



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 25, 2012**

AT OR AFTER 9:00 A.M.

Public Works Building, 201 North Stone Avenue
Tucson, Arizona
Basement - Meeting Rooms "C" and "D"

SCHEDULE

8:30 A.M. BRIEFING SESSION

Conference Room 'D'

9:00 A.M. REGULAR SESSION

Conference Room 'C'

Consent Agenda
Conditional Use Permits
Comprehensive Plan Amendment (continued from September P & Z)
Rezoning
Text Amendments
Comprehensive Plan Amendment Study Session (Not a Public Hearing)
New Business
Call to the Audience
Adjournment

SPEAKING PROCEDURE

1. All speakers will position themselves so they can approach the podium as quickly as possible.
Please submit speaker's cards to the Staff members.
2. Those wishing to speak must sign in and state name and address.
3. **Speakers will have THREE minutes each to present testimony.** More time may be granted at the discretion of the Chairman. The Commission requests that they not be repetitive. When there is a large group wishing to speak, it will be appreciated if one or two persons could represent the group.
4. Public hearing will then be closed and debate will be limited to Commission and staff.
5. Commission votes on motion and the outcome is announced.

REGULAR HEARING AGENDA

1) **CALL TO ORDER 9:00 A.M.**

ROLL CALL:

- | | | | |
|-----|------------------------------|-----|--------------------|
| () | Howard L. Richey, Chair | () | William Matter |
| () | Dee Steinbrenner, Vice Chair | () | Thomas Spendiarian |
| () | Bonnie Poulos | () | Bob Cook |
| () | Randall R. Holdridge | () | Jenny Neeley |
| () | Armando Membriila | () | Corey Smith |

2) **PLEDGE OF ALLEGIANCE**

3) **CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

A) B-123 APPROVAL OF NOVEMBER 30, 2011 CHECKLIST

B) B-218 MONTHLY REPORTS TO THE P/Z COMMISSION

Monthly reports from Development Services Department for enterprise fund, total fees collected, services activity report and permits issued and from the planning division for total fees collected and services activity report.

- a) Staff Report
- b) Action

CONDITIONAL USE PERMITS FOR PUBLIC HEARING

4) P21-11-014 ROSEMONT COPPER COMPANY - EAST GREATERVILLE ROAD

Request of Rosemont Copper Company, represented by Verizon Wireless (Pinnacle Consulting), on property located at 12700 E Greaterville Rd., in the **IR Zone (Institutional Reserve)**, for a conditional use permit for a communication tower. Chapter 18.97 in accordance with Section 18.07.030H2e of the Pima County Zoning Code allows a communication tower as a Type III conditional use in the IR zone. (District 4)

- a) Staff Report
- b) Public Hearing
- c) Action

5) P21-11-015 VAIL SCHOOL DISTRICT NO 20 – EAST MARY ANN CLEVELAND WAY

Request of Vail School District No 20, represented by Verizon Wireless (Ben Feldman), on property located at 12775 E Mary Ann Cleveland Way, in the **SP Zone (Vail Valley Specific Plan)**, for a conditional use permit for a communication tower (Adding an antenna to an existing communication tower). Chapter 18.97 in accordance with Section 18.07.030H2e of the Pima County Zoning Code allows a communication tower (Adding an antenna to an existing communication tower) as a Type III conditional use in the SP zone. (District 4)

- a) Staff Report
- b) Public Hearing
- c) Action

**COMPREHENSIVE PLAN AMENDMENT CONTINUED FROM NOVEMBER P & Z FOR
PUBLIC HEARING**

6) Co7-11-02 LANDMARK TITLE AND TRUST TR 7933-T (M & S UNLIMITED LLC) – E. SAHUARITA ROAD PLAN AMENDMENT

Request of Landmark Title and Trust TR 7933-T (Moshe Gedalia, M&S Unlimited LLC), represented by Tim McCann of Urban Engineering, to amend the Comprehensive Plan from **Medium Intensity Rural (MIR) to Medium Intensity Urban (MIU)**. The approximately **22.01-acre** amendment site is located at the northwest corner of E. Sahuarita Road and N. Calle Rinconado in the Rincon Southeast / Santa Rita Subregion. (District 4)

- a) Staff Report
- b) Public Hearing
- c) Action

REZONING FOR PUBLIC HEARING

7) **Co9-11-08 ANDRADA INVESTORS LLC – ANDRADA ROAD (ALIGNMENT) REZONING**

Request of Andrada Investors LLC, represented by Engineering and Environmental Consultants, Inc., for a rezoning of two sites (referred to as the “east site” and the “west site”) totaling approximately **716.3 acres**. The “east site” (**approximately 637.3 acres**) is a rezoning from **RH (Rural Homestead) to RH-® (Rural Homestead – Restricted), SR (Suburban Ranch Zone), CR-5 (Multiple Residence Zone) (Small Lot Subdivision Option), TR (Transitional Zone), and CB-1 (Local Business Zone)** and is located approximately 1 ¾ miles west of Houghton Road, ¾ mile west of Andrada Road, and 1 mile north of Sahuarita Road. The “west” site (**approximately 79 acres**) is a rezoning from **RH (Rural Homestead) to RH-® (Rural Homestead – Restricted)** and is located approximately 3 ¾ miles west of Houghton Road, 2 ¾ miles west of Andrada Road, and 1 ½ miles north of Sahuarita Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 4)

- a) Staff Report
- b) Public Hearing
- c) Action

CODE TEXT AMENDMENTS FOR PUBLIC HEARING

8) **Co8-11-05 ANCILLARY AND UTILITY-SCALE RENEWABLE ENERGY SYSTEMS**

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 CHAPTER 18.03 (GENERAL DEFINITIONS) TO ADD DEFINITIONS FOR ANCILLARY SCALE RENEWABLE ENERGY SYSTEM AND FOR UTILITY SCALE RENEWABLE ENERGY SYSTEM; AND AMENDING CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS) TO PROVIDE A PURPOSE STATEMENT, DEVELOPMENT STANDARDS, AND GENERAL REGULATIONS FOR AN ANCILLARY SCALE RENEWABLE ENERGY SYSTEM AND FOR A UTILITY SCALE RENEWABLE ENERGY SYSTEM AND TO ALLOW MODIFICATION OF SETBACK REQUIREMENTS REQUESTS FOR ANCILLARY AND UTILITY SCALE RENEWABLE ENERGY SYSTEMS. (ALL DISTRICTS)

- a) Staff Report
- b) Public Hearing
- c) Action

9) **Co8-11-06 RENEWABLE ENERGY INCENTIVE DISTRICT (REID)**

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS ESTABLISHING TITLE 14 OF THE PIMA COUNTY CODE, ENTITLED RENEWABLE ENERGY INCENTIVE DISTRICT (REID); DESIGNATING REID SITES WHERE UTILITY-SCALE SOLAR FACILITIES MAY BE DEVELOPED MORE EXPEDITIOUSLY; SPECIFYING REID SITE CRITERIA; ESTABLISHING

PERFORMANCE STANDARDS AND AN INCENTIVE PLAN FOR THE FACILITY DEVELOPMENT; AND PROVIDING A PROCESS FOR AMENDING REID SITE CRITERIA AND DESIGNATING NEW REID SITES. (ALL DISTRICTS)

- a) Staff Report
- b) Public Hearing
- c) Action

COMPREHENSIVE PLAN AMENDMENT STUDY SESSION
(NOT A PUBLIC HEARING)

10) Co7-11-01 FARMERS INVESTMENT COMPANY (FICO) – E. CONTINENTAL ROAD PLAN AMENDMENT

Request of Farmers Investment Company (FICO), represented by LVA Urban Design Studio, to modify the public hearing schedule to amend the Pima County Comprehensive Plan **from Resource Transition (RT), Low Intensity Rural (LIR), Low Intensity Urban 1.2 (LIU-1.2), Medium Intensity Urban (MIU), and Neighborhood Activity Center (NAC) to Medium Intensity Urban (MIU), Medium-High Intensity Urban (MHIU), Neighborhood Activity Center (NAC), and Community Activity Center (CAC)**. The approximately **287-acre** amendment site is located south of the Town of Sahuarita, north and south of E. Continental Road and east of S. Abrego Drive along the Santa Cruz River in the Camino de la Canoa Land Grant in the Upper Santa Cruz Subregion. (District 4)

- a) Presentation
- b) Discussion

11) NEW BUSINESS

A) Board of Supervisors disposition of cases.

12) CALL TO THE AUDIENCE

13) ADJOURNMENT