

*Amended*



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, AUGUST 26, 2015**

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

Pima County Administration Building  
Board of Supervisors Hearing Room  
130 W. Congress St., 1<sup>st</sup> 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 (Unless otherwise noted)

Consent Agenda  
Call to the Audience  
Type III Conditional Use Permit  
Rezoning  
2015 Comprehensive Plan Amendment Program  
Initiation of Zoning Code Text Amendment  
New Business  
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"/> Jenny Neeley, Chair            | <input type="checkbox"/> Bob Cook      |
| <input type="checkbox"/> Eddie Peabody, Jr., Vice-Chair | <input type="checkbox"/> Jodi Bain     |
| <input type="checkbox"/> William Matter                 | <input type="checkbox"/> Brad Johns    |
| <input type="checkbox"/> Randall R. Holdridge           | <input type="checkbox"/> Lynne Mangold |
| <input type="checkbox"/> Armando Membrila               | <input type="checkbox"/> Peter Gavin   |

**2) PLEDGE OF ALLEGIANCE**

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

**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

**4) CALL TO THE AUDIENCE**

**TYPE III CONDITIONAL USE PERMIT FOR PUBLIC HEARING**

- 5) **P21-15-014 CORNWELL TRUCKING REPAIR LLC – S. BURCHAM AV.** Request of Coal Creek Consulting (on behalf of T-Mobile), on property located at 7002 S. Burcham Ave., in the **CR-3 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 2)

- a) [Staff Report](#)
- b) Public Hearing
- c) Action

**REZONING FOR PUBLIC HEARING**

- 6) **Co9-15-03 DADO (aka ESCARZAGA) – WEST YEDRA ROAD REZONING** Request of Joel Dado (aka Escarzaga), represented by Simeon Escarzaga, for a rezoning of approximately 4.77 acres from the RH (Rural Homestead) zone to the GR-1 (Rural Residential) zone, on property at 7700 W. Yedra Road located on the north side of Yedra Road and approximately 300 feet east of S.Vahalla Road. The proposed rezoning conforms to the Pima County Comprehensive Plan (Co7-13-10) which designates the property for Medium Intensity Rural (MIR). (District 3)

- a) [Staff Report](#)
- b) Public Hearing
- c) Action

**2015 COMPREHENSIVE PLAN AMENDMENT PROGRAM FOR PUBLIC HEARING**

- 7) **Co7-15-01 MAGEE COMO DEVELOPMENT ASSOCIATION, LLC - N. LA CHOLLA BOULEVARD PLAN AMENDMENT** Request of **Magee Como Development Association, LLC** to amend the Pima County Comprehensive Plan from Medium High Intensity Urban (MHIU) (Medium Intensity Urban (MIU) in the Pima Prospers 2015 Comprehensive Plan Update) to Neighborhood Activity Center (NAC) for approximately 0.88 acres located on the north side of W. Magee Road, west of N. La Cholla Boulevard, in Section 33, Township 12 South, Range 13 East, in the Northwest Subregion (Tortolita Planning Area in the 2015 Comprehensive Plan Update). (District 1)

- a) [Staff Report](#)
- b) Public Hearing
- c) Action

Attachments:

- [Memo from The Planning Center](#)

### **CODE TEXT AMENDMENT FOR INITATION**

8) **INITIATION OF ZONING CODE TEXT AMENDMENT – HOME OCCUPATIONS, WALLS AND FENCES**

Staff requests that the Planning and Zoning Commission authorize and initiate a revision to the Pima County Zoning Code, chapters 18.03 General Definitions, to revise a section in the definition of a structure in order to exempt the permit requirements for walls and fences 84 inches or less and 18.09 General Residential and Rural Zoning Provisions to revise the Home Occupations section to align it with the revised state statutes.

- a) Staff Report/Discussion
- b) Action

9) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

10) **ADJOURNMENT**