



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, OCTOBER 29, 2014**

**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

Consent Agenda

Rezoning

Modification (Substantial Change) of Rezoning Condition

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:**

- |   |   |
|---|---|
| <input type="checkbox"/> Jenny Neeley, Chair            | <input type="checkbox"/> Armando Membrila |
| <input type="checkbox"/> Eddie Peabody, Jr., Vice-Chair | <input type="checkbox"/> Bob Cook         |
| <input type="checkbox"/> Bonnie Poulos                  | <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    |

**2) PLEDGE OF ALLEGIANCE**

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

**A) B-123 APPROVAL OF SEPTEMBER 24, 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

## REZONING

### 4) Co9-14-12 JANICEK – SOUTH HOUGHTON ROAD REZONING

Request of Jay and Marjorie Janicek, represented by SDG Architecture, LLC, for a rezoning of approximately 2.1 acres at 16461 S. Houghton Road from the TR (Transitional) zone to the CB-1 (Local Business) zone. The proposal is for expansion of the existing uses on site, to include a restaurant, dance school, and retail store. The property is Lot 31 of New Tucson Unit No. 4 subdivision (Book 17 and Page 50) located at the northeast corner of Houghton Road and Vista Monte Drive. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property CAC (Community Activity Center). (District 4)

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

## MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION

### 5) Co9-00-12 READ – ORACLE ROAD REZONING

Request of T. Read Holdings, LLC, represented by Bruce Read, for a modification (substantial change) of rezoning condition (#10) to allow additional limited uses on the site. Condition #10 restricts uses on the site to a tea room, café which is comparable in type, scale and intensity, or a single detached residence. The applicant proposes the following commercial / retail uses on the site in addition to tea room / café: apparel store; art gallery or store; beauty shop / salon; florist shop; gift, curio or novelty shop; interior decorator; jewelry store; business, professional or semi-professional office; or, Pilates / yoga studio. The subject property is zoned CB-1 (Local Business Zone) and located northeast of the intersection of N. Oracle Road and N. Genematas Drive. (District 1)

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

### 6) NEW BUSINESS

- A) Board of Supervisors disposition of cases.
- B) Setting of dates for possible Commission Hearings for the Comprehensive Plan update during February 2015.
  - a. Wednesday, February 18, 2015?
- C) Pima Prospers update

### 7) CALL TO THE AUDIENCE

### 8) ADJOURNMENT