# A G E N D A

## PIMA COUNTY
## PLANNING AND ZONING COMMISSION
## REGULAR MEETING
## WEDNESDAY, JULY 30, 2014

**AT OR AFTER 9:00 A.M.**

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
Major Streets and Scenic Routes Plan Amendment continued from May 28, 2014
Rezonings
Zoning Plan Waiver of Platting Requirements
Comprehensive Plan Amendments Study Session
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.

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## REGULAR HEARING AGENDA

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

**ROLL CALL**:

| | | | |
|---|---|---|---|
| ( ) | William Matter, Chair | ( ) | Bob Cook |
| ( ) | Jenny Neeley, Vice Chair | ( ) | Jodi Bain |
| ( ) | Bonnie Poulos | ( ) | Brad Johns |
| ( ) | Randall R. Holdridge | ( ) | Lynne Mangold |
| ( ) | Armando Membrila | ( ) | Eddie Peabody, Jr. |

**2) PLEDGE OF ALLEGIANCE**

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

**A) B-123 APPROVAL OF MAY 28, 2014 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

## MAJOR STREETS AND SCENIC ROUTES PLAN AMENDMENT FOR PUBLIC HEARING CONTINUED FROM MAY 28, 2014

**4) Co14-14-01 SONORAN CORRIDOR MAJOR STREETS AND SCENIC ROUTES PLAN AMENDMENT**

Request of **Pima County** to amend the Pima County Major Streets and Scenic Routes Plan to **designate as Major Routes**: 1) a new 3-mile long section of the proposed Sonoran Corridor, a 400-foot-wide planned right-of-way interstate route, from the Tohono O'Odham Nation, San Xavier District, boundary east to the City of Tucson boundary in Sections 28, 29, and 30, T16S R14E; 2) a new approximately three-fourths-mile long, 300-foot-wide planned right-of-way route along the City of Tucson/Pima County jurisdictional boundary connecting the planned realignment of E. Hughes Access Road to E. Old Vail Connection Road in Section 33, T15S R14E; and 3) a new 400-foot-wide planned right-of-way connecting spandrel to/from Old Vail Connection Road in the NW4NW4 of Section 3, T16S R14E; and to **amend the planned right-of-way** of E. Old Vail Connection Road from 150 feet in width to 400 feet in Sections 34 and 35, T15S R14E and Sections 02 and 03, T16S R14E. (Districts 2, 3, 4)

a) Staff Report

b) Public Hearing

c) Action

## REZONINGS FOR PUBLIC HEARING

**5) Co9-14-03 ALI, ET AL – N ORACLE ROAD REZONING #2**

Request of Assunta Ali, et al., represented by Davin Benner, for a rezoning of approximately 4.68 acres from the CB-1 (GZ) (Local Business/Gateway Overlay) (3.4 acres) zone and the GR-1 (GZ) (Rural Residential/Gateway Overlay) (1.28 acres) zone to the CB-2 (GZ) (General Business/ Gateway Overlay) zone. The property is located on the northeast corner of Oracle Road and Lamb Drive. The proposed rezoning conforms to the Multifunctional Corridor (MFC) designation of the Pima County Comprehensive Plan. (District 1)

a) Staff Report

b) Public Hearing

c) Action

**6) Co9-14-04 WILSON FAMILY TRUST – WEST WETMORE ROAD REZONING**

Request of Wilson Family Trust, represented by The Planning Center, for a rezoning of approximately 1.0 acre from SH (Suburban Homestead) to CB-2 (General Business), located on the south side of West Wetmore Road, approximately 450 feet east of North Fairview Avenue. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multi-Functional Corridor (District 1).

a) Staff Report

b) Public Hearing

c) Action

**7) Co9-14-06 AZ SQUARE #7 LLC – S. NOGALES HIGHWAY REZONING**

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 property located on the west side of Nogales Highway, approximately 150 feet south of Old Vail Connection Road. The proposed rezoning conforms to the Multifunctional Corridor (MFC) designation of the Pima County Comprehensive Plan. (District 2)

a) Staff Report

b) Public Hearing

c) Action

**8) Co9-14-07 J DEGRAZIA COMPANY, LLC – N. HARRISON ROAD REZONING**

Request of J DeGrazia Company, LLC, represented by MJM Consulting, Inc., for a rezoning of approximately 20.41 acres from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone, on property located on the west side of Harrison Road, approximately one-half mile south of Snyder Road. The applicant proposes use of the Lot Reduction Option per sections 18.09.050 and 18.21.060 of the Pima County Zoning Code. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. (District 1)

a) Staff Report

b) Public Hearing

c) Action

## UNADVERTISED ZONING PLAN WAIVER OF PLATTING REQUIREMENTS FOR PUBLIC HEARING

**9) Co9-14-05 BOZZELLI – NORTH FORECASTLE AVENUE REZONING (LAGO DEL ORO ZONING PLAN WAIVER OF PLATTING REQUIREMENTS**

Request of Louise Bozzelli for a waiver of the platting requirements of the Lago Del Oro Zoning Plan. The applicant requests the waiver on approximately 1.00 acre from the GR-1 (Rural Residential) zone to the SH (Suburban Homestead) zone on property located approximately 240' east of the Forecastle Avenue and Stallion Lane T-intersection. The proposed waiver substantially conforms to the Lago Del Oro Zoning Plan (Co13-63-17) and 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)**

**10) Co7-14-01 PRF 3, LLC - W. FREER DRIVE ALIGNMENT PLAN AMENDMENT**
Request of PRF 3, LLC, represented by MJM Consulting, 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) and Resource Transition (RT) for approximately 9.79 acres located on the north side of the W. Freer Drive alignment, approximately 1,200 feet east of N. Thornydale Road and 400 feet south of W. Linda Vista Boulevard, in Section 20, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

**11) Co7-14-02 SIGNATURE HOMES BY MIRAMONTE, LLC - W. HARDY ROAD PLAN AMENDMENT**
Request of Signature Homes by Miramonte, LLC, represented by 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 20.0 acres located on the north side of the W. Hardy Road, approximately 600 feet east of N. Thornydale Road, in Section 20, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

**12) Co7-14-03 CATALINA FOOTHILLS CENTER GENERAL PARTNERSHIP – N. ORACLE ROAD PLAN AMENDMENT**
Request of Catalina Foothills Center General Partnership, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2), Medium Intensity Urban (MIU) and Resource Transition (RT) to Medium Intensity Urban (MIU), Neighborhood Activity Center (NAC) and Resource Transition (RT) for approximately 50 acres located immediately east of N. Oracle Road and immediately north and west of N. Genematas Drive, in Section 13, Township 13 South, Range 13 East, in the Catalina Foothills Subregion. (District 1)

**13) Co7-14-04 GAROLD C. BROWN FAMILY LTD. PARTNERSHIP – S. HOUGHTON ROAD PLAN AMENDMENT**
Request of Garold C. Brown Family Ltd. Partnership, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) for approximately 12.27 acres located on the east side of S. Houghton Road, approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road, in Section 25, Township 14 South, Range 15 East, in the Rincon Southeast / Santa Rita Subregion. (District 4)

**14) Co7-14-05 T. READ HOLDINGS, LLC – N. ORACLE ROAD PLAN AMENDMENT (#2)**
Request of T. Read Holdings, LLC, represented by Bruce Read, to amend the Pima County Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) for approximately 0.66 acres located at the northeast corner of the

intersection of N. Oracle Road and N. Genematas Drive, in Section 13, Township 13 South, Range 13 East, in the Catalina Foothills Subregion. (District 1)

**15) Co7-14-06 ESTATE OF EMILY STOWELL STRATTON - W. ANKLAM ROAD PLAN AMENDMENT**

Request of David Stowell, Executor, represented by Gloria Stowell Hastie Stueland, to amend the Pima County Comprehensive Plan from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU 1.2) on Pima County Tax Code Parcel # 116-08-007D. This parcel consists of 1.0 acre located approximately three-quarters of a mile southeast of W. Speedway Boulevard and W. Anklam Road intersection and approximately 750 feet south of W. Anklam Road, in Section 7, Township 14 South, Range 13 East, in the Tucson Mountains/Avra Valley Subregion. The Parcel has no assigned address. (District 5)

a) Staff Report

b) Discussion/Action

**16) NEW BUSINESS**

A) Pima Prospers – Comprehensive Plan update.

B) Board of Supervisors disposition of cases.

C) Election of the 2014-2015 Pima County Planning and Zoning Officers.

a) Discussion/Action

**17) CALL TO THE AUDIENCE**

**18) ADJOURNMENT**