



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 26, 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
Concurrent Plan Amendment and Rezoning
Code Text Amendment
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:

- | | |
|---|--|
| <input type="checkbox"/> William Matter, Chair | <input type="checkbox"/> Armando Membriola |
| <input type="checkbox"/> Jenny Neeley, Vice Chair | <input type="checkbox"/> Jodi Bain |
| <input type="checkbox"/> Howard L. Richey | <input type="checkbox"/> Bob Cook |
| <input type="checkbox"/> Bonnie Poulos | <input type="checkbox"/> Brad Johns |
| <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 MAY 29, 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) P21-13-013 GRINGO PASS INC – N. HIGHWAY 85.

Request of Campbell A&Z LLC (on behalf of Verizon Wireless), on property located at 210 N. Highway 85 (Taxcode 401-51-002D) in Lukeville, Arizona, in the **RH Zone**, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 3)

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

REZONING FOR PUBLIC HEARING

5) Co9-09-09 ORANGE GROVE PROPERTY LLC – ORANGE GROVE ROAD REZONING

Request of Orange Grove Property LLC, represented by Joel Kramer of Kramer + Architecture, for a **rezoning** of approximately **1.74 acres** from **CR-1 (Single Residence)** to **TR (Transitional)**, on property located at the southeast corner of Orange Grove Road and La Canada Drive. The proposed rezoning conforms to the Pima County Comprehensive Plan (Co7-00-20). (District 1)

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

CONCURRENT PLAN AMENDMENT AND REZONING FOR PUBLIC HEARING

6) Co7-09-05 Co9-13-04 ROGER C BIEDE II DEVELOPMENT ASSOC LLC – W. MAGEE ROAD CONCURRENT PLAN AMENDMENT AND REZONING

Request of Roger C Biede II Development Association, LLC represented by Steadfast Drafting & Design, LLC for a concurrent plan amendment and rezoning to amend the Pima County Comprehensive Plan from **Medium-High Intensity Urban (MHIU)** to **Neighborhood Activity Center (NAC)** and to rezone from **TR (Transitional)** to **CB-2 (General Business)** zone on approximately **0.46 acres** located north of Magee Road and approximately 660' west of La Cholla Boulevard in Section 33, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

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

CODE TEXT AMENDMENT FOR PUBLIC HEARING

7) Co8-13-02 BARRIER REDUCTIONS FOR GREEN BUILDING

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 BY AMENDING CHAPTER 18.01 (GENERAL PROVISIONS), SECTION 18.01.030 (APPLICATION OF ZONING CODE) TO ALLOW EXCEPTIONS FOR GREEN BUILDING STRUCTURAL ALTERATIONS FOR NONCONFORMING BUILDINGS AND BUILDINGS HOUSING NONCONFORMING USES; AMENDING CHAPTER 18.03 (GENERAL DEFINITIONS), SECTION 18.03.020 (DEFINITIONS) TO ADD DEFINITIONS FOR "CISTERN", "GREEN BUILDING", "RAIN BARREL", "RAINWATER HARVESTING SYSTEM", AND "VEGETATED ROOF" AND TO ADD UNDERGROUND CISTERNS AND CERTAIN CLOTHES LINES TO EXCLUSIONS TO THE DEFINITION OF "STRUCTURE" TO EXCLUDE THEM FROM ZONING REGULATION; AMENDING CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS), SECTION 18.07.030 (LAND USE REGULATIONS) TO ADD RAINWATER HARVESTING SYSTEM AS A PERMITTED USE IN ALL ZONES SUBJECT TO REQUIREMENTS AND EXCEPTIONS, AND SECTION 18.07.050 (DEVELOPMENT STANDARDS EXCEPTIONS) TO MODIFY AND ADD TO DEVELOPMENT STANDARDS EXCEPTIONS FOR PROJECTIONS INTO YARDS AND FOR HEIGHT LIMITS; AND AMENDING CHAPTER 18.73 (LANDSCAPING, BUFFERING AND SCREENING STANDARDS), SECTION 18.73.050 (AMENITY LANDSCAPING REQUIREMENTS) TO ADD VEGETATED ROOFS AS AN AMENITY LANDSCAPE REQUIREMENT OPTION. (ALL DISTRICTS)

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

8) NEW BUSINESS

- A) Board of Supervisors disposition of cases.
- B) Loop Economic Impact Study. Presentation given by Nanette Slusser, Assistant County Administrator.
 - a) Presentation/Discussion
- C) Election of the 2013-2014 Pima County Planning and Zoning Officers.
 - a) Discussion/Action

9) CALL TO THE AUDIENCE

10) ADJOURNMENT