



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

TO: Chairman and Members, Pima County Planning and Zoning Commission
FROM: Arlan Colton, Executive Secretary
RE: Pima County Planning and Zoning Commission Hearing of **August 27, 2014**
DATE: August 29, 2014

This abstract is subject to editing and amending. Please let us know promptly if you believe there are any omissions or corrections; otherwise, we will proceed on this basis.

Arlan Colton, Executive Secretary

The meeting was called to order at 9:00 a.m. at Pima County Administration Building Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ

1) **ROLL CALL:**

PRESENT

Eddie Peabody, Jr., Vice-Chair
Bonnie Poulos
William Matter
Randall R. Holdridge
Armando Membriola
Lynne Mangold
Brad Johns

ABSENT

Jenny Neeley, Chair
Bob Cook
Jodi Bain

NINE MEMBERS PRESENT

ALSO PRESENT

Arlan Colton, Planning Director
Chris Poirier, Assistant Planning Director
David Petersen, Senior Planner
Mark Holden, Senior Planner
Tom Coyle, Principal Planner
Celia Turner, Coordinator
Jeannette DeRenne, Principal Planner, DOT
Greg Saxe, Environmental Plan. Mgr., RFCD

- 2) **PLEDGE OF ALLEGIANCE**
- 3) **CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

A) B-123 APPROVAL OF AUGUST 27, 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.

ON MOTION, it was

Voted: To **APPROVE** August 27, 2014 checklist and the Consent Agenda. B-128 Monthly reports were not available.

The motion **PASSED** (7 – 0; Commissioners Neeley, Bain and Cook were absent)

NEW COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING

4) **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)

ON MOTION, it was

Voted: To **APPROVE** subject to **AMENDED** Rezoning Policy RP-11

RP-11 Oracle Road / Genematas Drive (CF)

General location

A 0.66-acre site located on the northeast corner of N. Oracle Road and N. Genematas Drive, in Section 13 of Township 13 South, Range 13 East.

Policies

A. Commercial uses on the site will be restricted to the following:

- Tea room / café
- Apparel store
- Art gallery or store
- Beauty shop
- Florist shop
- Gift, curio or novelty shop
- Interior decorator
- Jewelry store
- Office: business, professional or semi-professional
- Pilates / yoga studio

Any other uses on the site will require, at a minimum, a public hearing before the Board of Supervisors.

B. Structures will maintain a residential appearance.

C. No regular late night (after 10:00 pm) or early morning (midnight to 6:00 am) hours of

operation. This does not include use of the site when the business is closed or an occasional special event.

- D. No liquor license.
- E. No amplifiers or public address system will be allowed; no excessive noise or sound beyond the site.
- F. Lighting shall not be directed toward the residential lots.
- G. Dumpsters will be fully screened and located in the parking area.

The motion **PASSED** (7 – 0; Commissioners Neeley, Bain and Cook were absent).

5) **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)

ON MOTION, it was

Voted: To **APPROVE** subject to rezoning policies:

- A. Native riparian vegetation shall be used to enhance drainage improvements.
- B. The location of off-site mitigation properties should be within the same general geographic region of the original project site.
- C. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type(s);
 - 3. Habitat values for applicable CLS Special Species (e.g. breeding and dispersal);
 - 4. Surface water or unique landforms such as rock outcrops; and
 - 5. Contribution to landscape connectivity.
- D. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.

The motion **PASSED** (5 – 2; Commissioners Membrilla and Johns voted **NAY**, Commissioners Neeley, Bain and Cook were absent).

6) **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 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)

ON MOTION, it was

Voted: To **APPROVE** subject to rezoning policies

- A. The preliminary development plan submitted with the rezoning application shall demonstrate avoidance of the regulatory floodplain and Important Riparian Area associated with the Hardy Wash.
- B. The location of off-site mitigation properties should be within the same general geographic region of the original project site.
- C. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type(s);
 - 3. Habitat values for applicable CLS Special Species (e.g. breeding and dispersal);
 - 4. Surface water or unique landforms such as rock outcrops; and
 - 5. Contribution to landscape connectivity.
- D. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.

The motion **PASSED** (7 – 0; Commissioners Neeley, Bain and Cook were absent).

7) **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)

ON MOTION, it was

Voted: To **AMEND** the requested **Medium Intensity Urban (MIU)** amendment area to **Low Intensity Urban 3.0 (LIU 3.0)** and **APPROVE** subject to rezoning policies:

- A. The Preliminary Development Plan submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Important Riparian Area.
- B. Post-development floodplains shall be designated *Resource Transition*.
- C. The location of off-site properties to meet Maeveen Marie Behan Conservation Lands System (MMBCLS) mitigation guidelines should be within the same general geographic region of the Comprehensive Plan amendment site.
- D. MMBCLS off-site mitigation property should provide the same or better resource values as the original site including, but not limited to:
 - 1. MMBCLS designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type(s);
 - 3. Habitat values for applicable MMBCLS Special Species (e.g., breeding, dispersal);
 - 4. Surface water or unique landforms such as rock outcrops; and

5. Contribution to landscape connectivity.

E. Demonstration that the resource and conservation values of the MMBCLS off-site mitigation property will be protected in perpetuity.

The motion **PASSED** (7 – 0; Commissioners Neeley, Bain and Cook were absent).

COMPREHENSIVE PLAN AMENDMENT AND REZONING FOR PUBLIC HEARING

8) **Co7-14-07 Co9-14-08 PRD INVESTMENTS, LLC – N. HOUGHTON ROAD CONCURRENT COMPREHENSIVE PLAN AMENDMENT AND REZONING**

Request of PRD Investments, LLC, represented by The WLB Group, Inc., for a concurrent plan amendment and rezoning to amend the Pima County Comprehensive Plan from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU 1.2) and to rezone from SR (Suburban Ranch) to CR-1 (Single Residence) zone on approximately 0.92 acres. The property is located approximately three-fourths of a mile north of Snyder Road at the end of North Houghton Road in Section 14, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)

ON MOTION, it was

Voted: To **CONTINUE** until September 24.

The motion **PASSED** (7 – 0; Commissioners Neeley, Bain and Cook were absent).

9) **NEW BUSINESS**

A) Pima Prospers – Comprehensive Plan update.

Chris Poirier, Assistant Planning Director gave an update on the Pima Prospers Program.

B) Board of Supervisors disposition of cases.

Chris Poirier, Assistant Planning Director gave a summary on Board of Supervisors disposition of cases.

10) **CALL TO THE AUDIENCE**

No one from the audience spoke.

11) **ADJOURNMENT**

Meeting was adjourned at 1:14 p.m. on motion by Commissioner Poulos, seconded by Commissioner Matter.