



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

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

Award Type:	Agenda Item
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	07/28/2026
Project Title / Description:	RESOLUTION: Co9-01-39 Hardin Et Al - Oracle Road Rezoning

Agenda Item Report

Introduction / Background:	The Board of Supervisors denied closure of the rezoning and approved three, five-year time extensions and a modification (substantial change) of rezoning conditions #11 and #15 subject to modified standard and special rezoning conditions on February 3, 2026.
Discussion:	The time limit and rezoning conditions contained in Ordinance 2002-91, amended by Resolution 2009-313 may be modified by resolution.
Conclusion:	The resolution reflects the Board of Supervisors' approval.
Recommendation:	Approval
Fiscal Impact:	0
Support of Prosperity Initiative:	13. Support Small Business
Provide information that explains how this activity supports the selected Prosperity Initiative	The resolution memorializes the time extensions and rezoning condition modifications for a business site.
Board of Supervisor District:	1
Department:	Development Services - Planning
Name:	Donna Spicola
Telephone:	5207246675

Department Director Signature: Lauren A. Ortega Date: 7/9/2026 | 4:09 PM MST

Deputy County Administrator Signature:  Date: 7/13/2026 | 10:29 AM MST

County Administrator Signature:  Date: 7/13/2026 | 10:30 AM MST



Subject: Co9-01-39

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JULY 28, 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: July 7, 2026

RESOLUTION FOR ADOPTION

Co9-01-39 HARDIN ET AL – ORACLE ROAD REZONING

Owner: Oracle Road Auto Plaza LLC
(District 1)

If approved, adopt RESOLUTION NO. 2026 - _____

OWNER Oracle Road Auto Plaza LLC
Attn: Irwin Sattinger
PO Box 31088
Tucson AZ 85751

AGENT: The Planning Center
Attn: Garrett Aldrete, Planner
2 E. Congress Street, Suite 600
Tucson, AZ 85701

DISTRICT: 1

STAFF CONTACT: Donna Spicola, Planner II

STAFF RECOMMENDATION: APPROVAL

TD/DS
Attachments

c: The Planning Center, Attn: Garrett Aldrete, Planner

RESOLUTION 2026-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN CASE CO9-01-39 HARDIN ET AL – ORACLE ROAD REZONING; LOCATED ON THE WEST SIDE OF THE T-INTERSECTION OF N. ORACLE ROAD AND E. PINAL STREET, AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 AND TIME LIMIT SET FOURTH IN SECTION 3 OF ORDINANCE NO. 2002-91 AS AMENDED BY RESOLUTION NO. 2009-313.

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

1. On February 5, 2002, in rezoning case Co9-01-39, the Pima County Board of Supervisors approved the approximately 1.11-acre rezoning; located on the west side of the T-intersection of N. Oracle Road and E. Pinal Street from the CB-1 (Local Business) to the CB-2 (General Business) zone subject to standard and special conditions.
2. On September 17, 2002, the Pima County Board of Supervisors adopted rezoning Ordinance No. 2002-91, as recorded in Docket 11892 at Page 5057, formalizing the rezoning of the approximate 1.11 acres described in rezoning Co9-01-39 (as shown on the map attached as Exhibit A), memorializing the standard and special conditions.
3. On January 5, 2007, the owner of the approximately 1.11 acres applied for a time extension of the time limit set forth in Section 3 of Ordinance 2002-91.
4. On April 3, 2007, the Pima County Board of Supervisors approved a five-year time extension subject to modified standard and special rezoning conditions.
5. On January 5, 2010, the Pima County Board of Supervisors adopted rezoning Resolution No. 2009-313, as recorded in Sequence No. 20100100476, memorializing the new time limit and modified standard and special conditions.
6. The owner of the rezoning site applied for three five-year time extensions and a modification (substantial change) of rezoning condition #11 which requires adherence to the approved preliminary development plan and rezoning condition #15 which states a minimum 10-foot wide bufferyard is required on the south property line and on the west property line. A 20-foot bufferyard on the east property line is required.
7. On February 3, 2026, the Pima County Board of Supervisors denied closure of the rezoning and approved three five-year time extensions and the modification (substantial change) of rezoning condition #11 renumbered to rezoning condition #6 and rezoning condition #15 renumbered to rezoning condition # 10 subject to modified standard and special conditions.
8. Section 3 of Ordinance No. 2002-91 and as amended by Resolution No. 2009-313 allows the Board of Supervisors to amend the time limit and rezoning conditions by resolution.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance No. 2002-91 and as amended by Resolution No. 2009-313, 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 Public Works Department, Real Property Services.~~
61. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- ~~72.~~ Transportation conditions:
 - A. Written certification from Arizona Department of Transportation (ADOT) stating satisfactory compliance with all its requirements regarding access to the subject property shall be submitted to the Pima County Development Review Section prior to the final inspection ~~of any development.~~
 - B. The location of the access point ~~onto Oracle Road~~ requires ~~shall need the approval of Arizona Department of Transportation ADOT approval along with.~~ Provision of all any necessary access improvements shall ~~need the approval of Arizona Department of Transportation~~ prior to the approval of Development Plans or Subdivision Plats approval ~~for any portion of the property.~~
 - C. ~~Only one (1) access point is allowed onto Oracle Road. The a~~ Access shall be shared with the adjacent property owners to the north and south and shall be located approved by ADOT ~~on the south property boundary opposite Pinal Street.~~ The property owner(s) shall provide cross-access with ~~for internal access to the adjacent properties to the north and south (future).~~
 - D. ~~Joint access must be provided by the property owner for the parcels to the north and south.~~
 - E. ~~The property owner shall provide pedestrian access within this rezoning site and to the north and south.~~
- ~~83.~~ Flood Control conditions:
 - A. ~~Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.~~
 - B. ~~The property owner(s) shall provide all necessary drainage related improvements created by the proposed development both on-site and off-site of the property. The location, design and construction of said improvements are subject to the approval of the Flood Control District.~~
 - C. ~~A drainage study shall be submitted for review and approval that addresses the impacts of development to the Big Wash floodplain and local area drainage. The study shall address erosion hazard setbacks, detention, maintenance, and outflow to Big Wash.~~

- A. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - B. In lieu of providing on-site detention, a Detention Waiver with supporting analysis may be submitted for approval prior to the submittal of the Site Construction Plan set.
 - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
94. Wastewater Reclamation conditions:
~~The property owner shall 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 construe no action by Pima County as a commitment of capacity to serve 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) stating 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 is permanently committed for any new development within the rezoning area.
105. Cultural Resources condition: ~~Prior to ground modifications~~ modifying activities, an on-the-ground archaeological and historic sites ~~survey and appropriate mitigation measures~~ shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at

the time of, or prior to the submittal of any tentative plat or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a grading permit. The mitigation plan shall will be prepared and reviewed for compliance with the Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code. Site Analysis Requirements.

- 416. Adherence to the revised Preliminary Development Plan (Exhibit B) as approved at public hearing.
- 427. The proposed project shall be reviewed and approved by the Pima County Design Review Committee for compliance to section 18.78. Gateway Overlay Zone.
- 438. In the event the subject property is annexed ~~into the City of Tucson~~, 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.
- 449. The property owner shall execute and record the following disclaimer regarding ~~Prop 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 to any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
- 4510. A minimum 10-foot wide bufferyard is required on the south property line and on the west property line. A minimum ~~20~~ 15-foot bufferyard on the east property line is required.
- 4611. Building height shall not exceed 24 feet.
- 4712. The project shall share signage with properties to the north and south unless otherwise specified by the Pima County Design Review Committee.
- 4813. Water System Plan will need to be reviewed and approved by the Golder Ranch Fire District's Fire Marshall prior to the issuance of the certificate of compliance
- 14. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(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.

Section 2. The time limit in Section 3 of Ordinance 2002-91, as amended by Resolution No. 2009-313 is amended and extended as follows:

- 1. Conditions 1 through ~~48~~ 14 shall be completed by February 5, ~~2012~~ 2027.

Section 3. The rezoning conditions may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Passed and adopted, this _____ day of _____, 2026.

ATTEST:

Chair, Pima County Board of Supervisors

Clerk, Board of Supervisors

APPROVED AS TO FORM:



Deputy County Attorney
Jacob Kavkewitz

APPROVED:



Executive Secretary
Planning and Zoning Commission

EXHIBIT "A"

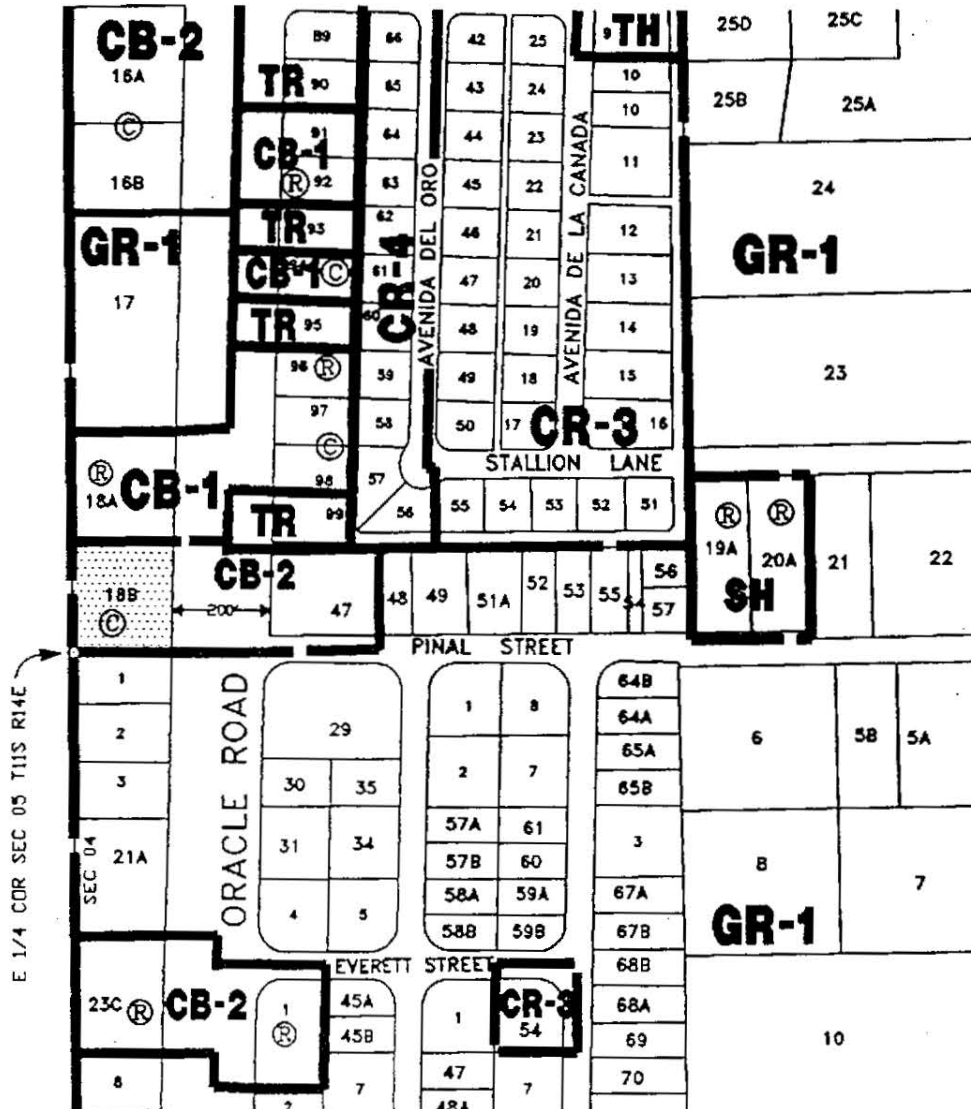
AMENDMENT NO. 83 BY ORDINANCE NO. 2002-91
TO PIMA COUNTY ZONING MAP NO. 519 TUCSON, AZ.
PARCEL 18B BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF
SEC. 4, T11S R14E.

ADOPTED 9-17-02 EFFECTIVE 9-17-02



RH

1



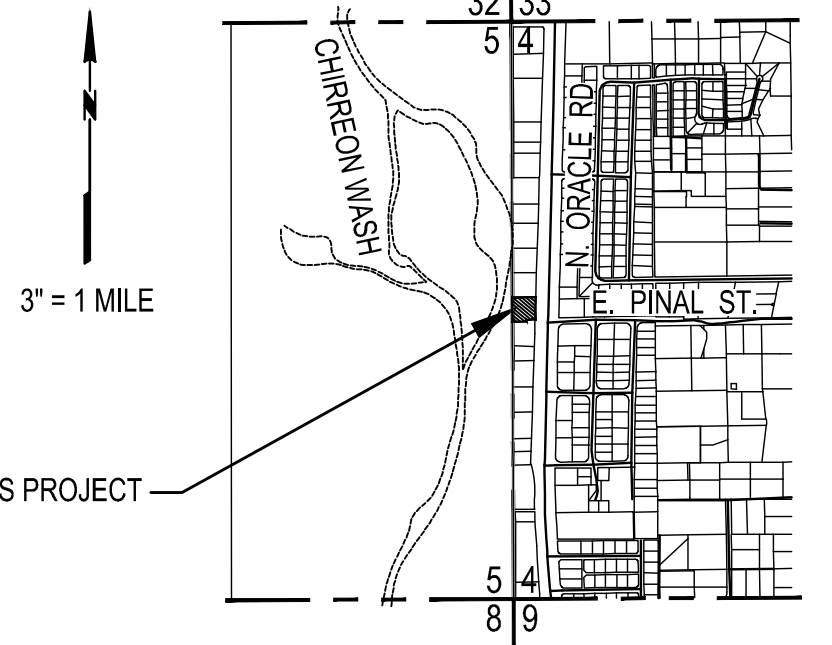
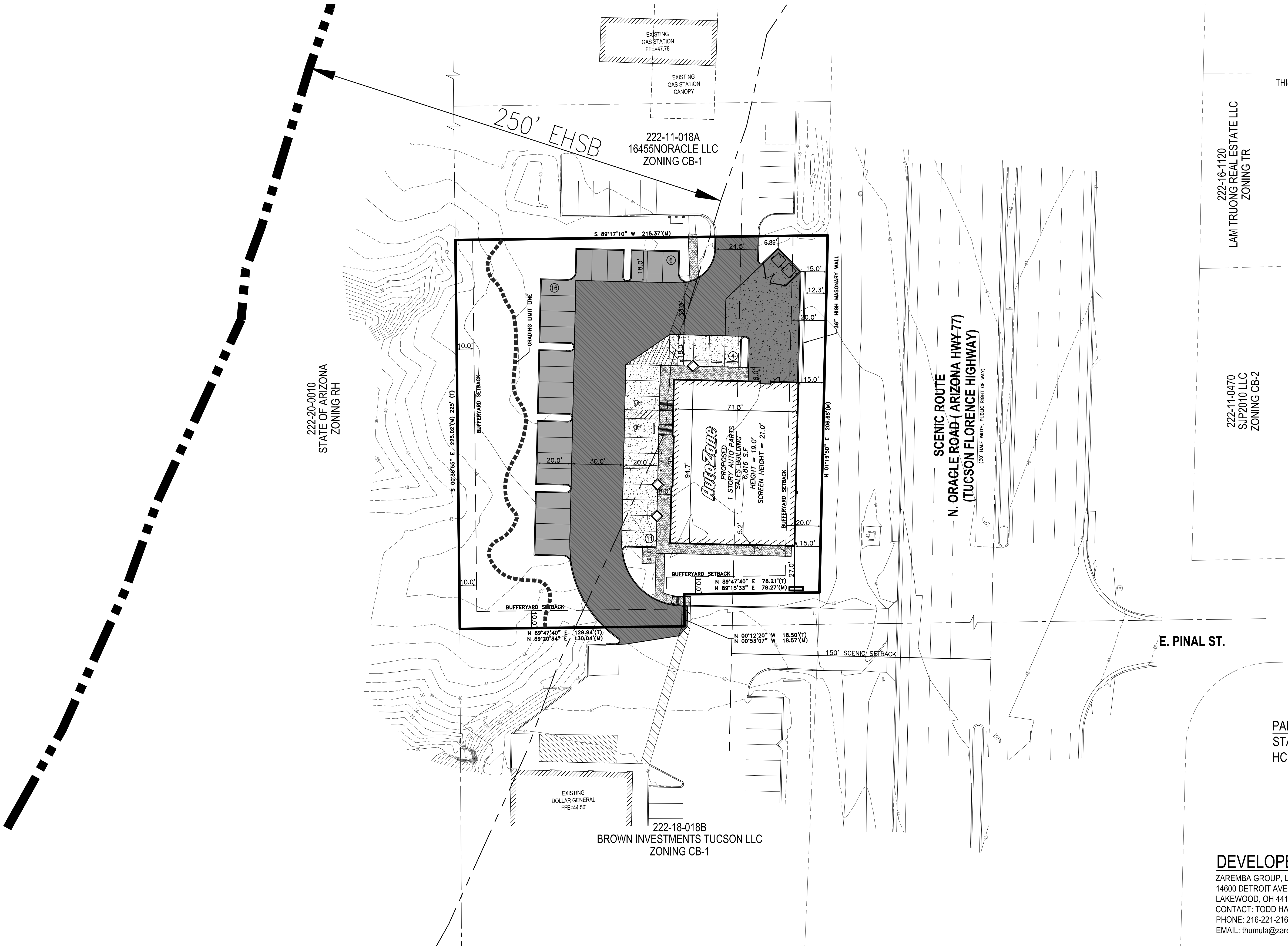
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM CB-1 1.11 ac±
ds-AUGUST 8, 2002

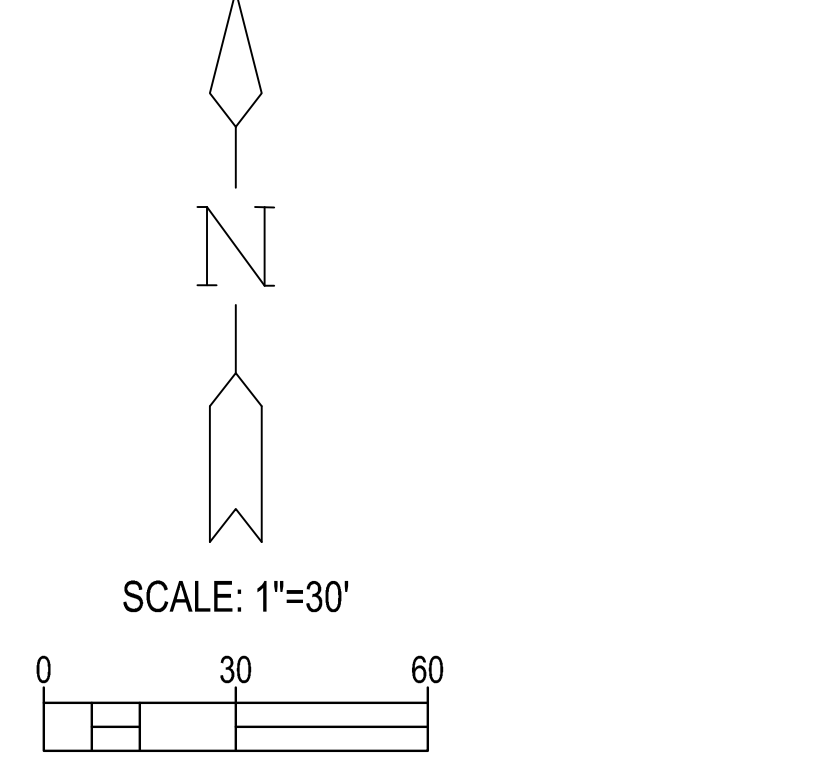
CD9-01-39
CD7-89-2

13726 01671

Exhibit B



VICINITY MAP
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 14 EAST, G&SRM, PIMA COUNTY, AZ, LYING WEST OF TUCSON FLORENCE HIGHWAY, PROJECT NO. S-111



PARKING PROVIDED:
STANDARD PARKING SPACES = 35
HC PARKING SPACES = 2
TOTAL = 37

DEVELOPER
ZAREMBA GROUP, LLC
14600 DETROIT AVE, SUITE 1500
LAKEWOOD, OH 44107
CONTACT: TODD HAMULA
PHONE: 216-221-2163
EMAIL: thumula@zarembagroup.com

ENGINEER
LJA ENGINEERING, INC.
7458 N LA CHOLLA BL
TUCSON, AZ 85741
CONTACT: ROBERT SCHLICHER, P.E.
PHONE: 520.257.3446
EMAIL: rschlicher@lja.com

PRELIMINARY DEVELOPMENT PLAN
AUTOZONE STORE #10622
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 14 EAST, G&SRM, PIMA COUNTY, AZ, LYING WEST OF TUCSON FLORENCE HIGHWAY, PROJECT NO. S-111

RE-ZONING EXTENSION EXHIBIT
ADMINISTRATIVE ADDRESS
16403 N. ORACLE ROAD
TUCSON, AZ 85739
PARCEL 222-11-0180C
SHEET
1 OF 1



LJA Engineering, Inc.
7458 N La Cholla Boulevard
Tucson, AZ 85741
Phone 520.257.3446