



Amended

AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 31, 2016**

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 (Unless otherwise noted)

Consent Agenda
Call to the Audience
Rezoning
Comprehensive Plan Amendments
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.

REGULAR HEARING AGENDA

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

ROLL CALL:

- | | |
|----------------------------------|-----------------------|
| () #4 Eddie Peabody, Jr., Chair | () #1 Jodi Bain |
| () #1 Brad Johns, Vice-Chair | () #3 Peter Gavin |
| () #4 William Matter | () #2 Barbara Becker |
| () #2 Armando Membrila | () #5 Bob Cook |
| () #3 Lynne Mangold | () #5 Bruce Gungle |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

MONTHLY REPORTS TO THE P/Z COMMISSION

A) APPROVAL OF JULY 13, 2016 CHECKLIST

B) 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

REZONINGS FOR PUBLIC HEARINGS

5) **P16RZ00006 SOLAR H2O LEASING, LLC - E. TANQUE VERDE ROAD REZONING**

Request of **Solar H2O Leasing, LLC** represented by **JAS Engineering**, for a rezoning of approximately 1.68 acres at 11311 E. Tanque Verde Road from CR-1© (Single Residence - Conditional) zone to the CB-2 (General Business) zone, located on the north side of E. Tanque Verde Road approximately 1300 feet east of N. Tanque Verde Loop Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center. (District 4)

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

- [Site Analysis](#)

6) **P16RZ00008 TITLE SECURITY AGENCY OF AZ TR T-203 - N. SANDARIO ROAD REZONING**

Request of **Title Security Agency of AZ TR T-203**, represented by **JAS Engineering** for a rezoning of approximately 6.73 acres from GR-1(GZ2)(BZ) (Rural Residential – Public Preserve Gateway and Buffer Overlay Zones to the CB-1 (GZ2)(BZ) (Local Business – Public Preserve Gateway and Buffer Overlay Zones), located on the southeast corner of N. Sandario Road and W. Picture Rocks Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Rural Crossroads. (District 3)

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

- [Site Analysis](#)

COMPREHESIVE PLAN AMENDMENTS

7) **P16CA00001 WONG FAMILY LP - N. THORNYDALE ROAD PLAN AMENDMENT**

Request of **Wong Family LP**, represented by **MJM Consulting, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Low Intensity Urban (MLIU) and Neighborhood Activity Center (NAC) for approximately 18.30 acres located at the southeast corner of N. Thornydale Road and W. Overton Road, in Section 20, Township 12 South, Range 13 East, in the Tortolita Planning Area. (District 1)

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

c) Action

8) **P16CA00002 WONG FAMILY LP - W. SUMTER DRIVE PLAN AMENDMENT**

Request of **Wong Family LP**, represented by **MJM Consulting, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) for approximately 76.74 acres located on the south side of W. Sumter Drive, between N. Thornydale Road and N. Shannon Road, in Section 17, Township 12 South, Range 13 East, in the Tortolita Planning Area. (District 1)

a) [Staff Report](#)

b) Public Hearing

c) Action

- [Public comment received 082616](#)

9) **P16CA00003 PALOMINO RANCH AT THE BEND LLC - E. RIVER ROAD PLAN AMENDMENT**

Request of **Palomino Ranch at the Bend LLC**, represented by **WLB Group, Inc.**, to amend the Pima County Comprehensive Plan from Resource Sensitive (RS) to Low Intensity Urban 3.0 (LIU 3.0) for approximately 20.53 acres located at the northwest corner of E. River Road and N. Sutton Lane, in Section 28, Township 13 South, Range 14 East, in the Catalina Foothills Planning Area. (District 1)

a) [Staff Report](#)

b) Public Hearing

c) Action

10) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

11) **ADJOURNMENT**