




MEMORANDUM

DATE: December 11, 2025

TO: Chair and Members, Pima County Planning and Zoning Commission

FROM: Mark Holden, AICP, Planner III 

SUBJECT: Zoning Code Text Amendment - Los Ranchitos/Palo Verde Road Infill Overlay Zone

Staff requests that the Planning and Zoning Commission authorize and initiate revisions to the Pima County Zoning Code, Chapter 18.68 Infill Overlay Zone, to designate an area located south of E. Benson Highway as an Infill Overlay Zone (IOZ), and to map and provide development incentives for the area.

Arizona Revised Statute (11-254.06) allows counties to designate Infill Incentive Districts in areas that meet specific criteria, to create incentives to promote development. The Board of Supervisors approved a text amendment to the zoning code in 2018 to permit creation of IOZs (Chapter 18.68) and subsequently designated the Kleindale/Dodge and Benson Highway/Palo Verde Road IOZs.

Staff proposes an IOZ on approximately 300 acres located south of Benson Highway (and the existing Benson Highway/Palo Verde IOZ), east of Country Club Road, west of Alvernon Way and north of Bilby Road (**Attachment 1**). The entire area is zoned MU (Multiple Use) with a mix of older trailer parks, industrial uses, and underutilized parcels; a County-funded affordable housing project is also underway on a 2-acre parcel at Drexel Road and Bonney Avenue. The larger area has been identified as an Urban Infill/Redevelopment Area under the 2025 Pima Prospers plan update.

Staff will be available to discuss the proposed text amendment initiation at the December 17, 2025, Commission hearing.

