



PIMA COUNTY

DEVELOPMENT SERVICES

DATE: September 22, 2015

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

FROM: Arlan M. Colton, Planning Director 

SUBJECT: Initiation of Zoning Code Text Amendment
Commission agenda Item 9 – September 30, 2015

Staff requests that the Planning and Zoning Commission initiate a small series of zoning code text amendments to Chapter 18.89 (Comprehensive Plan) of the Code in light of the adoption of the Pima County Comprehensive Plan Update (Pima Prospers).

The Pima Prospers Land Use Element (Goal 1, Policy 20) addresses the creation of a second time window within the calendar year for receiving applications for comprehensive plan amendments for non-major plan amendments. (A major plan amendment is defined by the plan has one that is more than 640 acres.) Currently, Chapter 18.89 allows for one window per year which begins February 1st and ends April 30th.

The same Pima Prospers policy addresses expansion of the provision allowing for applications for a concurrent plan amendment and rezoning for certain very small properties within the unincorporated county which would have minimal impact on surrounding properties. A code change would be largely to the criteria outlined in the code.

Chapter 10 of Pima Prospers (Implementation) sets the definition of "Major" Plan Amendment as at least 640 acres but Chapter 18.89 of the Code says it is at least 500 acres. As the code is to implement the plan, a change to the code is required.

Lastly, staff expects that there may be other minor conflicts within Chapter 18.89 of the Zoning Code (and other related parts of the code) and the administrative policy of the Comprehensive Plan which will require action to conform the Code to the Plan.

If the requests above are initiated by the Planning and Zoning Commission, staff will return with code language addressing the changes. If any of these changes become more time consuming than staff is expecting, requiring significant further analysis, staff may separate the items and bring them forth to the Commission in two or more public hearing processes.

c: Chris Poirier, Assistant Planning Director
Mark Holden, Principal Planner