



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 25, 2013**

AT OR AFTER 9:00 A.M.

PLEASE NOTE NEW MEETING LOCATION:

Pima County Administration Building
Board of Supervisors Hearing Room
130 W. Congress St., 1st Floor
Tucson, AZ 85701

SCHEDULE

8:30 A.M. BRIEFING SESSION

Board of Supervisors Conference Room

9:00 A.M. REGULAR SESSION

Board of Supervisors Hearing Room

Consent Agenda
Rezoning
Comprehensive Plan Amendments
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:

- | | | | |
|--------------------------|--------------------------|--------------------------|------------------|
| <input type="checkbox"/> | William Matter, Chair | <input type="checkbox"/> | Armando Membrila |
| <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 AUGUST 28, 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

REZONINGS FOR PUBLIC HEARING

4) **Co9-13-07 KQ COVENANT INVESTMENTS LLC – NOGALES HWY**

Request of KQ Covenant Investments LLC, represented by JAS Engineering, for a rezoning of **approximately 1.46 acres from the GR-1 (Rural Residential) zone to the CB-1 (Local Business) zone**, on property located approximately one-third mile south of Old Vail Connection Road, on the west side of Nogales Hwy. The proposed rezoning conforms to the Pima County Comprehensive Plan (Co7-00-20). (District 2)

- a) Staff Report
- b) Public Hearing
- c) Action
- d) Site Analysis

5) **Co9-13-11 AZ SQUARE #7 LLC — SOUTH NOGALES HIGHWAY**

Request of AZ Square #7 LLC, represented by Phil Williams, for a rezoning of **approximately .83 acres from the GR-1 (Rural Residential) zone to the CB-1 (Local Business) zone**, on a portion of property at 9770 S. Nogales Highway located approximately two hundred feet south of Old Vail Connection Road, on the west side of Nogales Highway. The proposed rezoning conforms to the Pima County Comprehensive Plan (Co7-00-20). (District 2)

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

COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING

6) **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)

- a) Staff Report
- b) Public Hearing

- c) Action
- d) USFWS

7) **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)

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

8) **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)

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

9) **Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT**

Request of Hardy-Thornydale I Associates, et al., represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU 0.3)** to **Medium Intensity Urban (MIU)** for **approximately 30.0 acres** located on the south side of W. Hardy Road, approximately 1,300 feet east of N. Thornydale Road, in Section 29, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

- a) Staff Report

- b) Public Hearing
- c) Action
- d) USFWS

10) Co7-13-08 LANDMARK TITLE TR 18109 - W. SUNSET ROAD PLAN AMENDMENT

Request of Landmark Title TR 18109, represented by The WLB Group, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU 0.3)** to **Low Intensity Urban 0.5 (LIU 0.5)** for approximately 71.50 acres and **Resource Transition (RT) to remain Resource Transition (RT)** for approximately 6.4 acres located on the south side of W. Sunset Road, approximately 1,300 feet west of N. Camino de Oeste, in Section 13, Township 13 South, Range 12 East, in the Tucson Mountains/Avra Valley Subregion. (District 3)

- a) Staff Report
- b) Public Hearing
- c) Action
- d) Additional Material
 - Revised Flood Control Comments

PIMA COUNTY CODE TEXT AMENDMENT

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

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; AMENDING SECTION 14.04.010 REID SITE MAPS OF CHAPTER 14.04 MAPS OF TITLE 14 RENEWABLE ENERGY INCENTIVE DISTRICT (REID) OF THE PIMA COUNTY CODE TO CORRECT SEVERAL SCRIVENER'S MAPPING ERRORS, REPLACE THE EXISTING ORDINANCE MAPS WITH MORE READABLE MAPS, AND PRESENT THE ORDINANCE BEFORE THE BOARD OF SUPERVISORS FOR AN ANNUAL REVIEW. THE RENEWABLE ENERGY INCENTIVE DISTRICT (REID) ORDINANCE DESIGNATED SPECIFIC SITES WHERE UTILITY-SCALE SOLAR FACILITIES MAY BE DEVELOPED MORE EXPEDITIOUSLY; SPECIFIED REID SITE CRITERIA; ESTABLISHED PERFORMANCE STANDARDS AND AN INCENTIVE PLAN FOR THE FACILITY DEVELOPMENT; AND PROVIDED A PROCESS FOR AMENDING REID SITE CRITERIA AND DESIGNATING NEW REID SITES.

1. THE SCRIVENER'S MAPPING ERRORS REQUESTED FOR CORRECTION ARE:
 - A) REMOVING THE AREA DESIGNATED "IMPORTANT RIPARIAN AREA" ACCORDING TO THE PIMA COUNTY COMPREHENSIVE PLAN'S MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM AS A REID SITE WITHIN TAX CODE PARCEL 303-09-0030 ON THE "SOUTHEAST AREA" REID ORDINANCE MAP.

AREAS DESIGNATED AS "IMPORTANT RIPARIAN AREAS" DO NOT QUALIFY AS REID SITES. THE SUBJECT PARCEL IS LOCATED ON THE WEST SIDE OF WILMOT ROAD AND TWO MILES SOUTH OF THE OLD VAIL CONNECTION ROAD. THE PARCEL IS WITHIN THE SWAN SOUTHLANDS SPECIFIC PLAN SITE. INCLUSION OF THE AREA WAS AN INADVERTENT ERROR MADE DURING THE DEVELOPMENT OF THE ORDINANCE PROCESS; AND,

B) CORRECTLY REFLECTING ON THE "NORTHWEST AREA" REID ORDINANCE MAP, THE BOARD OF SUPERVISORS DECISION ON APRIL 3, 2012 TO REMOVE TAX CODE PARCELS 208-41-036F, 208-41-036G, 208-41-046D, 208-41-060A, 208-41-060B, 208-41-036D, AND 208-41-0510 AS DESIGNATED REID SITES. THE SUBJECT PARCELS ARE LOCATED NEAR MANVILLE ROAD AND WEST OF SANDARIO ROAD. THE SITES WERE INADVERTENTLY LEFT ON THE REID ORDINANCE MAP FOR THAT AREA AND SHOULD HAVE BEEN REMOVED.

2. THE PROPOSED ORDINANCE MAP REPLACEMENTS WILL BE MORE READABLE THAN THE CURRENT ORDINANCE MAPS AND WILL DELINEATE TIER 1 REID SITES FROM TIER 2 REID SITES.
3. THE ORDINANCE SHALL ALSO BE PRESENTED TO THE BOARD OF SUPERVISORS FOR AN ANNUAL REVIEW. SECTION 2 OF ORDINANCE 2012-16 STATES: "THIS ORDINANCE SHALL BE RECONSIDERED BY THE BOARD OF SUPERVISORS WITH RESPECT TO AMENDING THE REID SITE AND/OR AMENDING THE CRITERIA FOR DESIGNATING REID SITES APPROXIMATELY ONE YEAR AFTER ITS ADOPTION DATE". (ALL DISTRICTS)

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

12) NEW BUSINESS

- A) Pima Prospers – Comprehensive Plan update.
- B) Board of Supervisors disposition of cases.

13) CALL TO THE AUDIENCE

14) ADJOURNMENT