

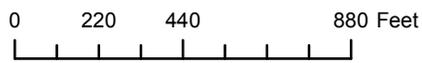
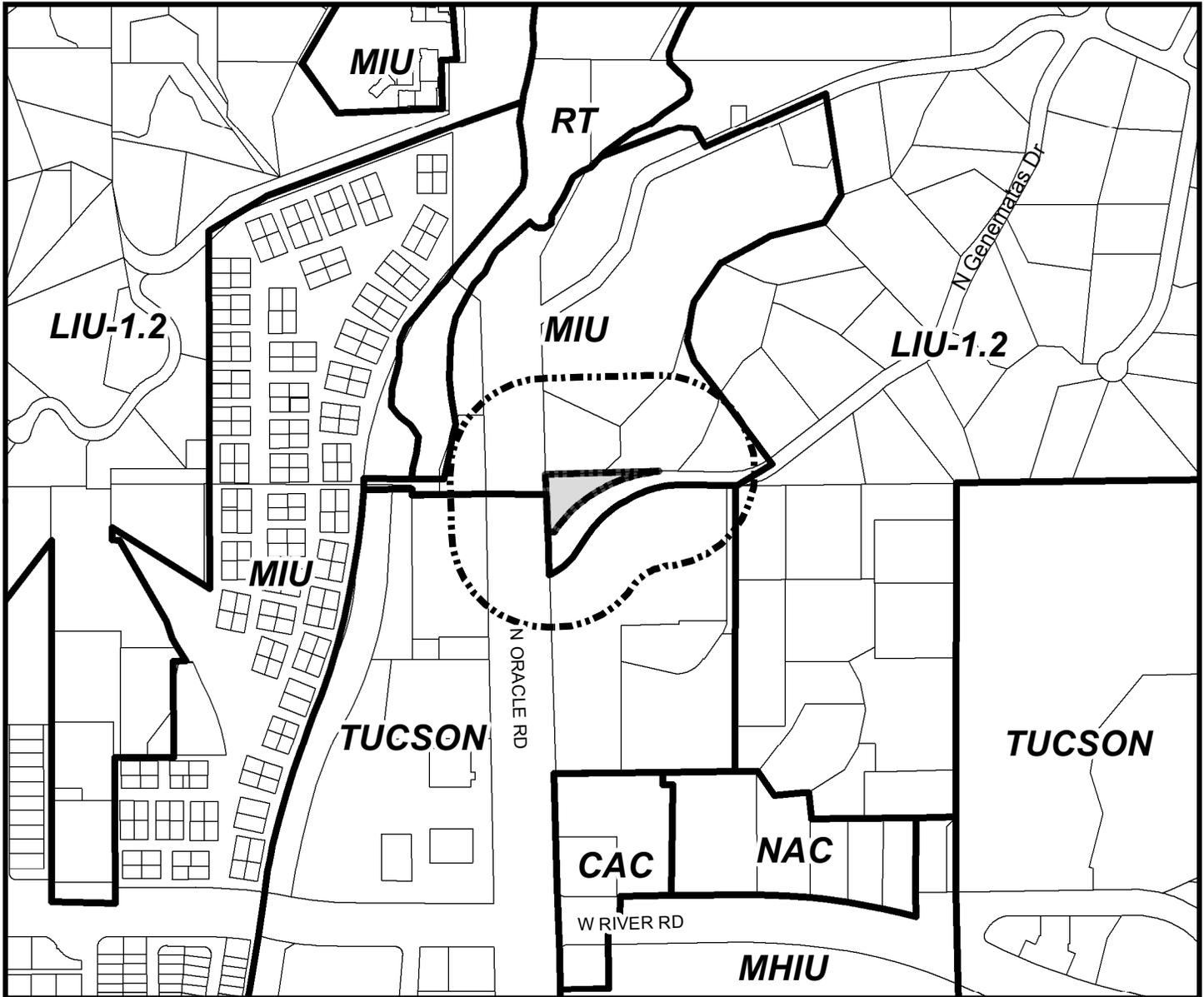
**Co7-14-05**

**T. Read Holdings, LLC – N. Oracle Road**

**Plan Amendment**

# COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



Amendment Area 300' Notice Area

|   |   |   |
|---|---|---|
| Taxcode:<br>115-03-006C &<br>105-03-006D  | <b>Co7-14-05 T. READ HOLDINGS, LLC -<br/>N. ORACLE ROAD PLAN AMENDMENT #2</b> | Location:<br>Northeast corner of<br>the intersection of<br>N Oracle Road and<br>N Genematas Drive |
| Request: Medium Intensity Urban (MIU) to<br>Neighborhood Activity Center (NAC) 0.66 Acres +/- |   |   |

|  |  |                        |
|--|--|------------------------|
|  | Catalina Foothills Subregion<br>Section 13, Township 13 South, Range 13 East |                        |
|  | Planning and Zoning Commission Hearing: August 27, 2014 (projected)          | Map Scale: 1:6,000     |
|  | Board of Supervisors Hearing: September 16, 2014 (projected).                | Map Date: June 3, 2014 |

PIMA COUNTY COMPREHENSIVE PLAN  
2014 PLAN AMENDMENT PROGRAM

Application

CO7-14-05

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): TAMARA J. READ

DAYTIME PHONE: 520 444-1824 FAX: 520 408 7033

ADDRESS: 7390 VALLEY LIGHTS PLACE, TUCSON, AZ 85750

APPLICANT (if other than owner): BRUCE READ E-MAIL: ChantillyteaRoom@gwestoffice.net

DAYTIME PHONE: 520 444-1824 FAX: 520 408 7033

ADDRESS: 7389 N. CAMINO SIN VACAS, TUCSON, AZ 85718

E-MAIL BRUCE.H.Read@gmail.com

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): 105 03 006 C, 105 03 006 D

TOTAL ACRES: .66

GENERAL PROPERTY LOCATION: NE CORNER OF ORACLE & GENEMATUS DR  
(Approx 1/4 mile N. of RIVER RD)

COMPREHENSIVE PLAN SUBREGION(S): CATALINA FOOTHILLS

ZONING BASEMAP(S): 46 BOARD OF SUPERVISORS DISTRICT(S): # 1

CURRENT/CONDITIONAL ZONING: CB-1

EXISTING LAND USE: TEA ROOM

CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): MTU, .66 with  
Special AREA policy RP-11

REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S):  
NAC, .66 - SEE ATTACHMENT # 1

SPECIAL AREA OR REZONING POLICIES BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY:

RP-11 - SEE ATTACHMENT # 2

SPECIAL AREA OR REZONING POLICIES PROPOSED AS PART OF THE AMENDMENT REQUEST:

RP-11, with AMENDED LAND USES

SECTION III. SURROUNDING PROPERTIES INFORMATION

CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: MIU SOUTH: CITY  
EAST: LIU WEST: MIU / CITY

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: APARTMENTS  
SOUTH: VACANT  
EAST: VACANT  
WEST: COMMERCIAL / OFFICE

EXISTING AND CONDITIONAL ZONING OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: CR-4 SOUTH: CITY  
EAST: CR-4 / CITY WEST: TR / CITY

SECTION IV. REASONS FOR PROPOSED AMENDMENT

Please refer to Section I(F) of the Application Process Requirements document. Explain why you think one or more of the reasons described in Section I(F) support your Plan Amendment request. Attach additional page(s), if necessary.

SEE ATTACHMENT # 3

NOTES: NO ADDITIONAL INFORMATION RELATED TO SECT I(F), AS THE PROPERTY IS ALREADY DEVELOPED. AND

SECTION V: - THIS site is NOT within the CLS.

**SECTION VI. SUBMITTALS**

**THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:**

- Site map - refer to Section I(E) of this application form for requirements.
- Ownership verification:
  - o Assessor's map and property inquiry (APIQ) printout.
  - o Original letter(s) of authorization (if applicant is not the property owner).
  - o If a trust, original signature of trust officer and list of beneficiaries (if applicable).
  - o If a corporation, original signature with person's title and the list of corporate officers (if applicable).
- PDF files of application materials, if applicable.
- Additional materials, if any
- Processing Fee (See attached *Comprehensive Plan Amendment Fee Schedule Summary*).

**SECTION VII.**

This complete application is true and correct to the best of my knowledge. I am the owner of the above-described property or have been authorized by the owner to make this application.

Tamara J. Read  
SIGNATURE OF APPLICANT

4/28/14  
DATE

Tamara J. Read  
NAME OF APPLICANT - PRINTED

APR 29 2014

TE

## **ATTACHMENT #1**

### **SECTION II: Requested Plan Designation & Acreage:**

NAC, .66. While the rezoning condition (#10 of Co9-00-12) states we must apply for the NAC designation, we would be perfectly content with MIU designation and only amend the existing Special Area Policy to allow a rezoning request or a modification of the existing rezoning condition to add: beauty salon/beauty shop, and business or professional/semi-professional offices. All the other conditions of the existing Special Area Policy would remain intact.

### **ATTACHMENT #3**

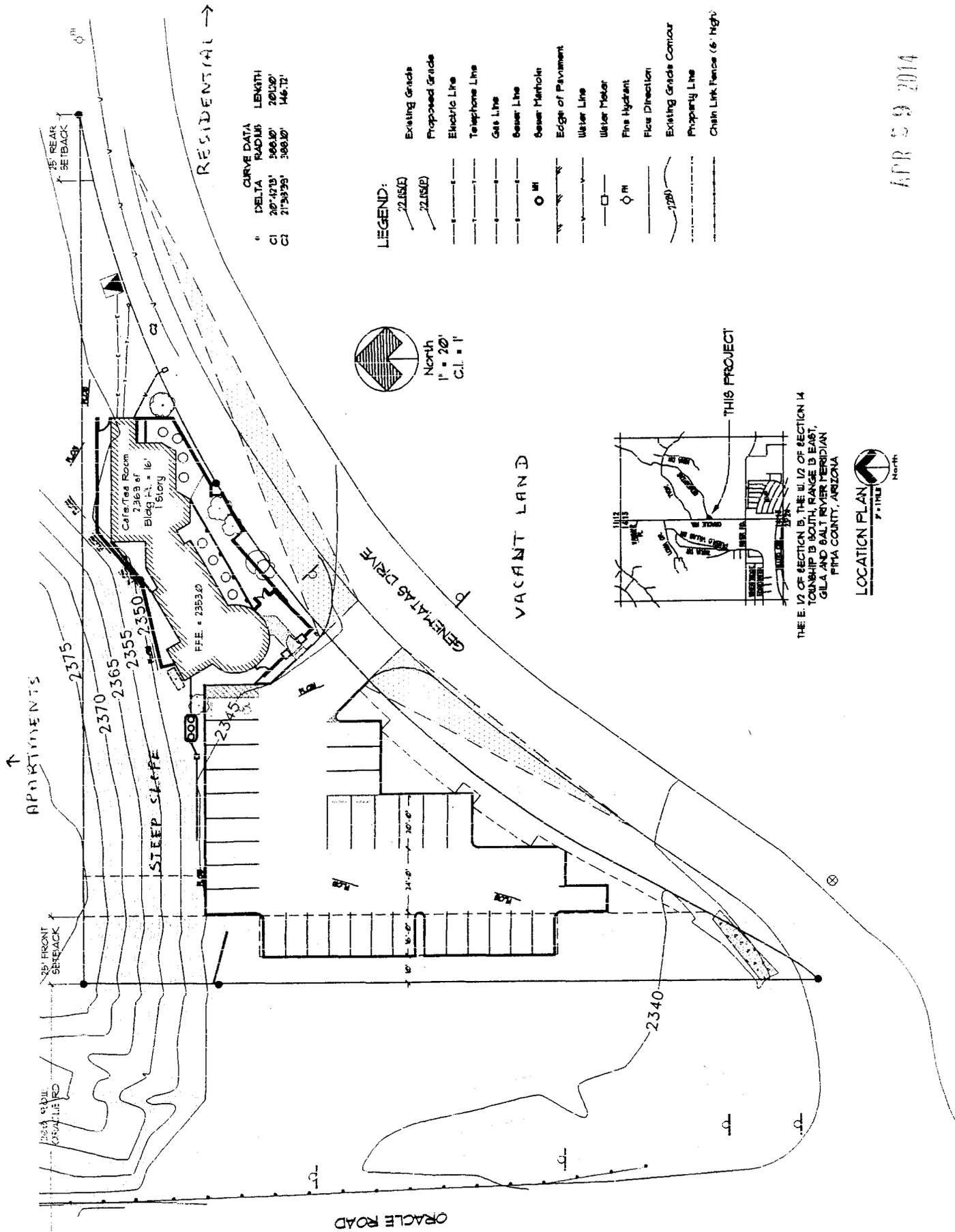
#### SECTION IV: Reasons for Proposed Amendment

We are requesting a comprehensive plan amendment to neighborhood activity center (NAC) because of a rezoning condition (Co 9-00-12); however, only to amend the existing Special Area Policy to allow a rezoning request or a modification of the existing rezoning condition, allowing the additional land use for a beauty salon/beauty shop, or business professional/semi-professional offices.

This proposed amendment will allow for the continued use of this property for a business where uses will be no more intense, or even less intense, than the current use as a tea room, which has been operating since the fall of 2002.

The slightly expanded land use of the property is needed in order to attract a future buyer of the property and yet ensure that the property use remains compatible with the neighborhood.

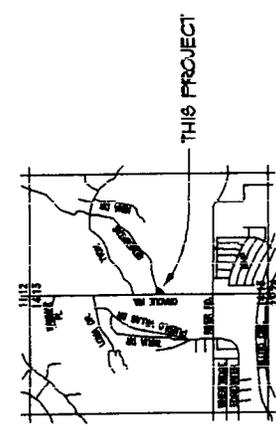
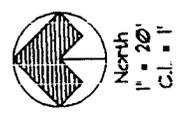
The property was a previously vacant lot with very sparse vegetation. The current approved comprehensive plan allowed the property to be improved with a residential-looking structure with plentiful landscaping. This comprehensive plan amendment request preserves all of this; as the only change is a slightly expanded land use request—adding the potential uses stated above. This ensures the long term compatible land use and simultaneously preserves a neighborhood look for the homeowners who enter their area on Genematas Drive.



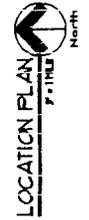
| CURVE DATA |           |         |         |
|------------|-----------|---------|---------|
| Δ          | DELTA     | RADIUS  | LENGTH  |
| C1         | 20°42'18" | 566.10' | 201.00' |
| C2         | 21°30'25" | 566.10' | 146.12' |

**LEGEND:**

- Existing Grade
- Proposed Grade
- Electric Line
- Telephone Line
- Gas Line
- Sewer Line
- Sewer Manhole
- Edge of Pavement
- Water Line
- Water Meter
- Fire Hydrant
- Flow Direction
- Existing Grade Contour
- Property Line
- Chain Link Fence (6' High)

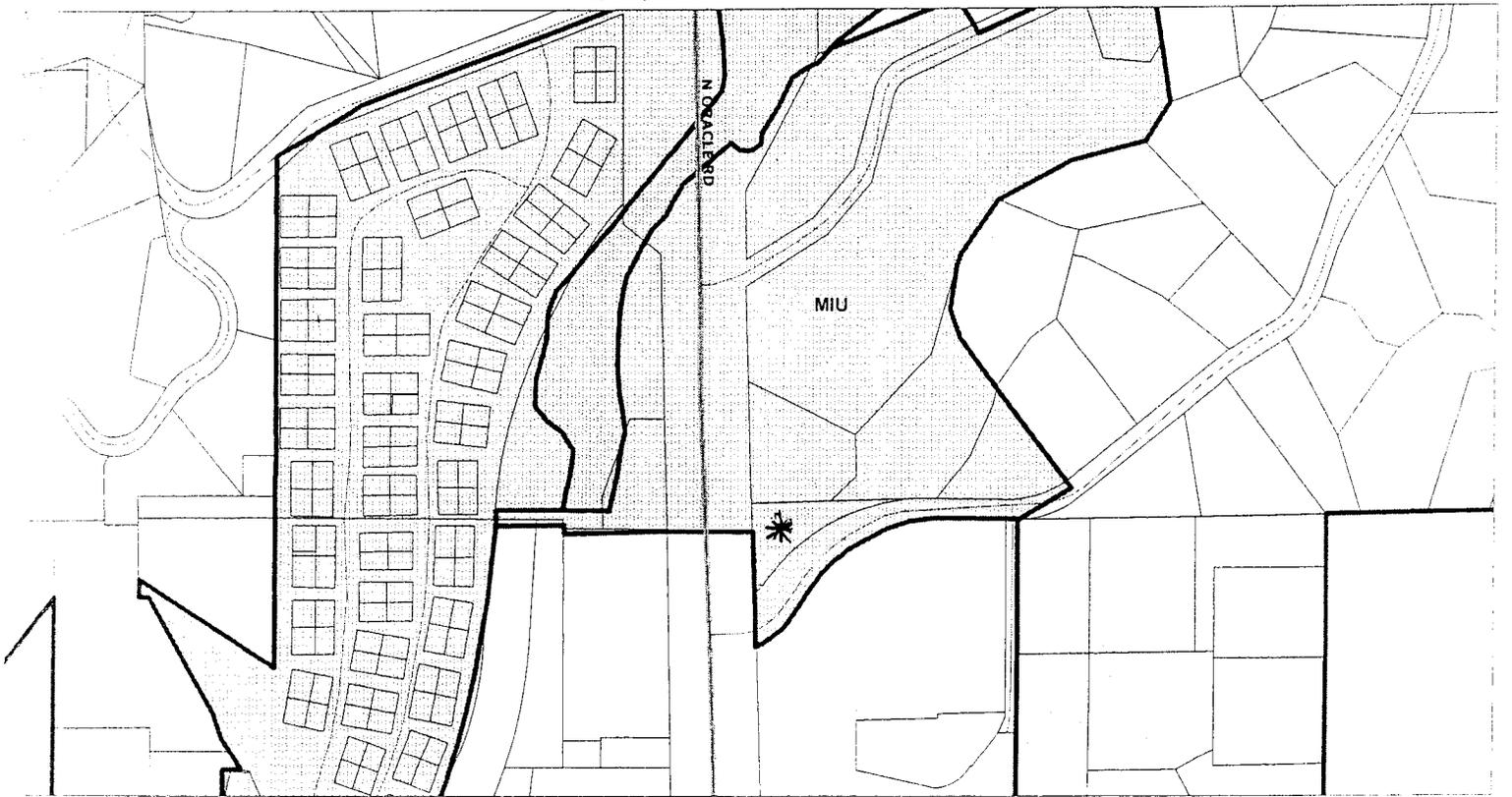


THE E 1/2 OF SECTION 18, THE W 1/2 OF SECTION 14  
TOWNSHIP 19 SOUTH, RANGE 19 EAST,  
GILA AND BALT RIVER MERIDIAN,  
PIMA COUNTY, ARIZONA



APR 29 2014

# PLANNED LAND USE DESIGNATION



## **RP-11 Oracle Road / Genematas Drive (CF) [1-20]**

### General location

A 0.66-acre site located on the northeast corner of N. Oracle Road and N. Genematas Drive, in Section 13 of Township 13 South, Range 13 East.

### Policies

- A. A rezoning request (Co9-00-012) to the CB-1 zone shall be deemed to be in conformance with the Comprehensive Plan, provided the use is limited to a tea room (or a café which is comparable in type, scale, and intensity) and further provided the following policies are met.
- B. Prior to the submittal of a rezoning application, the applicant will meet with representatives of the Oracle Foothills Neighborhood Association to determine an acceptable plan for access, subject to approval by the Arizona Department of Transportation. If there is evidence of increased traffic internal to the subdivision due to the use, the applicant shall provide, at their own expense, traffic calming measures to minimize this situation.
- C. Structures will maintain a residential appearance.
- D. No regular late night (after 10:00 p.m.) or early morning (midnight to 6:00 a.m.) hours of operation. This does not include use of the site when the business is closed or an occasional special event.
- E. No liquor license.
- F. No amplifiers or public address system will be allowed; no excessive noise or sound beyond the site.
- G. Lighting shall not be directed toward the residential lots.
- H. Dumpsters will be fully screened and located in the parking area.



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
201 NORTH STONE AVENUE, SECOND FLOOR  
TUCSON, ARIZONA 85701-1207

PH: (520) 740-6800  
FAX: (520) 623-5411

January 26, 2001

Tamara J. Read  
7390 East Valley Lights Place  
Tucson, AZ 85750

RE: Co9-00-12      READ - ORACLE ROAD REZONING

On December 19, 2000 the Pima County Board of Supervisors adopted Ordinance #2000-91 for the above referenced rezoning. A copy of the ordinance is enclosed.

If you have any questions about your case, please call the Rezoning Section at 740-6800. For a certified copy of the official action of the Board when the minutes are completed, please call the Clerk of the Board of Supervisors at 740-8449.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank P. Behlau", written over a large, stylized circular flourish.

Frank P. Behlau,  
Zoning Administrator

FB/ab

cc: Lois Berndt, Tucson Electric Power Company, 4350 E. Irvington Road, Tucson, AZ 85714  
County Assessor's Office, Land Department  
Robin Brigode, The Clerk of the Board's Office  
Robert Young, Development Review - Transportation and Flood Control  
Lucia Thurston, Development Review - Wastewater Management  
Janet Russell, Real Property Division DOTFCD  
Bruce H. Read, 7389 North Camino Sin Vacas, Tucson, AZ 85718  
Co9-00-12 File  
Book

F. ANN RODRIGI , RECORDER  
RECORDED BY: KSO  
DEPUTY RECORDER  
9383 ROOA



DOCKET: 11458  
PA : 458  
NO. OF PAGES: 5  
SEQUENCE: 20010030136  
01/04/2001  
ORDIN 13:54

P0230  
PIMA CO CLERK OF THE BOARD  
PICKUP

PICKUP

AMOUNT PAID \$ 0.00

ORDINANCE 2000- 91

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (TAX CODES 105-03-006B AND 006C) IN CASE Co9-00-12 READ - ORACLE ROAD REZONING; LOCATED ON THE NORTHEAST CORNER OF ORACLE ROAD AND GENEMATAS DRIVE; AMENDING PIMA COUNTY ZONING MAP NO. 46.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The 0.66 acres described on the attached rezoning ordinance map, which amends Pima County Zoning Map No. 46, are hereby rezoned from CR-1 to CB-1.

Section 2. Rezoning Conditions.

1. Submittal of a development plan as 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.

COUL 001458

7. Transportation conditions:
  - A. No direct access to Oracle shall be permitted. Only one (1) access point to Genematas Road shall be allowed. The location and design of the access point shall be subject to approval by the Pima County Department of Transportation prior to any plan approvals.
  - B. Property owner(s) shall provide any necessary access improvements to Genematas as determined during the development review process.
8. 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 any necessary drainage related improvements that are needed as a result of the proposed development both on-site and off-site of the subject property. The location, design and construction of said improvements shall be subject to the approval of the Flood Control District.
9. Wastewater Management conditions:
  - A. 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 unless a waiver is received from the Pima County Department of Environmental Quality to allow use of a private on-site sewage disposal system.
  - B. If the connection is made to the public sewer, the property owner or his agent must construct a public sewer extension to serve this rezoning. The public sewer extension must be completed, inspected and released for service prior to the issuance of any building permits.
10. Adherence to the sketch plan as approved at public hearing. Uses are restricted to a tea room, café which is comparable in type, scale and intensity, or a single detached residence. Any further change in use is a substantial change which first shall require a Comprehensive Plan amendment to Neighborhood Activity Center.

2014 JUN 10 10:41 AM