

COB - BOSAIR FORM

01/06/2026 2:39 PM (MST)

Submitted by Anita.McNamara@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

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 02/03/2026

Project Title / Description: P25CA00004 POPOVIC – W. DESERT OASIS TRAIL PLAN AMENDMENT

Agenda Item Report

Introduction / Background: Philip and Somaye Popovic request a comprehensive plan amendment on approximately 4.2 acres (parcel code 21117005E) from the Low Intensity Rural (LIR) to the Medium Intensity Rural (MIR) land use designation. The site is located on the south side W. Desert Oasis Trail, approximately 1,200 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road, in Section 9, Township 14S, Range 11E, in the Avra Valley Planning Area.

Discussion: The property owners request the comprehensive plan amendment to MIR to increase the density to a maximum of 1.2 residences per acre as the first step to rezone property to a compatible zoning district.

Conclusion: The proposed amendment prepares the site for a rezoning to allow the property to be split into two parcels, allowing the applicants to gift the second parcel to their children.

Recommendation: The Planning and Zoning Commission recommends APPROVAL of the plan amendment request to Medium Intensity Rural (MIR). Staff recommends APPROVAL of the plan amendment to MIR.

Fiscal Impact: 0

Support of Prosperity Initiative: 1. Increase Housing Mobility and Opportunity

Provide information that explains how this activity supports the selected Prosperity Initiative Approval of this plan amendment will provide the opportunity to rezone the property to a compatible zoning district that will allow additional density.

Board of Supervisor District: • 3

Department: Development Services, Planning Division

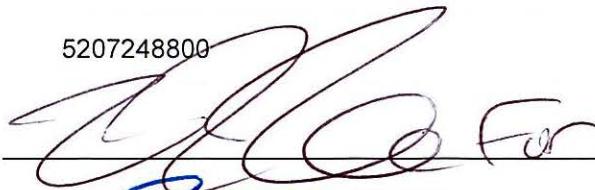
Name:

Anita McNamara, AICP

Telephone:

5207248800

Department Director Signature:



Date: 1/15/26

Deputy County Administrator Signature:



Date: 1/16/2026

County Administrator Signature:



Date: 1/16/2026



TO: Honorable Jennifer Allen, Supervisor, District 3

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

DATE: January 13, 2026

SUBJECT: P25CA00004 POPOVIC – W. DESERT OASIS TRAIL PLAN AMENDMENT

The above referenced Comprehensive Plan amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, February 3, 2026** hearing.

REQUEST: For a **Comprehensive Plan amendment** of approximately 4.2 acres (parcel code 21117005E) from the Low Intensity Rural (LIR) to the Medium Intensity Rural (MIR) land use designation, located on the south side W. Desert Oasis Trail, approximately 1,200 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road, in Section 9, Township 14S, Range 11E, in the Avra Valley Planning Area.

OWNER Philip and Somaye Popovic
12001 W. Desert Oasis Trail
Tucson, AZ 85743

AGENT: N/A

DISTRICT: 3

STAFF CONTACT: Anita McNamara, AICP, Planner II

PUBLIC COMMENT TO DATE: As of January 13, 2026, staff has received one written public comment, which is attached to the Planning and Zoning Commission staff report.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL 10-0

STAFF RECOMMENDATION: APPROVAL

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject site is located in the Special Species Management Area of the Maeveen Marie Behan Conservation Lands System.

TD/AM/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P25CA00004

Page 1 of 2

FOR FEBRUARY 3, 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: January 13, 2026

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P25CA00004 POPOVIC – W. DESERT OASIS TRAIL PLAN AMENDMENT

Philip and Somaye Popovic request a comprehensive plan amendment on approximately 4.2 acres (parcel code 21117005E) from the Low Intensity Rural (LIR) to the Medium Intensity Rural (MIR) land use designation. The site is located on the south side W. Desert Oasis Trail, approximately 1,200 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road, in Section 9, Township 14S, Range 11E, in the Avra Valley Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL. 10-0**. Staff recommends **APPROVAL**.

(District 3)

Planning and Zoning Commission Public Hearing Summary (December 17, 2025)

Staff presented information on the plan amendment request from LIR to MIR on property located at 12001 W. Desert Oasis Trail and stated that the recommendation was approval of the plan amendment.

A commissioner asked staff about what was being protested in a public comment received. Staff replied that the public comment was submitted to have the objection in the record.

A commissioner asked staff for confirmation that there is no way to require the applicants or any future owners to split or develop the property as shown in the proposed development plan in the comprehensive plan amendment application. Staff responded that while the application requires a background and narrative of why the plan amendment is being requested, along with the preliminary development plan, staff cannot hold them to the specific proposal in the application.

The commission asked if the applicant wished to present. The applicant stated that she did not have a presentation but was available for questions.

Commissioners had no questions for the applicant.

The commission opened the public hearing.

No members of the public spoke.

The commission closed the public hearing.

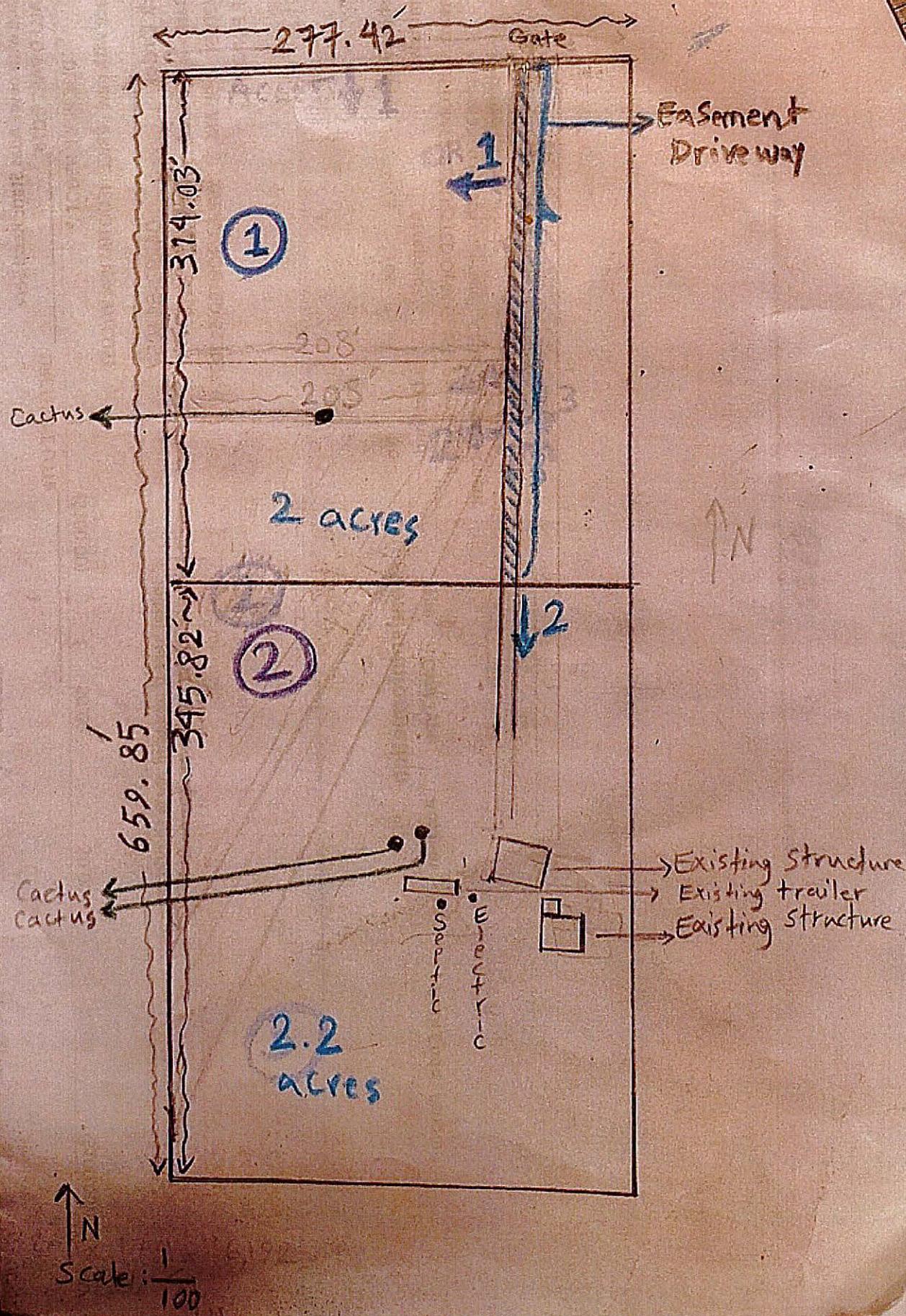
Commissioner Maese made a motion to recommend **APPROVAL**; Commissioner Lane gave second.

Upon a roll call vote, the motion to recommend **APPROVAL** passed 10-0.

TD/AM/ds
Attachments

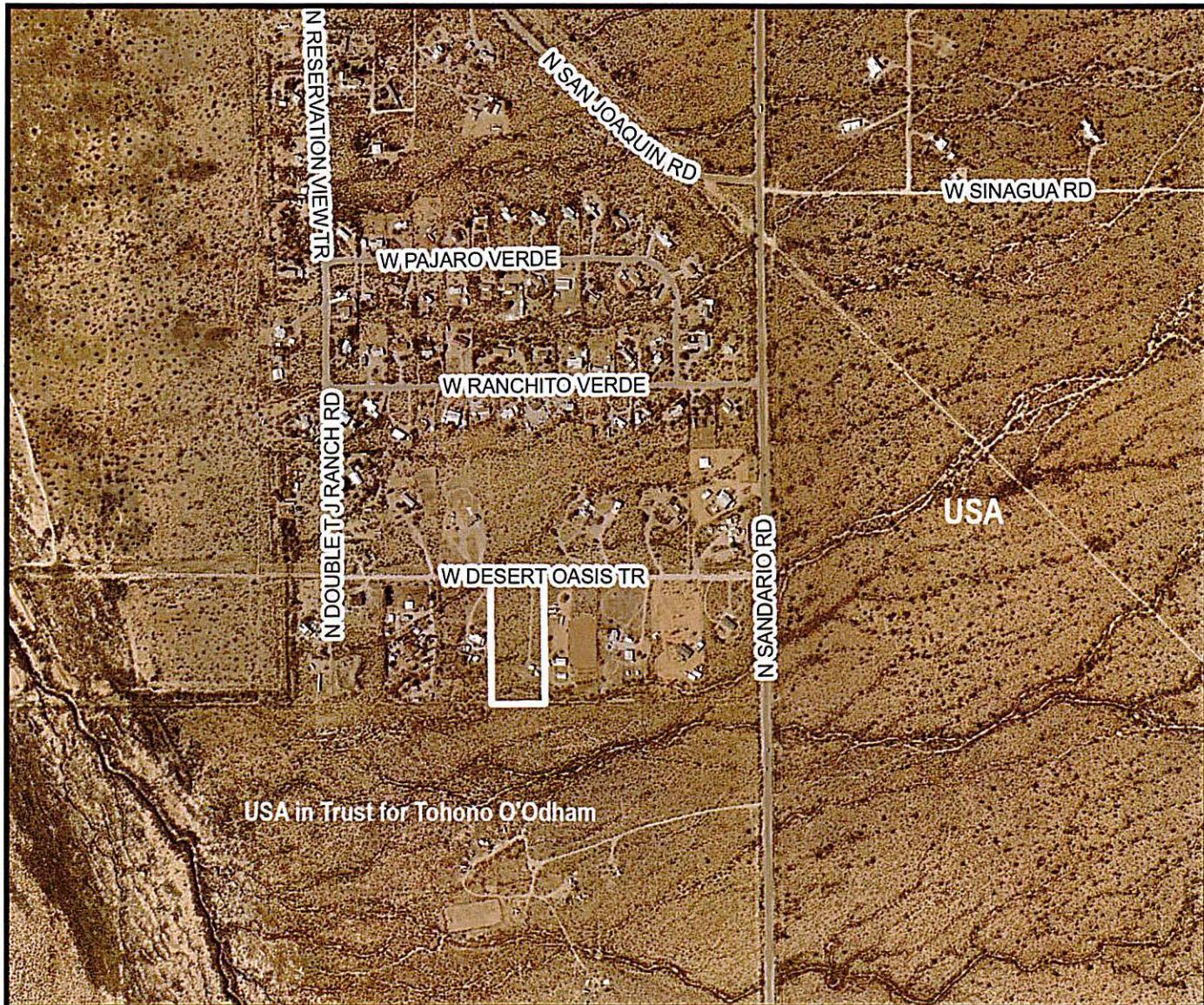
c: Philip and Somaye Popovic

W Desert Oasis trl

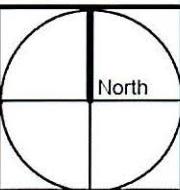


COMPREHENSIVE PLAN AMENDMENT

Aerial Exhibit



0 355 710 1,420 Feet

Taxcode: 211-17-005E	P25CA00004 POPOVIC - W. DESERT OASIS TRAIL PLAN AMENDMENT Request: Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) 4.2 Acres +/-	District 3 Location: South side of W. Desert Oasis Trail, approximately 1.200 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road
 PIMA COUNTY DEVELOPMENT SERVICES	Avra Valley Planning Area under Pima Prosper Sections 9, Township 14 South, Range 11 East	
Planning and Zoning Commission Hearing: December 17, 2025 Board of Supervisors Hearing: TBD	Map Scale: 1:10,000 Map Date: November 12, 2025 / dms	



2025 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION
STAFF REPORT



HEARING DATE	December 17, 2025
CASE	P25CA00004 Popovic - W. Desert Oasis Trail Plan Amendment
PLANNING AREA	Avra Valley
DISTRICT	3
LOCATION	Approximately 1,200 feet west of the intersection of W. Desert Oasis Trail and N. Sandario Road, addressed as 12001 W. Desert Oasis Trail
REQUEST	Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) for approximately 4.2 acres
OWNER	Philip and Somaye Popovic
AGENT	N/A

APPLICANT STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"We live temporary in a travel trailer now. Lot #2 will have a manufactured home installed in the future so we can live in it, instead of living in the trailer. The approximate square footage for the manufactured home will be 1300 sq.-ft. Lot #1 will be kept for our kids. In the future a manufactured home will be installed there. I don't know how many square feet it will be at this time, but can state it would be a maximum of 1700 sq.-ft. As for parcel/lot division: Split the land to become two lots: Lot #1 (2 acres) and Lot #2 (2.2 acres). One manufactured home in each lot."

STAFF REPORT:

Staff recommends approval of the comprehensive plan amendment to the Medium Intensity Rural (MIR) land use designation. The proposed amendment prepares the site for a rezoning to allow the property to be split into two parcels, allowing the applicants to gift the second parcel to their children.

Background

The applicant requests this comprehensive plan amendment to increase the permitted residential density on the approximately 4.2-acre site. Under the existing Low Intensity Rural (LIR) and RH (Rural Homestead) zoning, one dwelling is allowed; the requested MIR designation (1.2 residences per acre (RAC) maximum) would allow up to five dwelling units if connected to sewer. However, the subject site is located outside the wastewater reclamation service area. For properties on septic, a minimum lot size of one acre is required, thus restricting the maximum number of potential units to four. The applicants propose two parcels containing 2.0 acres (Lot 1) and 2.2 acres (Lot 2).

The LIR land use designation is intended to designate areas for residential uses at densities consistent with rural and resource-based characteristics, while the requested designation of MIR is intended to designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas. The site has RH zoning

and has never been rezoned. After successful completion of this plan amendment, the applicants proposed to rezone the property to GR-1. A portion of the southeastern area of the amendment site has been cleared for a travel trailer and two outbuildings along with an unpaved driveway for access. In the future, once the property is split into two parcels, the plan is to have one manufactured home on each parcel.

The amendment site is located in an area characterized by low density rural residential development and federally owned lands, including the Tohono O'odham Nation (United States of America in Trust), Saguaro National Park, Ironwood Forest National Monument and Bureau of Reclamation Wildlife Mitigation Corridor surrounding the CAP canal. The amendment site, along with other properties on W. Desert Oasis Trail is designed LIR (except for the property immediately adjacent to the east which has a plan amendment to MIR in process), while the adjacent subdivision to the north is designed MIR and areas east of Sandario Road are designated Resource Sensitive. The amendment site, like most surrounding parcels, is zoned RH, with a few GR-1 (Rural Residential) zoned properties. Properties to the west (City of Tucson owned land) and to the south (Tohono O'odham Nation) are also zoned RH. Areas to the east, across Sandario Road are zoned IR.

The proposed amendment is compatible with surrounding properties and is supported by the following Pima County Comprehensive Plan goals and policies:

Land Use Element

GOAL 2.A.1 Plan for current and projected population density, and land use intensity to support residents, commerce, and industry

Policy b): Identify and address the causes of the current housing shortage and seek to increase all housing supply for purchase or rental, especially affordable, workforce, and diverse types of missing middle housing

Housing Element

GOAL 2.D.1: Increase overall housing supply to address shortage

Approval of this plan amendment will help create multi-generational family housing by increasing housing density.

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1a. Growing Smarter Acts

n/a

1b. Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The amendment site is covered under Comprehensive Plan policies, such as those mentioned above. The amendment site is not covered under Comprehensive Plan rezoning or special area policies.

1c. Maeveen Marie Behan Conservation Lands System

The amendment site is located in the Special Species Management Area of the Maeveen Marie Behan Conservation Lands System.

2. Oversight, Inconsistencies, or Land Use Related Inequities/Changes

n/a

DEPARTMENT/AGENCY COMMENTS:

Department of Transportation

The Department of Transportation has no objection to this request and recommends approval. The property shall be limited to a single shared access.

Regional Flood Control District

The District has reviewed the site conditions and offers the following information:

1. Currently this parcel is not located within a Federal Emergency Management Area (FEMA) Special Flood Hazard Area (SFHA), therefore the property is mapped with a FEMA SFHA Zone X.
2. The property is not located within mapped Regulated Riparian Habitat.
3. The entire property is in a local floodplain; Sheet Flood #46 (BFE 6") and more recently mapped within the Brawley and Black Wash Detailed Risk Analysis and Mapping ZONE A, which became effective October 24th, 2024. This study showed that flood depths during a 100-year storm on this property were less than 0.5' and that most of the property is not impacted by 100-year flood depths as shown on the screen capture below. Therefore, the flood risk is low and the District would be supportive of a lot split.

The District **has no objection** to this Comprehensive Plan Amendment and offers no policy recommendations.

Environmental Planning Division

The approximately 4.2-acre amendment site is located in Avra Valley west of Tucson, on W. Desert Oasis Trail just west of N. Sandario Rd. Adjacent land uses include low density rural residences (RH) to the west, north and east. The property borders the Tohono O'odham Nation to the south.

The amendment site is entirely within the Special Species Management Area (SSMA) designation of the Maeveen Marie Behan Conservation Lands System (CLS). The CLS Conservation Guidelines for the SSMA designation call for setting aside four (4) acres of natural open space for every acre disturbed (see Pima Prospects Sec. 3.A.1, Policy h).

The amendment site is in the vicinity of a CLS Critical Landscape Connection; specifically, the U.S. Bureau of Reclamation's Tucson Mitigation Corridor, which was set aside as federal mitigation for the construction of the Central Arizona Project and the resulting impacts on wildlife connectivity in the area. It is also within two (2) wildlife movement corridors identified by the Arizona Game and Fish Dept.: the Roskruge Mountains to Avra Valley Landscape Wildlife Movement Area, and the Brawley Wash Riparian/Wash Wildlife Movement Area (AGFD 2013).

The amendment site was not identified as an acquisition priority under any Open Space Bond Program.

The amendment site is less than 1,200 feet east of the Central Avra Valley Storage and Recovery Project (CAVSARP), a city-owned Preserve for which Pima County holds a restrictive covenant.

The amendment site is located within a Priority Conservation Area (PCA) for the cactus ferruginous pygmy-owl and western burrowing owl; it is outside the PCAs for the Pima pineapple cactus and needle-spined pineapple cactus.

A wash and associated Class C riparian habitat line the southern boundary of the amendment site. Disturbances to these resources are regulated by the Regional Flood Control District according to the Watercourse and Riparian Protection and Mitigation Requirements (Pima County Code Chapter 16.30).

The amendment site has existing structures in the southeast quadrant and a dirt driveway leading to them from W. Desert Oasis Trail but otherwise appears undisturbed. Disturbances to native vegetation are regulated by the Development Services Dept. according to the Native Plant Preservation Ordinance (Pima County Code Chapter 18.72).

No Special Area or Rezoning Policies are recommended at this time.

Potential impacts to the CLS and mitigation for those impacts will be addressed at the rezoning stage. The required mitigation will conform to the CLS Conservation Guidelines established in Pima Prospers (Sec. 3.A.1, Policies a-m).

Cultural Resources & Historic Preservation Division

If this plan amendment is approved, a condition shall be required at rezoning for a cultural resources survey prior to ground modifying activities; submittal of a cultural resources mitigation plan for any identified archaeological and historic sites with any tentative plan or development plan; and review of Type II grading permits for compliance with cultural resources requirements under Zoning Code Chapter 18.81. Pima County's Cultural Resources & Historic Preservation Office has no objection to the requested plan amendment and has no recommendation for rezoning policies.

Department of Environmental Quality

The water source is from Sandario (10093) which is a Public Water System. Must contact Sandario Water to confirm water availability for two additional dwellings.

The onsite sewer disposal system must be designed and built based on the Arizona Administrative Code Title 18, Chapter 9.

Parks and Recreation

Parks and Recreation has no comments.

TRICO Electric

The utility has no comments.

Sandario Water Co.

The district has no comments.

Picture Rocks Volunteer Fire District

The district has no comments.

Tohono O'odham Nation

The nation has no comments.

PUBLIC COMMENTS:

As of December 2, 2025, staff has received no public comments regarding this amendment request.

Published and mailed notice of the proposal along with the website posting of this staff report will occur a minimum of fifteen (15) days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

Respectfully submitted,

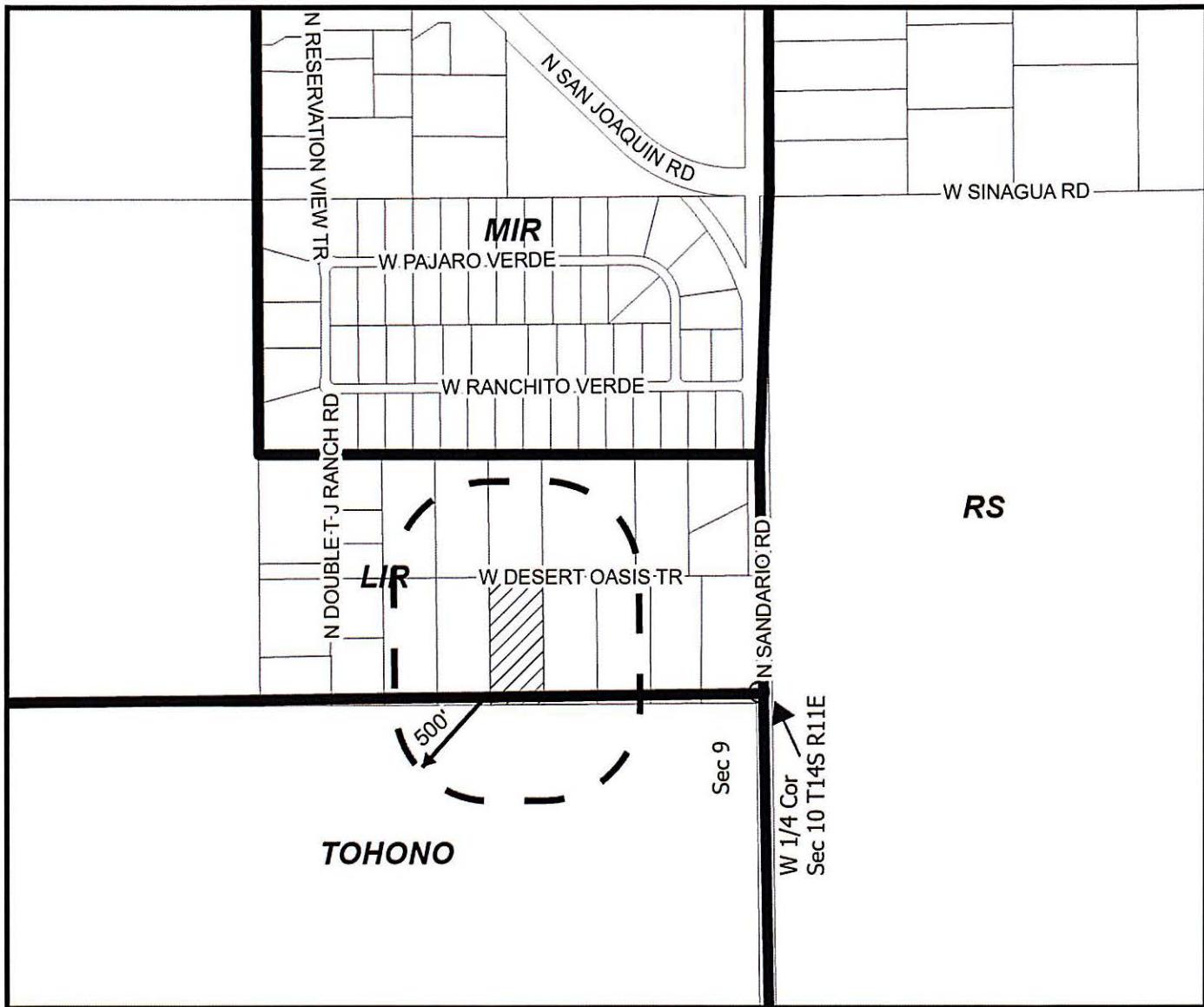


Anita McNamara, AICP
Planner II

c: Philip and Somaye Popovic

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



Taxcode: 211-17-005E	P25CA00004 POPOVIC - W. DESERT OASIS TRAIL PLAN AMENDMENT	
	Request: Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) 4.2 Acres +/-	

PIMA COUNTY DEVELOPMENT SERVICES	Avra Valley Planning Area under Pima Prosper Sections 9, Township 14 South, Range 11 East	
Planning and Zoning Commission Hearing: December 17, 2025	Map Scale: 1:10,000	
Board of Supervisors Hearing: TBD	Map Date: November 12, 2025 / dms	North



Land Use Legend and Map

P25CA00004 POPOVIC – W. DESERT OASIS TRAIL PLAN AMENDMENT

Current: **Low Intensity Rural (LIR)**

To designate areas for residential uses at densities consistent with rural and resource-based characteristics.

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC

Requested: **Medium Intensity Rural (MIR)**

To designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas.

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC



201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

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

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

Project ID (case no., APN no., address, or other identifying info):

12001 W Desert Oasis, Tucson AZ 85743

Part I. Information Provided by Pima County Staff

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

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA Important Riparian Area Biological Core Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? Yes
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? Yes
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: Yes
 - b. Western burrowing owl: Yes
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

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

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
If yes, provide a summary of those communications:

2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

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

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.

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: Philip and Somaye Popovic

Mailing Address: 12001 w desert oasis trl

City: Tucson

State: AZ

Zip Code: 85743

Email: popovicsom@protonmail.com

Phone: 8059055724

Is the property owner the applicant? Yes, the owner is the applicant

Property Address: 12001 w desert oasis trl , tucson, az

Tax Parcel Number: 211-17-005E

Acreage: 4.2

Present Zone: RH

Proposed Zone: SH

Comprehensive Plan Sub-region / I don't know
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.

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 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.

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.

Request Letter

1- The proposed use of the property and why the use is needed:

We want to split our lot into two lots so we can give one to each of our kids.

2- The total number of residential units and lots proposed. Describe what type of housing the property is planned for, manufactured homes, detached site-build homes , include the square footage and height of the proposed residential units:

We live temporary in a travel trailer now. Lot #2 will have a manufactured home installed in the future so we can live in it, instead of living in the trailer. The approximate square footage for the manufactured home will be 1300 sq.-ft.

Lot #1 will be kept for our kids. In the future a manufactured home will be installed there. I don't know how many square feet it will be at this time, but can state it would be a maximum of 1700 sq.-ft.

As for parcel/lot division:

Split the land to become two lots: Lot #1 (2 acres) and Lot #2 (2.2 acres).

One manufactured home in each lot.

3- Describe the existing uses on the site, if any and whether the existing uses will be removed, altered or remain:

At this time we are using our entire lot as a single dwelling place for our immediate family. We have no animals. From the usage stand point, nothing will change.

4- Discuss how water will be supplied to the property:

City water access is directly supplied to the lot at this time. City water will be continued to be accessible for future development(s).

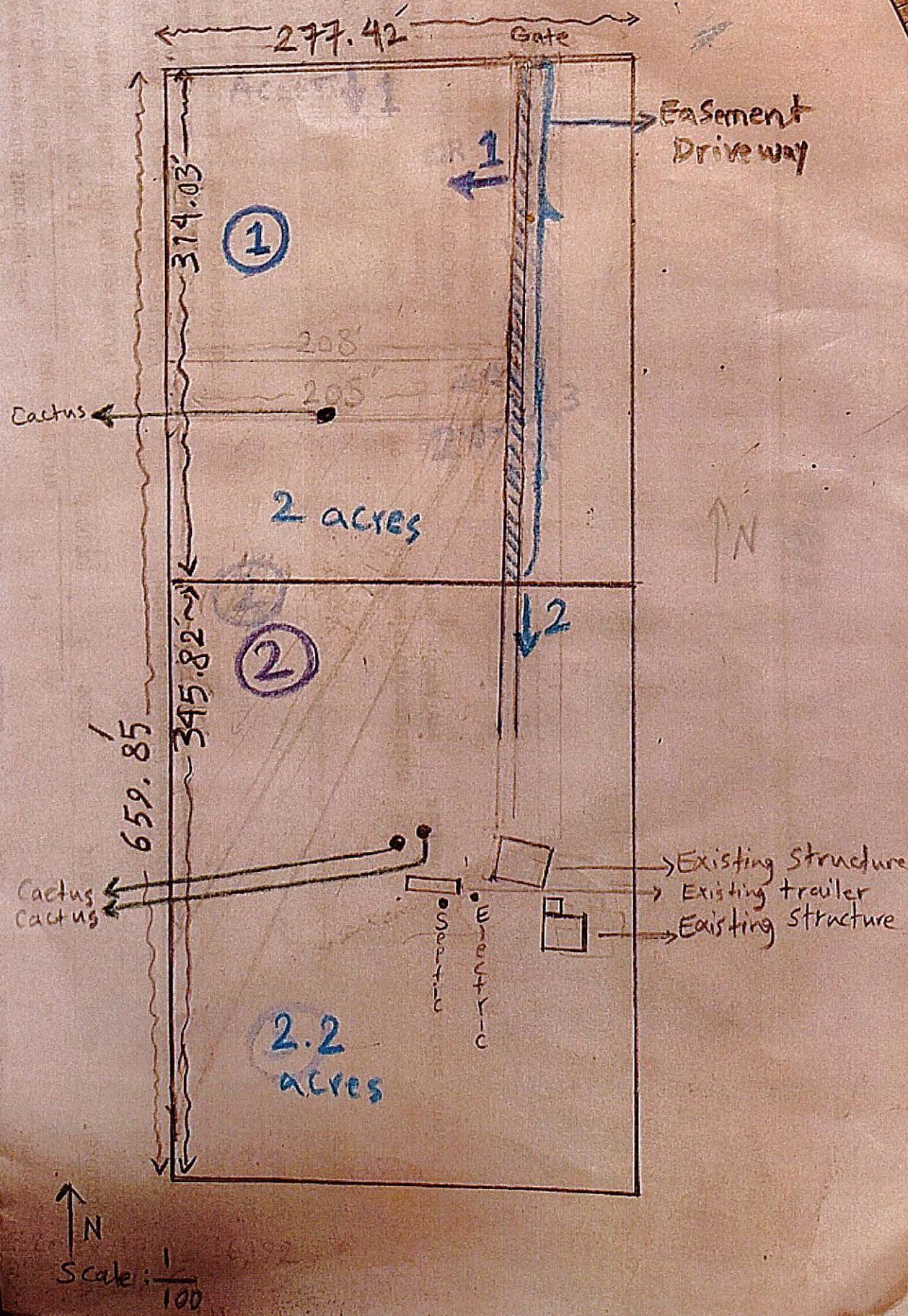
5- Answer whether the property will be served by sewer or septic:

For the existing dwelling, there exists one septic tank. For future planned dwellings, additional septic tanks are needed and would be installed accordingly.

6- Describe the vegetative qualities of the property and proposed re-vegetation for developed area:

Sparse bushes and wild grasses are loosely strewn throughout the parcel, and there are only a few large Saguaro cactuses. There are also a couple of mesquite trees. No cactus or tree will be affected. However, a small number of bushes may be needed to be removed for planned dwelling units. Furthermore, we would like to plant some additional small trees near the dwellings to aid in landscape beautification and passive home shading.

W Desert Oasis trl





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 - a. Cactus ferruginous pygmy-owl: Yes
 - b. Western burrowing owl: Yes
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

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

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
If yes, provide a summary of those communications:

2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
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Needle-spined pineapple cactus	No		No

Questions about this form?
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