



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: July 23, 2015

TO: Honorable Chair and Members,
Pima County Planning and Zoning Commission

FROM: Arlan M. Colton, Planning Director 

SUBJECT: 2015 Comprehensive Plan Annual Plan Amendment Program

The annual Comprehensive Plan amendment program requires a study session to introduce plan amendment applications to the Planning and Zoning Commission, per Zoning Code Section 18.89.040.D.1:

1. Commission study session:
 - a. The commission shall review the amendment requests during a study session;
 - b. The commission shall set the amendment for public hearing;
 - c. The commission may expand the public hearing notice for an amendment;
 - d. The commission may initiate plan amendments;
 - e. Public notice for the study session shall be given by publication once in a newspaper of general circulation in the county seat.

As many requests to change land use were processed through the 2015 Comprehensive Plan update, there is only one amendment application for 2015. The amendment site is just under one acre in area and is part of a larger cleared site the applicant proposes for mixed residential, retail and accommodation-type development. The site is located at the intersection of W. Magee Road and N. La Cholla Boulevard, outside of the Maeveen Marie Behan Conservation Lands System.

While plan amendments are evaluated and acted on individually with recommendation from the Planning and Zoning Commission and final action by the Board of Supervisors, the annual plan amendment program also provides for an overview of the cumulative effects of potential changes to the land use plan and identification of trends. Successful plan amendments change planned land use designations on the land use plan for the subject property, setting the stage for a rezoning request to actually change the uses allowed on the property.

As with the 2014 annual plan amendments, and with the recent approval of the *Pima Prospers* Comprehensive Plan Update by the Board of Supervisors, staff respectfully requests that the Planning and Zoning Commission consider a restrained approach to conveying special considerations to the Board for approval of amendments: rather than establish detailed Rezoning Policies (RP) for individual plan amendments, we propose relying on the staff report and findings of the Commission at public hearing to identify special considerations to be brought forward in the rezoning process for the establishment of rezoning conditions. Staff recognizes that some amendments do require Rezoning Policies, such as those modifying the underlying zoning districts or uses allowed by a particular planned land use intensity designation; however, analysis of past Rezoning Policies reveals that many simply reiterated or emphasized current established policy and practice.

The Commission's role at this study session is not to debate the merits of the amendments, but rather to adopt a public hearing schedule and property-owner notification area for each of the amendment requests. The cases will return to the Commission as scheduled for full public hearing. As this study session was advertised in the newspaper, members of the public may wish to speak at the discretion of the Commission – public input might be better considered at the full public hearings, but comments will be entered into the public record.

The projected dates for Commission and Board public hearings, a short description of the requested amendment, and recommended property-owner notice area is provided below.

One plan amendment for proposed change of land use from medium / high intensity residential (changes to medium intensity residential under Pima Prospers) to neighborhood retail / commercial on a small property in the Northwest Sub-region (changes to Tortolita Planning Area under Pima Prospers)

Recommended public hearing dates

Planning and Zoning Commission: Wednesday, August 26, 2015

Board of Supervisors: Tuesday, October 6, 2015

Co7-15-01 Magee Como Development Association, LLC – N. La Cholla Boulevard

Request: Medium-High Intensity Urban (MHIU) / Medium Intensity Urban (MIU) under Pima Prospers to Neighborhood Activity Center (NAC); 0.88 acres

Location: Northwest of the intersection of W. Magee Road and N. La Cholla Boulevard Drive

Intent: Allow retail / commercial use in combination with adjacent parcels for mixed use development

Maeveen Marie Behan Conservation Lands System: Outside

Recommended Notification Area: 300 feet

Sub-region: Northwest

Planning Area: Tortolita

District: 1

Co7-15-01 Magee Como Development Association, LLC – N. La Cholla Boulevard Comprehensive Plan Amendment
Current Comprehensive Plan Land Use Designations

