



# **AGENDA**

## **PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, MAY 29, 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  
Rezoning  
Comprehensive Plan Amendments Study Session  
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.

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**REGULAR HEARING AGENDA**

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

**ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> William Matter, Chair    | <input type="checkbox"/> Armando Membrila   |
| <input type="checkbox"/> Jenny Neeley, Vice Chair | <input type="checkbox"/> Thomas Spendiarian |
| <input type="checkbox"/> Howard L. Richey         | <input type="checkbox"/> Bob Cook           |
| <input type="checkbox"/> Bonnie Poulos            | <input type="checkbox"/> Corey Smith        |
| <input type="checkbox"/> Randall R. Holdridge     | <input type="checkbox"/> Lynne Mangold      |

2) **PLEDGE OF ALLEGIANCE**

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

**A) B-123 APPROVAL OF MARCH 27, 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) P21-13-009 SMITH BEULAH VIOLA TR – E. SKYLINE DRIVE

Request of FM Group (on behalf of AT&T Mobility), on property located at 4201 E. Skyline Dr., in the **CR-1 Zone**, for a conditional use permit for a communication tower (Increase in height of existing antenna on residence), in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 1)

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

## REZONINGS FOR PUBLIC HEARING

### 5) Co9-13-06 TRUBEE – N. BEAR CANYON ROAD

Request of Tanya Trubee for a **rezoning** of approximately **3.3 acres** from **SR (Suburban Ranch) to CR-1 (Single Residence)**, on property located on the east side of N. Bear Canyon Road and approximately 1 ¼ miles north of Tanque Verde Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 4)

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

### 6) Co9-12-05 SABINO CANYON GATEWAY LLC – SABINO CANYON ROAD REZONING

Request of Sabino Canyon Gateway LLC, represented by Star Consulting of AZ Inc., for a rezoning of approximately 5.91 acres from SR (Suburban Ranch) to CR-4 (Mixed-Dwelling Type), on property located on the southwest corner of the intersection of River Road and Sabino Canyon Road. The proposed rezoning substantially conforms to the Pima County Comprehensive Plan (Co7-00-20). (District 1)

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

**NEW COMPREHENSIVE PLAN AMENDMENTS STUDY SESSION**  
**(NOT A PUBLIC HEARING)**

7)

**A) Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT**

Request of Sabino Canyon Road Properties, LLC, represented by Erin Harris, Star Consulting of Arizona, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 3.0 (LIU-3.0)** to **Medium-High Intensity Urban (MHIU)** for approximately **15.14 acres** located at the northeast corner of N. Sabino Canyon Road and E. Cloud Road, in Section 29, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)

**B) Co7-13-02 SMITH VIRGIL B REVOCABLE LIVING TRUST – S. FREEMAN ROAD ALIGNMENT PLAN AMENDMENT**

Request of Virgil B. Smith Revocable Living Trust, represented by Steve Lenihan, Vail Smith, LLC, to amend the Pima County Comprehensive Plan from **Low Intensity Rural (LIR)** to **Medium Intensity Urban (MIU)** for approximately **25.0 acres** located on the east side of S. Freeman Road alignment, approximately one-half mile south of Mary Ann Cleveland Way and one-quarter mile north of the Union Pacific Railroad, in Section 5, Township 16 South, Range 16 East, in the Rincon Southeast/Santa Rita Subregion. (District 4)

**C) Co7-13-03 LAWRENCE C. LEUNG, INC. – N. THORNYDALE ROAD PLAN AMENDMENT**

Request of Lawrence C. Leung, Inc., represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU-0.3) and Resource Transition (RT)** to **Neighborhood Activity Center (NAC) and Medium Intensity Urban (MIU)** for approximately **18.01 acres** located on the southeast corner of N. Thornydale Road and W. Linda Vista Boulevard, in Section 20, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

**D) Co7-13-04 PACIFIC INTERNATIONAL PROPERTIES, LLP – N. THORNYDALE ROAD PLAN AMENDMENT**

Request of Pacific International Properties, LLP, represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU-0.3) to Neighborhood Activity Center (NAC) and Medium Intensity Urban (MIU)** for approximately **54.95 acres** located on the northwest corner of N. Thornydale Road and W. Cortaro Farms Road, in Section 30, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

**E) Co7-13-05 MANDARIN ASSOCIATES - N. THORNYDALE ROAD PLAN AMENDMENT**

Request of Mandarin Associates, represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT)** to **Medium Intensity Urban (MIU)** for approximately **17.77 acres** located at the northwest corner of N. Thornydale Road and W. Magee Road, in Section 30, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

