



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 27, 2013**

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 Permit
Waiver of Platting Requirements
Modification (Substantial Change) of Rezoning Conditions & Plat Note Waiver
Modification (Substantial Change) of Rezoning Conditions
Code Amendment
Initiation of Code Text Amendment
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:

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

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF FEBRUARY 2013 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 PERMIT FOR PUBLIC HEARING

4) **P21-13-005 – 100 ESTRELLA LLC – NORTH AJO GILA BEND HWY.**

Request of Arizona Natural Remedies Inc.,(applicant) on property located at 742 and 750 N. Ajo Gila Bend Hwy. in Ajo, Arizona, in the **CB-2 (general business) Zone**, for a Medical Marijuana Dispensary, in accordance with Section 18.45.040D of the Pima County Zoning Code as a Type III conditional use permit. (District 3)

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

WAIVER OF PLATTING REQUIREMENTS FOR PUBLIC HEARING

5) **Co9-13-01 2006 RUPPRECHT FAMILY TRUST – VALLEY VIEW ROAD REZONING (CATALINA FOOTHILLS ZONING PLAN WAIVER OF PLATTING REQUIREMENTS)**

Request of Hugh and Melanie Rupprecht for a waiver of the platting requirements of the Catalina Foothills Zoning Plan. The applicant requests the waiver on approximately 3.98 acres from **SR (Suburban Ranch)** to **CR-1 (Single Residence)** on property located approximately one-half (1/2) mile south of Sunrise Drive on the west side of Valley View Road. The proposed waiver substantially conforms to the Catalina Foothills Zoning Plan (Co13-59-04) and The Pima County Comprehensive Plan (Co7-00-20). (District 1)

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

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS & PLAT NOTE WAIVER FOR PUBLIC HEARING

6) **Co9-84-41 INTERNATIONAL WILDLIFE – GATES PASS ROAD REZONING**

Timmins Family TR, represented by Loose Brown Attorneys requests the following:

- **A Modification (Substantial Change) of Rezoning Condition #18** that requires an 85 foot setback from the planned right of way adjacent to Gates Pass Road, a major street and scenic route.
- **A Plat Note Waiver** to allow a building within the 85 foot building setback. (To be heard by the Board of Supervisors only)

The applicant requests to reduce the required 85 foot setback from the planned right of way adjacent to Gates Pass Road to 19 feet for an existing guest house. The subject property is zoned CR-1(BZ)(GZ-2) [(Single Residence Zone) (Buffer Overlay Zone) (Gateway Overlay Zone – Public Preserve)] and is located adjacent, and north of Gates Pass Road and adjacent, and northeast of McElroy Drive described as Lot 1 of Paseo Montana Subdivision (Book 38, Page 85). (District 5)

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

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS FOR PUBLIC HEARING

7) Co9-09-05 BEAUFORT COMPANY LLC & NNK LLC – CRAYCROFT ROAD REZONING

Request of Beaufort Company LLC and NNK LLC, represented by Freightliner of Arizona, for a **modification (substantial change)** of rezoning conditions 16, 21, and 25 to allow for a Truck Dealership. Condition #16 requires adherence to the preliminary development plan as approved at public hearing. The applicant requests to modify the north and eastern portion of the plan which depicts a motel/restaurant development to allow for a truck dealership. Condition #21 requires a six foot high decorative masonry wall to be placed in the bufferyard along the northern and eastern property lines and condition #25 requires the north and east side wall to be painted with a graffiti resistant painting. The applicant proposes to build a wrought iron fence along the eastern property boundary. The subject property is zoned CB-2 (General Business Zone) and located approximately 275 feet east of Craycroft Road, south of Elvira Road and approximately 340 feet north of Interstate 10. (District 2)

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

PIMA COUNTY HOME OCCUPATION CODE AMENDMENT FOR PUBLIC HEARING

8) Co8-13-01 HOME OCCUPATION CODE AMENDMENT

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE BY AMENDING CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL PROVISIONS), SECTION 18.09.030 (HOME OCCUPATIONS) TO ALLOW HOME BAKED AND CONFECTIONARY GOODS (ALL DISTRICTS).

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

INITIATION OF ZONING CODE TEXT AMENDMENT

- 9) **INITIATION OF ZONING CODE TEXT AMENDMENT- TO ALLOW EXCEPTIONS FOR GREEN BUILDING STRUCTURAL ALTERATIONS FOR NONCONFORMING BUILDINGS AND BUILDINGS HOUSING NONCONFORMING USES; TO ADD DEFINITIONS FOR “CISTERN”, “GREEN BUILDING”, “GREEN ROOF”, AND “RAINWATER HARVESTING SYSTEM” AND TO ADD UNDERGROUND CISTERNS AND CERTAIN CLOTHES LINES TO THE EXCLUSIONS FROM THE DEFINITION OF “STRUCTURE” TO EXCLUDE THEM FROM ZONING REGULATION; TO ADD WATER HARVESTING SYSTEM AS A PERMITTED USE IN ALL ZONES SUBJECT TO REQUIREMENTS AND EXCEPTIONS; TO MODIFY AND ADD TO DEVELOPMENT STANDARDS EXCEPTIONS FOR PROJECTIONS INTO YARDS AND FOR HEIGHT LIMITS; AND TO ADD GREEN ROOFS AS AN AMENITY LANDSCAPE REQUIREMENT OPTION.**

a) Discussion/Action

10) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

11) **CALL TO THE AUDIENCE**

12) **ADJOURNMENT**