks.
2. The property has mapped Regulated Riparian Habitat classified as Important Riparian Area with an underlying Hydromesopariparian classification (IRA-H). The District has determined that the vegetation within the mapped Regulated Riparian Habitat was disturbed prior to the mapping and has not naturally revegetated, and that impacts to the Regulated Riparian Habitat mapping are acceptable to the District. The 34-foot Open Space / Riparian Area easement along the southern property boundary (a condition of the prior surplus-property sale to the applicant) is identified as the appropriate area for restoration of native riparian species.
3. The parcel is not impacted by a Flood Control Resource Area.
4. First flush retention is a requirement. First flush retention shall be provided in Low Impact Development (LID) practices distributed throughout the site, with curb cuts in appropriate locations within the parking area utilized to optimize LID practices. If a Detention Waiver is proposed, it shall be submitted for review and approved prior to first submittal of the Site Construction Plan set for permitting. Drainage exiting the site shall be conveyed under the Loop path by use of a scupper and shall be sited where drainage does not impact the Rillito River access ramp.
5. Tucson Water has indicated the property is within its service area and that potable service is available. A formal will-serve letter will be issued upon completion of parcel consolidation and the W. River Terrace Drive right-of-way abandonment. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B (commercial) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. Conditions have been provided to ensure compliance with the Water Policy of the Comprehensive Plan and to require a formal Tucson Water will-serve letter prior to Site Construction Permit approval. A condition has been provided to ensure compliance with the Water Policy of the Comprehensive Plan.

Regional Flood Control District has no objection to the specific plan subject to the conditions below.

### **WASTEWATER RECLAMATION REPORT**

Three existing public sewers traverse the subject property within the former W. River Terrace Drive right-of-way: a 39-inch sewer trunk, an 8-inch main, and an abandoned third sewer line. Type I Sewerage Capacity Investigation No. P26WC00013 dated January 29, 2026 confirms that sewer service is available in the 8-inch sewer downstream from manhole 9540-05.

Pima County Regional Wastewater Reclamation Department has no objection to the proposed comprehensive plan amendment and rezoning, subject to the conditions below.

### **ENVIRONMENTAL PLANNING REPORT**

#### **On-site Conservation Values**

- The approximately 3.6-acre site is partially within the Multiple-Use Management Area (MUMA) and Important Riparian Area (IRA) designations of the Maeveen Marie Behan Conservation Lands System (CLS).
- The site is outside the Priority Conservation Areas for the cactus ferruginous pygmy owl, western burrowing owl, Pima pineapple cactus and needle-spined pineapple cactus.
- The site has mapped Regulated Riparian Habitat (IRA-H) along its southern boundary. Disturbances to these resources are regulated by the Regional Flood Control District according to Pima County Code Chapter 16.30, Watercourse and Riparian Protection and Mitigation Requirements.
- This site has not been identified as an acquisition priority under any county bond program.
- The site has been substantially cleared and disturbed by decades of prior residential, mobile-home, recreational-vehicle, and squatting occupancy beginning in the late 1970s; the applicant has cleared the site of all prior structures and unauthorized occupancy. The most recent satellite imagery (2024) shows multiple site-built structures, mobile homes, recreational vehicles, and homeless encampments, all of which have since been cleared.

#### **Landscape Context**

The project site is on the south side of W. River Road, approximately ¼ mile west of the intersection at N. La Canada Drive. It is generally surrounded by established commercial uses to the east, recreational and flood-control land uses to the south and west, and a mix of commercial and residential uses across W. River Road to the north.

Because the site is on the north bank of the Rillito River, it falls within the “Rillito Creek / Tanque Verde Wash Wildlife Movement Area” identified by the Arizona Game and Fish Department (2013). There are no Pima County or Regional Flood Control District Preserves in the immediate vicinity of the project site.

#### **Potential Impacts to Biological Resources and CLS**

Because the project site includes very little if any functional wildlife habitat, full compliance with the Multiple Use Management Area Conservation Guidelines is not recommended for this project. Important Riparian Area protections are addressed by the Regional Flood Control District under Pima County Code Chapter 16.30. Saguaros and other native vegetation are addressed through the Native Plant Preservation Plan under Pima County Code Chapter 18.72.

A 35-foot landscaped buffer of native vegetation will be provided along the southwestern boundary of the site directly adjacent to the Chuck Huckelberry Loop, in addition to the standard invasive non-native species removal obligation. With these conditions of approval applied, this project is not expected to significantly alter the condition or integrity of the biological resources in

the area or the viability of the CLS or the Rillito Creek / Tanque Verde Wash Wildlife Movement Area.

Environmental Planning has no objection to the rezoning subject to the conditions below.

**ENVIRONMENTAL QUALITY REPORT**

The Department of Environmental Quality has no objection to the rezoning request.

**CULTURAL RESOURCES**

Cultural Resources has no objection to this request subject to the addition of condition #7.

**NATURAL RESOURCES, PARKS AND RECREATION**

Natural Resources, Parks and Recreation will coordinate with the developer on the location of the committed paved multi-use pedestrian and bicycle connection from the specific plan area to the Chuck Huckelberry Loop, and on the design of any drainage improvement (scupper) crossing under the Loop multi-use path.

**UNITED STATES FISH AND WILDLIFE SERVICE**

The US Fish and Wildlife Service has no comment.

**WATER DISTRICT**

Tucson Water has indicated the property is within its service area and that potable service is available. A formal will-serve letter will be issued upon completion of parcel consolidation and the W. River Terrace Drive right-of-way abandonment. A condition has been provided to require the formal will-serve letter prior to Site Construction Permit approval.

**FIRE DISTRICT**

The Northwest Fire District has no comment.

**TUCSON AIRPORT AUTHORITY**

The Tucson Airport Authority has no comment. The subject property is not within an airport-influence area or FAA Part 77 airspace surface.

The Tucson Airport Authority has no objection to the rezoning.

**IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:**

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions: An amended Traffic Impact Study shall be submitted for review and approval by the Department of Transportation at the Site Construction Permit or first

development plan stage. Off-site improvements determined necessary as a result of the Traffic Impact Study shall be provided by the property owner(s).

5. Flood Control District conditions:

- a. Container plantings and seed of native riparian species shall be planted within the Open Space/Riparian Area easement. Unless existing, non-native species are prohibited within this easement.
- b. First flush retention shall be provided in Low Impact Development (LID) practices distributed throughout the site. Curb cuts in appropriate locations within the parking area shall be utilized to optimize LID practices.
- c. If proposed, a Detention Waiver shall be submitted for review and approved prior to first submittal of the Site Construction Plan set for permitting.
- d. Drainage exiting the site shall be conveyed under the loop path by use of a scupper and be sited to where drainage does not impact the Rillito River access ramp.
- e. 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.

6. Environmental Planning conditions:

- a. The property owner / developer shall provide a landscaped buffer of native vegetation with a minimum width of 35 feet along the southwestern boundary of the project site, where it is directly adjacent to the Chuck Huckelberry Loop.
- b. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. 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.

Invasive Non-Native Plant Species Subject to Control:

|                        |                                                       |
|------------------------|-------------------------------------------------------|
| Ailanthus altissima    | Tree of Heaven                                        |
| Alhagi pseudalhagi     | Camelthorn                                            |
| Arundo donax           | Giant reed                                            |
| Brassica tournefortii  | Sahara mustard                                        |
| Bromus rubens          | Red brome                                             |
| Bromus tectorum        | Cheatgrass                                            |
| Centaurea melitensis   | Malta starthistle                                     |
| Centaurea solstitialis | Yellow starthistle                                    |
| Cortaderia spp.        | Pampas grass                                          |
| Cynodon dactylon       | Bermuda grass (excluding sod hybrid)                  |
| Digitaria spp.         | Crabgrass                                             |
| Elaeagnus angustifolia | Russian olive                                         |
| Eragrostis spp.        | Lovegrass (excluding E. intermedia, plains lovegrass) |
| Melinis repens         | Natal grass                                           |
| Mesembryanthemum spp.  | Iceplant                                              |
| Oncosiphon pilulifer   | Stinknet                                              |
| Peganum harmala        | African rue                                           |
| Pennisetum ciliare     | Buffelgrass                                           |
| Pennisetum setaceum    | Fountain grass                                        |
| Rhus lancea            | African sumac                                         |
| Salsola spp.           | Russian thistle                                       |
| Schinus spp.           | Pepper tree                                           |
| Schismus arabicus      | Arabian grass                                         |
| Schismus barbatus      | Mediterranean grass                                   |
| Sorghum halepense      | Johnson grass                                         |

- 11

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).”

Respectfully Submitted,

Rob Donaldson  
Deputy Planning Official

c: Jim Portner, Projects International, Inc.

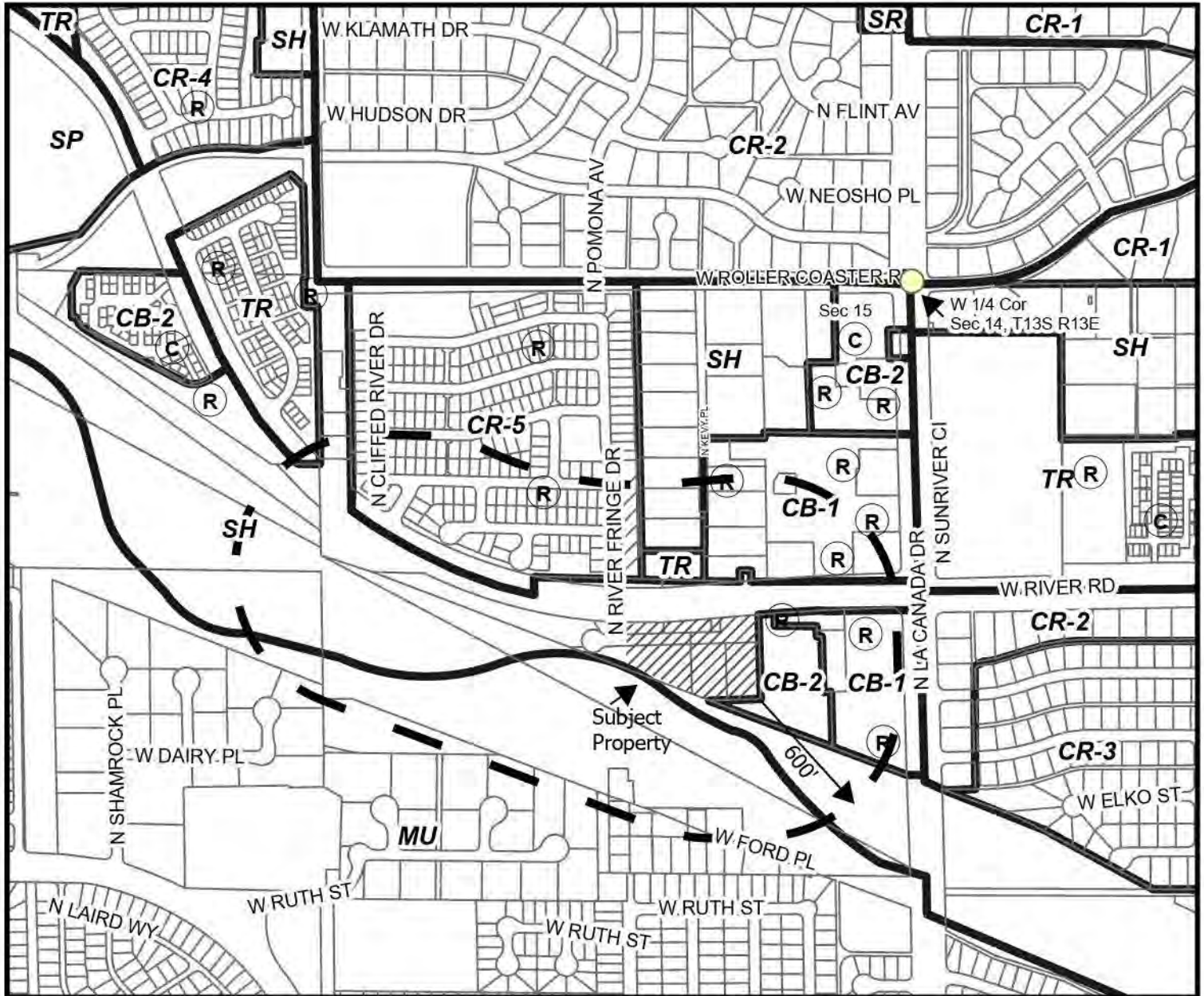
**Case #: P26SP00001**

**Case Name: RIVER OVERLOOK LLC, ET AL - W. RIVER ROAD PLAN AMENDMENT  
AND SPECIFIC PLAN REZONING**

**Tax Code(s): 104-01-040H, 0460, 0470, 048C, 040L & Ptns of 104-01-042B, 0450**

 Zoning Boundary

 600' Notification Area



0 285 570 1,140 Feet

Area of proposed rezoning from SH to SP



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**



Notes:

PIMA COUNTY COMPREHENSIVE PLAN P23CA00001

Planning & Zoning Hearing: 5/27/26 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 45

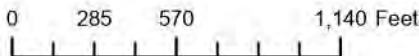
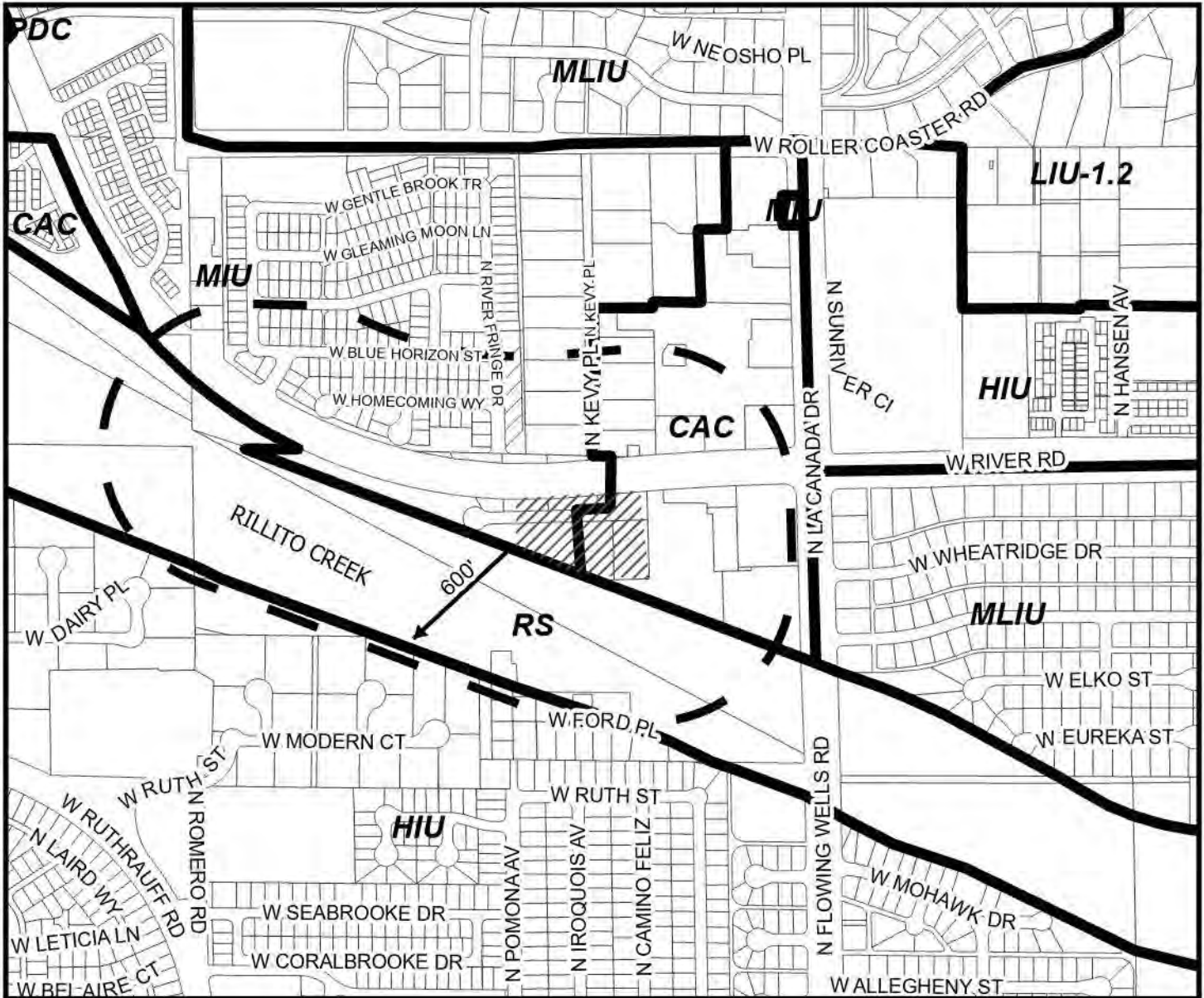
Map Scale: 1:8,000

Map Date: 5/4/2026 - ds

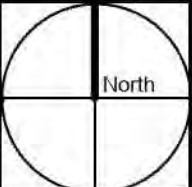


# COMPREHENSIVE PLAN AMENDMENT

## Planned Land Use



600' Notification Area

|                                                                                                            |                                                                                                                                                                                                                                                             |                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Taxcodes:<br/>10401040H,<br/>0460, 0470,<br/>048C, 040L<br/>and Ptn of<br/>10401042B,<br/>104010450</p> | <p><b>P26SP00001 RIVER OVERLOOK LLC, ET AL - W. RIVER ROAD<br/>PLAN AMENDMENT AND SPECIFIC PLAN REZONING</b></p> <p>Request: Medium Intensity Urban (MIU) and Commercial Activity Center (CAC) to<br/>Planned Development Community (PDC) 4.2 Acres +/-</p> | <p>District 3</p> <p>Location:<br/>South side of W.<br/>River Road,<br/>approximately one-<br/>quarter mile west of<br/>N. La Canada Drive</p> |
|                         | <p>Catalina Foothills Planning Area under Pima Prospers<br/>Sections 15, Township 13 South, Range 13 East</p> <p>Planning and Zoning Commission Hearing: May 27, 2026</p> <p>Board of Supervisors Hearing: TBD</p>                                          |                                                           |

Map Scale: 1:8,000

Map Date: May 5, 2026 / dms

*Land Use Legend and Map*

## **Pima Prospers — Pima County 2025 Comprehensive Plan Update**

### **Planned Development Community (PDC)**

**Objective:** To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

### **Zoning Districts:**

Only the SP (Specific Plan) zoning district shall be allowed.

*Source: Pima Prospers — Pima County 2025 Comprehensive Plan Update, Land Use Legend, adopted by the Pima County Board of Supervisors on September 16, 2025.*

DSD - Application for Rezoning or Specific Plan

04/02/2026 11:08 AM (MST)



Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

To electronically submit a rezoning application, complete the application and upload the required documentation. To submit an application in person to 201 N Stone Avenue, 1st-floor Planning, fill out the printable application and submit the application and attachments in electronic form.

If you have additional questions please visit our [Rezoning Application & Submittal Guidelines page](#).

|                                      |                                                                                        |
|--------------------------------------|----------------------------------------------------------------------------------------|
| Full Name:                           | River Overlook, LLC Attn: Alan Murdock, Realty Executives                              |
| Mailing Address:                     | 4007 E. Paradise Falls -- Suite 125                                                    |
| City:                                | Tucson                                                                                 |
| State:                               | AZ                                                                                     |
| Zip Code:                            | 85712                                                                                  |
| Email:                               | acmventures@gmail.com                                                                  |
| Phone:                               | 520.906.9202                                                                           |
| Is the property owner the applicant? | No, the owner is not the applicant                                                     |
| Applicant's Full Name:               | Jim Portner, Principal, Projects International, Inc.                                   |
| Applicant's Address:                 | 10836 E. Armada Lane                                                                   |
| City:                                | Tucson                                                                                 |
| State:                               | AZ                                                                                     |
| Zip Code:                            | 85749                                                                                  |
| Email:                               | jportner@projectsintl.com                                                              |
| Phone:                               | 520.850.0917                                                                           |
| Property Address:                    | Multiple, including 1440, 1441, 1450, 1451, 1460 & 1470 W. River Terrace Drive         |
| Tax Parcel Number:                   | 104-01-040H, -0460, -0470, -048C, -040C, 040L, -042B, -0450 & a portion of 104-01-049B |
| Acreage:                             | 3.9                                                                                    |
| Present Zone:                        | SH                                                                                     |
| Proposed Zone:                       | SP (Specific Plan)                                                                     |

Comprehensive Plan Sub-region / Catalina Foothills/NAC & CAC/No Special Area or Rezoning Policies  
Category / Policies:

Letter of Authorization

If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Upload Letter of Authorization:

 River Overlook Authorization.pdf

Site Analysis Document

Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

Upload Site Analysis Document:

 4-1-26 Complete River Overlook Specific Plan.pdf

Upload ESRI Shapefile or AutoCad DWG File

An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Upload ESRI Shapefile or  
AutoCad DWG File

 2026\_0327 V-BASE-Plan.pdf

Terms and conditions

- 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.)

For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The Pre-Rezoning meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.

**RIVER OVERLOOK, LLC**  
**Attn: Realty Executives**  
**4007 E. Paradise Falls – Suite 125**  
**Tucson, AZ 85712**

March 31, 2026

Mr. Tom Drzazgowski, Planning Official  
Pima County Development Services Department  
201 N. Stone Avenue – 2<sup>nd</sup> Floor  
Tucson, AZ 85701

**RE: LETTER OF AUTHORIZATION**  
**Specific Plan & Rezoning Application**  
**River Overlook, LLC Property on W. River Road**

Dear Mr. Drzazgowski:

As representative of the owner-of-record of the above referenced property located south of W. River Road and west of N. La Canada Drive, I hereby authorize Jim Portner of Projects International, Inc. to represent us as the applicant and agent in the Specific Plan and rezoning of this property, including the amendment of the current comprehensive plan designation for a portion of the site.

The assembled property has multiple existing addresses (including 1440, 1441, 1450, 1451, 1460 & 1470 W. River Terrace Drive) and is comprised multiple tax assessors parcels, all or in part, as follows: 104-01-040H, -0460, -0470, -048C, -040C, 040L, -042B, -0450 & 049B.

For the purposes of disclosure, the owners of River Overlook, LLC are as follows:

Alan Murdock, Manager  
Alan Murdock & Kelly Murdock, as Husband & Wife, Member  
Michael Rhodes, Manager

Sincerely,  
RIVER OVERLOOK, LLC

Alan Murdock  
**Managing Member**

 *Alan Murdock*

03/31/26

## **Supplemental Exhibit — Neighborhood Meeting Materials**

*P26SP00001 · River Overlook, LLC — W. River Road Specific Plan*

### **Contents:**

- Transmittal email from Jim Portner, Projects International, Inc., dated May 12, 2026, forwarding the original April 28, 2026 mailing certification.
- Mailing Packet (as sent April 28, 2026) — cover letter and meeting invitation, location map (Exh. I.2), and Conceptual Plan Primary Land Use (Exh. II.1).
- Mailing List — surrounding property owners and HOA representatives within a 650-foot radius of the subject property (expanded from the statutory 600-foot notification area to capture additional adjoining owners).

### **Neighborhood Meeting:**

Tuesday, May 12, 2026, 6:15 PM – 7:45 PM. In-person at Corner Connect / Realty Executives Office, 4007 E. Paradise Falls, Suite 125, Tucson, AZ 85712, with a concurrent virtual option via [RiverOverlookRezoning.com](https://RiverOverlookRezoning.com).

*The applicant's post-meeting summary and sign-in sheets will be added to the record as a further supplement following the May 12, 2026 meeting.*

**From:** [JIM PORTNER](#)  
**To:** [Rob Donaldson](#)  
**Subject:** Fwd: P26SP00001 -- River Overlook SP  
**Date:** Tuesday, May 12, 2026 9:52:02 AM  
**Attachments:** [Overlook Mailing Packet.pdf](#)  
[Mailing List River Overlook.xlsx](#)

---

**CAUTION:** 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.

Rob:

I'm forwarding the original email from 28 April re: our neighborhood meeting; see below.

jp

Jim Portner, Principal  
Projects International Inc.  
Street/Mail/Delivery Address:  
10836 E. Armada Lane  
Tucson, AZ 85749-9460  
Cell Phone 520.850.0917  
Website [www.projectsintl.com](http://www.projectsintl.com)

Begin forwarded message:

**From:** JIM PORTNER <jportner@projectsintl.com>  
**Subject:** **P26SP00001 -- River Overlook SP**  
**Date:** April 28, 2026 at 3:52:41 PM MST  
**To:** Rob Donaldson <robert.donaldson@pima.gov>

Hi, Rob:

I'm sending along the mailing information for our formal neighborhood meeting, which I certify went into today's outgoing mail at the US Post Office, Fort Lowell Station at 6460 E. Grant Road.

Here's the invitation letter and packet of color hard copies that was sent to all addressees:

Here's the mailing list. Per your prior email about the 600' notification area, I generated the list at 650' to ensure that I captured everybody:

All of the above was done in anticipation of a May P&Z hearing.

On that related note, I was hoping to hear from you today per your email of yesterday and as a follow-up to my discussion of yesterday with Spencer about apparent May P&Z issues. I called a couple of times today but it always went to voicemail. I would appreciate learning what's happening so that I can plan and manage accordingly.

Thanks.

jp

Jim Portner, Principal  
Projects International Inc.  
Street/Mail/Delivery Address:  
10836 E. Armada Lane  
Tucson, AZ 85749-9460  
Cell Phone 520.850.0917  
Website [www.projectsintl.com](http://www.projectsintl.com)



**FROM:** Jim Portner, Projects International, Inc.  
**DATE:** April 28, 2026  
**RE:** **Invitation to Attend a Neighborhood Meeting on a Proposed Rezoning  
3.9 Acres on the South Side of W. River Road  
Pima County Case No. P26SP00001**

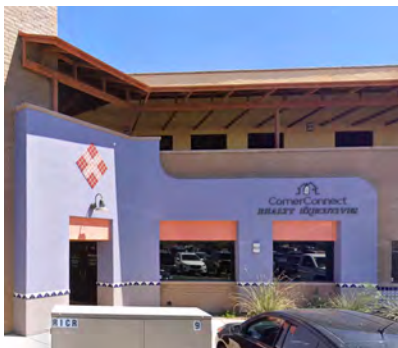
I'm sending you this information because you own property, or are a representative of a nearby homeowners association, within the statutory notification area of a request we have filed with Pima County to rezone 3.9 acres of land on the south side of River Road, lying approximately 600' west of La Canada Drive. See the enclosed location plan, where the site is highlighted in **blue**. I am the project manager for this effort, which is an application to rezone the property to *Specific Plan (SP)*.

For many decades, this same property was the site of multiple mobile homes and recreational vehicle residences. These had fallen into disrepair over recent years and the property generally began to resemble a wildcat dumping ground. Squatters and homeless encampments also became common. Over the past two years, my client has acquired the property, cleaned it up, and followed due legal process in removing the prior residents. All of this was done to set the stage for its redevelopment.



**Enclosed you'll find a *Conceptual Plan* that depicts a layout for a commercial project that includes several different types of uses, including restaurants, a coffee shop, and flex spaces for small-business and office tenants. While the final form of the project will likely change depending upon which tenants ultimately come forth, this exhibit provides a good idea as to our commercial intentions for the property. The *Specific Plan* we're filing also provides a secondary option for new single-family homes, should market conditions dictate that as a viable or more prudent use.**

**I am inviting you to attend a neighborhood meeting that we've schedule to provide a forum for your comments and for answering your questions on this rezoning. We investigated many potential venues near to the site for the meeting, but none of them could accommodate us. So we are holding the meeting at the owner's office, which is located about 15 minutes from the property. We are also providing a virtual option for those who would prefer to attend online. The in-person meeting will take place:**



**Tuesday, May 12, 2026  
6:15 PM to 7:45 PM  
Corner Connect/Realty Executives Office  
4007 E. Paradise Falls — Suite 125  
Tucson, AZ 85712**

**If you would like to participate virtually, go to:**

**[RiverOverlookRezoning.com](https://www.RiverOverlookRezoning.com)**

**where you can enter your name and get a Zoom link to join the meeting. You'll need to have the Zoom software installed on your computer.**

## **Public Process Next Steps**

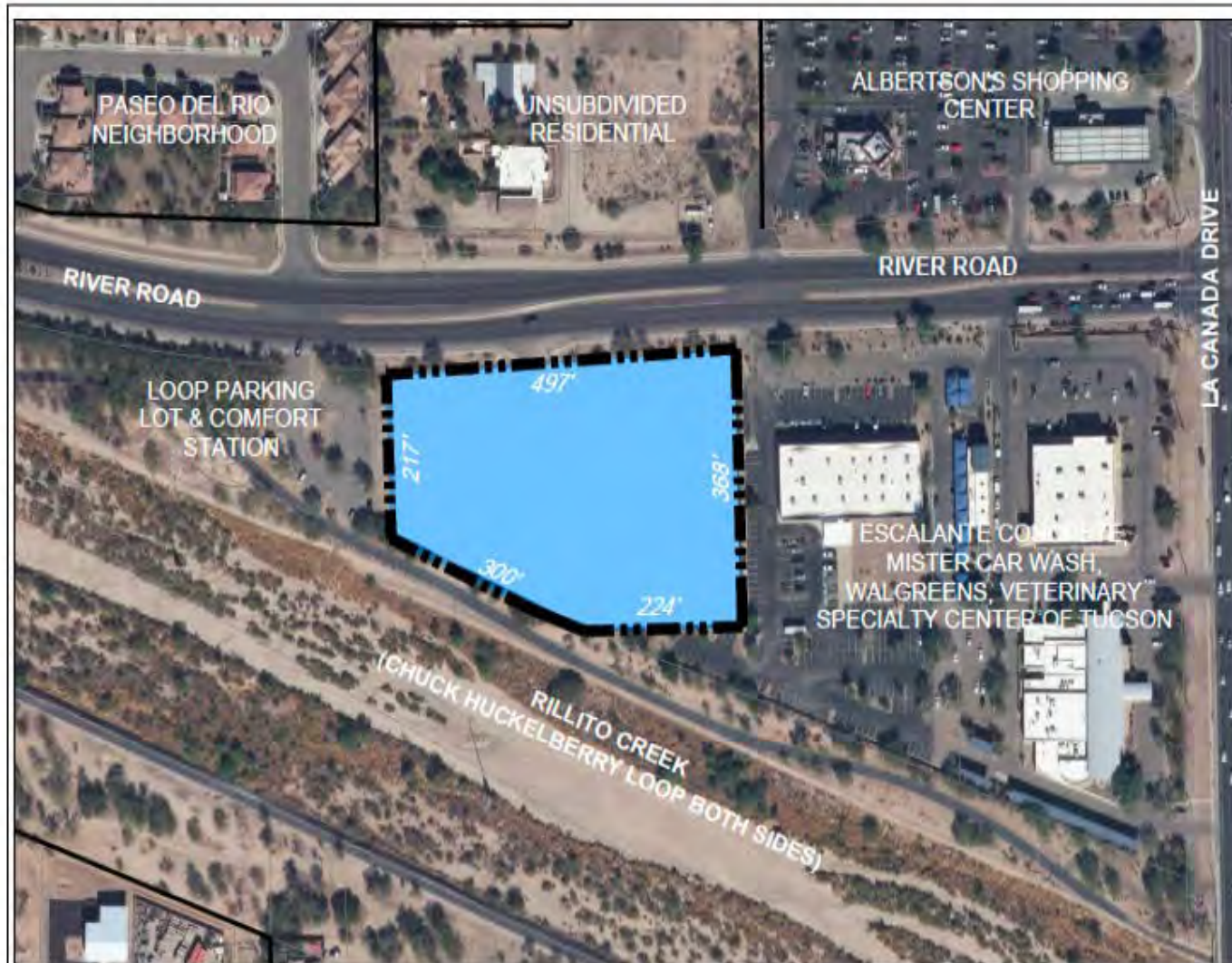
**If you cannot attend our neighborhood meeting,** I am happy to meet with you one-on-one at your convenience or to arrange a call. Feel free to call my personal cell phone (520.850.0917), or email me at: [jportner@projectsintl.com](mailto:jportner@projectsintl.com).

In addition to our neighborhood meeting, a public hearing on this item will occur before the Pima County Planning & Zoning Commission, most likely on May 27, 2026. You will receive a separate notice directly from Pima County for this meeting. After that, a second public hearing will be scheduled before the Board of Supervisors, who will make the ultimate decision on this rezoning application. You will also receive a separate notice from the County for that meeting. These notices will provide you with instructions as to how you can submit your comments in writing or attend the hearings in-person to provide testimony on this rezoning.

## **Case Summary of Facts & Information**

- **Existing Use of the Property:** the property is currently vacant. It was formerly the site of multiple ramshackle residences, mobile homes and RV's, wildcat dumping, and unauthorized homeless encampments. All of this has been removed and the property completely cleaned up for redevelopment.
- **Pima County Comprehensive Plan Designation:** The site is a combination of *Medium Intensity Urban (MIU)* and *Neighborhood Activity Center (NAC)*. Under this request, the entire site will be *NAC*.
- **Proposed Use of the Property.** The primary use envisioned under our *Specific Plan* is commercial and office, providing a complement of tenants offering various goods and services, such as restaurants, a coffee shop, and spaces for offices/small businesses. Our *Specific Plan* also provides a secondary option for higher-density single-family residences, should market conditions make this a viable use.
- **Existing and Proposed Zoning:** Existing zoning of the property is Pima County SH (Suburban Homestead). The proposed zoning requested is *Specific Plan (SP)*.
- **Existing Uses of Adjacent Properties:** To the immediate west is a parking lot and comfort station for the Huckelberry Loop multi-use path along the Rillito River. To the immediate east are Escalante Concrete Construction, Mister Carwash, and Walgreens.
- **Access to Our Project.** All access will be to and from River Road. The property already has an existing driveway opening onto River Road.
- **Impact on Traffic, Drainage:** Our traffic calculations indicate that the additional traffic generated by the project falls well within River Road's capacity. The project has no drainage impacts upon any of the adjacent properties, with all of its post-development flows being directed into the adjacent Rillito River.

**Note:** This mailing has been sent to a list of surrounding property owners that was generated using Pima County property-ownership information within its geographic information system (GIS) and on file with the Pima County Assessor's Office. I apologize if the name or address information on your envelope is incorrect in any way. The above *Case Summary of Facts and Information* was prepared by Jim Portner of Projects International, Inc. on behalf of the property owner. It is intended to communicate the major points of this request to rezone the property. Further details are provided in the cover letter/invitation, and in the *Conceptual Plan* exhibit provided



## LEGEND

 Boundary of Subject Specific Plan

497' Boundary Dimension, Typ.

 Surrounding Parcel Boundaries



**River Overlook**  
***SPECIFIC PLAN***

**SITE LOCATION MAP and**  
**SPECIFIC PLAN**  
**BOUNDARY DETAIL**  
**Exhibit I.2**



**LEGEND**

Boundary of Specific Plan Subject Property

Areas for drainage, first-flush retention, etc.

THE LAYOUT PRESENTED HERE IS CONCEPTUAL IN NATURE AND PROVIDED TO ILLUSTRATE ONE POTENTIAL SCHEME FOR THE ULTIMATE DEVELOPMENT OF THE SUBJECT SITE, BASED UPON THE COMMERCIAL AND NON-RESIDENTIAL INTERESTS WHO HAVE EXPRESSED INTEREST IN THE SITE TO DATE.

WITH THIS IN MIND, THE FOLLOWING USER BREAKDOWN IS DEPICTED:

- 3,250 SF OF COMMERCIAL/OFFICE SHOP SPACE (BUILDING NOS. 1 & 2)
- A 6,000 SF SIT-DOWN RESTAURANT (BUILDING 3)
- 3,200 SF OF FAST-FOOD RESTAURANTS W/DRIVE-THRU'S (BUILDING NOS. 4 & 5)
- A 2,100 SF COFFEE SHOP WITH DRIVE-THRU (BUILDING 5)
- 7,000 SF OF COMMERCIAL/OFFICE/BUSINESS FLEX SPACE (BUILDING 7)

THIS PLAN DEMONSTRATES HOW THE ABOVE END-USERS CAN FUNCTIONALLY AND COHESIVELY EXIST WITH EACH OTHER AS AN INTEGRATED WHOLE. THIS PLAN IS SUBJECT TO MATERIAL CHANGE AND REFINEMENT AS THE FINAL END USERS EMERGE AND FUTURE SITE CONSTRUCTION PERMIT (SCP) PLANS ARE FURNISHED TO THE DEVELOPMENT SERVICES DEPARTMENT FOR PERMITTING.

**BUILDING HEIGHTS**

MAXIMUM 39' AS PERMITTED UNDER CB-1 ZONING. ALL BUILDING HEIGHTS WILL ALSO BE IN ACCORDANCE WITH HEIGHT RESTRICTIONS FOR DESIGNATED SCENIC ROUTES (RIVER ROAD) AS PRESCRIBED BY SEC. 18.77.040. PER THIS SPECIFIC PLAN, THE VIEW CORRIDOR PRESCRIPTIONS OF SEC. 18.77.040.E.1.b.2 SHALL NOT APPLY, DUE TO THERE BEING NO LONG-RANGE VIEWSHEDS TO PROTECT LOOKING SOUTHWARD INTO THE SITE FROM RIVER ROAD.

| Parcel ID | Owner Info/Name                                                | Mailing Address                  | City         | State | ZIP Code | ZIP 4 |
|-----------|----------------------------------------------------------------|----------------------------------|--------------|-------|----------|-------|
| 10401043B | PIMA COUNTY REAL PROPERTY                                      | 130 W CONGRESS ST                | TUCSON       | AZ    | 85701    | 1317  |
| 10401044A | PIMA COUNTY FLOOD CONTROL DISTRICT                             | 130 W CONGRESS ST                | TUCSON       | AZ    | 85701    | 1317  |
| 104010470 | RIVER OVERLOOK LLC ATTN: REALTY EXECUTIVES                     | 4007 E PARADISE FALLS DR STE 125 | TUCSON       | AZ    | 85712    | 6703  |
| 10401049B | ESCALANTE CONCRETE CONSTRUCTION INC                            | 1455 W RIVER RD                  | TUCSON       | AZ    | 85704    | 5829  |
| 10401077B | HAZ RIVER VILLAGE LLC                                          | 25401 CABOT RD STE 208           | LAGUNA HILLS | CA    | 92653    | 5514  |
| 10401077E | ALBERTSONS LLC                                                 | 250 E PARKCENTER BLVD            | BOISE ID     | ID    | 83706    | 3940  |
| 10401078C | CULLINANE FAMILY TR & ROSENBLEDT DANIEL ATTN: K E ANDREWS & CO | 2424 RIDGE RD                    | ROCKWALL     | TX    | 75087    | 5116  |
| 10401078D | GTY-EPP LEASING LLC                                            | 1410 COMMONWEALTH DR STE 202     | WILMINGTON   | NC    | 28403    | 0377  |
| 104010800 | CITY OF TUCSON REAL ESTATE DIVISION ATTN: PROPERTY MANAGEMENT  | PO BOX 27210                     | TUCSON       | AZ    | 85726    | 7210  |
| 104010830 | AYATT LLC                                                      | 2142 E DESERT GARDEN DR          | TUCSON       | AZ    | 85718    | 7846  |
| 10401091A | REHMA INC                                                      | 1686 E BARRELL CACTUS CT         | TUCSON       | AZ    | 85718    | 7850  |
| 10401091C | LOPEZ BRENDA LOUISE                                            | 5001 N KEVY PL                   | TUCSON       | AZ    | 85704    | 1658  |
| 10401114E | GIUSTINO STEFAN 1998 REVOC INTER-VIVOS TR                      | 300 WILMOT RD                    | DEERFIELD    | IL    | 60015    | 4614  |
| 10401114G | STORE MASTER FUNDING VI LLC                                    | 175 RENNELL DR STE 1             | SOUTHPORT    | CT    | 06890    | 1491  |
| 10401114H | LASKY HOLDINGS-RIVER ROAD LLC & SCL HOLDINGS-RIVER ROAD LLC    | 16130 VENTURA BLVD STE 250       | ENCINO       | CA    | 91436    | 2529  |
| 10401122A | DELGADILLO SANDRA                                              | PO BOX 37012                     | TUCSON       | AZ    | 85740    | 6861  |
| 10401122B | KUHNER CLEADIA G                                               | 4817 N POMONA AVE                | TUCSON       | AZ    | 85705    | 1345  |
| 104011230 | FLOWING WELLS IRRIGATION DISTRICT                              | 3901 N FAIRVIEW AVE              | TUCSON       | AZ    | 85705    | 0000  |
| 10401124A | HALL THOMAS EDWARD                                             | 1540 W FORD PL                   | TUCSON       | AZ    | 85705    | 2329  |
| 10401129A | PHILLIPS E DWAYNE                                              | 1511 W FORD PL                   | TUCSON       | AZ    | 85705    | 0000  |
| 10401129B | BRADLEY JEFF INVESTMENTS LLC                                   | PO BOX 77222                     | TUCSON       | AZ    | 85703    | 7222  |
| 10401129C | ROJO-LOPEZ BLANCA IMELDA                                       | 1521 W FORD PL                   | TUCSON       | AZ    | 85705    | 2328  |
| 10401133A | LANDIN JUDITH M                                                | 1491 W FORD PL UNIT 2            | TUCSON       | AZ    | 85705    | 2326  |
| 10401133B | SUSERUD DEBORAH L                                              | 7049 E CALLE ORION               | TUCSON       | AZ    | 85710    | 5451  |
| 104011340 | DW GREEN ACRES LLC                                             | 5026 W TRIANGLE LEAF CT          | TUCSON       | AZ    | 85741    | 3948  |
| 104011420 | AHMAD FAMILY TR                                                | 6000 E CALLE DE VITA             | TUCSON       | AZ    | 85750    | 1957  |
| 104011430 | KIMES KELLY G & JEANIE CP/RS                                   | 5041 N KEVY PL UNIT C            | TUCSON       | AZ    | 85704    | 1656  |
| 10401145A | AYATT LLC                                                      | 2142 E DESERT GARDEN DR          | TUCSON       | AZ    | 85718    | 7846  |
| 104011460 | KMI LIQUIDATING TRUST ATTN: MAYNARD D WIESBROD                 | 3971 W IRVINGTON RD              | TUCSON       | AZ    | 85746    | 9530  |
| 104014740 | PAWAR SANGITA                                                  | 5019 N RIVER FRINGE DR           | TUCSON       | AZ    | 85704    | 1461  |
| 104014750 | ARAIZA DAVID                                                   | 5027 N RIVER FRINGE DR           | TUCSON       | AZ    | 85704    | 1461  |
| 104014760 | AMREI FOROGHOLLAH ZABIHI & ARABI MEHRZAD KHANOM SAFARIAN CP/RS | 5035 N RIVER FRINGE DR           | TUCSON       | AZ    | 85704    | 1461  |
| 104014770 | RIED CHRISTOPHER                                               | PO BOX 65722                     | TUCSON       | AZ    | 85728    | 5722  |
| 104014780 | MADA ALEJANDRO & ROSALBA CP/RS                                 | PO BOX 4061                      | RIO RICO     | AZ    | 85648    | 4061  |
| 104014790 | DEMEROUTIS ANGEL W JR & TRINH JT/RS                            | 1605 W HOMECOMING WAY            | TUCSON       | AZ    | 85704    | 1438  |
| 104014800 | NGAN THUAN THIEN & LENG PHUONG THI NGOC CP/RS                  | 1611 W HOMECOMING WAY            | TUCSON       | AZ    | 85704    | 1438  |
| 104014810 | DAO VAN THI                                                    | 5034 N HOMECOMING CT             | TUCSON       | AZ    | 85704    | 1441  |
| 104014820 | YANG LING & WANG XILONG CP/RS                                  | 5026 N HOMECOMING CT             | TUCSON       | AZ    | 85704    | 1441  |
| 104014830 | CHEN XIU FENG                                                  | 5018 N HOMECOMING CT             | TUCSON       | AZ    | 85704    | 1441  |
| 104014840 | ARNOLD JOSE ANTONIO & VALERIA LIZETTE CP/RS                    | 5021 N HOMECOMING CT             | TUCSON       | AZ    | 85704    | 1441  |
| 104014850 | NGUYEN NGOC-DIEP T & PHAM VU CP/RS                             | 5029 N HOMECOMING CT             | TUCSON       | AZ    | 85704    | 1441  |
| 104014960 | FREEMAN MEGAN & AARON CP/RS                                    | 1632 W HOMECOMING WAY            | TUCSON       | AZ    | 85704    | 1440  |
| 104014970 | BHATTI RASHPAL SINGH & SINGH RAJ JT/RS                         | 1626 W HOMECOMING WAY            | TUCSON       | AZ    | 85704    | 1440  |

| Parcel ID | Owner Info/Name                                                    | Mailing Address              | City          | State       | ZIP Code | ZIP 4 |
|-----------|--------------------------------------------------------------------|------------------------------|---------------|-------------|----------|-------|
| 104014980 | ALIAS SHAIMYMOL                                                    | 1620 W HOMECOMING WAY        | TUCSON        | AZ          | 85704    | 1440  |
| 104014990 | NGUYEN PHONG H & LINH T CP/RS                                      | 1614 W HOMECOMING WAY        | TUCSON        | AZ          | 85704    | 1440  |
| 104015000 | NGUYEN TIN & KIMOANH PHAM & NGUYEN ALINA ALL JTRS                  | 1608 W HOMECOMING WAY        | TUCSON        | AZ          | 85704    | 1440  |
| 104015010 | ALONZO DAVID B & IRMA IRENE CP/RS                                  | 1602 W HOMECOMING WAY        | TUCSON        | AZ          | 85704    | 1440  |
| 104015020 | WONG VINH B & TRUONG TRANG CP/RS                                   | 1596 W HOMECOMING WAY        | TUCSON        | AZ          | 85704    | 1440  |
| 104015030 | FLOREZ ROBERT R                                                    | 1590 W HOMECOMING WAY        | TUCSON        | AZ          | 85704    | 1440  |
| 104015040 | SARAF FAMILY TR ATTN:ASHESH & SWETA SARAF TR                       | 802 E STRADA PATANIA         | ORO VALLEY    | AZ          | 85737    | 1404  |
| 104015050 | RODRIGUEZ PRISCILLA Y                                              | 1583 W BLUE HORIZON ST       | TUCSON        | AZ          | 85704    | 1444  |
| 104015060 | BOUDREAU ALLISON L                                                 | 1589 W BLUE HORIZON ST       | TUCSON        | AZ          | 85704    | 1444  |
| 104015070 | HASSAN MOHAMED & FARID RANIA CP/RS                                 | 1595 W BLUE HORIZON ST       | TUCSON        | AZ          | 85704    | 1444  |
| 104015080 | DABRI PROPERTIES LLC                                               | 4378 N 78TH ST APT 610       | SCOTTSDALE    | AZ          | 85251    | 3740  |
| 104015090 | VILLA HIRAM BOJORQUEZ & CORTES LUCIA CP/RS                         | 1607 W BLUE HORIZON ST       | TUCSON        | AZ          | 85704    | 1444  |
| 104015100 | SCHNEIDER STEPHANIE L                                              | 1613 W BLUE HORIZON ST       | TUCSON        | AZ          | 85704    | 1444  |
| 104015110 | CAI WEN JESSICA                                                    | 1619 W BLUE HORIZON ST       | TUCSON        | AZ          | 85704    | 1444  |
| 104015460 | HAN JONATHAN & HAN JIE & XING YING ALL JT/RS                       | 1590 W BLUE HORIZON ST       | TUCSON        | AZ          | 85704    | 1446  |
| 104015470 | ALEWIJNSE FRANCINA D                                               | LE CRIBLET 26                | TORNY FR 1748 | SWITZERLAND | 00000    | 0000  |
| 104015480 | CACE INC 401K PROFIT SHARING PLAN ATTN: BOWLES & KRANITZ BOWLES TR | 13606 N PALO BREA WAY        | ORO VALLEY    | AZ          | 85755    | 6009  |
| 104015490 | WANG WENPING & LIU YUHONG JT/RS                                    | 2228 N QUAIL LAKE PL         | TUCSON        | AZ          | 85749    | 7904  |
| 104015500 | HARTMAN LAUREN N                                                   | 3580 E THIMBLE PEAK PL       | TUCSON        | AZ          | 85718    | 2229  |
| 104015510 | KEELING NOEL                                                       | 5036 N RIVER FRINGE DR       | TUCSON        | AZ          | 85704    | 1436  |
| 104015520 | JW IDEAL PROPERTIES LLC                                            | 11122 E RUSTY SPUR PL        | TUCSON        | AZ          | 85749    | 9742  |
| 104015530 | LUJAN FRANCISCO E                                                  | 5020 N RIVER FRINGE DR       | TUCSON        | AZ          | 85704    | 1436  |
| 104015550 | PASEO DEL RIO COMMUNITY ASSN ATTN: SIENNA COMMUNITY MANAGEMEN      | 3499 N CAMPBELL AVE STE 902  | TUCSON        | AZ          | 85719    | 2376  |
| 104017030 | OPST LLC                                                           | 11077 E ESCALANTE RD         | TUCSON        | AZ          | 85730    | 5505  |
| 104017040 | MODERN CT LLC                                                      | 7325 N MOUNTAIN SHADOWS DR   | TUCSON        | AZ          | 85718    | 1082  |
| 104017060 | 4848 INVESTORS LLC                                                 | 1202 E BROADWAY BLVD STE 112 | TUCSON        | AZ          | 85719    | 5871  |