



# Application for Plan Amendment

February 2010 Form

## SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: 11/20/18

Received by: Staff

Area/Neighborhood Plan to Be Amended: South Pantano Area Plan, Sub-Area 6

Date Plan Was Adopted by Mayor and Council: 1984

Plan Amendment

Name: \_\_\_\_\_ Plan

Amendment Number: PA18-005

Processing Fee: \$16,093.00

## SECTION 2 - Site Identification

Street Address: 4200 S Harrison Rd

Township/Range/Section: T14S, R15E, Sect 34

Tax Code No: 136-30-0020 & 0030

Nearest Major Cross Street: Irvington Rd/Harrison Rd

Amendment Site Size: 55.5 acres

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.

## SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

Owner:

Harvey Laurence E Jr Irrevoc GSTT TR

Attn: Larry Harvey

5348 N Highway Dr

Tucson AZ 85705-1006

Ph: (520) 888-6255 email: tucsondirtguy@aol.com

(Authorization Letter Attached)

**SECTION 3 - Applicant Information Cont'd.**

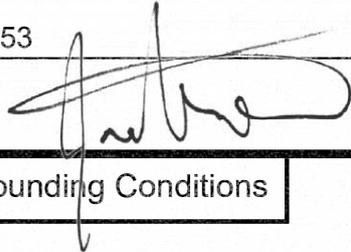
Applicant or Agent's Name: James McMurtrie

Firm's Name: Dynamic Civil Designs LLC Phone No: (520) 461-8016

Address: 10150 N Tall Cotton Dr Fax No: None. email: james.mcm@live.com

Marana Az 85653

Signature



Date

10/31/18

**SECTION 4 - Site and Surrounding Conditions**

**SITE**

Existing Site Zoning: SR Current Use of Site: Extraction (Sand and Gravel Pit)

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

Please see attachment.

**SURROUNDING AREAS**

Existing Zoning: North SR South SR East SR West R-2

Describe Land Uses and Development on Surrounding Properties:

North: Site abutts Pantano Wash. A single developed residential lot is on the opposite side of Pantano Wash.  
East: Harrison Road. The opposite side of Harrison Road has a single developed residential lot, a "Single Family Residential" use, and Raven Ranch an "Animal Production" use.  
South: The land is a closed landfill, the current use is a BMX bicycle track. The use is "Commercial Recreation".  
West: Vacant State of Arizona Trust Land.

Neighborhood Context: Please see attachment

Proposed Site Development

Proposed Use: SE Sanitation System and SE Salvaging and Recycling Proposed Zoning: I-2

Please see attachment  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Site Improvements (buildings, parking areas, etc.):

Please see attachment  
\_\_\_\_\_  
\_\_\_\_\_

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

Please see attachment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

Please see attachment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

Please see attachment  
\_\_\_\_\_  
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\_\_\_\_\_

**SECTION 5 - Plan Amendment Information Cont'd.**

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

Please see attachment

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Provide additional supporting information that demonstrates why this amendment should be approved.

Please see attachment

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A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes  No

**SECTION 6 - Pre-Submittal Meeting Information**

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- N/A  Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- Copy of notes from rezoning pre-submittal meeting

S:\Plan Amendments & PAD Changes of Conditions\Forms\PA\_application.doc

#### **Application Section 4**

##### **Current Site Conditions:**

The subject parcel is an existing Sand and Gravel Pit that began as an extraction pit many years prior to its annexation into the City of Tucson in 1987. The deepest point in the pit, in the south half of the property, is approximately 120 feet deep. The northern-most part of the property is where the old buildings and truck scale were located when the pit was fully operational. Today, the only remnants of buildings are the concrete slabs. Significant earth berms screen the parcel along the entire north side, three-quarters of the west side, and along Harrison Road on the east. A chain link fence exists along the south boundary and on the east side along Harrison Road. Along the west side and north side, a wire mesh fence exists. A paved multi-use path exists on the west side of Harrison Road between the property and the roadway. There is a total of three gates on the east side of the site. The main entry is at the northeast corner of the site and has a paved driveway with a substantial steel gate inset from the property line approximately 200 feet. A second gate and paved turnout apron is located approximately 480 feet south. The third gate is at the southeast corner with no turnout improvements from Harrison Road.

##### **Neighborhood Context:**

The subject parcel is located within the planning boundaries of the South Pantano Area Plan (SPAP) within the SPAP Subarea 6. Subarea 6 consists of the subject parcel, the closed landfill to the south, vacant residentially-zoned State Trust Land to the west and a portion of the residential subdivision "Fairway Groves" farther west. To the east, outside of Subarea 6, but still within the SPAP boundaries, the Raven Ranch, an "Animal Production" use is located on the opposite side of Harrison Road along with one residential lot at, 9527 E Millmar Road, currently occupied by a mobile home. A mobile home park located on leased State land resides to the southeast at the intersection of Irvington Road and Harrison Road.

In a larger context, the SPAP boundaries extend generally west to Wilmot Rd, North to Golf Links Rd, East to Melpomene Way north of Irvington Rd, to Harrison Rd south of Irvington Road, and south as far as Valencia Road to include the DMAFB Poorman Gunnery Range. The SPAP encompasses a total of 19 square miles with nearly half consisting of the Poorman Gunnery Range. Uses within the SPAP boundaries, not associated with the Range, are predominately residential.

### **Application Section 5**

#### **Proposed Use:**

The first proposed use is "Sanitation System", as a Special Exception use under the Utilities Use Group, for the proposed inert materials landfill. The existing pit will be permanently filled with only inert materials. The landfill will be a for-profit operation, open to the public, and will allow dumping of inert materials for a fee.

The second proposed use is "Salvaging & Recycling", as a Special Exception use under the Industrial Use Group. Materials found to be acceptable for reuse, such as concrete and asphalt, will be set-aside and crushed for use as recycled construction material. The crushed materials will be sold. Organic materials will not be accepted in the landfill, but green waste will be accepted in a separate area for use in mulch production. The mulch will be sold or disposed of at other landfills.

A provision will be requested in the SE Rezoning application, as permitted by UDC Section 3.10.3.L.5, to allow the Board of Adjustment to grant a variance(s) to Special Exception Use-Specific Standards under UDC 4.9.11.C and 4.9.13.Q. Those standards require 300' setbacks, which cannot be satisfied due to the current proximity of the pit to the property boundaries.

Once the landfill operations have filled the pit, a future use, such as a parking facility for recreational vehicles, will be proposed. The current I-2 zoning regulations allow the "Parking" use under the Commercial Services Use Group.

The operations onsite will consist of commercial and passenger-type vehicles and trailers entering and exiting the property to offload waste materials, and the use of standard-sized construction equipment, such as loaders and water trucks to properly separate, distribute, bury and compact the material in the landfill. It is expected that the crushing of materials will happen once every 6 months. A portable and self-contained crushing machine will be brought to the site to crush materials that have been set-aside and deemed appropriate for materials recycling. The crushing activities are expected to take one week to complete each time and will occur during normal business hours.

In terms of noise generation, the proposed uses are generally the same as the non-conforming extraction use that has been conducted on the property since the 1960s. The defining difference is that the proposed uses will be filling a pit as opposed to excavating one. Noise attenuation will be addressed in the same manner as the former use. The entrance gate is inset from the Harrison Road right-of-way approximately 200 feet and the truck scale and office will be inset approximately 350 feet and located on the north side of the property to provide adequate separation from the residential zoning east of Harrison Road and from the residence at 9527 E Millmar Road. The entrance and truck scale location should minimize any associated vehicle noises audible from Harrison Road. Noises within the landfill, in the south half of the site, should be adequately attenuated by the depth of the landfill itself and the high earthen berms that screen the perimeter of the site.

No smoke or fumes are anticipated for the planned operations. Dust from the activities onsite will be kept to a minimum with the constant use of water for dust control and compaction as required by the

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Department of Environmental Quality. A permit shall be kept active in accordance with the PDEQ requirements, stipulated in Title 17 of the Pima County Code and regulated by the Pima County Air Quality Control District, a division of PDEQ.

The activities onsite are not anticipated to produce any significant odors as the materials accepted to the landfill will be inert construction waste. Green waste will be accepted and stored at the northwest portion of the site and does not produce offensive odors.

There are no excessive vibrations anticipated from the operations. The owner's crushing machine does not generate ground vibrations that can be detected offsite.

All lights erected or used onsite will comply with the City of Tucson/Pima County Outdoor Lighting Code. The illumination from lights onsite will not extend beyond the property lines.

**Proposed Site Improvements:**

The currently proposed improvements will include only a small site office near a new truck scale along with a paved parking area. The parking area will be curbed and landscaped, and will provide accessible pedestrian circulation from Harrison Road to the office.

The UDC standards include landscape border and screening requirements. However, there are significant earth berms that currently provide screening exceeding the standard screen height requirements. The property owner proposes to keep in-place as much of the screening as possible without modification, supplementing berms wherever heights are inadequate or gaps exist, and to add landscaping along the west border and along Harrison Road. The berms along the east side of the site are close to the property line, so landscaping in the right-of-way to supplement the existing Harrison Road Greenway multi-use path will be proposed in-lieu of a traditional onsite landscape border until the landfill operations come to an end. The owner will apply for a Landscape and Screening Design Development Option (DDO) if required by the Development Services Department.

**Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed:**

South Pantano Area Plan (SPAP):

The industrial sub-goal policy stated on page 8 of the SPAP is to "ensure the availability of adequate services and the proper siting for industrial developments." One of the implementation techniques of that policy is to have rezoning criteria including access to existing or planned public transit routes. The project site is located approximately 1.2 miles south of SunTran bus stop number 14523 at Harrison Road and Golf Links Rd where users can access route #17 or the Golf Links-Downtown Express route #101X. Harrison Road between the bus stop and the site is a mapped bicycle route with a striped shoulder (mapped on Pima maps and shown on PT Exhibit LT-6) and approximately the south 0.5-miles

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of that 1.2-mile stretch has a paved multi-use path for pedestrians and bicyclists. There is also a SunShuttle route #450 stop at Harrison Road and Irvington Road Approximately 0.5 miles south of the site. The multi-use trail is continuous to that location. We would defer to staff opinion as to whether the location of this site and current accessibility to the public transit system is in-line with the current SPAP or if an amendment to that section is necessary. Since the industrial uses on the project site were existing at the time of the SPAP adoption, and the only way to fill the pit is with a different industrial use (Sanitation System-landfill), our suggestion is to amend implementation technique A.iv on page 8 to read “access to existing or planned public transit routes, except when considering properties with a history of industrial uses.”

One of the general land use policies of the SPAP is to “provide opportunities for industrial and park industrial development” as stated on page 8 of the Plan. However, none of the eight subareas identified in the Plan allow industrial uses. On page 33 of the SPAP, the proposed use statement for Subarea 6 is: “Park Industrial use integrated with residential, commercial and recreation development is suitable for areas where it is feasible to rebuild the soil to stable conditions. Development should be designed to provide active recreational facilities and open spaces along the Pantano Wash and in areas not planned for improvement....” The amendment should revise that part of the Plan to include Industrial and Utilities uses because at the time the Plan was drafted and adopted the land in Subarea 6 was already being used for “sand and gravel extraction and processing activities and landfill operations”, as stated on page 29 of the Plan. Those are Industrial and Utilities uses allowed only in the I-2 zone and as Special Exception uses. Additionally, Exhibit LT-3 of Plan Tucson maps the subject parcel as having an existing industrial use (colored grey on the exhibit). Furthermore, page 11 of the SPAP provides an annexation sub-goal to “establish City zoning for developed areas in accordance with their existing uses”. The amendment should also except this project from providing active recreational areas until the landfill is complete for the safety of the public.

None of the maps in the SPAP require changes for the proposed Plan Amendment.

**Provide proposed new goal and policy language, and proposed new maps that incorporate the change:**

***Note: Proposed changes are in bold italics***

SPAP page 8

INDUSTRIAL SUB-GOAL – Provide opportunities for industrial and park industrial development.

Policies:

- 1 Ensure the availability of adequate services and the proper siting for industrial developments.

Implementation Techniques

- A. Rezoning to industrial and park uses should be based on criteria as approved in the Tucson General Plan and Land Use Element (Plan Tucson) and adopted Industrial Sites Study Phase II Policies including:
- i. arterial street access to industrial properties;
  - ii. adequate buffer areas to protect adjacent uses **as determined in the City's review and approval of Development and Landscape Plans and Landscape and Screening Design Development Option Applications;**
  - iii. prohibition of industrial traffic through residential areas;
  - iv. access to existing or planned public transit routes **except when considering properties with a history of industrial uses.**

SPAP Page 33

Proposed Use:

Park Industrial use integrated with residential, commercial and recreational development is suitable for areas where it is feasible to rebuild the soil to stable conditions. **Industrial and Utilities Uses and applicable Special Exceptions Uses are suitable for properties formerly used for sand and gravel extraction and processing activities to allow for those properties to be rebuilt to stable soil conditions.** Development should be designed to provide active recreational facilities and open spaces along the Pantano Wash and in areas not planned for improvement **except that active recreational facilities shall not be provided on former sand and gravel pit properties, for the safety of the public, until such properties have been fully rebuilt to the elevation of the surrounding lands with stable soil conditions.** When all or part of the State Trust land is sold or leased, proposed development should be in compliance with South Pantano Area Plan policies.

**Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area and Neighborhood Plan:**

The South Pantano Area Plan (SPAP) identified Tucson's continual growth, number of industries and absorption of industrial sites as key factors in increased demand for industrial sites. The industrial sub-goal on page 8 of the SPAP is to provide opportunities for industrial development. Paired with the Subarea 6 profile on page 29, which identifies the area as being used for industrial sand and gravel and landfill purposes, we believe that providing opportunities for industrial development in Subarea 6 is in-line with the Plan goals.

The industrial sub-goal policy stated on page 8 of the SPAP is to "ensure the availability of adequate services and the proper siting for industrial developments" with the implementation techniques being that rezoning should be based on criteria including:

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- i. arterial street access to industrial properties;
- ii. adequate buffer areas to protect adjacent uses;
- iii. prohibition of industrial traffic through residential areas;
- iv. access to existing or planned public transit routes.

The proposal complies with those criteria in the following ways: Arterial street access and the prohibition of industrial traffic through residential areas is satisfied for the subject parcel due to its direct access on Harrison Road, a Major Streets and Routes Arterial roadway. As discussed, we believe the substantial earthen berms around the site and the additional buffer provided by the Harrison Road Greenway multi-use path provide significant screening, but landscaping along the west side and along Harrison Road will be supplemented as determined appropriate in the development plan review process and review of a possible landscape and screening DDO application. Access to public transit, being the SunTran Golf Links route and the SunShuttle Irvington route, was discussed above.

The SPAP provides goals and policies relating to the development on old landfill sites. The goals and policies relate to the regulation of development to ensure safety and that health and safety regulations are followed. Though the proposal is not to develop on any old landfills, there is an old landfill directly to the south of the subject parcel. We believe that the inert materials landfill proposed can be completed while conforming to the requirements of Tucson City Code Chapter 29, Article IX – DEVELOPMENT REGULATIONS AND PUBLIC NOTICE IN THE PROXIMITY OF DESIGNATED LANDFILLS. The code requires approval of a Landfill Methane Development Plan to be completed prior to issuance of building permits.

We believe the proposed Plan Amendment and subsequent rezoning to I-2 conforms to the annexation policy, on page 11 of the SPAP, to “Establish City zoning for developed areas in accordance with their existing uses” because the industrial use on the property and neighboring landfill were existing prior to the adoption of the SPAP, as noted in the Subarea 6 profile on page 29.

**Explain how the proposed changes are consistent with and supported by the goals and policies of the General Plan:**

The map of existing land uses (2013) presented as Exhibit LT-3 in Plan Tucson maps the subject parcel as having an industrial land use and is in-line with the proposed land uses.

Page 3.12 of Plan Tucson discusses public safety. Policy PS3 is to “reduce potential harm to life and property in natural hazard areas and from hazards resulting from human activities and development through preventative measures” and policy PS4 is to “prioritize property maintenance and order as a preventive measure against crime and disorder.” Despite the property owner’s repeated repairs of the fencing and continual police and fire department involvement, the existing pit has been a haven for trespassers using the berms and slopes onsite for motorcycle and ATV riding. They cut the fence for access and there is no onsite staff or guard to prevent it. At least one rider has been injured on the steep slopes and fires have also been started onsite. The steepness of some slopes in the pit are also a safety hazard. Trespassers have also used the site for shooting guns. Moving forward with filling the pit

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and having staff onsite will alleviate those safety concerns and conform to the public safety policies of the Plan.

Plan Tucson's Regional and Global Positioning policy RG4 supports "existing and potential commercial, industrial, and other land use activities in and around Davis-Monthan Air Force Base (DMAFB) and Tucson International Airport (TIA) that: is compatible with military and aviation operations; contributes to the long-term viability of DMAFB and TIA; is enhanced by proximity to air service; produces a public benefit in regard to employment and revenues generated; and does not diminish existing neighborhood viability or negatively impact the health, safety, and welfare of existing residents, their homes, and their neighborhoods." The subject parcel is in proximity to DMAFB. The proposed uses are compatible with DMAFB as they do not pose any hazards to the Base or aircraft, are not in any way affected by the aircraft noises from the Base, and can serve as a disposal site for any compatible wastes it generates in construction, demolition or landscape maintenance activities on-Base. The landfill will not create a substantial number of jobs, but it will create two or three for the duration of the landfiling activities. The landfill activities will not diminish the existing neighborhood viability or negatively impact health and safety any more than the existing open pit. Completion of the landfill will increase the viability of the neighborhood by improving the aesthetics of the property and redeveloping it to something useful for nearby residents such as an RV parking lot. As previously explained, initiating operations will help to decrease the safety concerns associated with trespassers riding ATVs and motorcycles on the steep slopes.

The Environmental Quality Policy EQ6 (page 3.103 of PT) is to promote recycling. The proposed Plan Amendment and subsequent rezoning to I-2 with Special Exception uses will allow the owner to process used construction material for reuse and to offer recycled green waste.

Page 3.129 discussed how the division and separation of land uses has been re-thought in recent years and how advances in building practices and environmental regulations have "made the possibility of mixing some land uses not only acceptable but desirable." Considering the existing condition of the subject property, its history of industrial use, and the uses and conditions of adjacent properties, we believe that idea applies to the proposed landfill and recycling use and also to the future redevelopment of the site once the landfill is closed. The subject site is not far from the Houghton Corridor Area, and as development in the surrounding areas continues to expand, the benefit of having the old sand and gravel pit filled and redeveloped will be realized and the property will be much more harmonious with development in the area.

Plan Tucson identifies convenient access to highways as one criterion for siting industrial areas. It is noted, among other places, on Exhibit LT-8 under the Industrial Areas Building Block description. The location of the subject parcel is conveniently located on Harrison Road, a Major Streets and Routes Arterial with connectivity to Irvington Road, Houghton Road, Kolb Road, and via those MS&R roads, to Interstate-10.

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Plan Tucson Exhibit LT-11 Guidelines for Development Review guidelines LT28.2.12 and LT28.7.3 are to “Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.” The proposed Plan Amendment and subsequent rezoning will allow the property owner to clean-up the property and restore it to a state that is much more visually appealing and complementary to surrounding land uses. The project is environmentally sensitive in nature because it will fill the pit with only inert, non-deleterious materials, will preserve resources by recycling crushed materials, and will recycle green waste as mulch. The project does not compromise the integrity of the existing neighborhood because the pit is already existing and that industrial use has been ongoing on the property since the 1960s and before the land was annexed into the City.

Plan Tucson Exhibit LT-11 Guidelines for Development Review guideline LT28.7.1 is to “Evaluate new industrial proposals on a case-by-case basis according to the following criteria:

- a. Convenient access to highway, rail, or air services and routes;
- b. Nearby public transit to serve employees, especially for proposed large industrial facilities with high numbers of employees;
- c. Pedestrian access and facilities between bus stops and employment centers;
- d. Parking, loading, and maneuvering requirements are met on-site; and
- e. Architectural detailing provided on all sides of structures and the landscaped setbacks from the front and rear property lines.”

The proposal will conform to those criteria in the following ways: The access to highway, public transit, and pedestrian facilities have been discussed. Parking, loading and maneuvering will be onsite. The architectural detailing may not be of much importance with the small office proposed, but any requirements can be met. Landscaped setbacks will be reviewed at the time plans are reviewed. It was noted earlier that some deviations from landscape standards may be requested through a DDO application at the time of plan review.

Plan Tucson Exhibit LT-11 Guidelines for Development Review guideline LT28.7.2 promotes the reclamation and redevelopment of abandoned industrial sites. Though the subject parcel is not abandoned, its extraction use is being terminated and development of the site can only occur by filling the open pit. Therefore, the proposal is consistent with this guideline.

Plan Tucson Exhibit LT-11 Guidelines for Development Review guideline LT28.7.4 is to “Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.” Since the existing condition of the property is a decades-old pit, with a long history of industrial use, we do not believe the proposed change of use is in any way insensitive to neighboring properties. The proposed permanent filling of the existing sand and gravel pit with the ultimate goal of developing the property with a development such as a recreational vehicle parking facility is sensitive to the site and neighborhood conditions because it will transform the property into a useful and more visually appealing site. The transformation of the property may

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ultimately make the State Trust Land to the west more attractive for residential development and filling the pit prior to the occurrence of residential development in the area will be most beneficial to the neighborhood.

**Provide additional supporting information that demonstrates why this amendment should be approved:**

The State Trust Land west of the site is zoned R-2 and will likely consist of more residentially subdivided lots in the future. The completion of the landfill and future redevelopment of the site, with a development such as a recreational vehicle parking facility, is more consistent with uses adjacent to residential development than the existing open extraction pit. The permanent filling of the pit will increase the attractiveness of the State Land for developers and homebuyers. It will also be prudent and forward-thinking to fill the pit prior to more residential development occurring in the area while the adjoining land is still undeveloped and unoccupied.

The use of the pit for a landfill makes sense because the pit already exists and is more suitable as a fill location than land that has not been previously excavated.

Other landfills and green waste acceptors in the area have closed or are pending closure per the property owner's summary listed below. As a result, the opening of the subject property as a landfill and green waste recycler will help to supplement the locations available for use. According to the property owner, the facility will be the best option for users in the area east of Grant Road and Alvernon Road, north of Valencia Road and I-10, and south of River Road and Craycroft Road.

- 1) CPC on East Valencia closed down and stopped in late 2011.
- 2) Vulcan Materials on East Poorman Road and Houghton Road will not take construction debris without an Environmental Study. That means unless it is a State or Federal job they won't accept material.
- 3) FairFax on Houghton Road and Drexel Road is attempting to sell the land to a home builder and was scheduled to stop taking inert materials this year but is still taking it in at this time. The FairFax owner started a new facility on South Wilmot Road just past the prison that has been open for a few months and is likely to shut down the Houghton and Drexel facility regardless of the pending sale.
- 4) FairFax on Speedway stopped taking inert materials in late 2014 due to lack of space. The location still accepts green waste and some household trash but will likely be out of space for those as well in late 2020.

The property owner has had verbal discussions with neighboring property owners and has received positive or indifferent attitudes about this proposal. No invitees appeared at the Neighborhood Meeting held on October 29<sup>th</sup>, 2018.





# Harvey Trucking Inc

5348 N Highway Drive  
Tucson Arizona 85705  
520-888-6255

September 10, 2018

City of Tucson Planning and Development Services  
201 N Stone Ave, 1<sup>st</sup> floor  
Tucson Arizona 85701  
Ph: (520) 791-5550

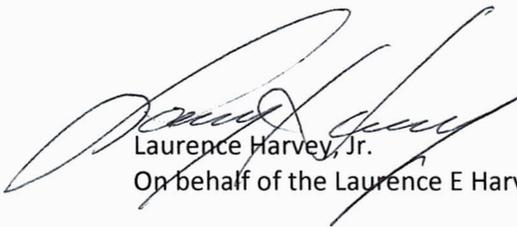
**RE: Harrison Rd Gravel Pit**

To whom it may concern,

The property at 4200 S Harrison Road, consisting of assessor's parcel numbers 136-30-0020 and 0030, is under the ownership of the Laurence E Harvey Jr Irrevocable Trust.

We intend to make several applications to the City of Tucson relating to a Plan Amendment, Rezoning, Special Exceptions, and Variances. Please consider James McMurtrie, PE of Dynamic Civil Designs, LLC as our acting agent for this property. We hereby authorize him to make all applications on our behalf.

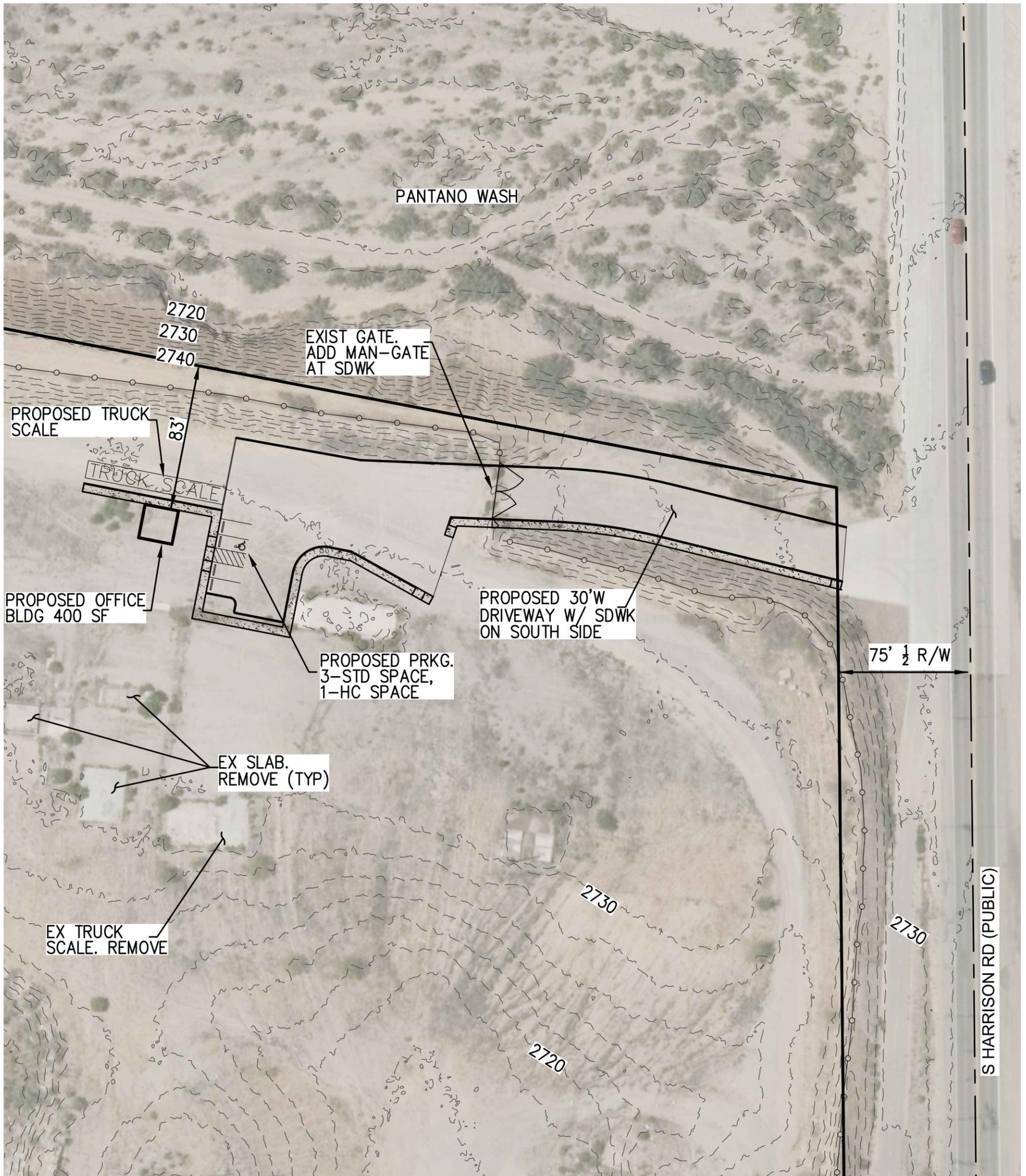
Sincerely,



Laurence Harvey, Jr.

On behalf of the Laurence E Harvey Jr Irrevocable Trust





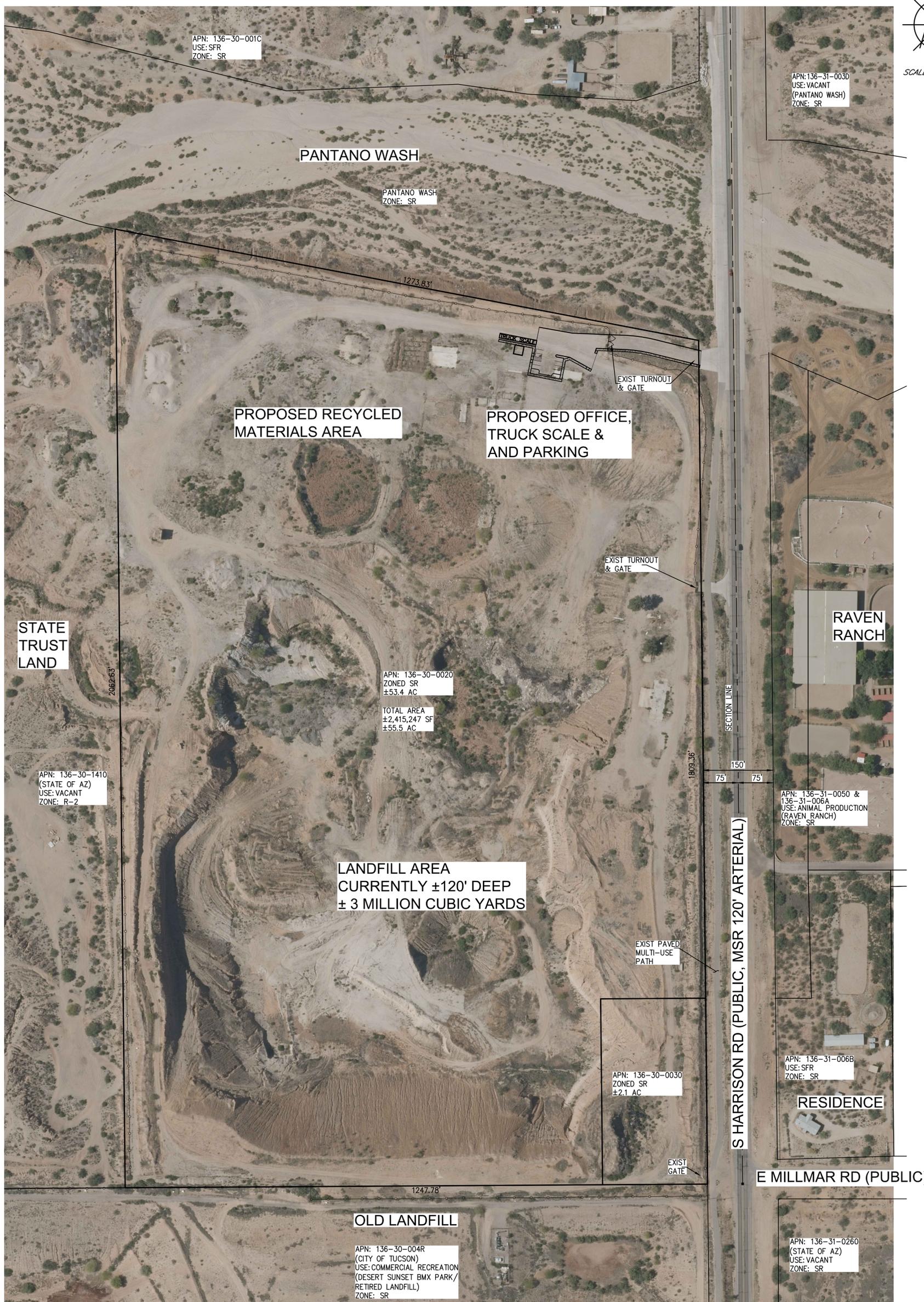
AERIAL IMAGE: 2015 PAG  
TOPOGRAPHY: 2015 PAG 2' CONTOURS

# HARRISON ROAD INERT MATERIALS LANDFILL

PLAN AMENDMENT NEIGHBORHOOD MEETING 10/29/18



SCALE: 1"=100'



## LEGEND

- SUBJECT PROPERTY LINE
- - - MAPPED FEMA FLOODPLAIN
- EX SECURITY FENCE
- EX 18" S- EX SEWER & MANHOLE
- EX WATERLINE, VALVE, HYDRANT
- 12" W- EX JOINT OVERHEAD UTILITY & POLE

## PARCEL INFO

APNs: 136-30-0020 & 0030, ADDRESS: 4200 S HARRISON RD  
 EXISTING ZONE: SR / PROPOSED ZONE: I-2 SPECIAL EXCEPTION  
 EXISTING USE: SAND & GRAVEL PIT  
 PROPOSED USES:  
 USE 1—SANITATION SYSTEM (INERT MATERIALS LANDFILL)  
 UTILITIES USE GROUP SPECIAL EXCEPTION USE  
 USE 2—SALVAGING & RECYCLING  
 INDUSTRIAL USE GROUP SPECIAL EXCEPTION USE

**CITY OF TUCSON  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
PRESUBMITTAL NEIGHBORHOOD MEETING - PLAN AMENDMENTS  
TIMELINES AND CERTIFICATION OF MAILING**

**PART 1 – DATE MAILING LABELS WERE GENERATED** (to be filled out by staff)

Plan amendment file name and number: \_\_\_\_\_

Date mailing labels were generated: \_\_\_\_\_

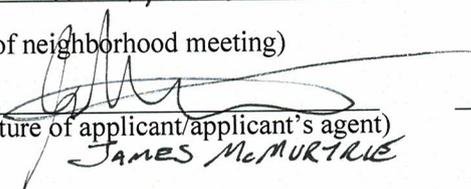
Date that is 60 calendar days after mailing labels were generated: \_\_\_\_\_

**PART 2 – CERTIFICATION OF MAILING** (to be filled out by applicant and returned to staff with the application)

I hereby certify that I mailed the meeting notices to everyone on the mailing list on

Oct. 12, 2018 , for the neighborhood meeting that was held on  
(date of mailing)

Oct. 29, 2018 .  
(date of neighborhood meeting)

  
(signature of applicant/applicant's agent)  
**JAMES McMURTRIE**

10/12/18  
(date signed)

**PART 3 – TIMELINE CHECKS** (to be filled out by staff)

Date of Neighborhood Meeting: \_\_\_\_\_

\_\_\_\_\_

Date application was submitted: \_\_\_\_\_

If the application was submitted within the specified time frame, the timeline provisions of the UDC have been satisfied. If the application was not submitted within the specified time frame, staff will advise you how to proceed.

F:\Sharedir\UPDfiles\PIAmnts\GENERAL\Forms\_Applicants\Info\_PA\_Applicants0512.doc

13631008B  
BYCZEK DAVID & LYDIA JT/RS  
9525 E GRAF LN  
TUCSON , AZ, 85730-6138

13631008C  
GARCIA-ESTRADA BECKY D  
9575 E MILLMAR RD  
TUCSON, AZ, 85730-4503

136310260  
STATE OF ARIZONA .  
, ,

136300020  
HARVEY LAURENCE E JR IRREVOC GSTT TR  
5348 N HIGHWAY DR  
TUCSON, AZ, 85705-1006

136310050  
BYCZEK DAVID & LYDIA JT/RS  
9525 E GRAF LN  
TUCSON , AZ, 85730-4504

13631006B  
KIRBERGER CLINTON & SAMANTHA CP/RS  
9527 E MILLMAR RD  
TUCSON, AZ, 85730-4503

136300030  
HARVEY LAURENCE E JR IRREVOC GSTT TR  
5348 N HIGHWAY DR  
TUCSON, AZ, 85705-1006

13630004R  
CITY OF TUCSON .  
, ,

136301410  
STATE OF ARIZONA .  
, ,

13631006A  
BYCZEK DAVID & LYDIA JT/RS  
9525 E GRAF LN  
TUCSON , AZ, 85730-6138

Expires 12/09/2018

Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

Richard Schwartz  
N.A.-Groves Lincoln Park  
7701 E Poinciana Dr.  
Tucson, AZ 85730

Regina Musetta  
N.A.-Houghton South (formerly Civano  
5595 S Sunrise Rd  
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Tucson, AZ

Edward L. Thibodeau  
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6031 S Hawks Hollow Ct  
Tucson, AZ 85747

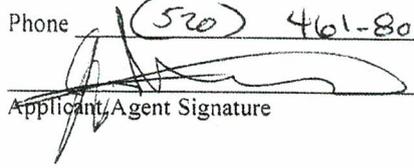
Frank S. Pyrdeck, Jr  
N.A.-South Harrison  
9440 E 39th St  
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N.A.-South Harrison  
9642 E. Burnett  
Tucson, AZ 85730

Shirley Scott  
Ward 4  
8123 E. Poinciana  
Tucson, AZ 85730

Expires 12/09/2018

# REQUEST FOR MAILING LABELS & ADDRESS VERIFICATION

Project Address 4200 S HARRISON RD 136-30-0020 & 0030  
Project Location (cross streets): HARRISON RD / MILLMAR RD  
Applicant/Agent Name JAMES McMURTRIE  
Mailing Address 10150 N TALL COTTON DR, MARANA, AZ 85653  
Phone (520) 461-8016  
Applicant/Agent Signature  Date 10/03/18

**Please attach the following.** Printouts and maps must be generated from the Pima County Assessor's Database. Department of Transportation information **will not** be accepted.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Assessor's Property Inquiry Printout (APIQ)<br>(one printout for each lot included in the project) | <input checked="" type="checkbox"/> Assessor's Block & Lot Map         |
| <input checked="" type="checkbox"/> Legal Description  | <input checked="" type="checkbox"/> Aerial with boundaries highlighted |

## LABELS ARE REQUESTED FOR THE FOLLOWING PROCESS:

- |  |   |
|--|---|
| <input type="checkbox"/> Environment Resource Zone               | <input type="checkbox"/> WASH Ordinance               |
| <input type="checkbox"/> Hillside Development Zone               | <input type="checkbox"/> Scenic Corridor Zone         |
| <input type="checkbox"/> Design Development Option               | <input type="checkbox"/> Board of Adjustment          |
| <input type="checkbox"/> Design Development Option (Full Notice) | <input type="checkbox"/> MDR Limited Notice           |
| <input type="checkbox"/> Rezoning/SE                             | <input type="checkbox"/> Other: <u>PLAN AMENDMENT</u> |

## THE FOLLOWING SECTIONS TO BE COMPLETED BY STAFF

### PROCESSING FEE

- \$220.00       Check Number: \_\_\_\_\_       Cash  
 Charge Account: \_\_\_\_\_

Date Received: \_\_\_\_\_ Date Due: \_\_\_\_\_  
Requested By: \_\_\_\_\_ Due To: \_\_\_\_\_  
Request to Staff:     JR      Processing Staff: SM 1013  
Comments: T18PRE0110

Parcel Number: 136-30-0020

### Property Address

Street Number	Street Direction	Street Name	Location
4200	S	HARRISON RD	Tucson

### Contact Information

**Property Owner Information:**

HARVEY LAURENCE E JR IRREVOC GSTT TR  
 5348 N HIGHWAY DR  
 TUCSON AZ

85705-1006

**Property Description:**

LOT 3 & SE4 NE4 EXC E75' FOR RD & EXC E300' OF  
 S400' OF SE4 NE4 53.85 AC SEC 34-14-15

### Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	MIXED (M)	M	\$141,354	\$141,354	\$22,822
2019	MIXED (M)	M	\$235,121	\$148,422	\$23,113

### Property Information

Township:	14.0	Section:	34	Range:	15.0E
Map & Plat:	/	Block:		Tract:	
Rule B District:	1	Land Measure:	53.85A	Lot:	
Census Tract:	4028	File Id:	1	Group Code:	000
Use Code:	0037 (STATIC GRAVEL PIT)			Date of Last Change:	2/12/2018

### Sales Information (3)

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20152160137	7/2015	Commercial/Industrial	\$1,067,892	W1 RJM
20131560406	5/2013	Commercial/Industrial	\$1,000,000	W1 RJM
20041190820	6/2004	Commercial/Industrial	\$850,000	X LCB DEED: Special Warranty Deed

### Valuation Area

District Supervisor: RAMON VALADEZ District No: 2

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
91	61	EAST_SOUTHEAST	01003201	19

## Recording Information (10)

Sequence No.	Docket	Page	Date Recorded	Type
20171780531	0	0	6/27/2017	WTDEED
20161340583	0	0	5/13/2016	DEED
20161310632	0	0	5/10/2016	DEEDTR
20160600736	0	0	2/29/2016	QCDEED
20152160137	0	0	8/4/2015	QCDEED
20131560406	0	0	6/5/2013	WTDEED
20101530657	13869	2409	8/10/2010	DEEDTR
20041190820	12327	4019	6/21/2004	WTDEED
20020391354	11745	7002	2/27/2002	WTDEED
0	6912	992	11/22/1982	

## Commercial Characteristics

Property Appraiser: Renee Ayala Phone: (520) 724-8010

## Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	2,519	\$34,215	\$0	\$0

## Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1977	381/3	\$61,133	\$22,986	UTILITY/STORAGE
002-001	1977	081/3	\$4,602	\$2,048	MOBILE HOME YARD IMPROVEMENTS
003-001	1977	101/3	\$22,426	\$9,181	COMMERCIAL YARD IMPROVEMENTS

## Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$108,200		
2002	\$130,000		

### Permits (1)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T07EL00075	COTH ~ FINAL	01/12/2007	01/18/2007	TUC	\$0	0					
Description: RECONNECT:ELECTRIC:B & R MATERIAL											

### Notes (3)

Created: 1/16/2018      2019N- Change use code from 3070 to 0037.  
 Modified: 1/16/2018

Created: 6/14/2016      SQ20161340583 NIN  
 Modified: 6/14/2016

Created: 8/5/2002      A-LEVEL OK  
 Modified: 8/5/2002

Parcel Number: 136-30-0030

### Property Address

Street Number	Street Direction	Street Name	Location
---------------	------------------	-------------	----------

### Contact Information

**Property Owner Information:**

HARVEY LAURENCE E JR IRREVOC GSTT TR  
 5348 N HIGHWAY DR  
 TUCSON AZ

85705-1006

**Property Description:**

S400' OF E300' OF SE4 NE4 EXC E75' THEREOF FOR  
 RD 2.00 AC SEC 34-14-15

### Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$4,552	\$4,552	\$819
2019	COMMERCIAL (1)	18.0	\$9,262	\$4,780	\$860

### Property Information

Township:	14.0	Section:	34	Range:	15.0E
Map & Plat:	/	Block:		Tract:	
Rule B District:	1	Land Measure:	2.00A	Lot:	
Census Tract:	4028	File Id:	1	Group Code:	
Use Code:	0037 (STATIC GRAVEL PIT)			Date of Last Change:	2/12/2018

### Sales Information (3)

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20152160137	7/2015	Commercial/Industrial	\$1,067,892	W1 RJM
20131560406	5/2013	Commercial/Industrial	\$1,000,000	W1 RJM
20041190820	6/2004	Commercial/Industrial	\$850,000	X LCB DEED: Special Warranty Deed

### Valuation Area

District Supervisor: RAMON VALADEZ District No: 2

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
91	61	EAST_SOUTHEAST	01003201	19

## Recording Information (10)

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20160600736	0	0	1/1/1753	
20152160137	0	0	8/4/2015	QCDEED
20131560406	0	0	6/5/2013	WTDEED
20101530657	13869	2409	8/10/2010	DEEDTR
20041190820	12327	4019	6/21/2004	WTDEED
20020391354	11745	7002	2/27/2002	WTDEED
0	6912	992	11/22/1982	

## Commercial Characteristics

Property Appraiser: Renee Ayala Phone: (520) 724-8010

## Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$9	\$0	\$0

## Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1977	501/3	\$26	\$9	MISCELLANEOUS

## Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$4,000		
2002	\$5,000		

## Notes (4)

Created: 1/16/2018      2019N- Change use code from 3070 to 0037.  
Modified: 1/16/2018

Created: 6/14/2016      SQ20161340583 NIN  
Modified: 6/14/2016

Created: 1/23/2007      08 ASSOC PCL - ADD IMP CLASS 100% COMM  
Modified: 1/23/2007

Created: 8/5/2002      A-LEVEL OK  
Modified: 8/5/2002

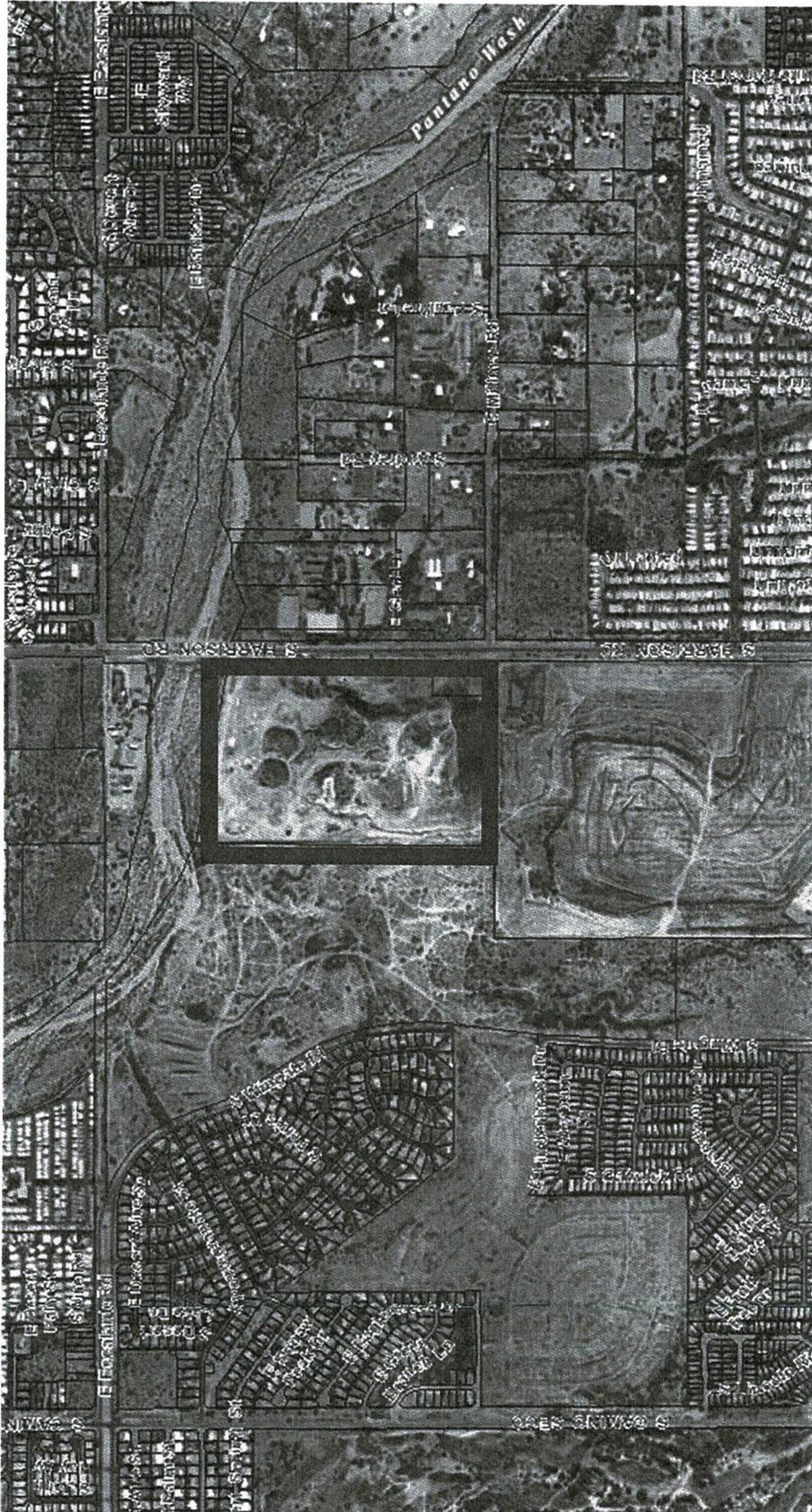
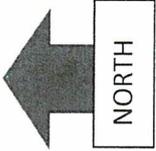


**EXHIBIT "A"**

**Lot 3 and the Southeast Quarter of the Northeast Quarter of Section 34, Township 14 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.**

**EXCEPT the East 75 feet thereof.**

**(JV Arbs 3 and 5)**



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STATE OF ARIZONA .  
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13631006A  
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Expires 12/09/2018

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Shirley Scott  
Ward 4  
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Tucson, AZ 85730

Expires 12/09/2018

**Notice of Neighborhood Meeting  
Harrison Road Inert Materials Landfill Project**

**MEETING TIME: Monday, October 29, 2018, 5:30 PM-6:00 PM**

**LOCATION: Meeting to be held onsite at 4200 S Harrison Road.**

(The driveway to the site is located immediately south of the Pantano Wash on the west side of Harrison Road approximately 0.8 miles north of Irvington Road.)

CONTACT PERSON: James McMurtrie, Dynamic Civil Designs LLC, (520) 461-8016, [james.mcm@live.com](mailto:james.mcm@live.com)

You are invited to attend a neighborhood meeting, to be held at the location above, to discuss a proposed Plan Amendment and subsequent rezoning of the existing sand and gravel pit located on the west side of Harrison Road just south of the Pantano Wash.

The subject property is under new ownership and the new property owner is proposing to begin the cleanup and restoration of the decades-old sand and gravel pit. The owner's intent is to permanently fill the pit using only inert materials. Materials traditionally accepted by Sanitary Landfills, such as trash, household items, organic materials or other deleterious or degradable materials, will not be accepted into this landfill. Certain materials suitable for reuse, such as concrete, will be crushed to be used as recycled construction materials. Green waste may be accepted separate from the landfill activities for mulch production. Once filled, the land may be developed in the future. One concept being considered for the future development is an RV parking lot.

This proposal will require a Plan Amendment and subsequent Rezoning of the property. Public participation is encouraged and the meeting will provide you an opportunity to meet the owner, learn about the proposal, and ask any questions. Any comments or questions may also be submitted directly to the City of Tucson Planning and Development Services Department Director at [PDSDInquiries@tucsonaz.gov](mailto:PDSDInquiries@tucsonaz.gov) or by phone at (520) 791-5550 and may be voiced at any public hearings for the project.

**Neighborhood Meeting  
Meeting Minutes**

**Meeting date/location:** 10/29/2018 5:30 PM at 4200 S Harrison Rd (onsite)

**Attendees:**

Larry Harvey (owner)

James McMurtrie (Dynamic Civil Designs)

No invitees Attended

No invitees appeared. Applicant waited until 5:45 pm before leaving.

Meeting adjourned at 5:45 pm.

Harrison Road Inert Materials Landfill  
Plan Amendment 10/29/2018 Neighborhood Meeting

SIGN IN SHEET

NAME	ADDRESS	EMAIL	PHONE
<del>JAMES McMURRIE - ENGINEER LARRY HARVEY - OWNER</del>			
	NO INVITEES SHOWED		