

SAHUARITA ORDINANCE NO. 2022-161

AN ORDINANCE OF THE TOWN OF SAHUARITA, ARIZONA, CHANGING THE ZONING OF PARCEL NUMBER 303-45-0120, AN APPROXIMATELY 162 ACRE PARCEL OF LAND OWNED BY GREEN VALLEY 28 LLP AND LOCATED ON THE WEST SIDE OF LA VILLITA ROAD SOUTH OF ITS CURRENT TERMINUS, FROM RH (RURAL HOMESTEAD) TO SP (SPECIFIC PLAN), AND ADOPTING THE “LA VILLITA SPECIFIC PLAN” BY REFERENCE (CASE #SA9-20-001).

WHEREAS, the Town of Sahuarita Planning & Building Department received an application from The Planning Center on behalf of owner, Green Valley 28 LLP, for Specific Plan zoning of an approximately 162-acre site located on the west side of La Villita Road south of its current terminus, changing the zoning from RH (Rural Homestead) to SP (Specific Plan); and

WHEREAS, a site analysis, several engineering studies, the land use proposal and development regulations were submitted as part of the rezoning application pursuant to requirements in STC Chapter 18.90 (Specific Plans) of the Sahuarita Town Code, and have been determined by Town staff to be complete and adequate for purposes of assessing the proposed rezoning and related impacts on the site and adjacent areas; and

WHEREAS, community meetings were conducted by the applicant in order to provide the public with information related to the proposed rezoning; and

WHEREAS, the La Villita Specific Plan is located within the Sahuarita Square District and proposes concepts in line with the Sahuarita Square Special Planning Area with goals of creating an attractive destination by offering a mix of uses, and supports the Sahuarita Square District Area Plan by increasing residential densities and allowing for more mixed-use development along major corridors; and

WHEREAS, the Planning & Zoning Commission duly noticed and held a public hearing related to the rezoning request on April 5, 2021, and following this public hearing, voted to recommend that the Town Council approve the requested rezoning with recommendations to prioritize the connection of La Villita Road to Old Nogales Highway, to conduct a traffic study of the La Villita and Twin Buttes intersection, and to explore alternatives for the location of secondary fire access; and

WHEREAS, the Town Council of the Town of Sahuarita held a public hearing on the rezoning request on September 13, 2021, in order to obtain public input on the request for a change of zoning, and heard from staff, a representative of the owner, and members of the public, and voted to continue the matter to April 11, 2022, or to an earlier date with the stipulation that a public hearing prior to April 11, 2022, be given proper notice; and

WHEREAS, the Town Council of the Town of Sahuarita held a second public hearing on the rezoning request on March 28, 2022, in order to obtain public input on the request for a change of zoning, and heard from staff, a representative of the owner, and members of the public, and determined that the rezoning request should be approved, and that certain document known as the "La Villita Specific Plan," having been made a public record by Sahuarita Resolution No. 2022-0704, should be adopted.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Sahuarita, Arizona, as follows:

- Section 1.** That certain document known as the "La Villita Specific Plan," which document was made a public record by Sahuarita Resolution No. 2022-0704, is hereby referred to, made a part hereof as if fully set out in this ordinance and adopted by reference pursuant to A.R.S. § 9-802.
- Section 2.** The zoning of 162 acres of land, Assessor's Parcel Number 303-45-0120 which is located on the west side of La Villita Road south of its current terminus, and more particularly described on Exhibit "A" attached hereto, is hereby changed from RH (Rural Homestead) to SP (Specific Plan).
- Section 3.** All ordinances, resolutions, or motions and parts of ordinances, resolutions or motions of the Sahuarita Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance. All internal references within the Town Code to any affected provision are hereby updated.
- Section 4.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Sahuarita, Arizona, this 11th day of April 2022.



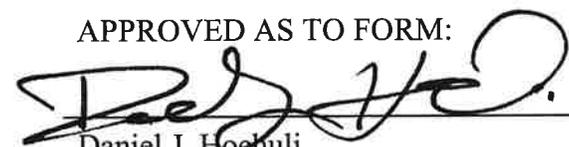
Mayor Tom Murphy

ATTEST:



Lisa Cole, MMC
Town Clerk

APPROVED AS TO FORM:



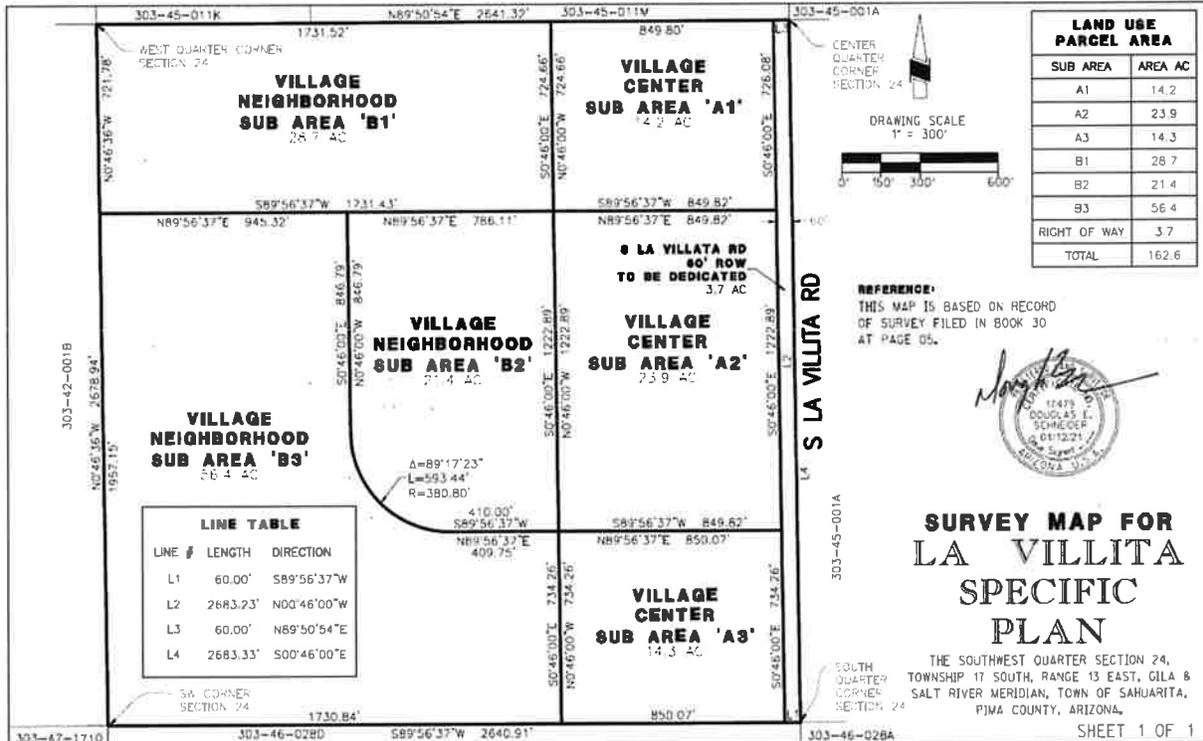
Daniel J. Hochuli
Town Attorney



EXHIBIT "A"

LEGAL DESCRIPTION

The Southwest quarter of Section 24, Township 17 South, Range 13 East, of the Gila and Salt River Base and Meridian, Pima County, Arizona; EXCEPT all oil, gas and associated hydrocarbons, as reserved in Docket 8113, Page 345, thereafter, assignment recorded in Docket 8499, Page 1664



303-45-001B

303-47-1710
303-46-028D
303-45-001A
303-46-028A

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