

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

HEARING January 27, 2016

DISTRICT 2

CASE P15RZ00010 Interstate 10/Valencia Properties LLC – E. Valencia Road Rezoning

REQUEST Rezone from CR-3/AE (Single Residence/Airport Environs and Facilities) to CI-1/AE (Light Industrial-Warehousing/Airport Environs and Facilities) (46 acres)

OWNER Interstate 10/Valencia Properties LLC
2200 E. River Rd Ste 115
Tucson, AZ 85718-6577

APPLICANT Pima County, Development Services Department (DSD)

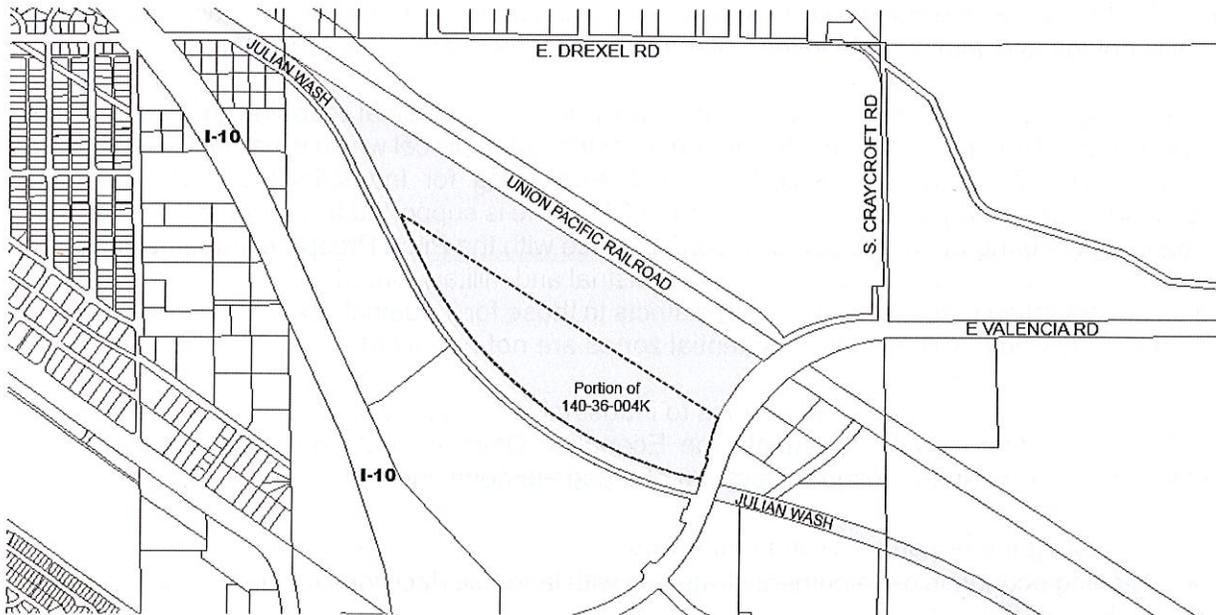
APPLICANT'S PROPOSED USE

No development is proposed for the near future.

APPLICANT'S STATED REASON

The proposed rezoning would place the residentially zoned portion of the parcel in conformance with the Industrial land use designation and regional policies of Pima Prospers (Pima County Comprehensive Plan). The County-initiated rezoning arose from the Pima Prospers process.

MAP LOCATION



COMPREHENSIVE PLAN DESIGNATION

Pima Prospers designates the subject 46-acre rezoning site, which is a portion of a larger 99.87-

acre parcel, as Industrial (I). Approximately 95% of the entire parcel is planned for I and 5% Military Airport (MA). The requested rezoning to the Light Industrial-Warehousing (CI-1) zone for the 46-acre site conforms to the I land use designation. A map and description for the Comprehensive Plan designation are attached.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CI-1	Vacant/Union Pacific Railroad/Solar Panels
South:	PAD-21 (City of Tucson)	Julian Wash/Vacant
East:	I-1/R-1 (City of Tucson)	Vacant/Schools
West:	PAD-21 (City of Tucson)	Julian Wash/Vacant

PREVIOUS REZONING CASES ON PROPERTY

None

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

None

Past activity:

A large amount of land south and west to the proposed rezoning site had been rezoned from CR-3 to CI-1 in approximately 1986. Those properties have since been annexed into the City of Tucson and are primarily zoned PAD-21.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL with conditions**. Pima County DSD proposes a CI-1/AE rezoning from the CR-3/AE zone on a 46-acre site which is a portion of a larger 99.87-acre parcel located on the northwest side of Valencia Road, approximately 2,000 feet southwest of the Valencia Road/Craycroft Road intersection. The subject property, parcel # 140-36-004K, is southwest of the Davis-Monthan Air Force Base (DMAFB) and lies within its height and noise control districts. The parcel is not located within the Maeveen Marie Behan Conservation Lands System (CLS).

This rezoning is a candidate property for a County-initiated industrial rezoning as part of Pima Prospers and will complete the industrial rezoning of the entire parcel which is partially zoned as CI-1. The subject property is identified in the "Pre-rezoning for Industrial Uses Map 2" (See attachment). The County-initiated rezoning to the CI-1 zone is supported by the owner. Approval of the rezoning will bring the entire parcel in conformance with the Pima Prospers Industrial land use designation and compatible with surrounding industrial and military/airport land uses. The Industrial land use designation restricts the rezoning districts to those for industrial uses and certain types of commercial activities. CR-3 or any residential zones are not permitted.

Re-purposing residentially-zoned properties to industrial and military/airport land uses adjacent to DMAFB is an initiative that implements the Economic Development and Land Use Elements identified in Pima Prospers. Major objectives of those elements include:

- protecting the region's existing employers
- aligning economic development strategies with land use decisions to support the long-term viability of the region
- guarding the military functionality of DMAFB, and

- guiding development in order to protect DMAFB's economic benefits, while increasing the economic diversity and viability of the community by facilitating the development of other key sectors in ways that are compatible with DMAFB's mission.

Pima Prosper policies and measures that implement economic development and land use objectives include enforcement of the zoning code requirements for proposed development within DMAFB Environs and Facilities Zones and buffering DMAFB from residential encroachment. Conditions for new development include compliance with all applicable sound mitigation; density and land use constraints within accident potential zones; and abidance of DMAFB Approach/Departure corridor (ADC) restrictions.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection
FLOOD CONTROL	Yes	No objection
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No objection
WATER	N/A	N/A
SCHOOLS	N/A	N/A
AIR QUALITY	N/A	N/A

TRANSPORTATION REPORT

The Department of Transportation has no objection to this request for rezoning.

FLOOD CONTROL REPORT

No comments.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection to this rezoning request. (See attachments)

ENVIRONMENTAL PLANNING REPORT

No comments.

CULTURAL RESOURCES REPORT

No comments.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

No comments.

PUBLIC COMMENT

As of the writing of this staff report, staff has not received any public comments.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. 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 Development Services Department.
5. The property owner shall execute and record the following disclaimer regarding Prop 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(l)."
6. 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.

Respectfully Submitted,



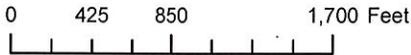
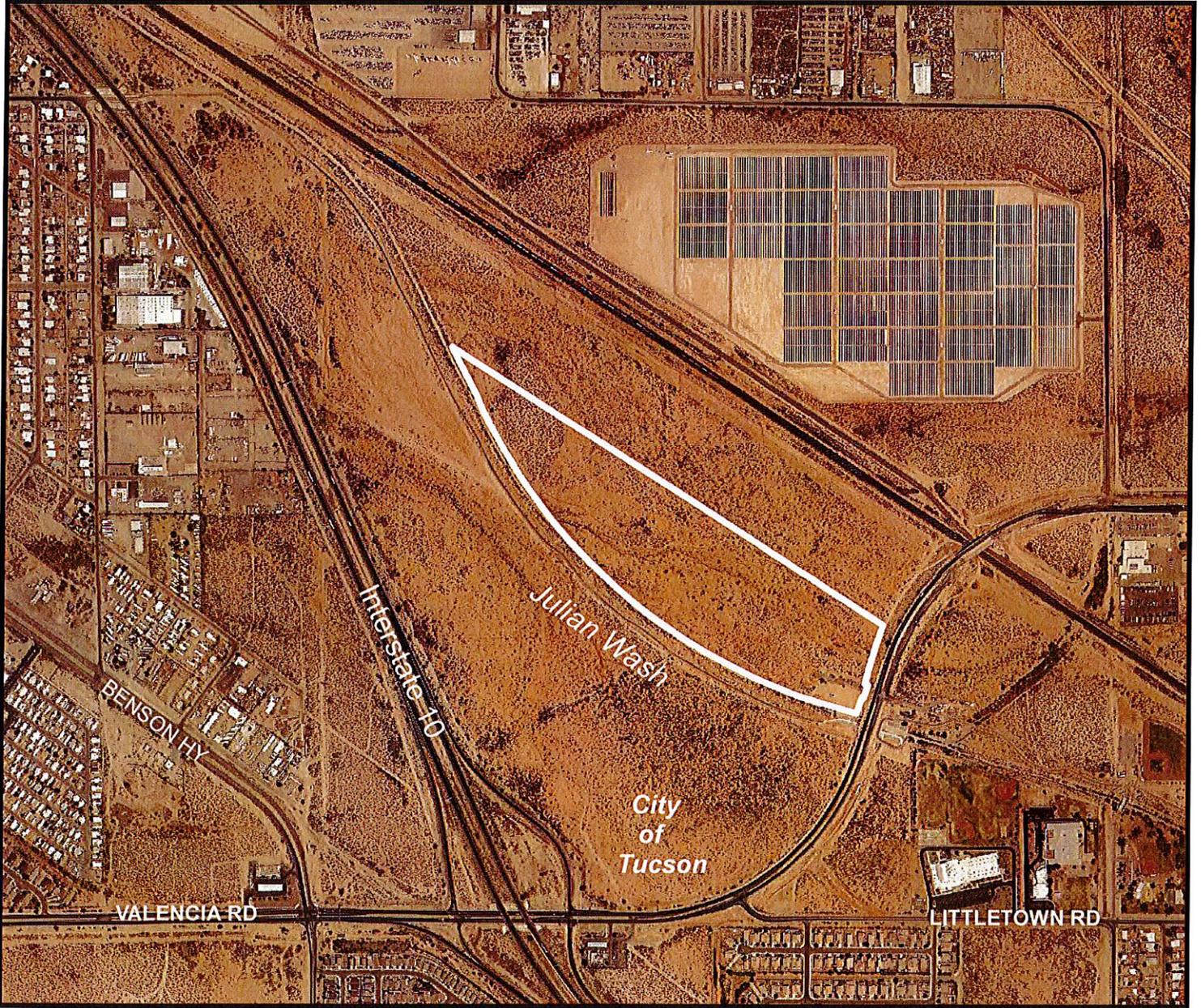
Artemio Hoyos, AICP
Case Planner

Cc: Interstate 10/Valencia Properties LLC, Attn: William H. Kelley, 2200 E. River Road,
Tucson, AZ 85718

Case #: P15RZ00010

Case Name: INTERSTATE 10/VALENCIA PROPERTIES LLC - E. VALENCIA ROAD REZONING

Tax Code(s): Portion of 140-36-004K



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Planning & Zoning Hearing: 01/27/16 (scheduled)		
	Base Map(s): 32	Map Scale: 1:12,000	

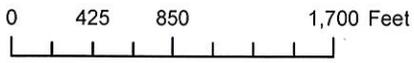
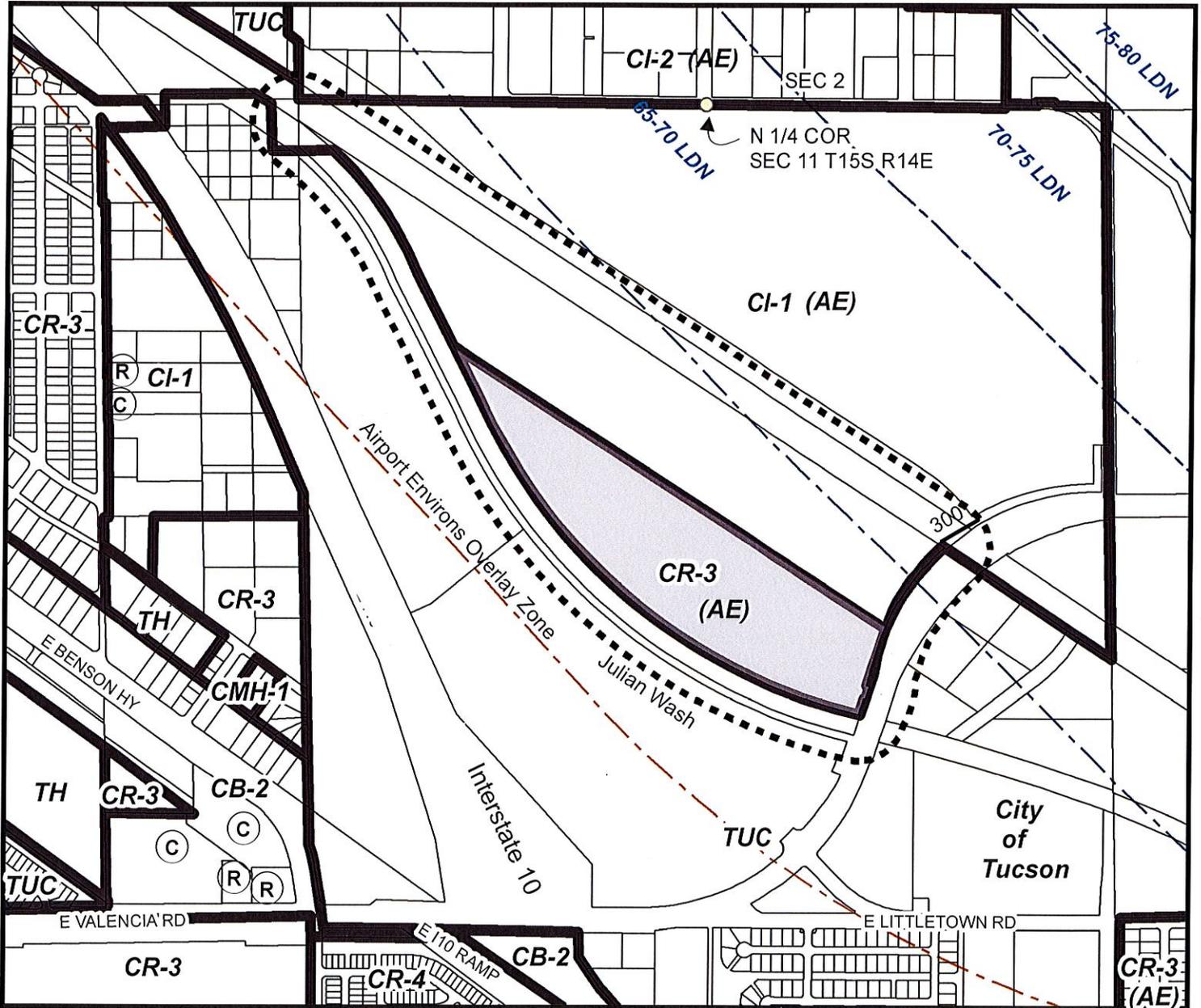
Case #: P15RZ00010

Case Name: INTERSTATE 10/VALENCIA PROPERTIES LLC - E. VALENCIA ROAD REZONING

Tax Code(s): Portion of 140-36-004K

 300' Notification Buffer

 Zoning Boundary



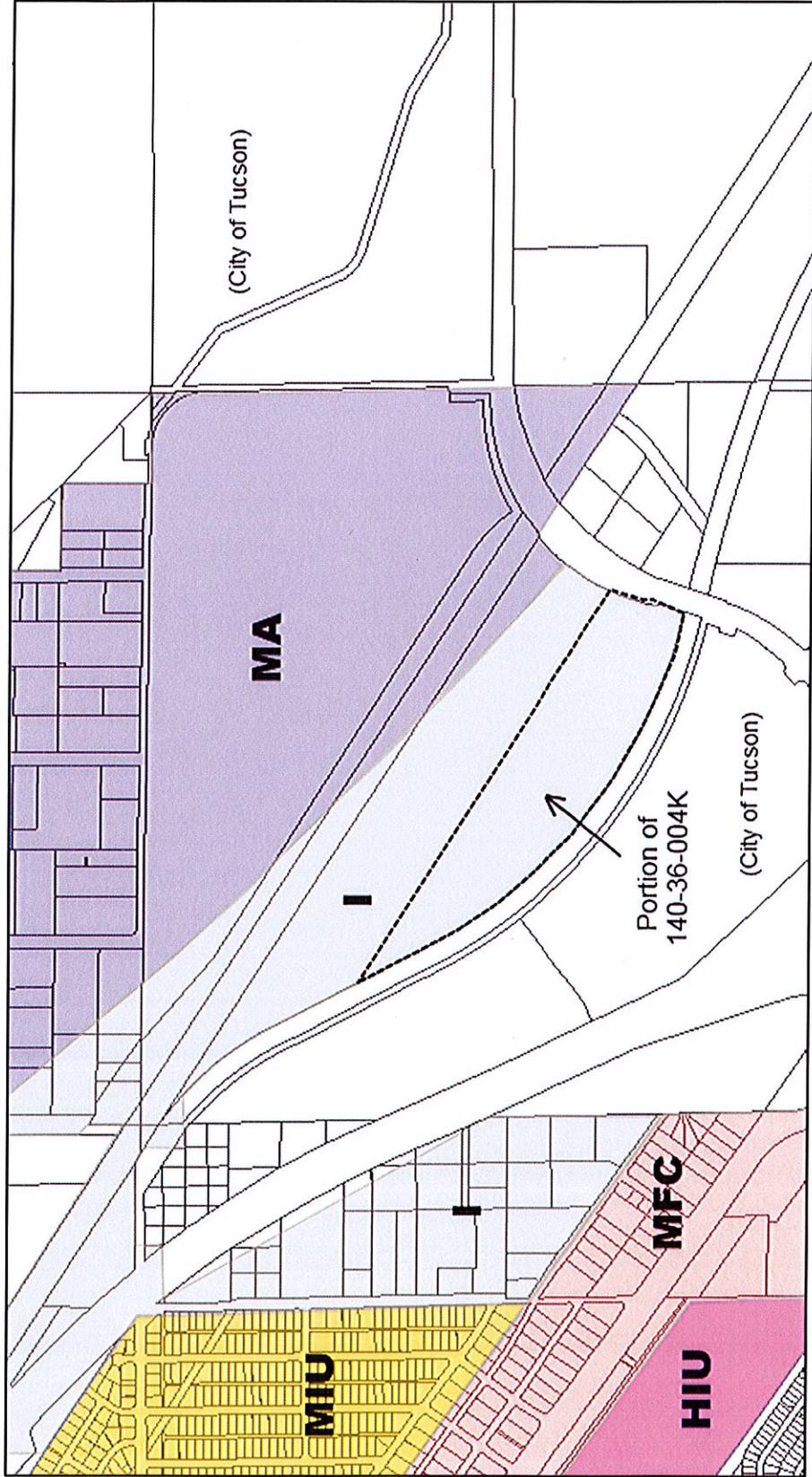
Area of proposed rezoning from CR-3 (AE) to CI-1 (AE) 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

	Notes:			
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10			
	Planning & Zoning Hearing: 01/27/16 (scheduled)			
	Base Map(s): 32	Map Scale: 1:12,000	Map Date: 1/07/2016	

COMPREHENSIVE PLAN MAP

P15RZ00010 INTERSTATE 10/VALENCIA PROPERTIES LLC – E. VALENCIA ROAD REZONING



COMPREHENSIVE PLAN LAND-USE CATEGORY DEFINITION

Industrial (I)

Objective: To designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities. Residential development is permitted within a proposed project provided that it meets the requirements of the Mixed Use Option under the CI-1 zoning district (Section 18.51.070 of the Pima County Zoning code).

A. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the Land Use Plan:

1. CB-1 Local Business Zone
2. CB-2 General Business Zone
3. CPI Campus Park Industrial Zone
4. CI-1 Light Industrial/Warehousing Zone
5. CI-2 General Industrial Zone
6. SP Specific Plans



PIMA COUNTY

REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

January 13, 2016

TO: Artemio Hoyos, Planner
Planning Division
Pima County Development Services Department

FROM: Mirela Hromatka
Mirela Hromatka, Sr. Planner
Planning and Engineering Division
Pima County Regional Wastewater Reclamation Department

SUBJECT: P15RZ00010 – Interstate10/Valencia Properties LLC
From CR-3 to CI-1
Tax Parcel #140-36-004K (portion); 40 acres

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced County-initiated industrial rezoning and offers the following comments. Approval of the rezoning would place this residentially-zoned property in zoning classification compatible with surrounding industrial and military airport land uses.

This rezoning is staff requested and Board-initiated as part of Pima Prospers to bring this and other parcels' zoning in conformance with the Comprehensive Plan, and to continue to re-purpose residentially-zoned lands in the DMAFB departure corridor. Development Services is viewing this rezoning as un-conditional with a site analysis requirement being waived for this process. No development is anticipated in the near future for this property.

This 40-acre adjustment in an area planned Urban Industrial (I) would complete industrial zoning on a 100-acre parcel with split zoning located north of Julian Wash, south of the Union Pacific Railroad and northwest of Valencia Road. The southern 40-acre portion is currently zoned CR-3 and the northern 60-acre portion is zoned CI-1.

The rezoning area is within the PCRWRD service area and is tributary to the Agua Nueva Water Reclamation Facility via the Southeast Interceptor. Capacity is currently available in the public sewer G-2005-062, downstream from manhole 3674-01, located southeast of the rezoning area along the west bank of Julian Wash (Type I, 2015-275, dated January 6, 2016).

The PCRWRD has no objection to this rezoning request.

If you wish to discuss the above comment, please contact me at 724-6488.

Copy: Project
MH



PIMA COUNTY

REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

January 6, 2016

Mirela Hromatka
RWRD
201 N Stone Ave., 3rd fl
Tucson, AZ 85701

Sewerage Capacity Investigation No. 2015-275 Type I

RE: Central Planning Area, Parcel 14036004K
Estimated Flow 40,000 gpd (ADWF).
P15WC00146

Greetings:

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Southeast Interceptor.

Capacity is currently available for this project in the public sewer G-2005-062, downstream from manhole 3674-01.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA Sr.

INTERSTATE 10/VALENCIA PROPERTIES, LLC
2200 E. River Road #115
Tucson, AZ 85718

August 26, 2015

Mr. Arlan Colton
Planning Official
Pima County Development Services
201 N. Stone Ave., 2nd Floor
Tucson, AZ 85701-1207

Mr. Mark Holden
Principal Planner
Pima County Development Services
201 N. Stone Ave., 2nd Floor
Tucson, AZ 85701-1207

Re: Pima County initiated rezoning for Parcel No. 140-36-004K

Dear Messrs. Colton and Holden:

We have been made aware of the efforts being undertaken by Pima County to rezone properties in key areas to Industrial zoning classifications. We also understand that our approximately 100 acre parcel located along the north side of Valencia Road between Interstate 10 and Craycroft Road (tax parcel No. 140-36-004K) is one of the key parcels that has been targeted for rezoning to I-1 zoning classification and we are supportive of including this property in this effort.

Please contact me or Robert Tucker at the number below if you have any questions or need any additional information from us.

rtucker@diamandven.com

Sincerely,



William H. Kelley
CFO of Diamond Ventures, Inc.
Manager of Interstate 10/Valencia Properties, LLC.

Book-Map-Parcel: 140-36-004K Oblique Image Tax Year: Tax Area: 1200

Property Address:
 Street No Street Direction Street Name Location
 4743 E I10 WB FRONTAGE RD Pima County

Taxpayer Information: Property Description:
 INTERSTATE 10/VALENCIA PROPERTIES LLC NWLY & CNTRL PTN SEC 11 LYG NELY JULIAN
 2200 E RIVER RD STE 115 WASH & SWLY SPRR & WLY VALENCIA
 TUCSON AZ 99.87 AC SEC 11-15-14

85718- 6577

Valuation Data:

	2015				2016			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	Vacant/Ag/Golf (2)	\$649,155	16.0	\$103,865	Vacant/Ag/Golf (2)	\$649,155	15.0	\$97,373
IMPR FCV		\$0				\$0		
TOTAL FCV	Vacant/Ag/Golf (2)	\$649,155	16.0	\$103,865	Vacant/Ag/Golf (2)	\$649,155	15.0	\$97,373
LIMITED VALUE	Vacant/Ag/Golf (2)	\$648,896	16.0	\$103,823	Vacant/Ag/Golf (2)	\$649,155	15.0	\$97,373

Property Information:

Section: 11
 Town: 15.0
 Range: 14.0E
 Map & Plat: /
 Block:
 Tract:
 Rule B District: 7
 Land Measure: 99.87A
 Group Code: 000
 Census Tract: 4102
Use Code: 0032 (VACANT INDUSTRIAL URBAN NON-SUBDIVIDED)
 File Id: 1
 Date of Last Change: 8/19/2013

Valuation Area:

Condo Market: 111
 DOR Market: 92
 MFR Neighborhood: EAST_SOUTHEAST
 SFR Neighborhood: 08001112
 SFR District: 20

Supervisor District:

(2) RAMON VALADEZ

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20012190137	11674	935	11/13/2001	WARRANTY DEED
20002320848	11436	3126	12/1/2000	WARRANTY DEED
20001830758	11387	2795	9/20/2000	WARRANTY DEED
96155823	10378	980	9/12/1996	WARRANTY DEED
0	7085	616	8/1/1983	
0	7085	617	8/1/1983	

Petition Information:

Tax Year Owner's Estimate Petition SBOE
 2016 \$500 [link](#)

Parcel Note: Click to see/expand 8 note(s)

**ARIZONA CORPORATION COMMISSION CORPORATIONS DIVISION
WEBSITE ENTITY DETAIL • <http://ecorp.azcc.gov/>**

Corporate Inquiry				
File Number	Corporation Name			
L09625722	INTERSTATE 10/VALENCIA PROPERTIES, LLC			
Domestic Address				
2200 E RIVER RD #115 TUCSON, AZ 85718				
Statutory Agent Information				
Agent Name: LRR AGENT SERVICE OF ARIZONA I				
Agent Mailing/Physical Address:				
1 S CHURCH AVE #700 TUCSON, AZ 85701				
Agent Status: APPOINTED 09/13/2000				
Additional Entity Information				
Entity Type: DOMESTIC L.L.C.	Business Type:			
Incorporation Date: 9/13/2000	Corporation Life Period: PERPETUAL			
Domicile: ARIZONA	County: PIMA			
Approval Date: 9/13/2000	Original Publish Date: 10/16/2000			
Manager/Member Information				
Name	Title	Address	Date Taking Office	Last Updated
DIAMOND VENTURES INC	MANAGER	2200 E RIVER RD #115 TUCSON, AZ 85718	09/13/2000	09/21/2000
DIAMOND VENTURES INC	MEMBER	2200 E RIVER RD #115 TUCSON, AZ 85718	09/13/2000	09/21/2000
Scanned Documents				
Document Number	Description	Date Received		
04587406	CHANGE(S)	02/26/2014		

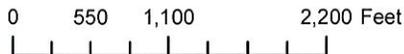
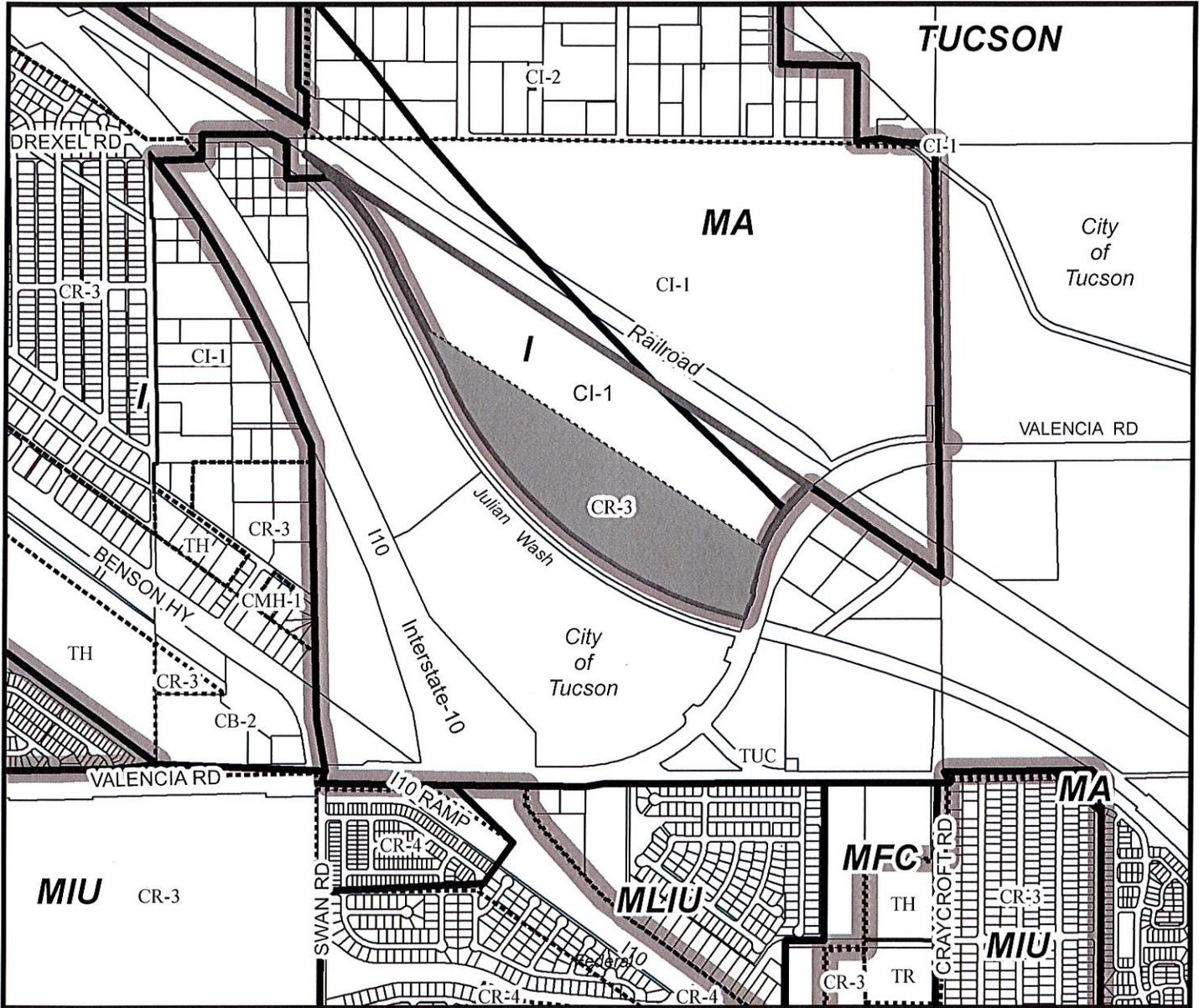
ARIZONA CORPORATION COMMISSION CORPORATIONS DIVISION
WEBSITE ENTITY DETAIL • <http://ecorp.azcc.gov/>

Corporate Inquiry	
File Number 05186201	Corporation Name DIAMOND VENTURES, INC.
Domestic Address	
% TINA RAYMOND 2200 E RIVER RD #115 TUCSON, AZ 85718	
Statutory Agent Information	
Agent Name: CHAD KOLODISNER Agent Mailing/Physical Address: 2200 E RIVER RD #115 TUCSON, AZ 85718 Agent Status: APPOINTED 09/16/2005 Agent Last Updated: 11/03/2006	
Additional Entity Information	
Entity Type: PROFIT Incorporation Date: 1/15/1988 Domicile: ARIZONA Approval Date: 1/18/1988	Buiness Type: REAL ESTATE Corporation Life Period: PERPETUAL County: PIMA Original Publish Date: 1/29/1988

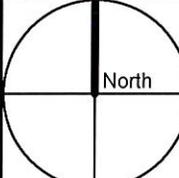
ARIZONA CORPORATION COMMISSION CORPORATIONS DIVISION
WEBSITE ENTITY DETAIL • <http://ecorp.azcc.gov/>

Officer Information				
Name	Title	Address	Date Taking Office	Last Updated
TOM ZOLINE	OTHER OFFICER	2200 E RIVER RD #115 TUCSON, AZ 85718	12/13/1995	09/17/2015
PRISCILLA STORM	VICE-PRESIDENT	2200 E. RIVER RD., #115 TUCSON, AZ 85718	07/01/2007	09/11/2014
DAVID GOLDSTEIN	PRESIDENT/CEO	2200 E RIVER RD #115 TUCSON, AZ 85718	01/15/1988	12/17/1998
CHAD KOLODISNER	VICE-PRESIDENT	2200 E RIVER RD #115 TUCSON, AZ 85718	07/05/2005	09/24/2010
DEBRA L PARSONS	SECRETARY	2200 E RIVER RD #115 TUCSON, AZ 85718	01/15/1994	12/17/1998
MARK E WEINBERG	VICE-PRESIDENT	2200 E. RIVER RD., #115 TUCSON, AZ 85718	01/01/2003	09/11/2014
WILLIAM H KELLEY	OTHER OFFICER	2200 E. RIVER RD., #115 TUCSON, AZ 85718	01/01/2003	09/11/2014
TOM ZOLINE	TREASURER	2200 E RIVER RD #115 TUCSON, AZ 85718	12/13/1995	09/24/2010

Director Information				
Name	Title	Address	Date Taking Office	Last Updated
DONALD R DIAMOND	DIRECTOR	2200 E RIVER RD #115 TUCSON, AZ 85718	08/01/1998	09/24/2010
DAVID GOLDSTEIN	DIRECTOR	2200 E RIVER RD #115 TUCSON, AZ 85718	01/15/1988	10/06/2008
CHAD KOLODISNER	DIRECTOR	2200 E RIVER RD #115 TUCSON, AZ 85718	07/05/2005	09/24/2010



 Subject Property

Parcel: Portion of 140-36-004K	Candidate Properties for County-initiated Industrial Rezoning		District 2
	2. 140-36-004K (portion) Interstate 10/Valencia Properties LLC 40 acres +/-		Location: W/N of Valencia Rd N of Julian Wash South of Union Pacific Railroad
	Central Planning Area Section 11, T15S, R14E		
	Planning and Zoning Commission Hearings: March 25, 2015 & April 8, 2015	Map Scale: 1:16,000	
	Board of Supervisors Hearing: May 19, 2015	Map Date: 04/21/2015	