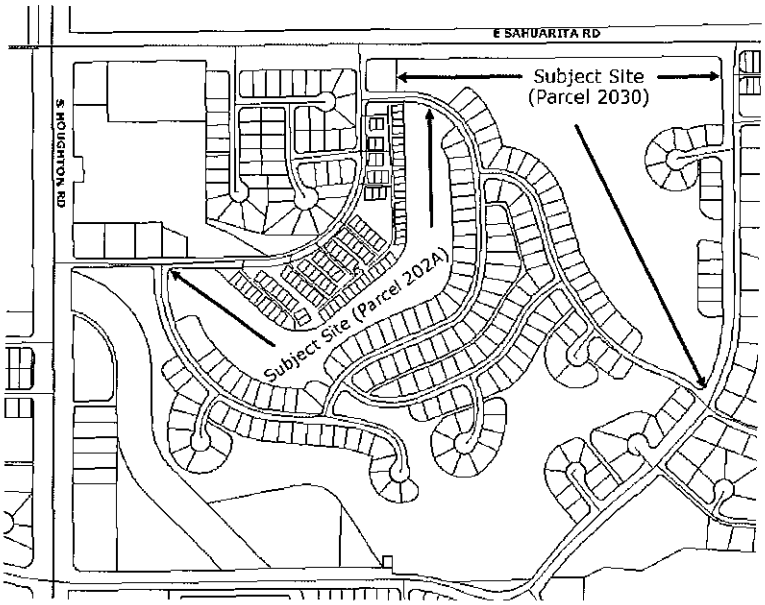
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION



HEARING May 25, 2016

DISTRICT 4

CASES Co9-63-06 Corona de Tucson No. 5 Rezoning

REQUEST Modification of Rezoning Conditions - (Substantial Change) on 38.48 acres

OWNER Tucson Rubberized Coating, Inc.
Attn: Saeed Mahmoodi
6351 S. Tucson Blvd.
Tucson, AZ 85706

AGENT Sonoran Design Group, Inc.
Attn: Gary Morrell
3530 N. Oracle Road #126
Tucson, AZ 85705

APPLICANT'S REQUEST

Modification (substantial change) of use pertaining to original SR rezoning for a golf course (The Challenge at Santa Rita Golf Course) to allow residential development.

COMPREHENSIVE PLAN DESIGNATION

The comprehensive plan designation of the site is Medium Low Intensity Urban (MLIU). The existing SR zoning of the subject property does not comply with MLIU due to its low density allowance. The objective of MLIU is to designate areas for a mix of low to medium density single-family and attached dwelling units to provide opportunities for a mix of housing types throughout the region. Residential Gross Density: Minimum 2.5 RAC; Maximum 5 RAC.

SURROUNDING LAND USES/GENERAL CHARACTER

Parcel 202A

North:	TR / CB-2 / SR	Undeveloped Residential Subdivision Lots / Tallahassee Drive & Fire Station & Vacant / Undeveloped Richmond Drive R-O-W & Vacant Golf Course Fairway
South:	CR-3	Developed & Undeveloped Residential Subdivision Lots
East:	CR-3	Undeveloped Residential Subdivision Lots
West:	TR / CR-3	Developed Subdivision Lots / Developed Subdivision Lots

Parcel 2030

North:	GR-1	Sahuarita Road & Vacant State Land
South:	CR-3 /SR	Montgomery Ave. & Charleston Ave. & Developed Residential Subdivision Lots / Vacant Golf Course Fairway
East:	CR-3	Developed & Undeveloped Residential Subdivision Lots & Charleston Ave.
West:	CR-3 / TR	Mostly Undeveloped Residential Subdivision Lots / Developed Residential Lot

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the request for a modification (substantial change) of rezoning conditions to change the use pertaining to the original SR zoning for a golf course to allow residential development on a 38.48acre portion of the golf course subject to the following conditions:

1. Recording of the necessary development related covenants as determined appropriate by the various County agencies.

2. Provision of development related assurances as required by the appropriate agencies.

3. 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.

4. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.

5. Transportation conditions:
   A. The property owner/developer shall dedicate 50 feet of right-of-way for Sahuarita Road.
   B. Access to parcel 305-28-2030 (Lot 203) shall be from Charleston Street, or Richmond Drive if constructed to the easternmost point of the driveway.

6. Flood Control condition:
   Prior to any grading, improvements, or issuance of building permits, the property owner shall submit a site plan to the Pima County Flood Regional Control District for review and approval.

7. General adherence to the sketch plans as approved at public hearing, except that access to parcel 305-28-2030 (Lot 203) shall be from Charleston Road. Alternative access to either parcel may also be from Richmond Drive subject to Pima County Department of Transportation approval.

8. Uses on each parcel are restricted to a single detached residence, accessory buildings and uses, home occupations, and the keeping of small animals in accordance with zoning code section 18.25.010.A.4 as may be amended.

9. Driveways shall be treated with a dust palliative.

10. All utility lines shall be located underground.

11. 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.

12. The property owner shall execute and record 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(I)."

STAFF REPORT

Staff supports the request for residential use of the original golf course use. The golf course is defunct and parcels consisting of fairways and greens having mostly been sold off. With multiple apparently unrelated ownerships, it does not appear likely that golf course use will be continued. Residential use is a compatible alternative given that the golf course was part of a residential subdivision development. The rezoning occurred in 1963. At the time, SR zoning was required for a golf course use. There was no Golf Course Zone overlay as exists in the current zoning code.

The applicant requests one residence on each of two large SR-zoned portions of the golf course. Parcel 305-28-202A (Lot 202) is 12.36 acres and parcel 305-28-2030 (Lot 203) is approximately 26.12 acres. With a required minimum SR lot size of 144,000 square feet (approximately 3.3 acres) there is enough site area to develop three residences on Lot 202 and seven residences on Lot 203.

The SR density allowance is low compared to abutting TR and CR-3 zoned lots; and part of the TR and a large portion of the CR-3 area remains undeveloped. Ideally, redevelopment of the SR area would involve a rezoning to CR-3 (or similar higher density), possibly combined with re-subdivision of some portion of the vacant CR-3 area positioned between the two subject lots to create a more cohesive and land use efficient development. The recent comprehensive plan update cites need to explore options for the re-use of retired/abandoned golf courses. Creative residential development of golf courses within existing or yet to be developed neighborhoods could provide compatible re-use with potential for revegetated open space areas and linked pedestrian/bike paths.

However, as it stands, staff has no objection to the current independent residential development request. But staff has identified issues with the proposed driveways to each lot as detailed in the reports from Transportation, Flood Control, and the local fire department. A long driveway through Special Studies Floodplains is proposed for Lot 202. All weather access required by the Corona de Tucson Fire Department will entail an improved crossing of a drainage course. Also, direct access to Lot 203 from Sahuarita Road is not recommended because it is a high volume arterial road. Instead, access from Charleston Road abutting the east side of the lot is recommended. Staff also has concerns with dust control for long driveways.

Or alternatively, both lots could be accessed from Richmond Drive which was dedicated as part of the subdivision, but has not been built. Richmond Drive access would be allowed if constructed to the easternmost point of the driveways for the lots. It would allow avoidance of the floodplain on Lot 202 in addition to shortening the driveway on that lot and possibly on Lot 203 depending on where the proposed residence is located if access to Sahuarita Road is prohibited. Richmond Drive right-of-way connects to Tallahassee Drive and abuts the northernmost points of Lot 202 and the westernmost points of Lot 203. Recommended condition #'s 5B through 9 address these access concerns and possible alternatives.

A standard condition for new rezonings requires adherence to either a proposed sketch plan or a preliminary development plan depending on the type of rezoning. With the potential for additional residences, recommended condition #'s 4 (requiring approval of proposed lot splits) and 7 (requiring general adherence to the sketch plans for a single residence on each lot) ensure review and public notice (condition #7 only) of each new proposal. *General adherence* per condition #7 allows flexibility in location of the proposed residences on the lots and the size of the residences.

Recommended condition #8 restricting uses is designed to ensure that use of the parcels remains consistent with existing and potential uses in the immediate neighborhood. Predominate adjacent CR-3 zoning provides for residential lots; and it would be consistent with CR-3 to have residential accessory structures, home occupations, and allowance for keeping of small animals. SR zoning allows for uses, such as keeping of horses and livestock, which could be incompatible with smaller-lot zoning. Alternative use proposals would require consideration at a public hearing(s) as a modification to the condition.

Recommended condition #10 requires underground utilities consistent with requirements for a subdivision plat and provides elements of safety, weather resilience, and aesthetics.

Recommended condition #11 is a standard condition for adherence to rezoning conditions should the subject property be annexed.

Recommended condition #12 is a standard condition related to recording a disclaimer pertaining to Proposition 207 rights.

Concurrency
Concurrency of infrastructure exists for agencies that have reported. Vail School District did not respond to a request for comments. The two additional dwelling units proposed do not present significant impacts on infrastructure or services.

Maeveen Marie Behan Conservation Lands System
The site is outside of the MMB Conservation Lands System.

Rezoning Case History
The rezoning from GR to SR, CR-3, TR, CB-1, and CB-2, was approved on April 2, 1963 (Ordinance No. 1963-41). It encompasses slightly more than a quarter of a square mile section at the southeast corner of Houghton Road and Sahuarita Road. The SR zoning does not encompass the entire area of the former golf course. The rezoning area was originally platted as new Tucson Unit No. 4, Lots 1 thru 203, Bk. 15, Pg. 50. Portions

have been re-subdivided. Only portions of the rezoning site are developed. Large portions of both the business and residentially-zoned areas remain vacant. Areas adjacent to the east and south of the subject rezoning site have been rezoned and developed for residential use and the balance of the former golf course.

TRANSPORTATION REPORT

The Pima County Department of Transportation has no objection to the rezoning modification request subject to conditions. Parcel 305-28-202A proposes an unnecessarily long driveway to Tallahassee Drive through a flood prone area which could become inaccessible to some vehicles during a rain event. Access could be taken from Richmond Drive, but the unbuilt road would have to be constructed from Tallahassee Drive to the east point of the proposed driveway entrance. The applicant might find this to be a more viable option. Should the driveway to Tallahassee Drive be the selected access, dust control measures are recommended, and the requirements of the Flood Control District and Fire Department will also need to be met.

Parcel 305-28-2030 proposes direct access onto Sahuarita Road. Sahuarita Road is a high volume arterial road with a planned future right-of-way of 200 feet. The existing right-of-way is 150 feet; thus, a dedication of 50 feet will be required. Because this site has alternative access, DOT recommends the driveway be placed on Charleston Avenue. In addition, the subdivision and development street standards state that individual access for residential lots adjacent to major collectors or arterial is not permitted. An alternative could be the Richmond Drive access as noted above.

Concurrency considerations have been met as major roadways within the vicinity of this project are functioning below capacity. This request could generate approximately 20 average daily trips (ADT). Traffic counts in the area are as follows:
Sahuarita Road: 4,723 ADT
Houghton Road: 12,136 ADT

DOT recommends the following conditions:

1. The property owner/developer shall dedicate 50 feet of right-of-way for Sahuarita Road.
2. Access to parcel 305-28-2030 shall be from Charleston Avenue, or Richmond Drive if constructed to the easternmost point of the driveway.

FLOOD CONTROL REPORT

The Regional Flood Control District has reviewed the request and has the following comments:

1. The western half of parcel 305-28-202A through which the driveway is proposed is within Special Studies Floodplains which carry over 700 cubic feet per second in the 1% regulatory flood event. This floodplain is not contained within the sandy bottom channel. A location outside the floodplain, possibly to the north is preferable.
2. Neither of the proposed home sites is within the floodplain.

In conclusion the District has no objection subject to the following condition:

Prior to any grading, improvements, or issuance of building permits, the property owner shall submit a site plan to the Pima County Flood Regional Control District for review and approval.

WASTEWATER MANAGEMENT REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced request for a modification of rezoning conditions to change the use pertaining to the original SR zoning for a golf course to allow residential development. The request involves a portion of the defunct The Challenge at Santa Rita Golf Course. The applicant proposes development of one residence on each parcel.

The subject parcels are within the area currently served by Pima County's public sewer system and are tributary to the Corona de Tucson Water Reclamation Facility. Sewer service is available in the existing 8-inch public sewer lines located on the property or in the adjacent subdivision.

The PCRWRD has no objection to the requested modification of rezoning conditions.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

NRPR has no objection to the applicant's request.

CULTURAL RESOURCES REPORT

The subject parcels are in a low archaeological sensitivity zone. The Cultural Resources & Historic Preservation Division of the Office of Sustainability and Conservation has no comments regarding cultural resources for the modification of the rezoning conditions request.

TUCSON WATER REPORT

Tucson Water has no objection in principle to the Modification of Rezoning Conditions for parcels 305-28-202A and 305-28-2030.

However, Tucson Water records show that these parcels are not part of the Santa Rita Bel Aire Association. To pursue the possibility of obtaining water service the applicant will have to contact:

Jamie Argueta
E-mail: rproperties@yahoo .com
Phone: (520) 907-0915

FIRE DISTRICT REPORT

In the attached comments, the Corona de Tucson Fire District fire marshal notes that the District operates under the 2012 International Fire Code with amendments, which will require Fire Department all weather access to any residence. Multiple washes and or drainage courses (big and small) are noted to run through both properties. In recent years the washes and or drainage courses have escaped their usual banks and flooded buildings on the north side of Tallahassee Drive going towards Houghton Road. The area between Tallahassee Drive and Charleston Avenue is noted to have a berm to protect the water from entering the area just east of Tallahassee. It was suggested that the regional flood district survey the area to determine what might be done to help mitigate future flooding, perhaps cleaning the washes and or drainage courses.

PUBLIC COMMENT

As of the writing of this report, staff has not received any written public comments pertaining to this request.

Respectfully Submitted,

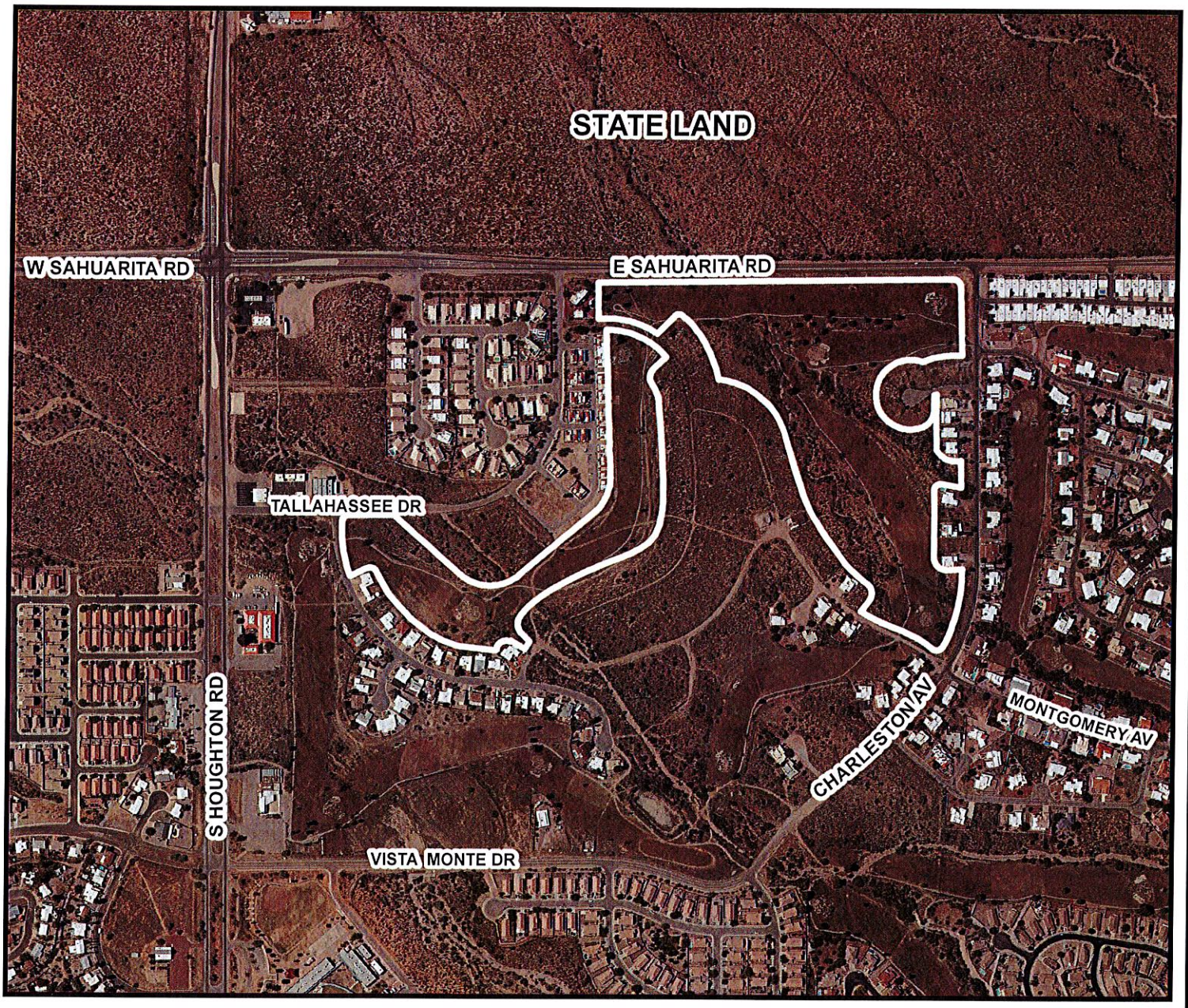
David Petersen, AICP
Senior Planner

CP/DP

Attachments

c: Tucson Rubberized Coating, Inc., Attn: Saeed Mahmoodi, 6351 S. Tucson Blvd., Tucson, AZ 85706
Sonoran Design Group, Inc., Attn: Gary Morrell, 3530 N. Oracle Road #126, Tucson, AZ 85705

Case #: Co9-63-06
Case Name: CORONA DE TUCSON NO. 5 REZONING
Tax Code(s): 305-28-202A & 305-28-2030



0 285 570 1,140 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **Modification of Rezoning Condition - Substantial Change**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 05/25/16 (scheduled)	Board of Supervisors Hearing:

Base Map(s): 386, 469	Map Scale: 1:8,000	Map Date: 05/04/2016 (ds)

N
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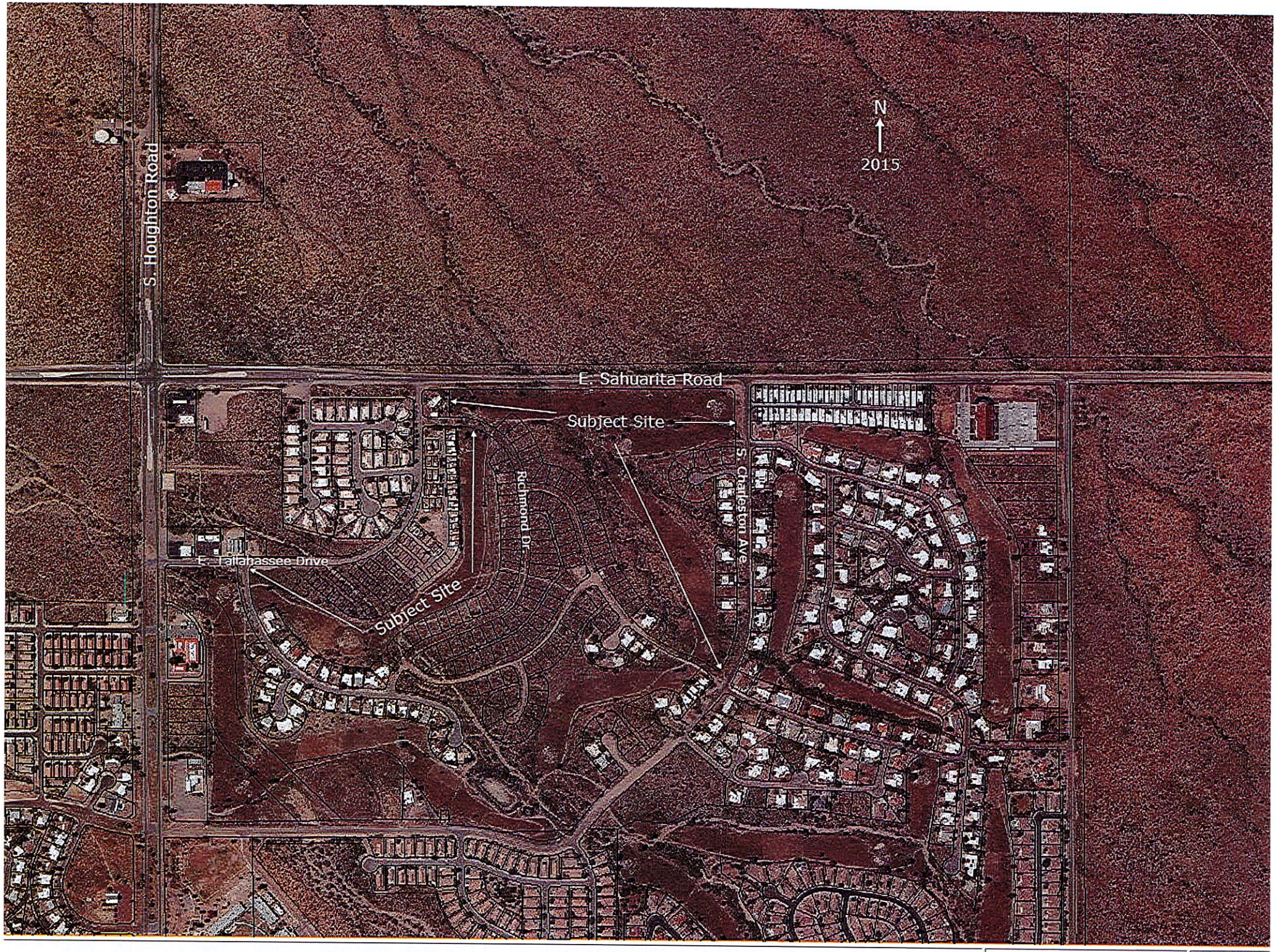
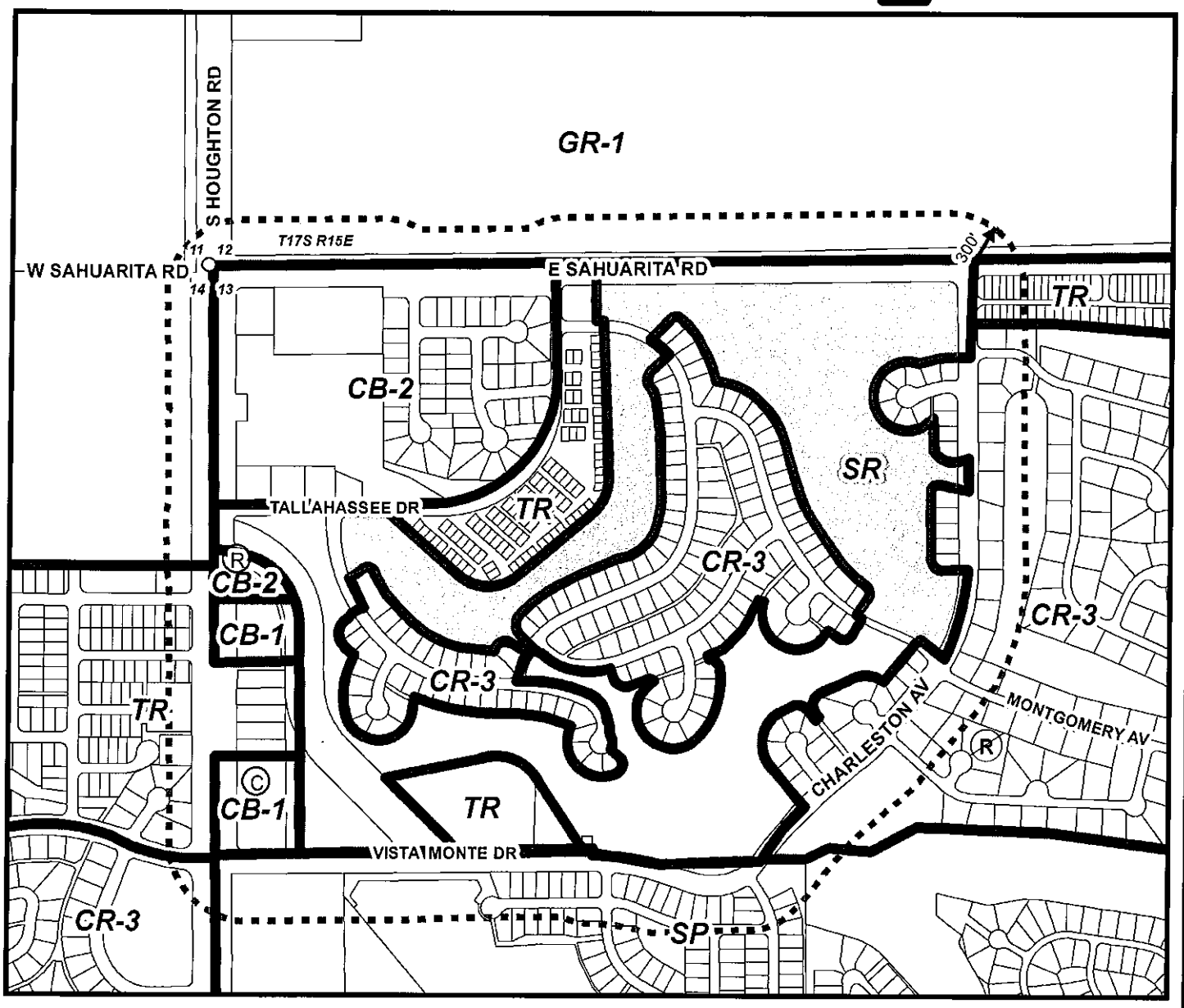

N
2015
S. Houghton Road
E. Sahuarita Road
Subject Site
S. Charleston Ave.
Richmond Dr.
E. Tallahassee Drive
Subject Site

1 : 6,400

Case #: Co9-63-06
Case Name: CORONA DE TUCSON NO. 5 REZONING
Tax Code(s): 305-28-202A & 305-28-2030

300' Notification Area
Zoning Boundary



0 285 570 1,140 Feet

Subject Site

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **Modification of Rezoning Condition - Substantial Change**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 05/25/16 (scheduled)	Board of Supervisors Hearing:

Base Map(s): 386, 469	Map Scale: 1:8,000	Map Date: 05/03/2016

N
W E
S

Lot 202

LEGEND

PROPERTY LINE	
EXISTING CONTOUR (MINOR)	
PROPOSED CONTOUR	
MAJOR CONTOUR	
MIN. CONTOUR	
LIMITS OF GRADING	
STREET CENTER LINE	
GRID	
FIELD SPOT ELEVATION	
BENCHMARK	
SETTER	
SPECIAL FLOOD HAZARD AREA	

LEGAL DESCRIPTION

NEW TUCSON UNIT NO 4 LOT 202
EXC 4' X 72.45'

AREA DEVELOPMENT CALC'S

TOTAL LOT AREA	558,251 SQ. FT.
BUILDING AREA	5,455 SQ. FT.
DEVELOPMENT AREAS	85,000 SQ. FT.

UNDISTURBED OPEN AREA

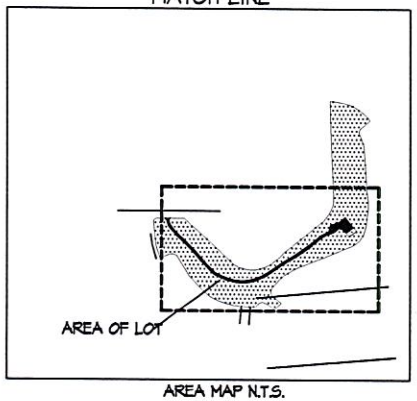
MIN. @ 25%	154,365 FT.
ACTUAL	455,251 FT.

SLOPE RATIOS & TREATMENTS

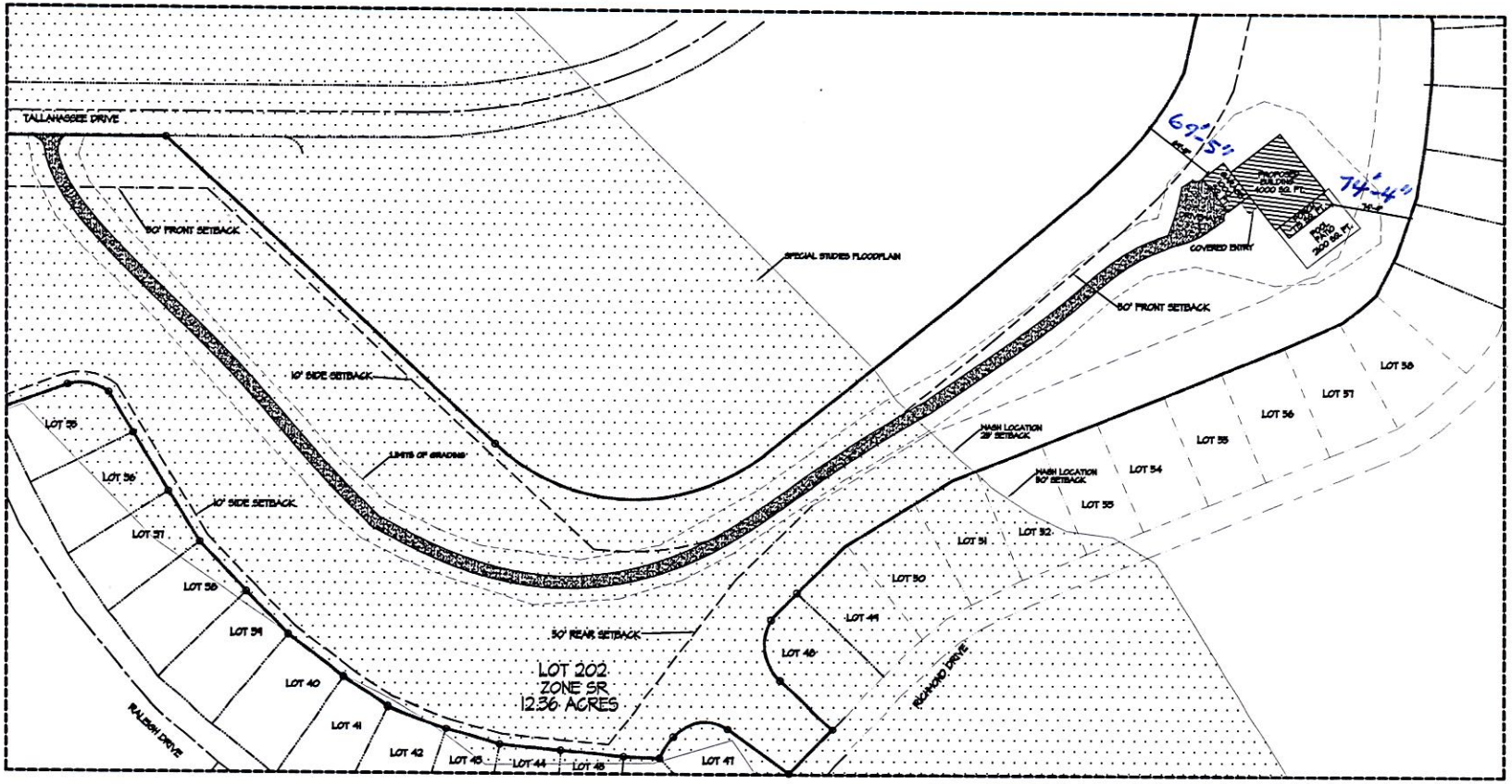
0 - 3:1	NATIVE REVEG. OR SOIL NETTING
3:1 - 2:1	RIP-RAP OVER FILTER FABRIC

MATCH LINE

MATCH LINE



AREA MAP N.T.S.



INTERNATIONAL RESIDENTIAL CODE 2012

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SDG
Sonoran Design Group
8181 E. Broadway Blvd.
Suite 100
Tucson, Arizona 85710
520.296.2675
www.sonorandesigngroup.com

DRAWN BY:
CHECKED BY:
DATE
SCALE
PROJ. NO.
JOB NO.
SHEET
SD
OF SHEETS

PARCEL 305-28-202A

GRADING/SITE PLAN

REVISIONS BY:

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THESE PLANS, IN NO INSTANCE INCORPORATE ASSUMPTIONS

Lot 203

MATCH LINE

SAHUARITA ROAD

CHARLESTON AVENUE

1027'-0"

852'-3"

564'-5"

45'-0"

50' FRONT SETBACK

EXISTING 8" SEWER LINE

EXISTING 10" SEWER LINE

526'-11"

284'-2"

LIMITS OF GRADING

TREE LOCATIONS

PATIO 1000 SQ. FT.

GARAGE 800 SQ. FT.

GUEST BOQ. 99 SQ. FT.

PROPOSED BUILDING 9000 SQ. FT.

PORCH 800 SQ. FT.

PATIO 1000 SQ. FT.

LOT 203
ZONE SR
26.12 ACRES

10' SIDE SETBACK

WASH LOCATION 25' SETBACK

10' SIDE SETBACK

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 139

LOT 138

LOT 137

LOT 136

LOT 140

WASHVILLE PLACE

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

MATCH LINE

AREA OF LOT

AREA MAP N.T.S.

SLOPE RATIOS & TREATMENTS	
0 - 5:1	NATIVE REVEG. OR SOIL NETTING
5:1 - 2:1	RIP-RAP OVER FILTER FABRIC

LEGEND

LEGAL DESCRIPTION

NEW TUCSON UNIT NO 4 LOT 203

AREA DEVELOPMENT CALC'S	
TOTAL LOT AREA	1,137,990 SQ. FT.
BUILDING AREA	12,000 SQ. FT.
DEVELOPMENT AREAS	34,156 SQ. FT.

UNDISTURBED OPEN AREA	
MIN. @ 25%	284,498 FT.
ACTUAL	1,085,834 FT.

INTERNATIONAL RESIDENTIAL CODE 2012

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50 S. CHARLESTON AVE.
TUCSON, AZ 85641

GRADING/SITE PLAN

SDG
Sonoran Design Group
8959 N. Cortaro Rd., Suite 110
Oro Valley, AZ 85704
(520) 825-0475 Fax
www.sonorandesigngroup.com

DRAWN BY: JWILLIAMS
CHECKED BY: BGW
DATE: 2/22/16
SCALE: 1"=40'-0"
JOB NO.: 2015-109
SHEET: SD

OF - SHEETS

SDG
3530 N. Oracle Rd #126 Tucson, AZ 85705
Phone: (520) 293-2375 Fax: (520) 293-2449
Sonoran Design Group, Inc.
Custom Residential Design

April 11, 2016

Pima County Development Services- Planning Division
201 N. Stone Ave.
Tucson, AZ. 85701

RE: Request Letter for change of use pertaining to original SR rezoning for a golf course (The Challenge at Santa Rita Golf Course) to allow residential development.

Owner – Tucson Rubberized Coating Inc. – Saeed Mahmoodi
6351 S. Tucson Blvd.
Tucson, AZ 85706
520 – 293-3444 – Office
520-293-3460 - Fax

Applicant – Sonoran Design Group, Inc.- Gary H. Morrell
3530 N. Oracle Road #126
Tucson, AZ 85705
520-293-2375 – Office
520-293-2449 – Fax

Subject Properties:
50 S. Chartleston Ave- Vail, AZ 85641 – Parcel # 305-28-2030 – 26.12 acres
Parcel # 305-28-202A – Vail, AZ 85641 – 12.36 acres

Sincerely,

Gary H. Morrell, AIBD
President

To whom it may concern:

In early 2013, we contacted Tom Starrs of Long Realty about the land for sale which made up the Santa Rita Golf course. However, no sale was negotiated because the owner preferred to sell the entire golf course instead of selling each of the ten parcels individually. In October of 2013, I received an email from Tom Starrs informing me of a meeting that he arranged for people living around the golf course as well as the County Supervisor for distract 4 to discuss "re-establishment of the Santa Rita Golf Course property into some usable purpose."
Following this, in February 2014 Tom Starrs sent an email with the title "Prime Residential Land" which stated that the owner was now selling each parcel individually. We concluded from this and the prior emails that Tom Starrs and the owner got a favorable outcome from the meeting in October. He also informed us that the owner removed the deed restrictions, and filed the removal with the county recorders office. Once this was complete, and we knew the county zoned the parcels we were interested in as SR, we felt it was alright to proceed with purchasing lands from the owner. We then proceeded to negotiate for parcel number 305282030 through Tom Starrs. Once we agreed on a price, we also decided to purchase parcel number 305282030 from the owner. This is why it was a shock to us when several months after the purchase we were contacted by Pima county informing us that we were not allowed to do anything except half a golf course on those parcels.

2/15/16

President

Tucson Rubberized Coatings, Inc.

Pima County
Development Services

Building Safety & Sustainability
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

LETTER OF AUTHORIZATION

As required by Arizona Revised Statues I herby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

50 S. CHARLESTON AVE - VAIL, AZ 85641 &
PARCEL 305-28-202A - VAIL, AZ. 85641
Property Address

CHANGE OF USE
Type of Permit Applied for: *(SFR/MF/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Secondary Dwelling/Assisted Living Home/Group Home)*

GARY H. MORNELL
SONORAN DESIGN GROUP, INC
Signature of Applicant

4-11-16
Date

AUTHORIZED BY:

Signature of Property Owner

4/1/16
Date

Per Board of Technical Registration and Registrar of Contractors regulation, Registrants and Licensed Contractors may apply for building permits without use of this form.

Search Date and Time:
4/1/2016 9:31:11 AM

File Number:
10975936

Corporation Name:
TUCSON RUBBERIZED COATINGS, INC.

Annual Report Email Reminders

eFile Annual Report

Print Annual Report Form

Collapse | Expand

Corporate Inquiry

File Number	10975936
Corporation Name	TUCSON RUBBERIZED COATINGS, INC.
Standing	Check Corporate Status

Domestic Address

6351 S TUCSON BLVD
TUCSON, AZ 85706

Statutory Agent Information

Agent Name: SAEED MAHMOODI

Agent Mailing/Physical Address:
6351 S TUCSON BLVD
TUCSON, AZ 85706

Agent Status: APPOINTED 08/03/2015

Agent Last Updated: 09/02/2015

Additional Entity Information

Entity Type: BUSINESS	Business Type: RETAIL SALES
Incorporation Date: 10/3/2003	Corporation Life Period: PERPETUAL
Domicile: ARIZONA	County: PIMA
Approval Date: 10/3/2003	Original Publish Date: 12/19/2003

Officer Information

Name	SAEED MAHMOODI
Title	PRESIDENT
Address	6351 S TUCSON BLVD TUCSON, AZ 85706
Date of Taking Office	03/18/2005
Last Updated	10/23/2015

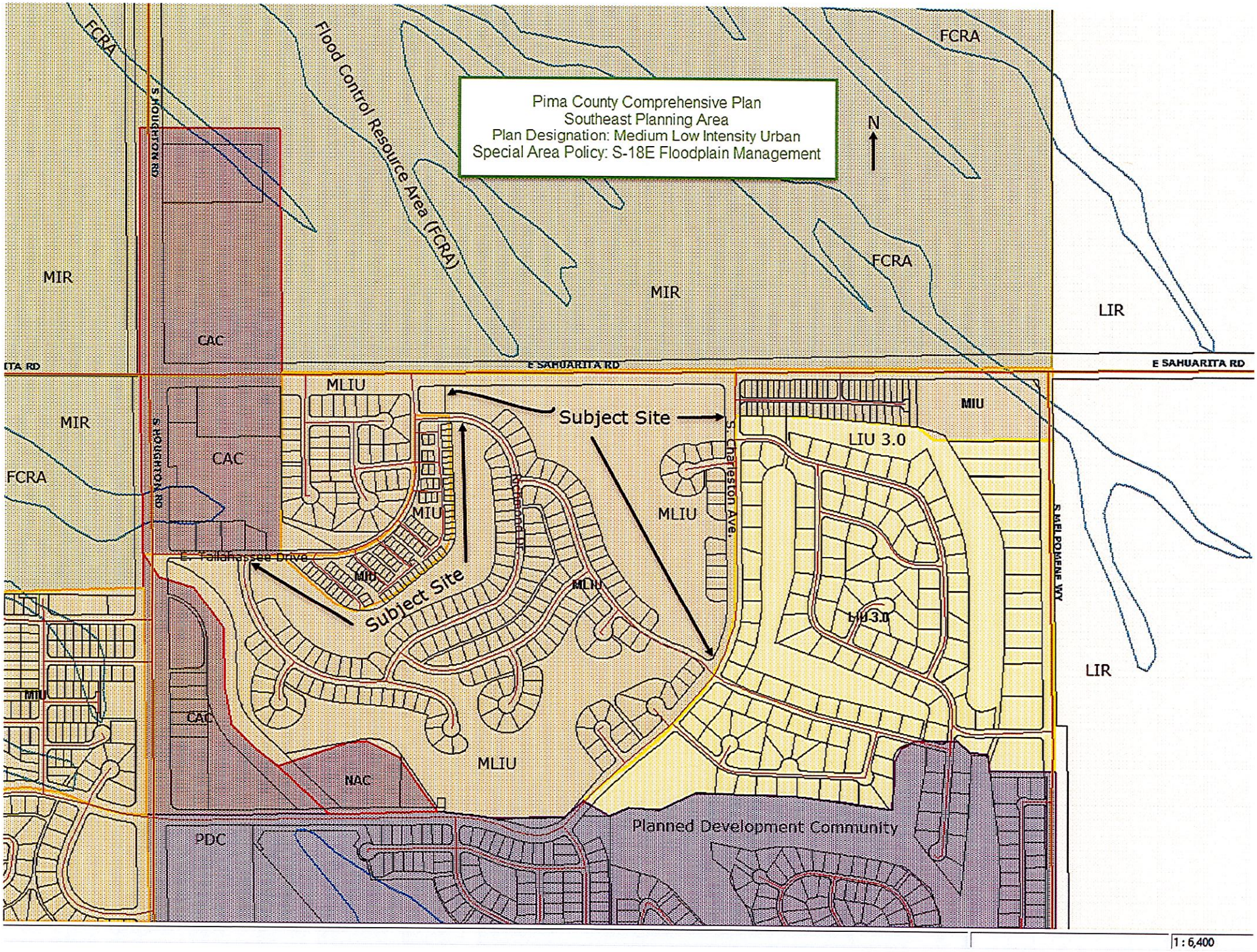
Director Information

Name	SAEED MAHMOODI
Title	DIRECTOR
Address	6351 S TUCSON BLVD TUCSON, AZ 85706
Date of Taking Office	03/18/2005
Last Updated	10/23/2015

Annual Reports

Next Annual Report Due: 10/3/2016

File Year	2015
File Month	10
Date Received	9/18/2015
Reason Returned	
Date Returned	
Extension	
File Year	2014
File Month	10
Date Received	9/16/2014
Reason Returned	
Date Returned	
Extension	
File Year	2013
File Month	10
Date Received	12/5/2013
Reason Returned	
Date Returned	
Extension	

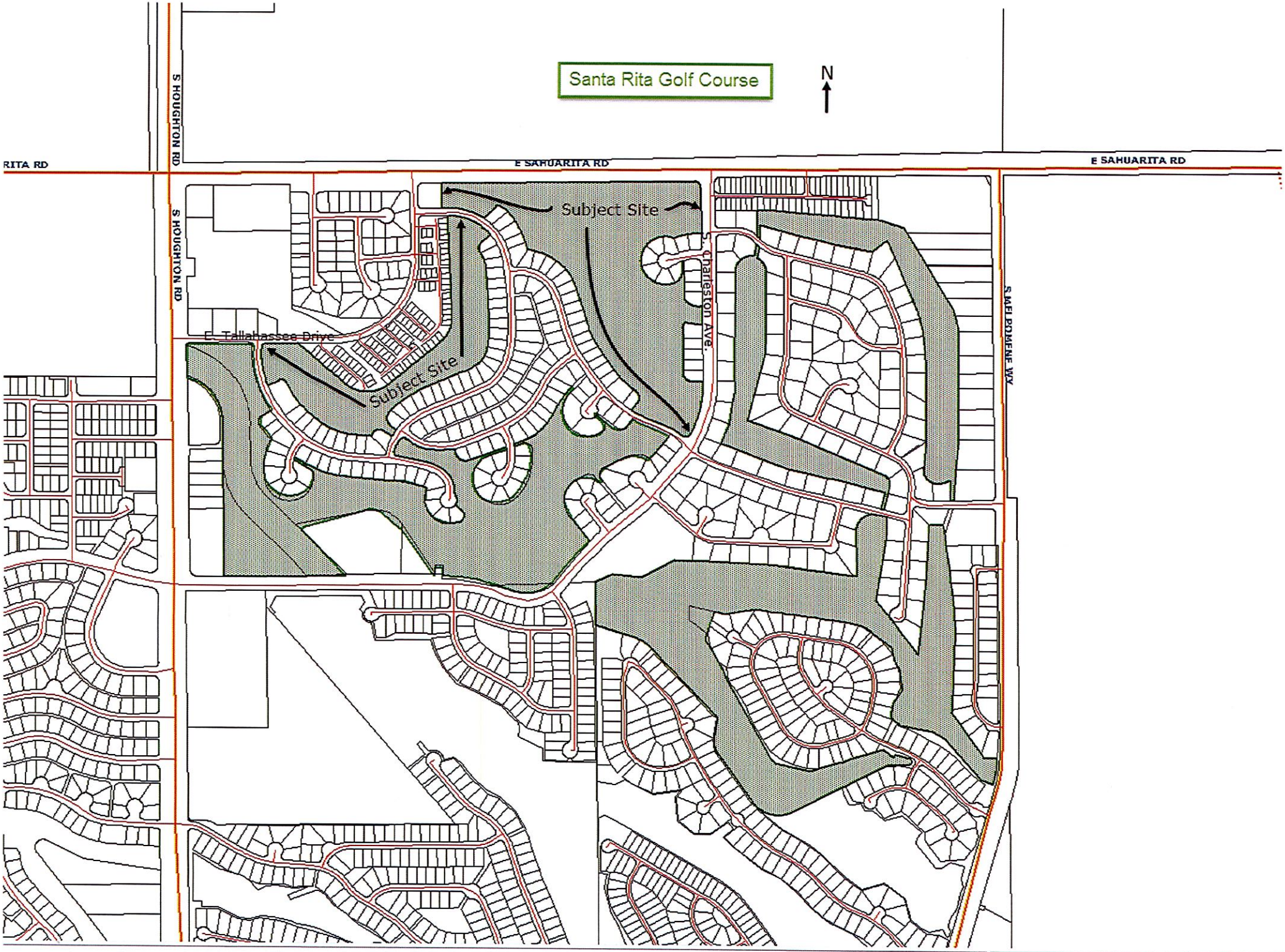

Pima County Comprehensive Plan
Southeast Planning Area
Plan Designation: Medium Low Intensity Urban
Special Area Policy: S-18E Floodplain Management
N
FCRA
Flood Control Resource Area (FCRA)
MIR
LIR
CAC
E SAHUARITA RD
S HOUGHTON RD
MLIU
MIU
Subject Site
S. Charleston Ave.
LIU 3.0
MLIU
E. Tallahassee Drive
S MELPOMENE WY
NAC
PDC
Planned Development Community
1 : 6,400

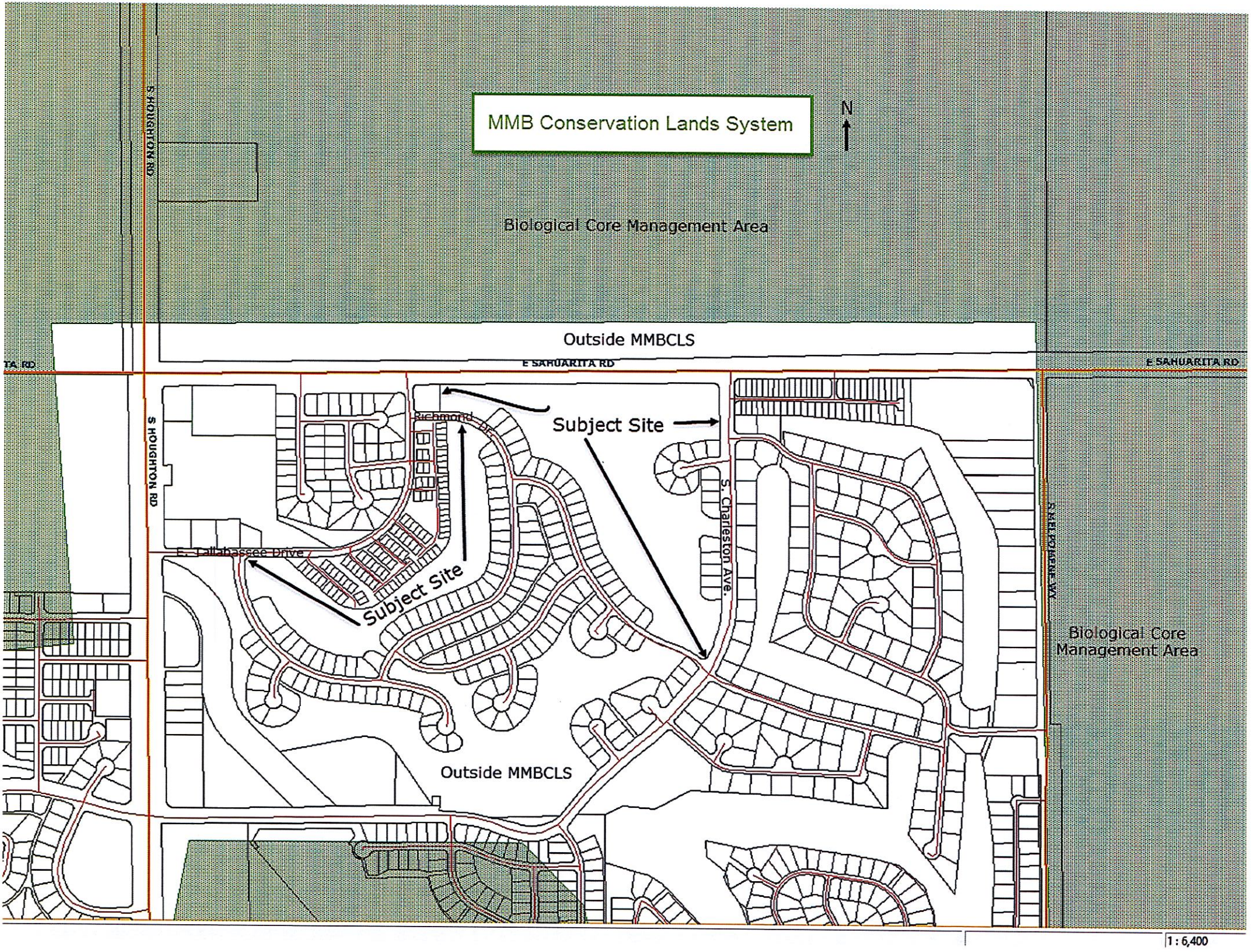
Medium Low Intensity Urban (MLIU)

Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.

- Residential Gross Density: Minimum- 2.5 RAC; Maximum- 5 RAC

- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC


Santa Rita Golf Course
N
RITA RD
S HOUGHTON RD
E SAHUARITA RD
E SAHUARITA RD
S HOUGHTON RD
Subject Site
Subject Site
E. Tallahassee Drive
S. Charleston Ave.
S MELPOMENE WY
1 : 7,078


MMB Conservation Lands System
N
Biological Core Management Area
Outside MMBCLS
E SAHUARITA RD
E SAHUARITA RD
S HOUGHTON RD
S HOUGHTON RD
Richmond Dr
Subject Site
Subject Site
E. Tallahassee Drive
S. Charleston Ave.
S MELPOMENE WY
Biological Core Management Area
Outside MMBCLS
1 : 6,400

David Petersen Corona de Tucson Fire Department Comments

From: CHerdliska <cherdliska@coronafire.org>
Sent: Thursday, April 21, 2016 11:18 AM
To: David Petersen
Subject: Re: Co9-63-6 Modification of Rezoning Conditions - P16SA00007

Good morning David,

I have reviewed the sites mentioned below and will comment to the life safety issues and the IFC. Corona de Tucson Fire District operates under the 2012 IFC with amendments, to that we will require Fire Department all weather access to any residence, I mention this because of the multiple washes and or drainage courses (big and small) that run thru both properties. In recent years the washes and or drainage courses have escaped their usual banks and flooded buildings on the north side of Tallahassee Dr. going towards Houghton Rd (just to name a few). The area between Tallahassee and Charleston Ave. does have a berm to protect the water from entering the area just east of Tallahassee. I would suggest that the regional flood people survey the area and determine what might be done to help mitigate future flooding, perhaps cleaning the washes and or drainage courses.

please feel free to contact me with any questions

Sincerely,

Charlotte Herdliska
Fire Marshal
Corona De Tucson Fire Department
Station II
17411 S Rustling Leaf Trail
Corona, AZ 85641
520-762-9370

P. D. Form 8210-140
Rev. 7/16/58

106

ORDINANCE NO. 1963-41

AMENDING AND CHANGING PIMA COUNTY ZONING MAP
EASTERN PIMA COUNTY IN THE VICINITY OF
HOUGHTON AND SAHUARITA ROADS

AS REFERRED TO IN PIMA COUNTY ORDINANCE NO.
1952-111 AND REPEALING ALL ORDINANCES AND PARTS
OF ORDINANCES IN CONFLICT HEREWITH.

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

SECTION 1. That the Pima County Zoning Map Eastern Pima County in the vicinity of Houghton Road south of Sahuarita Road as referred to in Pima County Ordinance No. 1952-111 be and the same is hereby amended and changed to the zones as shown on the map entitled "Amendment No. 39 by Ordinance No. 1963-41 to Pima County Zoning Map Eastern Pima County" hereto attached and be reference made a part hereof.

SECTION 2. That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this 2d day of July, 19 63.

APPROVED THIS 2d day of July, 1963.

Chairman, Board of Supervisors

Approved as to form this 1st day of July, 19 63

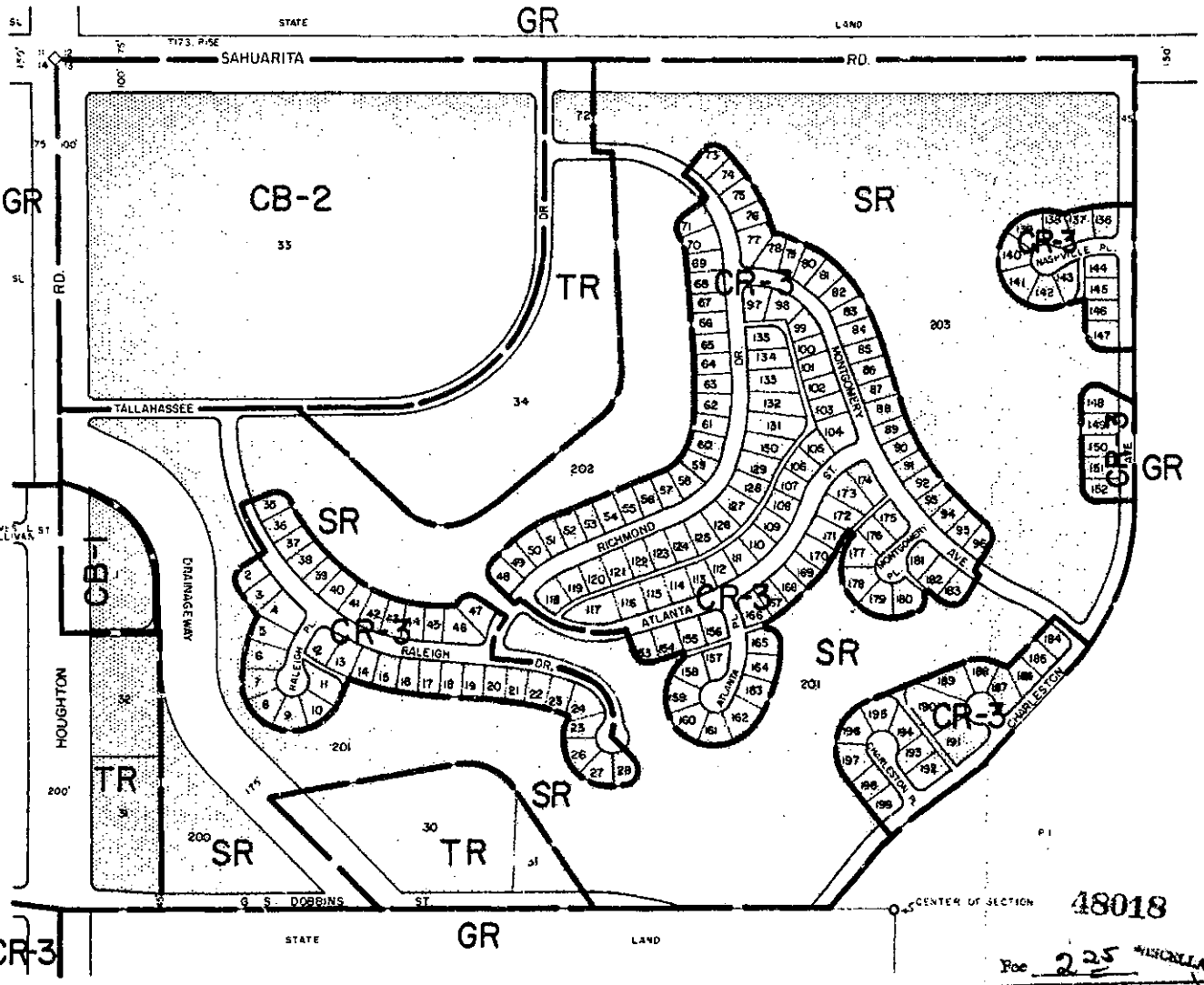
Special Deputy County Attorney

ATTEST

Clerk, Board of Supervisors

BOOK 2122 PAGE 325

AMENDMENT NO. 39 BY ORDINANCE NO 1963-41
TO PIMA COUNTY ZONE MAP NO EASTERN PIMA COUNTY
ADOPTED July 2, 1963
PART OF THE NW1/4 & NE1/4, SEC 13, T17S, R15E.



48018

Fee 2.25 MISCELLANEOUS

INDEXED	COPIES	BLOTTED

State of Arizona
County of Pima

I hereby certify that the within instrument was filed for record at request of Board of Supervisors

Date 1963 JUL 3 PM 3:56

Book 2122 Pages 325-327

Witness my hand and Official Seal
day and year above written
ANNA SULLIVAN, County Recorder
By Ida Mae Smyth
Deputy

A. M. Faure
EXEC SEC'Y COUNTY PLANNING & ZONING COMMISSION

BW 6-12-63

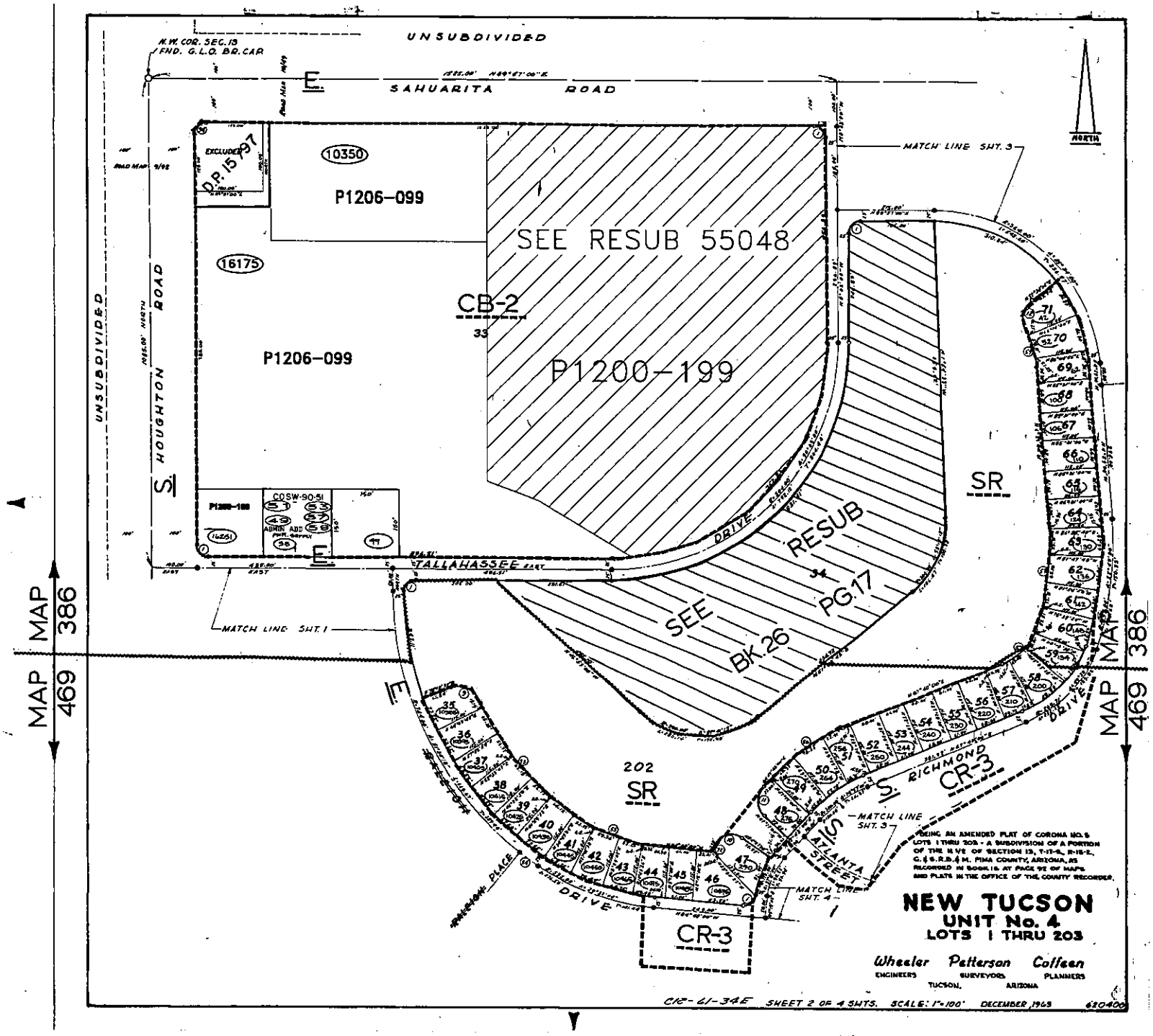
NEW TUCSON UNIT 4 (1-230)

MP 17050

RECORDED: MARCH 6, 1964

*** THE FOLLOWING PLAT IS AN ANNOTATED VERSION OF THE ORIGINAL DOCUMENT. IT HAS BEEN ALTERED BY PIMA COUNTY DEVELOPMENT SERVICES TO SHOW ADDITIONAL INFORMATION. ORIGINAL COPIES MAY BE OBTAINED FROM THE PIMA COUNTY RECORDER***

ANNOTATED COPY



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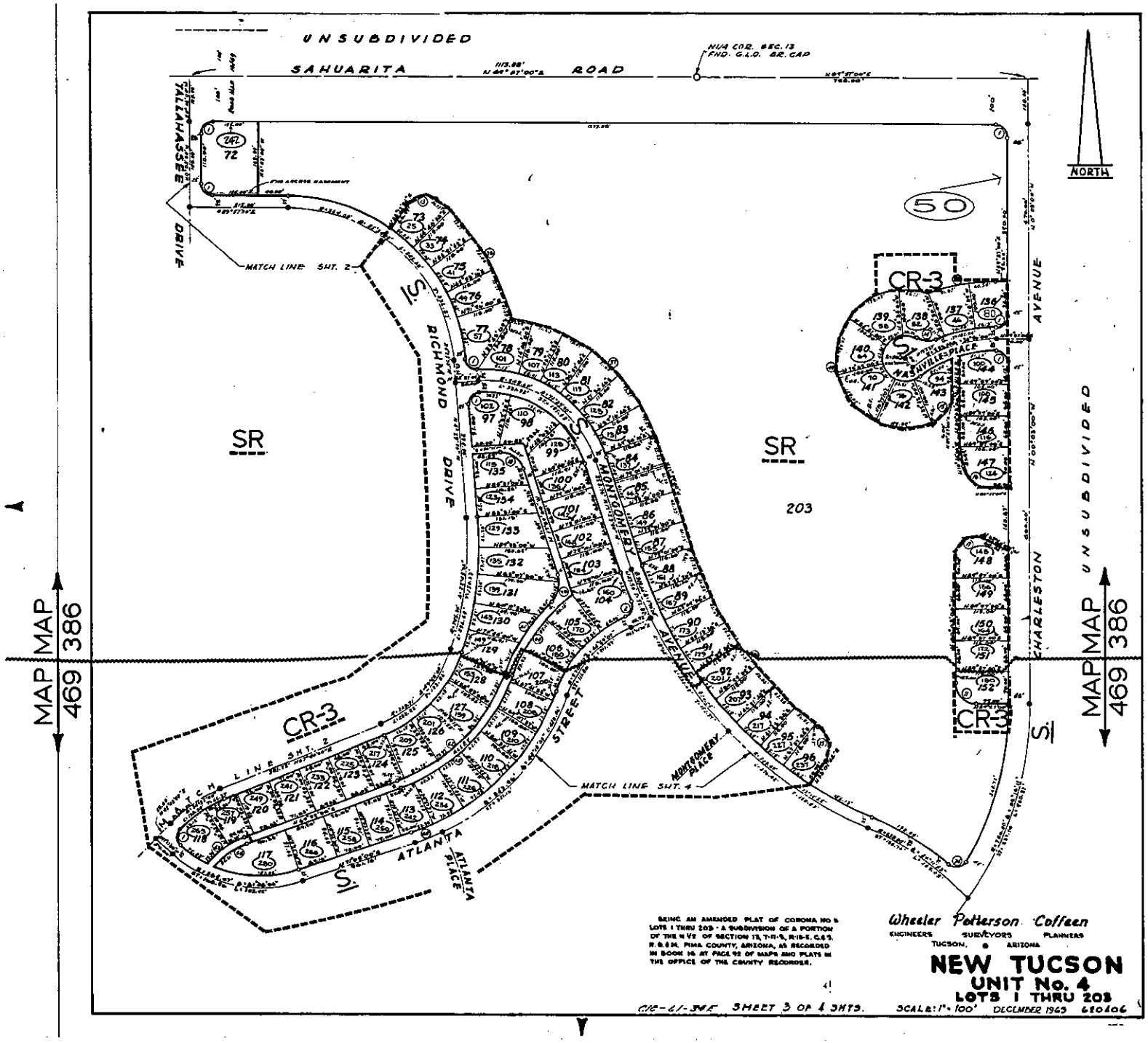
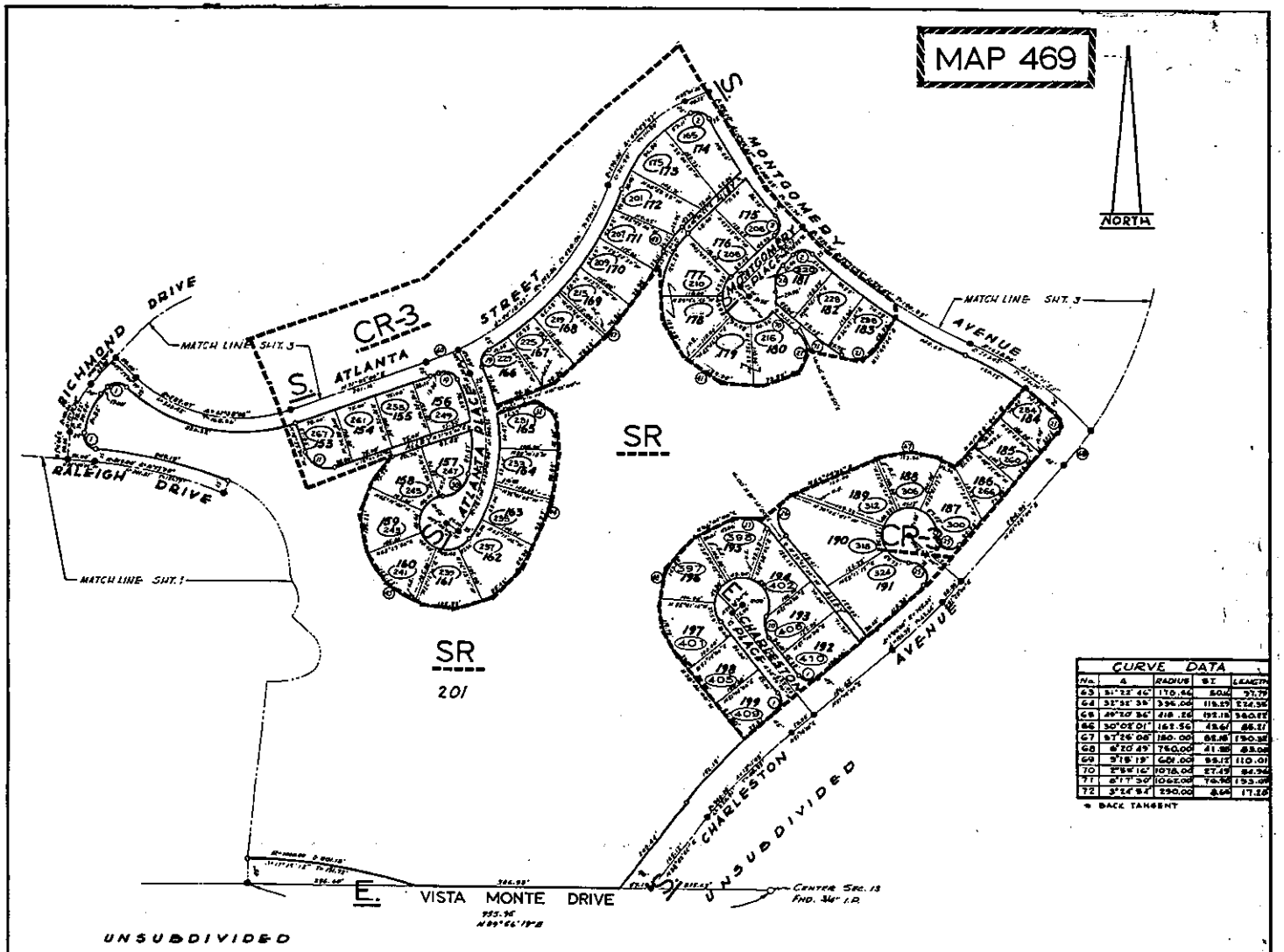


ANNOTATED COPY

MAP 469



CURVE DATA			
No.	Δ	RADIUS	ST	LENGTH
63	31°22'46"	170.46	50.14	93.79
64	32°32'39"	396.00	115.29	224.90
65	49°10'36"	218.28	102.18	240.02
66	30°02'01"	162.56	43.61	85.21
67	67°26'08"	160.00	102.18	190.02
68	6°20'49"	760.00	41.28	83.08
69	9°18'19"	601.00	48.12	110.01
70	2°59'16"	1078.00	27.49	54.94
71	8°17'30"	1062.00	76.96	153.09
72	3°24'54"	290.00	8.64	17.28

* BACK TANGENT

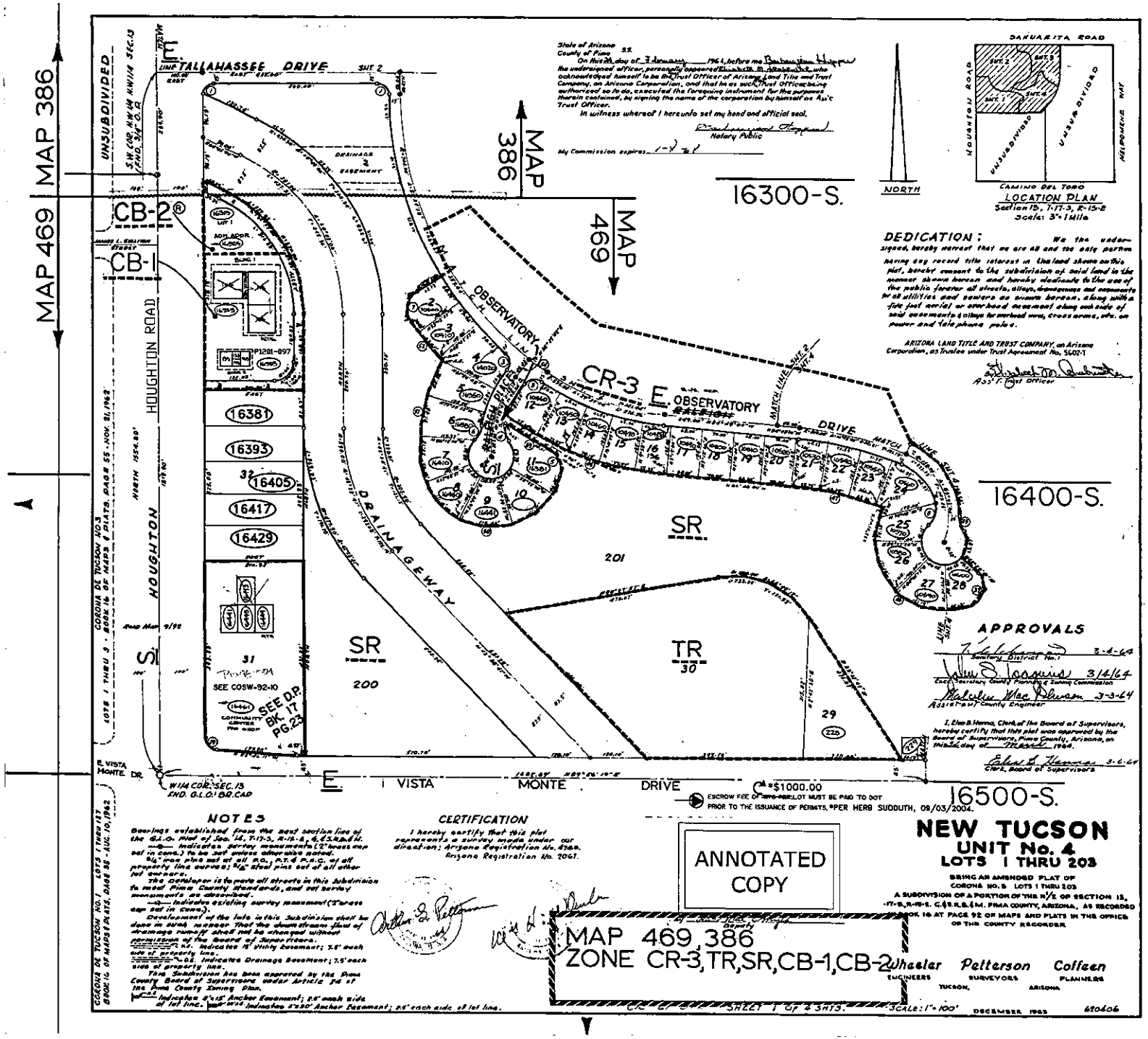
BEING AN AMENDED PLAT OF CORONA NO. 5 LOTS 1 THRU 203 - A SUBDIVISION OF A PORTION OF THE N 1/2 OF SECTION 13, T-14-S, R-14-E, G & S.R.B. & M. PIMA COUNTY, ARIZONA, AS RECORDED IN BOOK 16 AT PAGE 92 OF MAPS AND PLATS IN THE OFFICE OF THE COUNTY RECORDER.

NEW TUCSON
UNIT No. 4
LOTS 1 THRU 203

Wheeler Patterson Coffeen
ENGINEERS SURVEYORS PLANNERS
TUCSON, ARIZONA

CURVE DATA																			
No.	Δ	RADIUS	ST.	LENGTH	No.	Δ	RADIUS	ST.	LENGTH	No.	Δ	RADIUS	ST.	LENGTH	No.	Δ	RADIUS	ST.	LENGTH
1	90°00'00"	25.00	25.00	39.27	13	111°53'00"	41.00	62.37	85.81	25	32°09'21"	60.00	16.88	33.68	49	30°53'44"	666.00	184.18	359.37
2	83°02'21"	25.00	23.78	37.59	14	72°00'00"	50.00	39.21	64.76	26	88°27'00"	25.00	25.00	38.58	50	141°53'19"	1336.00	945.63	1497.98
3	84°23'58"	25.00	23.47	37.02	15	85°09'59"	25.00	21.97	37.16	27	86°00'15"	37.00	28.20	46.69	51	21°38'12"	475.00	176.78	337.49
4	60°19'07"	50.00	25.45	48.89	16	60°00'00"	50.00	28.87	52.36	28	35°38'01"	504.00	164.96	315.46	52	7°00'00"	879.00	53.77	107.47
5	78°08'58"	47.00	38.18	64.11	17	99°42'48"	48.00	50.38	77.67	29	64°08'50"	328.00	201.09	434.76	53	31°11'14"	614.00	160.87	328.78
6	36°19'29"	60.00	15.92	30.68	18	111°28'14"	48.00	69.60	93.39	30	38°07'28"	1089.00	1498.71	1088.27	54	3°36'38"	1444.00	23.46	46.86
7	98°09'54"	46.00	48.61	74.88	19	87°09'38"	25.00	23.79	37.79	31	20°47'32"	430.00	77.09	155.81	55	29°37'00"	399.00	104.03	206.18
8	68°49'14"	28.00	20.47	34.38	20	100°22'38"	25.00	30.00	49.80	32	214°13'14"	190.00	2464.76	340.83	56	24°51'00"	440.00	97.34	191.60
9	88°41'46"	49.00	48.45	73.29	21	196°11'53"	28.00	48.48	60.30	33	166°19'51"	160.00	1214.83	461.69	57	49°20'00"	129.71	89.57	111.68
10	95°36'20"	39.00	49.61	67.50	22	109°30'00"	48.00	62.55	88.36	34	28°04'27"	688.32	170.89	336.79	58	22°49'00"	609.00	122.08	240.39
11	90°00'00"	45.00	45.00	67.82	23	78°30'00"	54.00	41.06	70.31	35	15°16'08"	176.00	23.87	53.18	59	23°19'21"	224.00	46.06	87.01
12	79°08'26"	52.00	48.97	71.80	24	48°19'55"	68.00	41.59	76.09	36	36°41'39"	417.00	146.43	281.83	60	6°46'00"	845.26	32.06	64.00
13	35°31'07"	48.00	47.22	71.56	25	88°46'11"	28.00	25.22	37.42	37	130°38'01"	156.00	998.21	694.66	61	26°19'02"	411.00	92.06	181.14
14	25°08'00"	80.00	24.96	46.97	26	31°08'58"	90.00	35.76	63.08	38	180°49'34"	180.00	318.39	568.00	62	49°20'34"	401.26	184.52	346.44
15	61°00'00"	72.00	47.66	84.28	27	104°58'21"	51.00	54.30	76.64	39	16°59'00"	698.00	103.46	208.48					
16	79°15'00"	95.00	48.02	80.23	28	92°59'07"	51.00	63.32	82.79	40	109°30'00"	190.00	193.48	250.02					

012-21-34E SHEET 4 OF 4 SHTS. SCALE: 1"=100' DECEMBER, 1965 630406


MAP 386
MAP 469
UNSUBDIVIDED
E. TALLAHASSEE DRIVE
CB-2
CB-1
HOUGHTON ROAD
HOUGHTON
S.
16381
16393
16405
16417
16429
SEE COSW-92-10
SEE D.P. BK. 17 PG. 23
DRAINAGE EASEMENT
DRAINAGEWAY
SR
200
SR
201
TR
30
CR-3
E. OBSERVATORY
OBSERVATORY
DRIVE
16300-S.
16400-S.
16500-S.
E. VISTA MONTE DRIVE
W1/4 COR. SEC. 13 FND. G.L.O. BR. CAP
*$1000.00
ESCROW FEE OF ~~ONE~~ LOT MUST BE PAID TO DOT PRIOR TO THE ISSUANCE OF PERMITS. *PER HERB SUDDUTH, 09/03/2004.
NORTH
SAHUARITA ROAD
HOUGHTON ROAD
UNSUBDIVIDED
CAMINO DEL TORO
LOCATION PLAN
Section 13, T-17-S, R-15-E
Scale: 3" = 1 Mile
DEDICATION:
ARIZONA LAND TITLE AND TRUST COMPANY, an Arizona Corporation, as Trustee under Trust Agreement No. 5602-T
Ass't. Trust Officer
APPROVALS
Sanitary District No. 1
Exec. Secretary County Planning & Zoning Commission
Assistant County Engineer
Clerk, Board of Supervisors
NOTES
CERTIFICATION
I hereby certify that this plat represents a survey made under our direction; Arizona Registration No. 4760.
Arizona Registration No. 2061.
ANNOTATED COPY
MAP 469, 386
ZONE CR-3, TR, SR, CB-1, CB-2
NEW TUCSON
UNIT No. 4
LOTS 1 THRU 203
BRING AN AMENDED PLAT OF CORONA NO. 5 LOTS 1 THRU 203
A SUBDIVISION OF A PORTION OF THE N1/2 OF SECTION 13, T-17-S, R-15-E, G.&S.R.B.&M. PIMA COUNTY, ARIZONA, AS RECORDED IN BOOK 16 AT PAGE 92 OF MAPS AND PLATS IN THE OFFICE OF THE COUNTY RECORDER
Wheeler Petterson Coffeen
ENGINEERS SURVEYORS PLANNERS
TUCSON, ARIZONA
SCALE: 1" = 100'
DECEMBER 1963
620406

Co9-63-6 Rezoning Approval
BOS Minutes 4-2-63

17. DP&Z-Z: Co9-63-6, CORONA DE TUCSON, INC., PETITION

The Chairman announced that this is the time and the place for hearing on the petition of Corona de Tucson, Inc., to rezone from GR to SR, CR-3, TR, CB-1, and CB-2 property at the southeast corner of Houghton Road and Helmet Peak-Sahuarita Road, extended (within the Corona de Tucson Neighborhood Plan No. 2 Amendment, C13-61-18). The Assistant Planning Director reported that the petition is in order. The Planning and Zoning Commission recommends that the rezoning be approved. The Chairman inquired whether anyone wished to be heard. No one appeared. It was thereupon moved by Mr. Rubi, seconded by Mr. Weaver, and carried that the Board approve the proposed rezoning in accordance with the Commission's recommendation and order the necessary ordinance drawn.

Minute Extract, April 2, 1963