

# COB - BOSAIR FORM

02/04/2026 11:40 AM (MST)

Submitted by Donna.Spicola@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:** 03/24/2026

**Project Title / Description:** Co9-00-63 La Cholla Investments LLC - La Cholla Boulevard #2 Rezoning

## Agenda Item Report

**Introduction / Background:** The applicant requests a modification (substantial change) of rezoning condition #5 to amend the preliminary development plan (PDP) and to allow a carwash on a portion of the site. The property was rezoned from TR (Transitional) to the CB-1 (Local Business) zone and was conditionally approved on May 15, 2001, for retail, restaurant and office uses. The property is located at the southwest corner of W. Magee Road and N. La Cholla Boulevard.

**Discussion:** The applicant states that for except for a rezoning condition, the proposed auto use would be allowed in the CB-1 zone. A carwash is a neighborhood-level commercial use that can support nearby residents.

**Conclusion:** The modifying of rezoning condition #5 will allow a revised PDP and a carwash on a portion of the rezoning site.

**Recommendation:** Staff and the Planning and Zoning Commission recommend APPROVAL of a modification (substantial change) of rezoning condition #5 subject to original and modified standard and special conditions.

**Fiscal Impact:** 0

**Support of Prosperity Initiative:** 13. Support Small Business

**Provide information that explains how this activity supports the selected Prosperity Initiative** The modification will allow the opportunity to permit business/commercial development in the area.

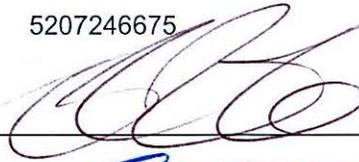
**Board of Supervisor District:** • 1

**Department:** Donna Spicola

Name: Donna Spicola

Telephone: 5207246675

Department Director Signature: \_\_\_\_\_

 for

Date: \_\_\_\_\_

3/5/26

Deputy County Administrator Signature: \_\_\_\_\_



Date: \_\_\_\_\_

3/4/2024

County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

3/6/2024



**PIMA COUNTY**  
DEVELOPMENT SERVICES

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

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

**DATE:** March 3, 2026

**SUBJECT:** Co9-00-63 LA CHOLLA INVESTMENTS LLC – LA CHOLLA BOULEVARD #2 REZONING

The above referenced Modification (Substantial Change) of Rezoning Condition is within your district and is scheduled for the Board of Supervisors' **TUESDAY, MARCH 24, 2026** hearing.

**REQUEST:** A **modification (substantial change) of rezoning condition #5** which requires adherence to the revised preliminary development plan as approved at public hearing. The applicant requests to amend the preliminary development plan and a change of use from commercial/office building to a carwash. Automotive related uses, except for automotive fueling bays in association with a convenience store, and drive-through restaurants are prohibited. The subject property is 3.86 acres zoned CB-1 and is located at the southwest corner of W. Magee Road and N. La Cholla Boulevard.

**OWNER:** Houston Street Properties LLC, et al  
18381 Long Lake Dr  
Boca Raton FL 33496

**AGENT:** Lazarus & Silvyn, P.C.  
Attn: Robin Large  
5983 E. Grant Road  
Tucson AZ 85712

**DISTRICT:** 1

**STAFF CONTACT:** Donna Spicola, Planner II

**PUBLIC COMMENT TO DATE:** As of March 3, 2026, no written public comment has been received.

**PLANNING & ZONING COMMISSION RECOMMENDATION FOR MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION: APPROVAL SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS 8 – 0** (Commissioners Truitt and Lane were absent).

**STAFF RECOMMENDATION FOR MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION: APPROVAL SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS.**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The site is located outside of the Maeveen Marie Behan Conservation Land System (CLS).

TD  
Attachments



**BOARD OF SUPERVISORS MEMORANDUM**

**SUBJECT: Co9-00-63**

**Page 1 of 4**

**MARCH 24, 2026 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Thomas Drzazgowski, Deputy Director  
Public Works-Development Services Department-Planning Division  
**DATE:** March 3, 2026

**ADVERTISED ITEM FOR PUBLIC HEARING**

**MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS**

**Co9-00-63** **LA CHOLLA INVESTMENTS, LLC – LA CHOLLA BOULEVARD #2 REZONING**  
Houston Street Properties LLC, et al, represented by Lazarus and Silvyn, for a **modification (substantial change) of rezoning condition #5** which requires adherence to the revised preliminary development plan as approved at public hearing. The applicant requests to amend the preliminary development plan and a change of use from commercial/office building to a carwash. Automotive related uses, except for automotive fueling bays in association with a convenience store, and drive-through restaurants are prohibited. The subject property is 3.86 acres zoned CB-1 and is located at the southwest corner of W. Magee Road and N. La Cholla Boulevard. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS 8 – 0** (Commissioners Truitt and Lane were absent). Staff recommends **APPROVAL SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS.**  
(District 1)

**Planning and Zoning Commission Public Hearing Summary (January 28, 2026)**

The public hearing was held in person and virtually. Some commissioners were present while others attended virtually. The applicant and some staff attended in person and other staff attended virtually.

Staff presented information from the staff report to the commission regarding the Modification (Substantial Change) of original Rezoning Condition #5 with a recommendation of approval subject to original and modified standard and special conditions.

The applicant presented their case.

A commissioner asked how much water will be used and if it will be recycled. The applicant and owner stated that water is one of the expenses for car washes and their water systems reuse or

recycle water up to 50 percent of the water and the technology for recycled water is super-efficient. Car washes are more efficient with saving water than a typical person washing at home. The applicant furthered that the used water is not released into the storm system but into the sewer system. The site is in the Tucson Water service area which is in great shape, having five years of stored recycled water and using less of the Central Arizona Project (CAP) water every year. More importantly, the car wash is efficient and will use the wastewater system, water is not being wasted.

A commissioner asked about the status of Uptown, the apartment complex to the south located in the Foothills Mall. The applicant stated that it is currently under construction. Staff commented that recently they took a tour of the apartments which will be leasing soon. The applicant has worked with staff to provide a cross-access easement to provide shared access between the properties.

A commissioner asked what the allowed height for the carwash will be. The applicant stated that 39 feet is the height allowed in CB-1 for commercial use and a portion of the building's facade will be 39 feet due to its distance from the roadway.

The hearing was open to the public and there were no speakers.

The public hearing was closed.

Commissioner Gungle made a motion to recommend **APPROVAL SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS**, Commissioner Cook gave second.

The commission voted to recommend **APPROVAL 8 – 0** (Commissioners Truitt and Lane were absent) subject to the following modified standard and special conditions:

1. Transportation conditions:
  - A. An updated traffic impact analysis (TIA) shall be completed and submitted with the development plan for the rezoning site. The TIA shall include assessment of the signalization at the La Cholla Boulevard and Magee Road intersection. The analysis shall also account for the recently approved convenience store and gas station, as well as the future use of the third parcel, including signalization of the right turning movement from eastbound Magee Road to southbound La Cholla Boulevard.
  - ~~B. The updated TIA shall include an analysis of the right turn lane on Magee Road to southbound La Cholla Boulevard. A reduction in the turn radius may be necessary to improve intersection safety.~~
  - ~~C. The right turn lane on Magee Road into the rezoning site shall be extended to the maximum feasible length to create additional storage.~~
  - ~~DB.~~ A cross-access easement shall be granted between the rezoning site and the commercial development to the south.
  - ~~EC.~~ Only one point of access will be allowed onto La Cholla Boulevard and one point of access onto Magee Road at the existing locations shown on the revised preliminary development plan.
  - ~~D.~~ A second access point to La Cholla Boulevard is not permitted.
  - ~~E.~~ A shared access easement providing legal access between the subject property and adjacent properties shall be recorded prior to issuance of any building permit.
  - ~~F.~~ The property owner(s) shall accept responsibility for the maintenance, control, safety, and liability of all privately owned roads, driveways, physical barriers, drainageways, and drainage easements within or serving the property.

2. Flood Control conditions:
  - ~~A. Drainage will not be altered, disturbed or obstructed without the written approval of the Flood Control District.~~
  - BA. All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by the proposed development shall be constructed at no cost to the Flood Control District.
  - ~~C. The property owner(s) shall dedicate right of way or easements for drainage purposes to Pima County Flood Control District, as determined necessary during the development plan review. Any such easements mandated by this rezoning condition shall only be those needed to address the drainage conditions at the time of development plan review. Any required drainage easements on the subject property attendant to the proposed culvert improvements associated with the La Cholla Boulevard/Magee Road improvement project shall be subject to separate negotiations and public acquisitions at the time that Pima County's proposed roadway construction plans have been completed.~~
  - B. To provide for public maintenance access within the 115-foot drainage easement, 22 feet shall be provided for vehicular clearance from the top of bank of the Carmark Wash to the car wash facility structure.
3. Wastewater Management conditions:
  - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the 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) that treatment and conveyance capacity is available for any new development within the 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 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 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 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 will be permanently committed for any new development within the rezoning area.

4. ~~Prior to ground modifications activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements.~~  
In the event that ancestral remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are encountered during construction, all ground disturbing activities must cease within 50 ft of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the encounter or disturbance of the remains at (520) 626-0320 so that appropriate arrangements can be made for the repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The ancestral remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
5. Adherence to the revised preliminary development plan (Exhibit B) as approved at public hearing. ~~Automotive related uses, except for automotive fueling bays in association with a convenience store, and dDrive-through restaurants are prohibited.~~
6. Depressed diamond shaped planters or raised landscape planters shall be placed every three parking stalls and shall contain one canopy tree. Raised planters shall be used to define a hierarchy of circulation and be placed at the ends of parking area access lanes.
7. Upon the effective date of the Resolution, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
8. The property owner shall execute the following disclaimer regarding ~~Proposition 207 rights~~ the Private Property Rights Protection Act: "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.
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

TD

c: Lazarus &amp; Silvyn, P.C., Attn: Robin Large

### Site and Parking Data

REZONING #: Co9-0063  
 REZONING AREA: 3.86 acres  
 ZONING: CB-1

#### PARCEL A

PROPOSED USE: CAR WASH

PARKING REQUIREMENTS  
 VACCUM STALLS: 20  
 EMPLOYEE: 3  
 TOTAL PARKING PROVIDED: 23  
 TOTAL ACCESSIBLE PARKING: 1

#### PARCEL B

PROPOSED USE: CONVENIENCE STORE /  
 FUELING BAYS (P22SC00130)

PARKING REQUIREMENTS  
 1 / COMPANY VEHICLE: 2  
 2 / FUELING BAY: 16  
 TOTAL PARKING REQUIRED: 18

TOTAL PARKING PROVIDED: 27  
 TOTAL ACCESSIBLE PARKING: 2

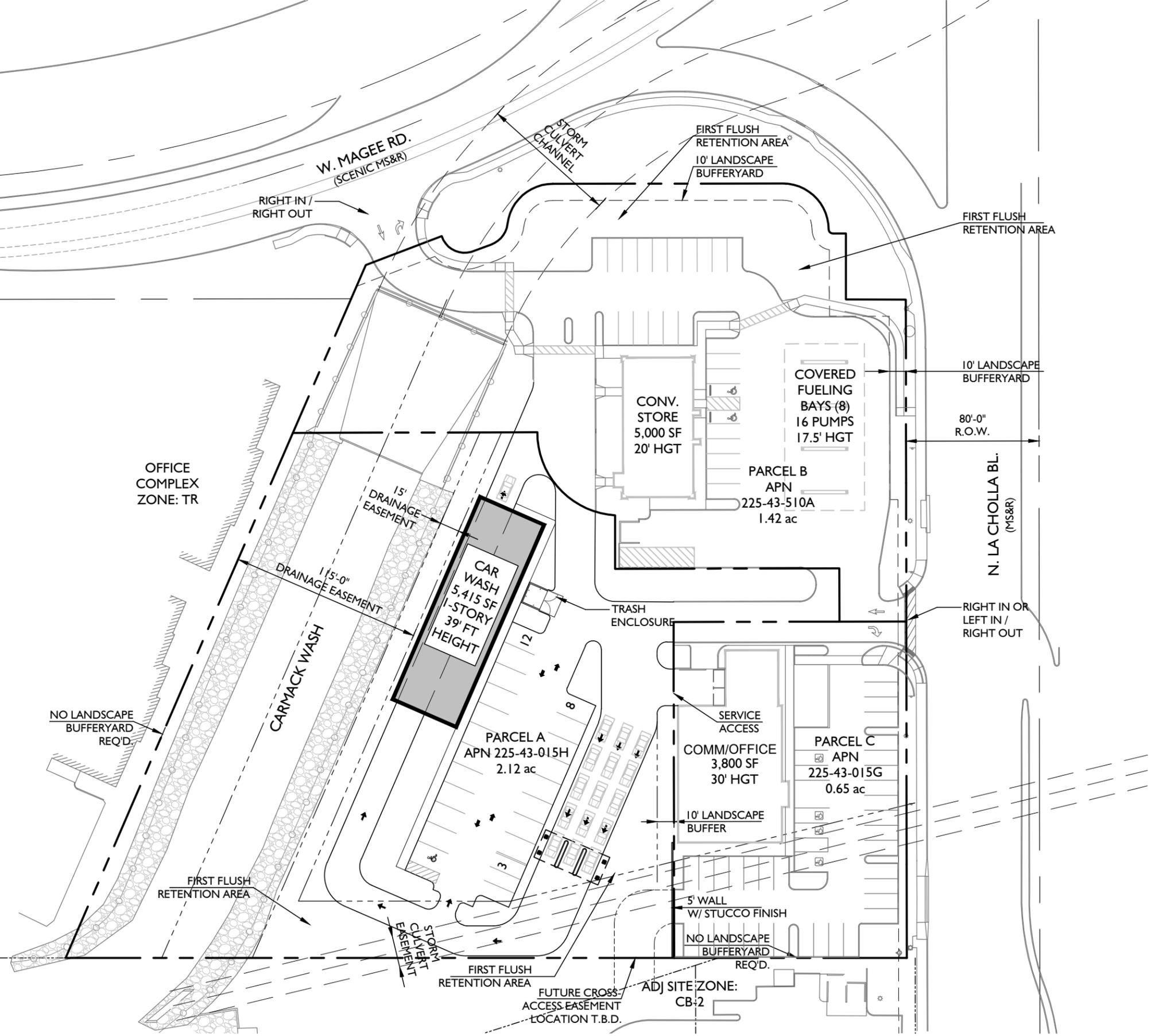
#### PARCEL C

PROPOSED USE: COMM/OFFICE

PARKING REQUIREMENTS  
 10 / 1,000 SF: 38

TOTAL PARKING REQUIRED: 38

TOTAL PARKING PROVIDED: 39  
 TOTAL ACCESSIBLE PARKING: 4



## PRELIMINARY DEVELOPMENT PLAN

## LA CHOLLA BL & MAGEE RD

SCALE: NTS DATE: 12.18.25 JOB#25043

a.23studios

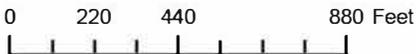
711 E. 9th Street  
 Tucson, AZ 85719  
 520.245.4010 phone

Case #: Co9-00-63

Case Name: LA CHOLLA INVESTMENTS LLC - LA CHOLLA BOULEVARD #2 REZONING

Tax Code(s): 225-43-015G, 015H & 510A

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



Notes:	Modification (Substantial Change) Rezoning Conditions	
Ref Case #: P25SA00005	Map Scale: 1:6,000	Map Date: 12/15/2025 - ds





Supervisors.

**COMPREHENSIVE PLAN**

The comprehensive plan designation is Neighborhood Activity Center (NAC), which designates areas for lower intensity mixed-use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services, such as a grocery market which anchors other neighborhood service businesses and may contain medium-density residential uses along collector or arterial streets. There are no special area or rezoning policies applicable to the subject property.

**SURROUNDING LAND USES/GENERAL CHARACTER**

North:	CB-2/CR-5	Proposed Commercial/Developed Apartment Complex
South:	CB-2/SP	Fast Food w/Drive-through & Large Retail/Proposed Mixed-Use Development (Uptown)
East:	CR-1	Subdivided Developed Low Density Residential
West:	TR	Office Complex (Partially Developed)

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

The subject site is located outside of the Maeveen Marie Behan Conservation Lands System (CLS).

**PLANNING REPORT**

The request to amend the preliminary development plan for a portion of the four parcel, original 3.86-acre rezoning from TR to CB-1 was conditionally approved on May 15, 2001, for retail, restaurant and office uses. The Board of Supervisors added a restrictive condition prohibiting automotive-related uses and drive-through restaurants.

Staff supports the request to modify condition #5 which states, "Adherence to the revised preliminary development plan as approved at public hearing. Automotive-related uses, except for automotive fueling bays in association with a convenience store, and drive-through restaurants are prohibited." The request is to amend the development plan and allow an automotive use is a substantial change of the current rezoning conditions. The proposed use is considered an efficient use of an infill site due to (Parcel A) being vacant and having access to infrastructure and services and conforms to the Comprehensive Plan NAC land use designation.

The proposed plan (Parcel A) demonstrates a 5,415-square-foot carwash with a maximum height of 39 feet located on the westerly portion of the rezoning site contiguous to the Carmack Wash drainage easement which is compatible with the northeast portion of the rezoning site (Parcel B) that has an approved development plan for a 20-foot high, 5,000 square foot convenience store with fueling bays. The southeast (Parcel C) is proposed for commercial/office for a 3,800-square-foot building with a height of 30 feet. Landscape bufferyards of 10 feet are located on the north and east boundaries of the rezoning site. There are no landscape bufferyards provided on the south and west sides.

On August 6, 2002, the Board approved a substantial change modification to the rezoning preliminary development plan to increase building square footage from 16,000 to 30,000 square feet for the entire rezoning site.

On July 11, 2006, the Board approved a three-year time extension with modified conditions.

A Certification of Compliance was issued on April 3, 2009, based on an approved development plan (P1206-078) for office, retail, and restaurant uses. The property boundaries were reconfigured as part of road capacity improvements, an eastern portion of original rezoning site dedicated for right-of-way and a northern area was added to the site resulting in an acreage increase from 3.86 acres to 4.21 acres. The western portion of the site contains a drainage easement improvement for Carmack Wash.

On April 17, 2018, the Board approved a substantial change modification to the preliminary development plan to allow a convenience store with a gasoline station and a commercial/office building. The convenience store/gas station was approved under site construction permit P22SC00130.

A split/combo in 2022 produced a sliver parcel along La Cholla Boulevard which is currently owned by Arizona La Cholla LLC for which an authorization from the property owner has been provided for this request.

Despite the commercial development south of the site, including Walmart, offices, restaurant pads and the approval of Uptown, Parcel A of the rezoning site has remained vacant since the rezoning was approved in 2001. The applicant indicates that the proposed use will share a mutually beneficial relationship with the convenience store/gas station on Parcel B and will attract customers from the future use on Parcel C, as well as from Walmart and Uptown.

The recommended modifications, deletions and additions to the rezoning conditions are as follows:

1. Transportation conditions:
  - A. An updated traffic impact analysis (TIA) shall be completed and submitted with the development plan for the rezoning site. The TIA shall include assessment of the signalization at the La Cholla Boulevard and Magee Road intersection. The analysis shall also account for the recently approved convenience store and gas station, as well as the future use of the third parcel. ~~including signalization of the right turning movement from eastbound Magee Road to southbound La Cholla Boulevard.~~
  - ~~B. The updated TIA shall include an analysis of the right turn lane on Magee Road to southbound La Cholla Boulevard. A reduction in the turn radius may be necessary to improve intersection safety.~~
  - ~~C. The right turn lane on Magee Road into the rezoning site shall be extended to the maximum feasible length to create additional storage.~~
  - ~~DB.~~ A cross-access easement shall be granted between the rezoning site and the commercial development to the south.
  - ~~EC.~~ Only one point of access will be allowed onto La Cholla Boulevard and one point of access onto Magee Road at the existing locations shown on the revised preliminary development plan.
  - ~~D.~~ A second access point to La Cholla Boulevard is not permitted.
  - ~~E.~~ A shared access easement providing legal access between the subject property and adjacent properties shall be recorded prior to issuance of any building permit.
  - ~~F.~~ The property owner(s) shall accept responsibility for the maintenance, control, safety, and liability of all privately owned roads, driveways, physical barriers, drainageways, and drainage easements within or serving the property.
2. Flood Control conditions:
  - ~~A. Drainage will not be altered, disturbed or obstructed without the written approval of the Flood Control District.~~

- ~~BA.~~ All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by the proposed development shall be constructed at no cost to the Flood Control District.
- ~~C.~~ ~~The property owner(s) shall dedicate right of way or easements for drainage purposes to Pima County Flood Control District, as determined necessary during the development plan review. Any such easements mandated by this rezoning condition shall only be those needed to address the drainage conditions at the time of development plan review. Any required drainage easements on the subject property attendant to the proposed culvert improvements associated with the La Cholla Boulevard/Magee Road improvement project shall be subject to separate negotiations and public acquisitions at the time that Pima County's proposed roadway construction plans have been completed.~~
- B. To provide for public maintenance access within the 115-foot drainage easement, 22 feet shall be provided for vehicular clearance from the top of bank of the Carmark Wash to the car wash facility structure.
3. Wastewater Management conditions:
- A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the 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) that treatment and conveyance capacity is available for any new development within the 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 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 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 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 will be permanently committed for any new development within the rezoning area.
- ~~4. Prior to ground modifications activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to the submittal of any tentative plat or~~

development plan. ~~The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements.~~

In the event that ancestral remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are encountered during construction, all ground disturbing activities must cease within 50 ft of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the encounter or disturbance of the remains at (520) 626-0320 so that appropriate arrangements can be made for the repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The ancestral remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

5. Adherence to the revised preliminary development plan (Exhibit B) as approved at public hearing. ~~Automotive related uses, except for automotive fueling bays in association with a convenience store, and d~~Drive-through restaurants are prohibited.
6. Depressed diamond shaped planters or raised landscape planters shall be placed every three parking stalls and shall contain one canopy tree. Raised planters shall be used to define a hierarchy of circulation and be placed at the ends of parking area access lanes.
7. Upon the effective date of the Resolution, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
8. The property owner shall execute the following disclaimer regarding ~~Proposition 207 rights~~ the Private Property Rights Protection Act: "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.
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Transportation Staff recommend modifying original condition #1A for a traffic impact analysis that includes traffic generation for the rezoning site. Original rezoning conditions #1B-C are being deleted as they are no longer needed. Original rezoning condition #1D-E are renumbered to #1B-C. Transportation has added three new rezoning conditions #1D-F regarding no second access onto La Cholla Boulevard, the requirement for a cross-access easement and a safety, maintenance, control liability for infrastructure within or serving the property.

Flood Control staff recommend deleting original rezoning conditions #2A and #2C as they are no longer necessary conditions. Original rezoning condition #2B has been renumbered to condition #2A and the District has added new condition #2B due to needing vehicular access to the Carmark Wash for maintenance.

Cultural Resources staff recommend replacing the language of condition #4. The intersection was recently reviewed, and an archaeological survey is not needed but the site requires the standard state burial clause condition.

Condition #8 is revised to update standard and special condition verbiage.

### **TRANSPORTATION**

Magee Road and La Cholla Boulevard are maintained by Pima County. Recent traffic counts indicate more than 10,000 average daily trips in the eastbound and westbound directions on Magee Road, and more than 20,000 average daily trips in the northbound and southbound directions on La Cholla Boulevard.

The proposed use of this site will add new commercial uses beyond those originally approved. While these uses are not expected to impact overall roadway capacity, they may generate additional turning movements that could affect traffic conditions in the area. Access to the site will be provided from the shared driveway on Magee Road and one (1) shared driveway on La Cholla Boulevard. The rezoned area will also be required to provide shared access to the property to the south

The Department of Transportation has no objection to this request and recommends approval subject to modified conditions #1A - F.

### **FLOOD CONTROL**

Regional Flood Control District (District) reviewed this request and offers the following comments:

- The proposed project, Parcel A, is adjacent to the east side of Carmack Wash. In 2012 the Carmack Wash was improved with bank protection during the Department of Transportation La Cholla and Magee intersection and road improvements. In 2017, the District conducted a local floodplain study of the Carmack Wash and its tributaries. The results of the local floodplain study found Carmack Wash has a 100-year peak discharge of 5135 cubic feet per second at the subject site and the 100-year flood is contained within the improved bank protected wash. The associated erosion hazard setback is coincident with the top of the bank protection.
- Parcel A is not impacted by a Federal Emergency Management Agency floodplain therefore is designated as a Special Flood Hazard Area Zone X.
- The subject property does not have Regulated Riparian Habitat mapped on the property.
- December 5<sup>th</sup>, 2007, a Detention Waiver was accepted by the District when the Villa Toscana Development Plan (P1206-078) was approved. First flush retention is required. The Preliminary Development Plan shows the project will provide retention throughout the project parcels site by using Low Impact Development Practices.
- A 115' drainage easement spans Carmack Wash from the west side of the wash over into the subject property. The subject property has 22' of vehicular clearance which allows for a safe setback for a public drainage maintenance easement. To ensure the 22' is provided at the time of permitting and development a condition will be added to this modification request.

The Regional Flood Control District has no objection and recommends approval subject to the deletion of original rezoning conditions #2A and 2C, condition #2B to be renumbered as #2A and add new condition #2B.

### **WASTEWATER RECLAMATION**

Capacity has not yet been confirmed available for the proposed carwash facility. The applicant will need to submit a Type I request form to PCRWRD for capacity evaluation.

The Regional Wastewater Reclamation Department has no objection to the request. The existing

wastewater conditions #3A-F as adopted in Ordinance 2018-49 do not require revision.

**ENVIRONMENTAL QUALITY**

Environmental Quality has no objection to this request.

**CULTURAL RESOURCES**

Cultural Resources has no objection subject to revised Condition #4.

**UNITED STATES FISH AND WILDLIFE SERVICE**

The US Fish and Wildlife Service has no comment.

**WATER DISTRICT**

Metro Water has no comment.

**FIRE DISTRICT**

Northwest Fire District has no objection to the request.

**TUCSON ELECTRIC POWER**

Tucson Electric Power (TEP) has no objection to this request but provides the following comments:

- TEP owns and operates an overhead electric distribution line on this parcel.
- Property is located within TEP's service territory and will require a new service application from the owner/developer to extend service to the new location.

Respectfully Submitted,

*Donna Spicola*

---

Donna Spicola  
Planner II

c: Lazarus & Silvyn, Attn Robin Large

Case #: Co9-00-63

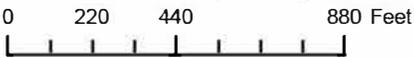
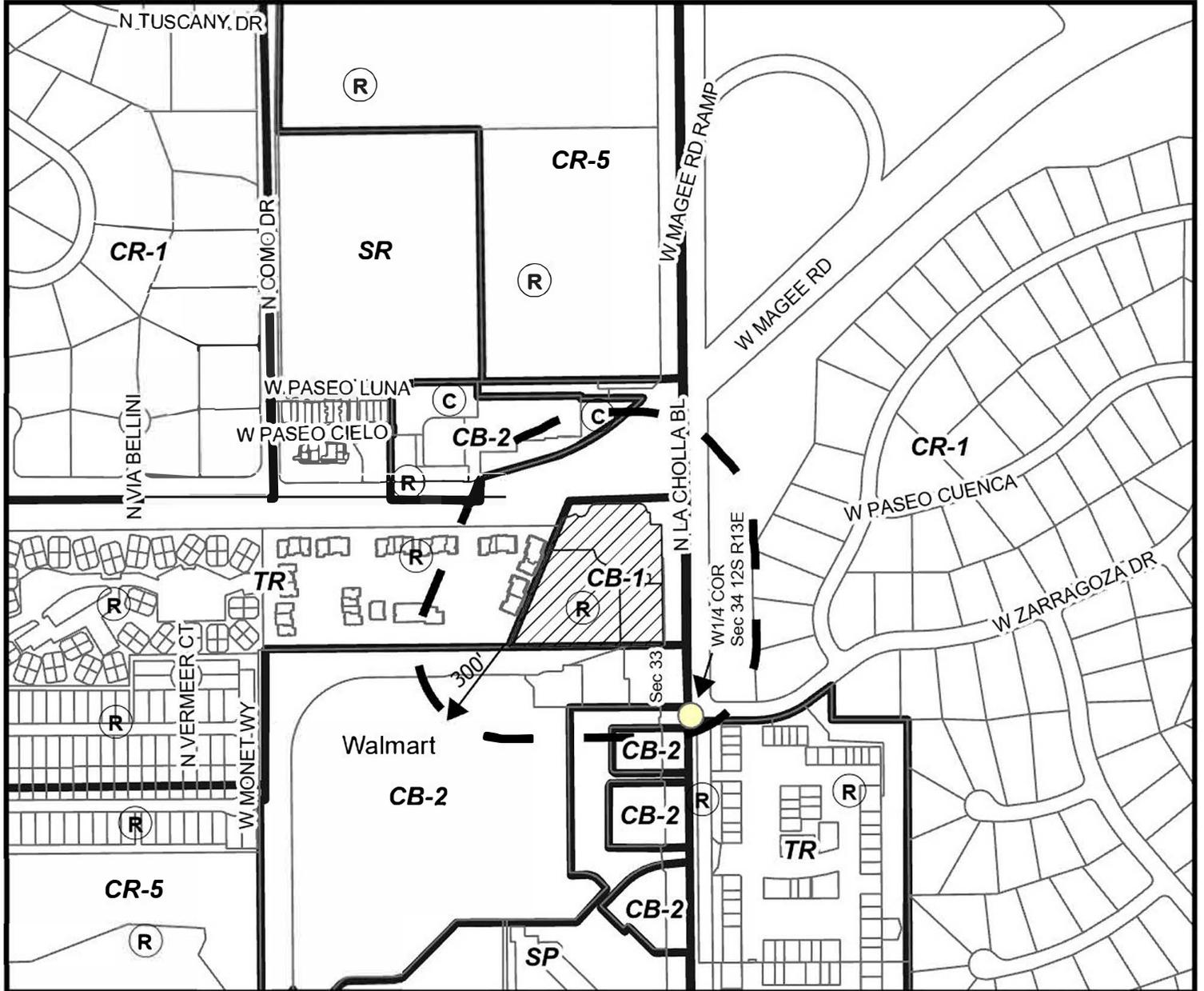
Case Name: LA CHOLLA INVESTMENTS LLC - LA CHOLLA BOULEVARD #2 REZONING

Tax Code(s): 225-43-015G, 015H & 510A

 Zoning Boundary

 300' Notification Area

 Subject Site



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

Notes: **Modification (Substantial Change) Rezoning Conditions**

**PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10**

Planning and Zoning Commission: 1/28/26

Board of Supervisors Hearing: TBD

Ref Case #: P25SA00005

Map Scale: 1:6,000

Map Date: 12/5/2025 - ds



## **Neighborhood Activity Center (NAC)**

Objective: To designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed use centers may contain medium density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how the project serves to create or enhance the mixed use character of the designated activity center as a whole.

- Residential Gross Density: (if applicable) Minimum- 5 RAC; Maximum- 12 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 8 RAC

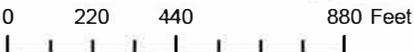
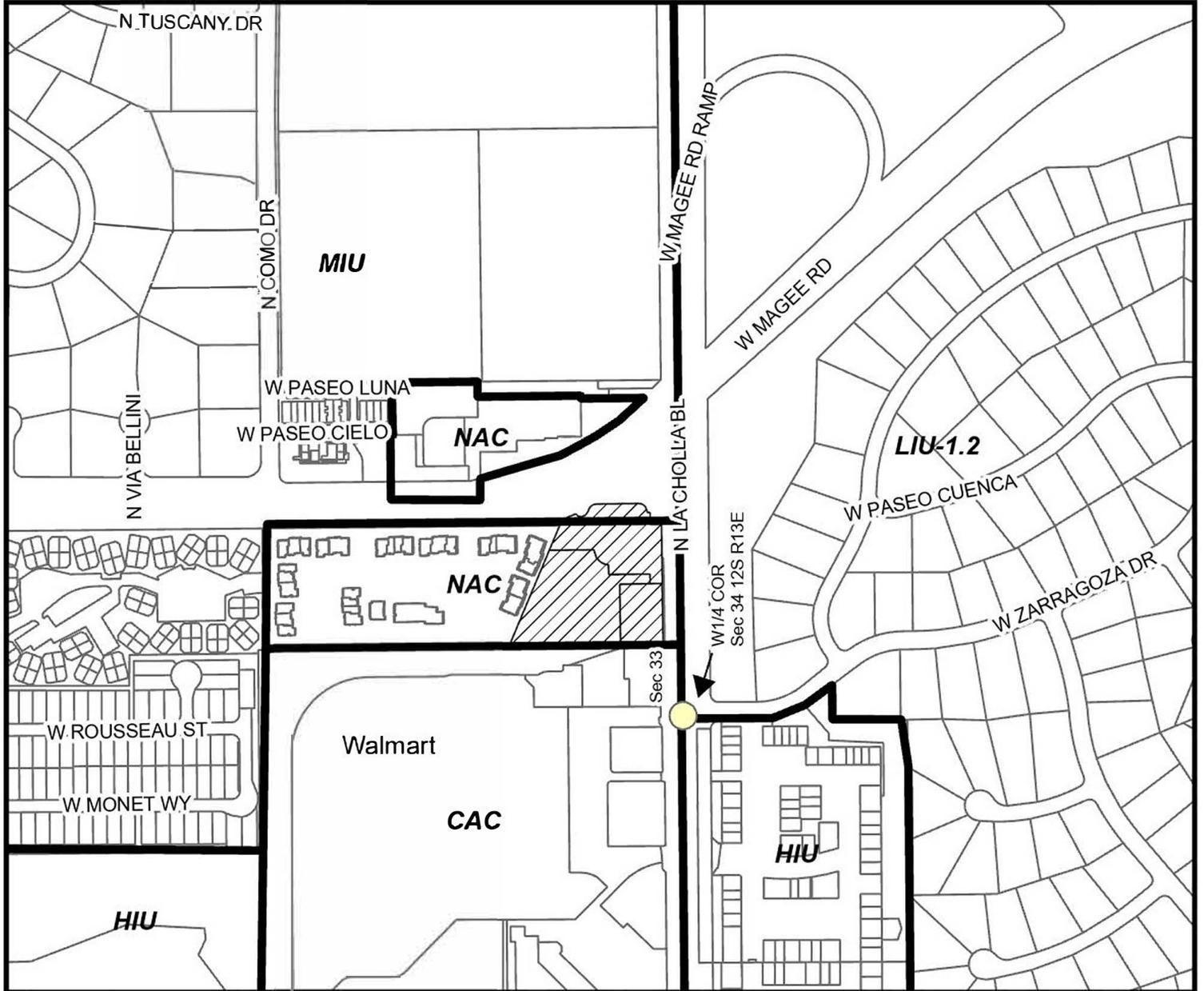
Case #: Co9-00-63

Case Name: LA CHOLLA INVESTMENTS LLC - LA CHOLLA BOULEVARD #2 REZONING

Tax Code(s): 225-43-015G, 015H & 510A

COMPREHENSIVE PLAN EXHIBIT

 Subject Site



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**



Notes:	<b>Modification (Substantial Change) Rezoning Conditions</b>
	<b>PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10</b>
Ref Case #: P25SA00005	Map Scale: 1:6,000
	Map Date: 12/5/2025 - ds



23. **Hearing - Modification (Substantial Change) of Rezoning Conditions**

Co9-00-63, LA CHOLLA INVESTMENTS, L.L.C. - LA CHOLLA BOULEVARD REZONING

Request of Tucson Federal Credit Union, represented by The Planning Center, for a modification (substantial change) of rezoning condition no. 11 which requires adherence to the approved preliminary development plan for a proposed commercial/office building use and prohibits auto related uses and drive-through restaurants. The applicant proposes a convenience store with automotive fueling bays. The subject property is 4.21 acres zoned CB-1 and is located at the southwest corner of W. Magee Road and N. La Cholla Boulevard. On motion, the Planning and Zoning Commission voted 6-0 (Commissioners Becker, Bain, Gungle, and Matter were absent) to recommend APPROVAL WITH CONDITIONS. Staff recommends APPROVAL WITH CONDITIONS. (District 1)

1. ~~Submittal of a development plan if determined necessary by the appropriate County agencies.~~
2. ~~Recording of a covenant holding Pima County harmless in the event of flooding.~~
3. ~~Recording of the necessary development related covenants as determined appropriate by the various County agencies.~~
4. ~~Provision of development related assurances as required by the appropriate agencies.~~
5. ~~Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.~~
6. ~~There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors.~~
7. ~~Transportation conditions:~~
  - A. ~~Provision of all necessary improvements on La Cholla Boulevard and/or Magee Road. These improvements shall need the approval of Pima County and meet appropriate standards prior to the issuance of any building permits for any portion of the subject property.~~

An updated traffic impact analysis (TIA) shall be completed and submitted with the development plan for the rezoning site. The TIA shall include assessment of the signalization at La Cholla Boulevard and Magee Road, including signalization of the right turning movement from eastbound Magee Road to southbound La Cholla Boulevard.
  - B. ~~The property owner(s) shall dedicate additional right-of-way along the La Cholla Boulevard frontage of the property should the final design of the intersection of La Cholla Boulevard and Magee Road require the same.~~

The updated TIA shall include an analysis of the right turn lane on Magee Road to southbound La Cholla Boulevard. A reduction in the turn radius may be necessary to improve intersection safety.
  - C. ~~The property owner(s) shall participate in Magee Road and Drainage Improvement District.~~

The right turn lane on Magee Road into the rezoning site shall be extended to the maximum feasible length to create additional storage.
  - D. ~~The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, parking areas, drives, physical barriers, drainageways and drainage easements.~~

A cross access easement shall be granted between the rezoning site and the commercial development to the south.
  - E. ~~Only one point of access will be allowed onto La Cholla Boulevard and onto Magee Road at the existing locations shown on the revised preliminary development plan.~~

82. Flood Control conditions:
- A. Drainage will not be altered, disturbed or obstructed without the written approval of the Flood Control District.
  - B. All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by the proposed development shall be constructed at no cost to the Flood Control District.
  - C. The property owner(s) shall dedicate right-of-way or easements for drainage purposes to Pima County Flood Control District, as determined necessary during the development plan review. Any such easements mandated by this rezoning condition shall only be those needed to address the drainage conditions at the time of development plan review. Any required drainage easements on the subject property attendant to the proposed culvert improvements associated with the La Cholla Boulevard/Magee Road improvement project shall be subject to separate negotiations and public acquisitions at the time that Pima County's proposed roadway construction plans have been completed.
93. Wastewater Management conditions:  
~~The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit.~~
- A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the 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) that treatment and conveyance capacity is available for any new development within the 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 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 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 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 will be permanently committed for any new development within the rezoning area.
404. Prior to ground modifications activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements.

445. Adherence to the revised preliminary development plan as approved at public hearing. Automotive-related uses, except for automotive fueling bays in association with a convenience store, and drive-through restaurants are prohibited.
426. Depressed diamond shaped planters or raised landscape planters shall be placed every three parking stalls and shall contain one canopy tree. Raised planters shall be used to define a hierarchy of circulation and be placed at the ends of parking area access lanes.
437. ~~The following exotic and invasive plant species shall be prohibited anywhere on the property:~~  
~~Fountain grass (Pennisetum setaceum)~~  
~~Buffelgrass (Pennisetum ciliare)~~  
~~Johnson grass (Sorghum halapense)~~  
~~Giant reed (Arundo donax)~~  
~~Common crabgrass (Digitaria sanguinalis)~~  
~~Pampas grass (Cortaderia selloana)~~  
~~Red brome (Bromus rubens)~~  
~~Mediterranean grass (Schismus spp.)~~  
~~Tree of heaven (Ailanthus altissima)~~  
~~African sumac (Rhus lancea)~~  
~~Russian olive (Eleagnus angustifolia)~~  
~~Salt cedar/Tamarisk (Tamarix pertandra & T. ramosissima)~~  
~~Bermuda grass (Cynodon dactylon) excluding sod hybrid Bermuda~~  
~~Lovegrasses (Eragrostis spp.) excluding Plains lovegrass (Eragrostis intermedia)~~  
~~African rue (Peganum harmala)~~  
~~Icelandic plant (Mesembryanthemum crystallinum)~~  
~~Arabian Grass (Schismus arabicus)~~  
~~Natal Grass (Melinis repens – Rhynchelythrum repens)~~  
Upon the effective date of the Resolution, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (Pennisetum ciliare) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
8. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. §12-1134.
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-00-63, subject to conditions.



201 N. Stone Avenue, Tucson, AZ 85701

(520) 724-9000

[www.pima.gov/developmentservices](http://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):**

### **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)
  
2. Is the project within a CLS Special Species Management Area?
3. Is the project in the vicinity of any of the six Critical Landscape Linkages?
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property?
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl:
  - b. Western burrowing owl:
  - c. Pima pineapple cactus:
  - d. Needle-spined pineapple cactus:

**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?  
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:

<b>Species</b>	<b>Ever found on project site?</b>	<b>If yes, date of last observation/survey?</b>	<b>Future surveys planned?</b>
<b>Cactus ferruginous pygmy owl</b>			
<b>Western burrowing owl</b>			
<b>Pima pineapple cactus</b>			
<b>Needle-spined pineapple cactus</b>			

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

October 31, 2025

Tom Drzazgowski  
Deputy Director  
Pima County Development Services Department  
201 N. Stone Ave.  
Tucson, AZ 85701

**SUBJECT: Co9-00-63, La Cholla Investments, LLC – Change of Rezoning Condition**

Dear Tom:

Our client, Houston Street Properties, LLC (“HSP”), is the owner of approximately 2.12 acres of property at 2165 W. Magee Road, Assessor Parcel Number 225-43-015H (the “Property”), within unincorporated Pima County (“County”). The Property is located near the southwest intersection of Magee Road and La Cholla Boulevard, north of Walmart and Uptown (formerly the Foothills Mall) and east of Magee Corporate Center. (See Location Map, *Attachment 1.*) The Property is part of a larger area that was rezoned from TR (Transitional Zone) to CB-1 (Local Business Zone) in 2001, County Case No. Co9-00-63 (the “Rezoning”).

HSP is interested in developing the vacant Property with a car wash (the “Project”). This letter is a request to amend a condition of the Rezoning (“Rezoning Condition”) to permit the Project, pursuant to Pima County Zoning Code (“PCZC”) § 18.91.100(A). Specifically, HSP is requesting a change to Rezoning Condition 5, which prohibits automotive-related uses (except for automotive fueling bays in association with a convenience store) and requires adherence to the revised Preliminary Development Plan (“Rezoning PDP”) approved by the County Board of Supervisors (“BOS”) on April 17, 2018. (Resolution 2018-49, which includes the Rezoning PDP and Rezoning Conditions, is provided as *Attachment 2.*) A substitute PDP depicting the Project proposal (“Project PDP”) is included as *Attachment 3.*

## **A. Background**

On May 15, 2001, the BOS approved the Rezoning of approximately 3.86 acres (“Rezoning Area”), and the Villa Toscana Development Plan (DP1206-078) was subsequently approved by County staff in March 2008. In 2018, the County approved a modification (substantial change) of rezoning conditions, simultaneously authorizing a revised PDP (i.e., the Rezoning PDP). The Rezoning PDP contemplates the construction of 15,800 square feet (“SF”) of commercial/office uses, including a convenience store. A lot split/lot combination recorded in 2022 reconfigured the Rezoning Area into three new parcels, including the Property, identified as “Parcel A” on *Attachment 1.* In addition, Parcel B is currently under construction with a convenience store, and Parcel C allows for general commercial/retail/office. (Note: this property is owned separately, and that owner indicates this property may be developed as a restaurant.)

Rezoning Condition 5 specifically prohibits automotive-related uses except for fueling stations associated with a convenience store, which is now under construction on the adjacent Parcel B.<sup>1</sup> HSP is now proposing to process a Change of Rezoning Condition to remove the prohibition against automotive-related uses and substitute the Rezoning PDP with the Project PDP to provide flexibility for development of the Property, as described below.

## B. Change of Rezoning Condition Request

### 1. Use Justification

The Rezoning was approved more than 20 years ago, and the Property still remains vacant. We believe the proposed car wash use, which, if not for the Rezoning Condition, would otherwise be permitted in CB-1, is an appropriate use on the Property for several reasons:

- The first phase of redevelopment for Foothills Mall (rebranded as “Uptown”) is under construction and has already dramatically changed the area’s development context. Multi-story apartments and a parking garage are currently under construction, transforming the La Cholla streetscape. Uptown is slated to be a high-density, high-traffic, urban development supporting innumerable residents and visitors, many of whom will demand the services provided by this Project.
- The Property is located so that it will have little impact on the surrounding properties. It is at the “back” of the Rezoning Area, tucked behind the convenience store on Parcel B that is currently under construction and future development on Parcel C, both of which have frontage on La Cholla. Parcel B also has frontage and access onto Magee. Parcel A has no direct access to either arterial roadway and will be required to enter into cross-access agreements with the owners of Parcels B and C. However, given its situation between La Cholla and future commercial development on the east side, and Carmack Wash and Magee Corporate Center on the west side, the Property is afforded generous buffers ensuring minimal noise, lighting and traffic circulation impacts to its neighbors.
- The uses originally anticipated for the Property are no longer feasible. Very few commercial land uses will be viable on the Property as it has poor visibility from La Cholla and Magee, and it has no direct roadway access. Since the pandemic, the office market has significantly softened, making the Property unlikely to be marketable for an office use. In addition, the Carmack Wash, a 100-foot wide drainageway with associated drainage and trail easements, occupies the western portion of Parcel A and significantly reduces the Property’s developable area. The proposed car wash, however, is a use that can succeed in this location. The car wash will share a mutually beneficial relationship with the convenience store/gas station currently under construction on Parcel B and will attract customers from the future commercial use on Parcel C, as well as from Walmart and Uptown. These factors make it a better use for the Property compared to a typical commercial or office use.

---

<sup>1</sup> A site construction plan was approved for a convenience store with automotive fueling bays on Parcel B (P22SC00130) in October 2023.

- But for the Rezoning Condition, a car wash would have been permitted on the Property under CB-1 zoning. A car wash is a neighborhood-level commercial use that will support current residents, future Uptown residents and visitors, and drivers travelling along both La Cholla and Magee.

## 2. Project Description

The Project PDP (*Attachment 3*) depicts the potential car wash Project and is presented as a substitute for the Rezoning PDP. The Project PDP shows a single-story, 5,400-SF drive-through car wash building. The Project will comply with all CB-1 development standards, including setbacks, landscaping, parking and maneuvering requirements, as well as all other Rezoning Conditions.

The layout demonstrates efficient traffic circulation with vehicles entering the Property from either Magee or La Cholla. The Project will have more than adequate stacking (up to 15 spaces) where vehicles will enter vacuum bays then funnel into the drive-through car wash bays in a clockwise motion. Vehicles will exit the car wash in a northward direction, and drivers will have the option to exit the Property across Parcel B to Magee or through Parcel C to La Cholla (both right-out only).

## 3. Proposed Changes to Condition

HSP would like to develop the Property with a car wash. HSP requests modification only to Rezoning Condition 5, which prohibits automotive-related uses and requires adherence to the Rezoning PDP approved by the BOS at public hearing on April 17, 2018. Thus, we propose to substitute the Rezoning PDP (referenced as “Exhibit B” in the Rezoning Conditions) with the Project PDP and make the following revisions to Rezoning Condition 5:

*Adherence to the revised preliminary development plan (~~Exhibit B~~) as approved at public hearing on XXXX, XX, 2025. ~~Automotive-related uses, except for automotive fueling bays in association with a convenience store, and Drive-through restaurants are prohibited.~~*

Other than the above changes to Rezoning Condition 5, HSP will honor all current Rezoning Conditions, as stated in Resolution 2018-49 (*Attachment 2*).

## C. Conclusion

HSP is interested in developing the Property with a car wash, which is considered an automotive-related use. Currently, Rezoning Condition 5 and the Rezoning PDP prohibit automotive-related uses. On behalf of HSP, we respectfully request a change to Rezoning Condition 5 to delete the prohibition of automotive-related uses and recognize the Project PDP as an alternative option for developing Parcel A. We believe the Project proposal is appropriate on this infill site located near the corner of two major roadways and is compatible with the surrounding neighborhood.

As required by PCZC § 18.91.100(A)(2), we have provided a current Biological Impact Report for the Property (*Attachment 4*). Also provided is a letter from the Property owner authorizing the Project team to take actions necessary to obtain zoning entitlements and other development-related approvals (*Attachment 5*).

Mr. T. Drzazgowski  
October 31, 2025  
Page 4 of 4

Thank you for all your time and attention on this matter. As always, feel free to contact me if you have any questions about the above request or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin M. Large". The signature is fluid and cursive, with the first name being the most prominent.

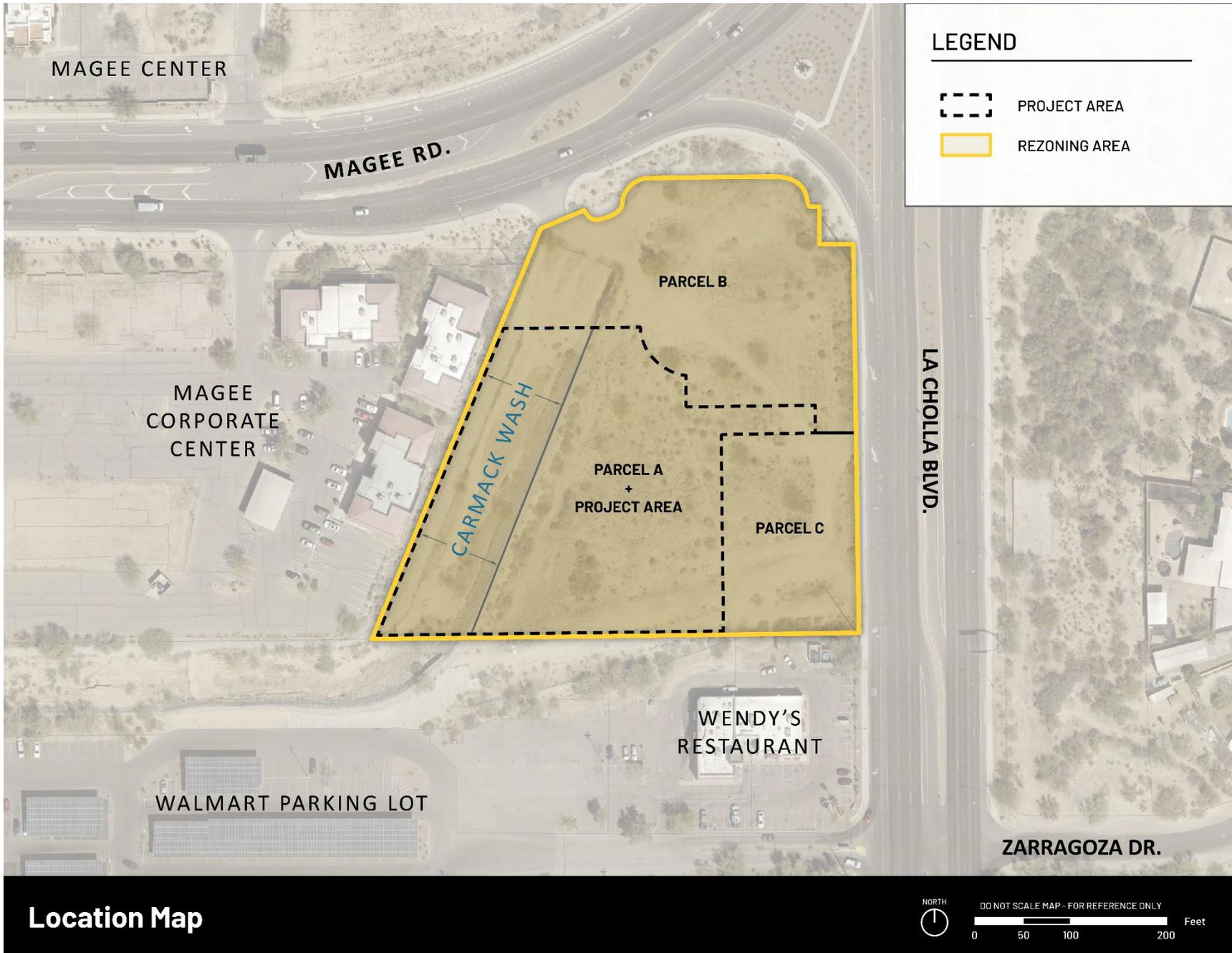
Robin M. Large  
Senior Land Use Planner  
Lazarus & Silvyn, P.C.

Attachments:

- 1 – Location Map
- 2 – Resolution 2018-49
- 3 – Project PDP
- 4 – Biological Impact Report
- 5 – Property Owner Authorization

cc: Mr. Zach Channing  
Mr. Rory Juneman, Esq.

ATTACHMENT 1



RESOLUTION 2018- 49

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN CASE Co9-00-63 LA CHOLLA INVESTMENTS, LLC – LA CHOLLA BOULEVARD REZONING; LOCATED ON THE SOUTHWEST CORNER OF W. MAGEE ROAD AND N. LA CHOLLA BOULEVARD; AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 OF ORDINANCE 2001-104 AS AMENDED BY RESOLUTIONS 2003-69 AND 2009-53.**

The Board of Supervisors of Pima County, Arizona finds that:

1. On May 15, 2001, in rezoning case Co9-00-63, the Pima County Board of Supervisors approved the rezoning of approximately 3.86 acres located on the southwest corner of W. Magee Road and N. La Cholla Boulevard, as shown on Exhibit A, from TR (Transitional) to CB-1 (Local Business), subject to standard and special conditions.
2. On July 17, 2001, the Pima County Board of Supervisors adopted rezoning Ordinance 2001-104, as recorded in Docket 11597 at Page 1986, rezoning the approximate 3.86 acres described in rezoning case Co9-00-63 and memorializing the standard and special conditions.
3. The owner of the rezoning site applied for a modification (substantial change) of rezoning conditions.
4. On August 6, 2002, the Pima County Board of Supervisors approved a modification (substantial change) of rezoning conditions subject to modified standard and special conditions.
5. On April 8, 2003, the Pima County Board of Supervisors adopted Resolution 2003-69, as recorded at Sequence 20030711024, memorializing the modified standard and special conditions.
6. The owner of the rezoning site applied for a three-year extension of the time limit set forth in Section 3 of Ordinance 2001-104.
7. On July 11, 2006, the Pima County Board of Supervisors approved a three-year time extension subject to modified standard and special conditions.
8. On April 7, 2009, the Pima County Board of Supervisors adopted Resolution 2009-53, recorded at Sequence 20090720937, memorializing the new rezoning time limit and modified standard and special conditions.
9. The owner of the rezoning site applied for a modification (substantial change) of rezoning conditions.
10. On April 17, 2018, the Pima County Board of Supervisors approved a modification (substantial change) of rezoning conditions subject to modified standard and special conditions.
11. Section 3 of Ordinance 2001-104 and the Pima County Code allow the Board of Supervisors to amend the rezoning conditions by resolution.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance 2001-104, as amended by Resolutions 2003-69 and 2009-53, are restated and modified as follows:

- ~~1. Submittal of a development plan if determined necessary by the appropriate County agencies.~~
- ~~2. Recording of a covenant holding Pima County harmless in the event of flooding.~~
- ~~3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.~~
- ~~4. Provision of development related assurances as required by the appropriate agencies.~~
- ~~5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.~~
- ~~6. There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors.~~

71. Transportation conditions:

- A. ~~Provision of all necessary improvements on La Cholla Boulevard and/or Magee Road. These improvements shall need the approval of Pima County and meet appropriate standards prior to the issuance of any building permits for any portion of the subject property.~~

An updated traffic impact analysis (TIA) shall be completed and submitted with the development plan for the rezoning site. The TIA shall include assessment of the signalization at La Cholla Boulevard and Magee Road, including signalization of the right turning movement from eastbound Magee Road to southbound La Cholla Boulevard.

- B. ~~The property owner(s) shall dedicate additional right-of-way along the La Cholla Boulevard frontage of the property should the final design of the intersection of La Cholla Boulevard and Magee Road require the same.~~

The updated TIA shall include an analysis of the right turn lane on Magee Road to southbound La Cholla Boulevard. A reduction in the turn radius may be necessary to improve intersection safety.

- C. ~~The property owner(s) shall participate in Magee Road and Drainage Improvement District.~~

The right turn lane on Magee Road into the rezoning site shall be extended to the maximum feasible length to create additional storage.

- D. ~~The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, parking areas, drives, physical barriers, drainageways and drainage easements.~~

A cross access easement shall be granted between the rezoning site and the commercial development to the south.

- E. Only one point of access will be allowed onto La Cholla Boulevard and onto Magee Road at the existing locations shown on the revised preliminary development plan.

82. Flood Control conditions:

- A. Drainage will not be altered, disturbed or obstructed without the written approval of the Flood Control District.
- B. All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by the proposed development shall be constructed at no cost to the Flood Control District.
- C. The property owner(s) shall dedicate right-of-way or easements for drainage purposes to Pima County Flood Control District, as determined necessary during the development plan review. Any such easements mandated by this rezoning condition shall only be those needed to address the drainage conditions at the time of development plan review. Any required drainage easements on the subject property attendant to the proposed culvert improvements associated with the La Cholla Boulevard/Magee Road improvement project shall be subject to separate negotiations and public acquisitions at the time that Pima County's proposed roadway construction plans have been completed.

93. Wastewater Management conditions:

~~The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit.~~

- A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the 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) that treatment and conveyance capacity is available for any new development within the 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 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 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 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 will be permanently committed for any new development within the rezoning area.

404. Prior to ground modifications activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements.

445. Adherence to the revised preliminary development plan (Exhibit B) as approved at public hearing. Automotive-related uses, except for automotive fueling bays in association with a convenience store, and drive-through restaurants are prohibited.

426. Depressed diamond shaped planters or raised landscape planters shall be placed every three parking stalls and shall contain one canopy tree. Raised planters shall be used to define a hierarchy of circulation and be placed at the ends of parking area access lanes.

137. ~~The following exotic and invasive plant species shall be prohibited anywhere on the property:~~

- ~~Fountain grass (Pennisetum setaceum)~~
- ~~Buffelgrass (Pennisetum ciliare)~~
- ~~Johnson grass (Sorghum halapense)~~
- ~~Giant reed (Arundo donax)~~
- ~~Common crabgrass (Digitaria sanguinalis)~~
- ~~Pampas grass (Cortaderia selloana)~~
- ~~Red brome (Bromus rubens)~~

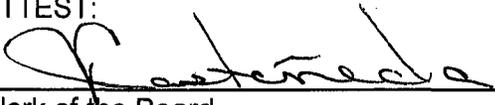
~~Mediterranean grass (Schismus spp.)  
Tree of Heaven (Ailanthus altissima)  
African sumac (Rhus lancea)  
Russian olive (Eleagnus angustifolia)  
Salt cedar/Tamarisk (Tamarix pentandra and T. ramosissima)  
Bermuda grass (Cynodon dactylon) excluding sod hybrid Bermuda  
Lovegrasses (Eragrostis spp.) excluding Plains lovegrass (Eragrostis intermedia)  
African rue (Peganum harmala)  
Iceplant (Mesembryanthemum crystallinum)  
Arabian Grass (Schismus arabicus)  
Natal Grass (Melinis repens (=Rhynchelythrum repens))~~

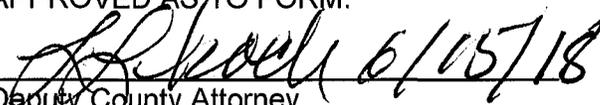
Upon the effective date of the Resolution, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.

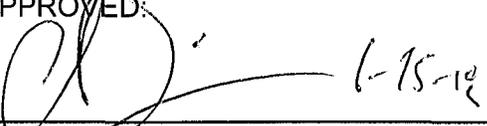
8. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. §12-1134.
  
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Passed and adopted, this 7th day of August, 2018.

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

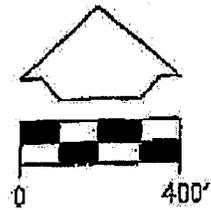
ATTEST:  
  
\_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
Deputy County Attorney  
Lesley M. Lukach

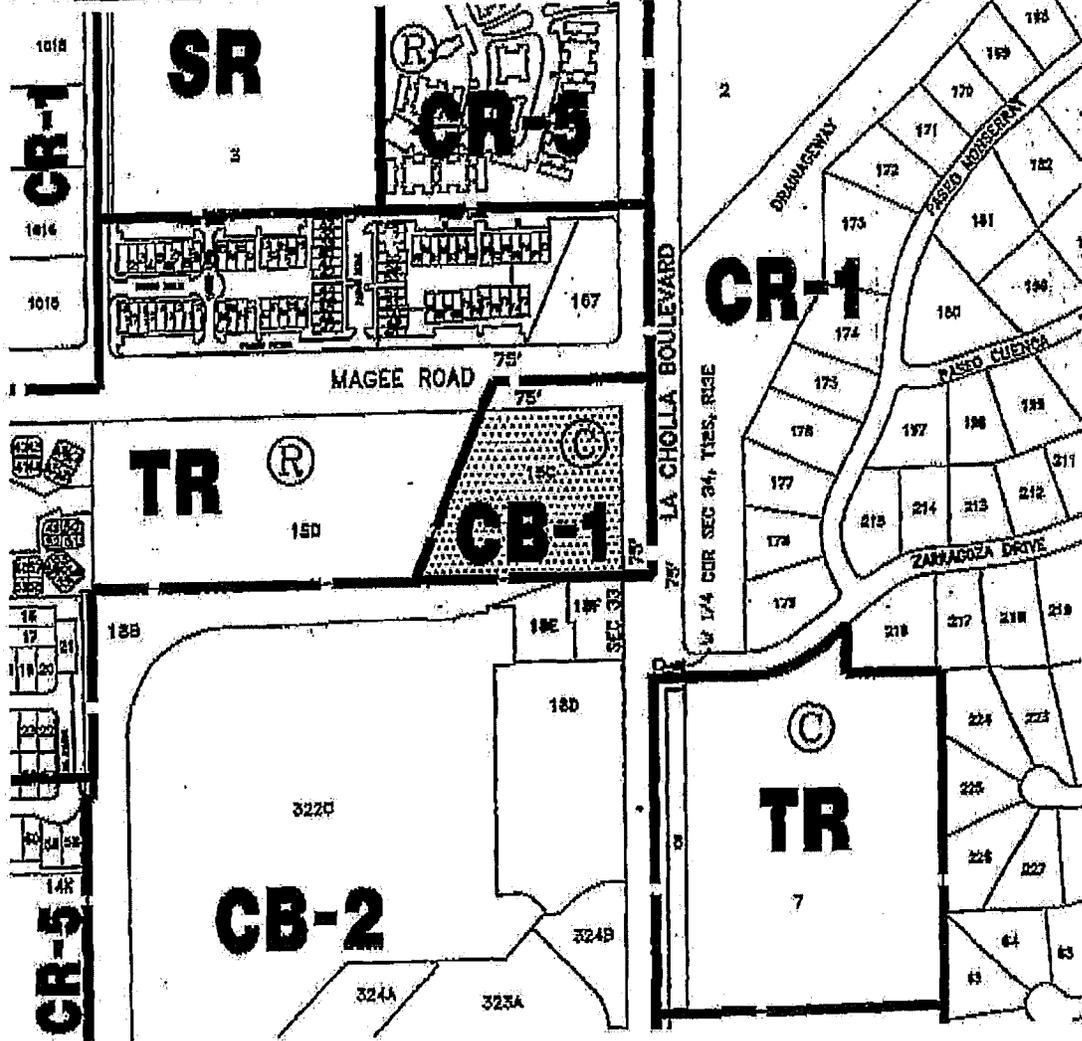
APPROVED:  
  
\_\_\_\_\_  
Executive Secretary  
Planning and Zoning Commission

# EXHIBIT A

AMENDMENT NO. 71 BY ORDINANCE NO. 2001-104  
 TO PIMA COUNTY ZONING MAP NO. 115 TUCSON, AZ.  
 PARCEL 15C BEING A PART OF THE SE 1/4 OF THE NE 1/4  
 OF SECTION 33, T12S, R13E



ADOPTED 7-17-01 EFFECTIVE 7-17-01



*J. Mazzocco*  
 EXECUTIVE SECRETARY, PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
 FROM TR 3.86 ac±  
 ds-JUNE 26, 2001

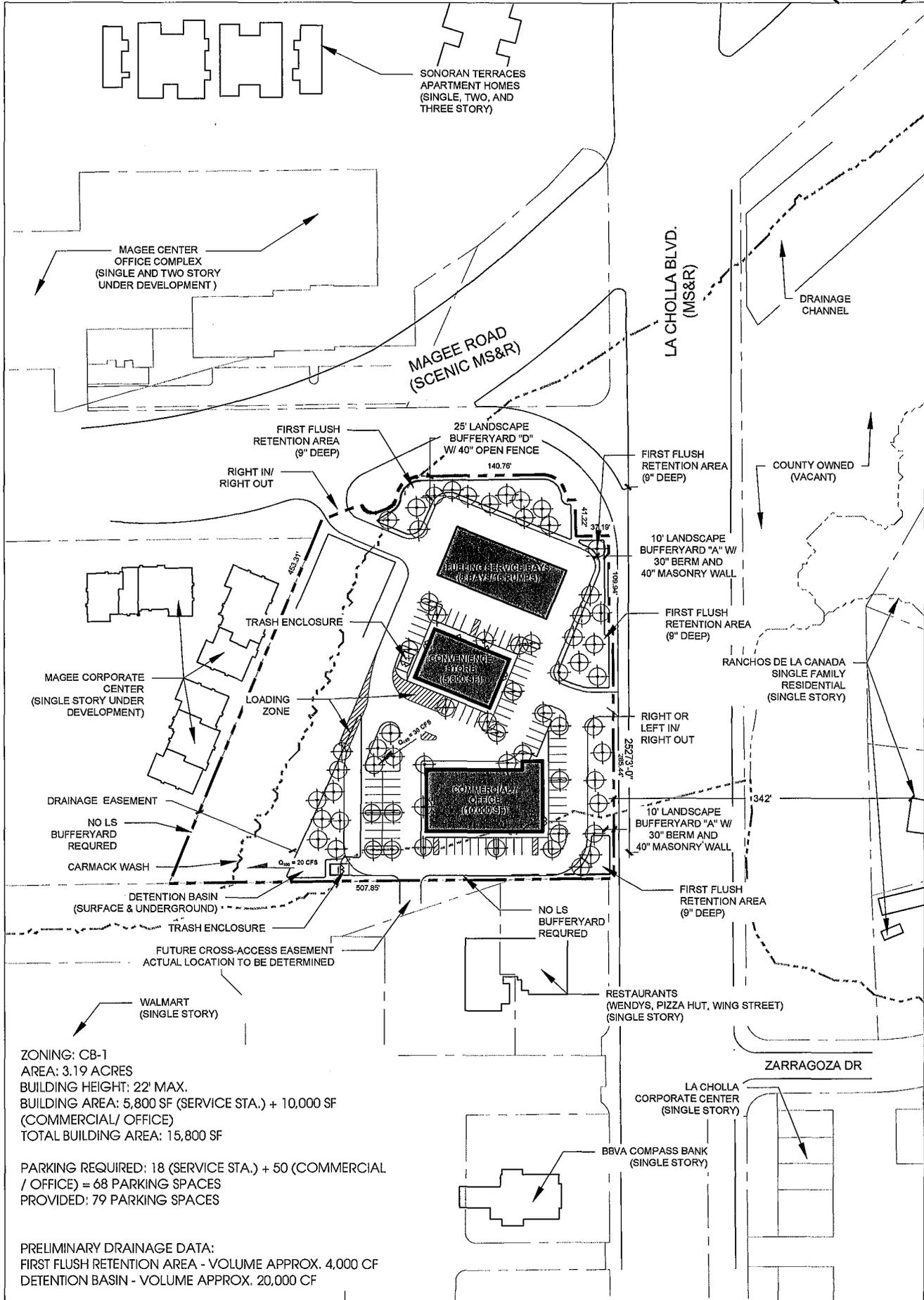
C09-00-63  
 C07-96-05  
 225-43-015C

PIMA COUNTY PLANNING AND ZONING COMMISSION

151

**EXHIBIT B**

**REVISED PRELIMINARY DEVELOPMENT PLAN (PDP)**



Cc9-00-63 Revised Preliminary Development Plan  
 Approved at 4-17-18 BOS Hearing - D.P.

**ZONING: CB-1**  
 AREA: 3.19 ACRES  
 BUILDING HEIGHT: 22' MAX.  
 BUILDING AREA: 5,800 SF (SERVICE STA.) + 10,000 SF (COMMERCIAL/ OFFICE)  
 TOTAL BUILDING AREA: 15,800 SF  
  
 PARKING REQUIRED: 18 (SERVICE STA.) + 50 (COMMERCIAL / OFFICE) = 68 PARKING SPACES  
 PROVIDED: 79 PARKING SPACES  
  
 PRELIMINARY DRAINAGE DATA:  
 FIRST FLUSH RETENTION AREA - VOLUME APPROX. 4,000 CF  
 DETENTION BASIN - VOLUME APPROX. 20,000 CF

**LA CHOLLA AND MAGEE**

SCALE: 1"=100'-0"  
 PROJECT: IFC-01 DATE: 01/09/18  
 FILE NAME: IFC-01 PDP\_010918.DWG

August 12, 2025

Pima County  
Development Services Department  
201 N. Stone Avenue  
Tucson, AZ 85701

Re: Property Owner Authorization – La Cholla & Magee Change of Rezoning Condition

Dear Development Services Department:

The purpose of this letter is to provide owner authorization for a Change of Rezoning Condition request ("Request") related to Pima County ("County") Case No. Co9-00-63 (the "Rezoning"), as amended in 2018. The Rezoning property is now split into three parcels with separate ownership:

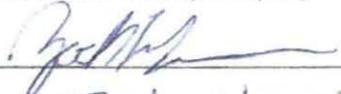
1. Houston Street Properties, LLC ("HSP") owns Assessor Parcel Number ("APN") 225-43-015H at 2165 W. Magee Road ("HSP Parcel");
2. The Corner Piece, LLC owns APN 225-43-015G at 2155 W. Magee Road; and
3. Morgan Family Investments, LLC owns APN 225-43-510A at 2125 and 2135 W. Magee Road.

The purpose of this Request is to modify the Rezoning condition that states "*automotive-related uses, except for automotive fueling bays in association with a convenience store, and drive through restaurants are prohibited.*" HSP is requesting to amend the Rezoning condition to permit the development of a car wash, an automotive-related use, on the HSP Parcel only (the "Project").

This letter authorizes Lazarus & Silvyn, P.C., a23 Studios, and Baker & Associates Engineering and their respective employees and other engaged consultants to take such actions required to obtain all development-related approvals for the Project, including, but not limited to, filing applications for a Change of Rezoning Condition, development plan, grading permit and associated building permits.

Sincerely,

Houston Street Properties, LLC  
a Florida limited liability company

By: 

Name: Zach Channing

Its: Manager

Date: 10/29/25

The Corner Piece, LLC  
an Arizona limited liability company

By: Steven L. Nannini

Name: STEVEN L. NANNINI

Its: MANAGER / OWNER

Date: 10/29/25

Morgan Family Investments, LLC  
a Washington Limited Liability Company

By: Jeffrey D Morgan

Name: Jeffrey D Morgan

Its: Owner

Date: 12 August 2025

December 23, 2025

Pima County  
Development Services Department  
201 N. Stone Avenue  
Tucson, AZ 85701

Re: "Sliver Parcel" Property Owner Authorization – La Cholla & Magee Change of Rezoning Condition

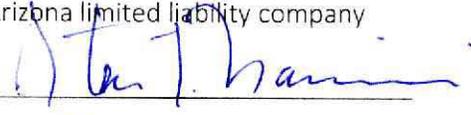
Dear Development Services Department:

The purpose of this letter is to provide an additional owner authorization for a Change of Rezoning Condition request ("Request") related to Pima County ("County") Case No. Co9-00-63 (the "Rezoning"), as amended in 2018. You previously have been provided the owner authorizations for the three primary parcels within the Rezoning area (Assessor's Parcel Numbers ("APN") 225-43-015H, 225-43-015G, and 225-43-510A, collectively the "Property").

This authorization is for a remnant parcel, approximately .03 acres, that is adjacent to the Property, known as APN 225-43-015F (the "Sliver Parcel"). Until that time that the Sliver Parcel becomes a part of the La Cholla Blvd. right-of-way, it is considered a part of this Rezoning area along with the Property. This letter authorizes Lazarus & Silvyn, P.C., a23 Studios and Baker & Associates Engineering and their respective employees and other engaged consultants to take such actions required to obtain all development-related approvals for the Property, including, but not limited to, filing applications for a Change of Rezoning Condition, development plan, grading permit and associated building permits.

Sincerely,

Arizona La Cholla, LLC  
an Arizona limited liability company

By: 

Name: STEVEN L. NANSINI

Its: MANAGER/OWNER

Date: 12/23/25

**AMENDED & RESTATED**  
**ARTICLES OF ORGANIZATION OF**  
**THE CORNER PIECE LLC**

To be Reorganized & Existing  
Under the Laws of the State of Arizona

The name of the limited liability company (hereinafter referred to as the "Company") as presently set forth in the Articles of Organization filed with the Arizona Corporation Commission ("ACC") on May 24, 2022 under ACC File Number 23378093, is **THE CORNER PIECE LLC**. The Member and the Manager desires to, and by execution and filing of this Amended and Restated Articles of Organization, does hereby amends and restates the Articles of Organization of the Company to read, as follows:

**ARTICLE I - Company Name:** The limited liability company (the "Company") name shall be: **THE CORNER PIECE LLC**.

**ARTICLE II - Statutory Agent:** The name and physical and mailing address of the Statutory Agent of the Company is: **ALYSSA A. MARINO, c/o ALTA ESTATE SERVICES, LLC, with a physical address at 2120 West Ina Road, Suite 250D, Tucson, AZ 85741 and a mailing address at 10645 N. Oracle Road, Suite 121-323, Oro Valley, AZ 85737.**

**ARTICLE III - Duration:** The duration of the Company's existence shall be perpetual.

**ARTICLE IV - Purpose; Initial Business:** The purpose for which the Company is formed is to conduct any and all lawful activities for which limited liability companies may be organized under the Arizona Revised Statutes, as may be amended from time to time.

**ARTICLE V - Manager(s); Member:** The management of the Company shall be vested in designated Manager to be duly appointed by the Member of the Company. The management shall consist of one (1) Manager whose name and address is:

**STEVEN L. NANNINI**  
**2120 W. Ina Road**  
**Suite 200**  
**Tucson, AZ 85741**

The Manager shall have the full power and authority to act individually and independently in such legal capacity for and on behalf of the Company in accordance with the Operating Agreement of the Company.

The Manager(s) shall serve as Manager(s) until the first Annual Meeting of the Member or until his respective successors are duly elected and qualified. The Manager(s) shall have the power to act individually and independently in such legal capacity for and on behalf of the Company in all operations and affairs of the Company, as set forth in the Operating Agreement for the Company.

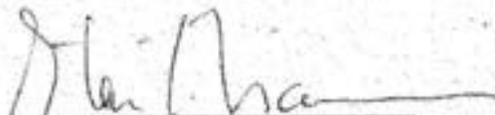
The Member of the Company shall be: **LA TOSCANA INVESTMENT GROUP, LP**, an Arizona limited partnership, **STEVEN L. NANNINI**, Authorized Agent, with a mailing and physical address at **2120 W. Ina Road, Suite 200, Tucson, AZ 85741**.

**ARTICLE VII - Restrictions as to Transfer:** The transfer, sale, gift, pledge, hypothecation or encumbrance of the Member Interest is restricted under the terms and provisions of the Company Operating Agreement (and possible amendments thereto), copies of which are on file with the Registered Agent of the Company. Prospective transferees of such Member Interests are advised to obtain a copy of such Operating Agreement and comply with its provisions; in the first instance. Further, no creditor or third party of any Member shall have the right, power, or authority to force any transfer of Member Interest in the Company, as restricted by the Arizona Limited Liability Company Act and this Operating Agreement.

**ARTICLE VII - Business Address:** The physical and mailing address of the Company shall be **2120 W. Ina Road, Suite 200, Tucson, AZ 85741**.

This Amended and Restated Articles of Organization for the Company was duly adopted by the Unanimous consent and approval of the Sole Manager and Sole Member of the Company, as of June 1, 2022.

**IN WITNESS WHEREOF**, the undersigned Manager has hereunto affixed his signature as of June 1, 2022.

  
**STEVEN L. NANNINI, Manager**

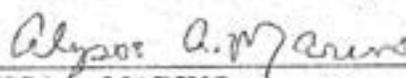
**CONFIRMATION AS STATUTORY AGENT  
TO SERVE AS REGISTERED AGENT**

**FOR**

**THE CORNER PIECE LLC**

I, **ALYSSA A. MARINO**, by the signature below, has been designated to act as Statutory Agent for and on behalf of **THE CORNER PIECE LLC**, an Arizona limited liability company, and hereby consents to act in that capacity until removal or resignation is submitted, in accordance with the Arizona Revised Statutes.

**DATED: As of June 1, 2022**

  
\_\_\_\_\_  
**ALYSSA A. MARINO**  
Statutory Agent

**Physical Address:**  
2120 West Ina Road, Suite 250-D  
Tucson, AZ 85741

**Mailing Address:**  
10645 North Oracle Road  
Suite 121-323  
Oro Valley, AZ 85737

RECEIVED

JUN 03 2022

ARIZONA CORPORATION COMMISSION  
CORPORATIONS DIVISION

## FAX COVER SHEET

TO	Arizona Corporation Commission
COMPANY	Corporations/LLC
FAX NUMBER	16025424100
FROM	MARK FISHBEIN
DATE	2022-06-03 19:01:34 GMT
RE	Recording of Amended & Restated Articles of Organization

### COVER MESSAGE

This filing is after the time required to be filed in the same day, so I know that it will be at the beginning of next week.

RECEIVED

JUN 03 2022

ARIZONA CORPORATION COMMISSION



DO NOT WRITE ABOVE THIS LINE. RESERVED FOR ACC USE ONLY.

ARIZONA CORPORATION COMMISSION CORPORATIONS DIVISION

COVER SHEET

USE A SEPARATE COVER SHEET FOR EACH DOCUMENT
\*\* ORDER COPIES USING A RECORDS REQUEST FORM \*\*

WHAT ARE YOU FILING?

- New Entity Change to existing entity Re-submission of rejected filing

ENTITY NAME - give the exact name of the entity as currently shown in A.C.C. records:

THE CORNER PIECE LLC

EXPEDITED PROCESSING? YES - select 1 option below NO - pay only the filing fee

NOTE: A current phone number is required for ALL Same Day/Next Day services. Same Day/Next Day service will not guarantee approval of submitted document(s) and only guarantees that the document(s) will be examined within the stated time frames. All fees are nonrefundable. Document filing fees are listed on the bottom of each form or on the fee schedule on our website, http://ecorp.azcc.gov, under the FAQs.

- EXPEDITED PROCESSING, ADD \$35.00
TWO-HOUR SERVICE, ADD \$400.00
SAME DAY SERVICE, ADD \$200.00
NEXT DAY SERVICE, ADD \$100.00

PAYMENT:

MOD Account #: P7934 Total amount to deduct: 200.00
Cash - do not mail cash. We do not accept bills over \$20.00.
Checks or money orders - must be made payable to "Arizona Corporation Commission," with all words spelled out and no abbreviations.
Credit cards - may be used for in-person submittals, and for online corporation annual reports, online name reservations, or online certificates of good standing.

REQUIRED - RETURN DELIVERY OPTION (PLEASE PRINT CLEARLY and select only ONE):
NOTE: PHONE NUMBER REQUIRED FOR ALL RETURN DELIVERY OPTIONS

Email Pick up Mail
Email address REQUIRED: alyssa@altaestate.com
Phone number REQUIRED: (520)730-6490
Name:
Phone number REQUIRED:
Name:
Address:
City: State: Zip:
Phone number REQUIRED:

DOCUMENTS WILL BE MAILED IF THEY ARE NOT PICKED UP IN A TIMELY MANNER (APPROXIMATELY ONE WEEK)

FOR ARIZONA CORPORATION COMMISSION USE ONLY
PICK-UP BY: DATE:

View current processing times at: http://azcc.gov/docs/default-source/corps-files/document-processing-times.pdf



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
HOUSTON STREET PROPERTIES, LLC

### Filing Information

**Document Number** L20000012988  
**FEI/EIN Number** 84-4395288  
**Date Filed** 01/21/2020  
**State** FL  
**Status** ACTIVE

### Principal Address

18381 LONG LAKE DR.  
BOCA RATON, FL 33496

### Mailing Address

18381 LONG LAKE DR.  
BOCA RATON, FL 33496

### Registered Agent Name & Address

MUNCHICK, MELISSA, ESQ.  
18851 NE 29TH AVE., STE. 303  
AVENTURA, FL 33180

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CHANNING, ZACHARY  
18381 LONG LAKE DR.  
BOCA RATON, FL 33496

### Annual Reports

Report Year	Filed Date
2023	01/26/2023
2024	01/08/2024
2025	04/11/2025

### Document Images

[04/11/2025 -- ANNUAL REPORT](#)

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<a href="#">01/28/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2020 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

# Corporations and Charities Filing System



## BUSINESS INFORMATION

Business Name:

MORGAN FAMILY INVESTMENTS, LLC

UBI Number:

602 232 170

Business Type:

WA LIMITED LIABILITY COMPANY

Business Status:

ACTIVE

Principal Office Street Address:

4800 W 21ST AVE, KENNEWICK, WA, 99338-1858, UNITED STATES

Principal Office Mailing Address:

8836 W GAGE BLVD STE 204A, KENNEWICK, WA, 99336-7155, UNITED STATES

Expiration Date:

09/30/2025

Jurisdiction:

UNITED STATES, WASHINGTON

Formation/ Registration Date:

09/05/2002

Period of Duration:

PERPETUAL

Inactive Date:

Nature of Business:

PRIVATE HOUSEHOLD

## REGISTERED AGENT INFORMATION

Registered Agent Name:

ROTH BUSINESS SERVICES, LLC

Street Address:

8836 W GAGE BLVD STE 204A, KENNEWICK, WA, 99336-7155, UNITED STATES

Mailing Address:

8836 W GAGE BLVD STE 204A, KENNEWICK, WA, 99336-7155, UNITED STATES

**GOVERNORS**

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		JEFFREY	MORGAN
GOVERNOR	INDIVIDUAL		CHRISSEY	MORGAN

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