



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 **November 28, 2012**

DATE: November 30, 2012

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 the Public Works Building, 201 N. Stone Avenue, Basement Level, Conference Room C, Tucson, Arizona.

1) **ROLL CALL:**

PRESENT

Jenny Neeley, Vice-Chair
Bonnie Poulos
Randall R. Holdridge
Howard L. Richey
Thomas Spendiarian *left at 11:00 a.m.*
Armando Membriila *arrived at 9:10 a.m.*
Bob Cook
Corey Smith
Lynne Mangold

ABSENT

William Matter, Chair

NINE MEMBERS PRESENT

ALSO PRESENT

Chris Poirier, Assistant Planning Director
Terri Tillman, Senior Planner
Elva Pedrego, Senior Planner
Celia Turner, Recording Secretary

Linda Mayro, OSC Director
Greg Saxe, Environmental Plan. Mgr., RFCD
Maggie Shaw, Sr. Civil Eng. DOT

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

A) 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** the Consent Agenda as presented

The motion **PASSED** (8 – 0; Commissioners Matter and Membrilla were absent).

MODIFICATION (SUBSTANTIAL CHANGE) OF A REZONING CONDITIONS

4) **Co9-01-01 PIMA COUNTY – CANOA RANCH REZONING**

FRC Holdings, LLC, represented by Frank Thomson & Associates, LLC, requests the following:

- **Board of Supervisors approval for four lot splits.** Rezoning Condition #6 restricts further subdividing or lot splitting without written Board of Supervisors approval.
- **A Modification (Substantial Change) of Rezoning Condition #16(G)** that restricts the height of development east of Interstate 19 to 30 feet and one story.
- **Board of Supervisors approval for any building larger than 100,000 square feet east of Interstate 19.** Rezoning Condition #16(I) limits the size of a building to no more than 100,000 square feet.

The applicant proposes to split approximately **22 acres** from the south half of Block 36 of the Canoa Ranch Block Subdivision Plat Map (Book 54 and Page 74) to build a hospital with a helistop and related medical use buildings. The subject property is zoned **CB-2©** (General Business Zone, Conditional) and is located east of Interstate 19, north of the Esperanza Wash, being a portion of the approximately 1,261 acres original rezoning site located within the San Ignacio de la Canoa Land Grant on both sides of Interstate 19 generally south of the Esperanza Wash. (District 4)

A MOTION was made to **APPROVE** the modification of the rezoning conditions subject to Standard and Special Conditions as recommended by staff.

A commissioner offered a friendly amendment to include one additional condition requiring a non-contrasting color scheme compatible with the landscape and viewsheds.

The friendly amendment was **NOT ACCEPTED** by the maker of the motion.

A commissioner offered a friendly amendment to add a modification to condition #16(G) limiting the height of the hospital architectural feature/cupola to 50 feet.

The friendly amendment was **ACCEPTED** by the maker of the motion.

ON MOTION, as amended, it was

Voted: To **APPROVE** subject to the modified standard and special conditions as recommended by staff with the modification to condition #16(G) as follows:

16. Development and Design Requirements:

...

G. Residential building height is restricted to 24 feet, excepting existing buildings 5, 8, and 12 as shown on the P1207-031, Lodge at Canoa Development Plan approved by the Pima County Subdivision and Development Review Committee on January 15, 2008, which are allowed to be 39 feet in height. The building height of development east of Interstate 19 is restricted to 30 feet and one story- except for the hospital and related medical buildings located on the southern portion of Block 36 of the Canoa Ranch Block Subdivision Plat Map (Book 54 and Page 74). Height will be measured as per Section 18.07.050.H (General Regulations and Exceptions) and in accordance with Section 18.45.050 (CB-2 General Business Zone) of the Pima County Zoning Code and shall adhere to the depicted and described preliminary site plan as presented at public hearing, except that, the maximum height of the hospital architectural feature/cupola is 50 feet.

...

I. Off-street parking east of Interstate 19 shall not be massed in aggregates of 400 parking spaces or more unless a 100-foot tree buffer, supplementing any other landscaping requirements, is provided adjacent to the Interstate 19 right-of-way. Design elements including staggered building orientations shall be utilized for both individual and multiple adjacent developments to break up the cumulative totals of parking. This condition is applicable to a single development and site to site developments.

...

K. General adherence to the depicted and described preliminary site plan as presented at public hearing for the southern portion of Block 36 of the Canoa Ranch Block Subdivision Plat Map (Book 54 and Page 74).

Staff, the applicant's representative, the architect, and 14 people from the audience addressed the Commission.

The motion **PASSED** (9 – 0; Commissioner Matter was absent).

5) **Co9-91-23 DEVOY – SHANNON ROAD REZONING**

Colt J. Barrins, represented by Design Build Forum, LLC, requests a **Modification of the Rezoning Condition** which restricts the use of the property to single family residential and periodic maintenance of miscellaneous mobile equipment to allow single family residential and a window installation company or equivalent, less intense commercial CB-2 (General Business Zone) uses. The **CB-2 zoned** subject site is approximately **.68 acres**, and is located on the east side of Shannon Road approximately one-quarter of a mile north of Ruthrauff Road. (District 3)

ON MOTION, it was

Voted: To **APPROVE** subject to standard and special conditions as recommended by staff as follows:

8. ~~Transportation and Flood Control Conditions:~~
 - a. ~~The property shall be restricted to uses of single family residential and periodic maintenance of miscellaneous mobile equipment.~~
98. Landscaping to consist of low water use and low pollen producing vegetation;
109. Adherence to the sketch plan as presented at the public hearing;
1110. Parking and maintenance of trucks and equipment~~The operation of a window installation company, or equivalent, or less intense CB-2 uses and a single family residence shall be allowed only within the confines of the required walls and fences.~~

The motion **PASSED** (7 – 0; Commissioners Matter, Membrila, and Spendiarian were absent).

CODE TEXT AMENDMENT FOR PUBLIC HEARING

6) **Co8-12-07 CONTRACTOR YARD, HOME OCCUPATION, CONDITIONAL USE PERMIT, SUBDIVISION PLAT AND DEVELOPMENT PLAN CODE AMENDMENTS**

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE BY AMENDING CHAPTER 18.03 (GENERAL DEFINITIONS), SECTION 18.03.020 (DEFINITIONS) TO DEFINE A CONTRACTORS YARD; AMENDING CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL PROVISIONS), SECTION 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS) TO PROVIDE SETBACK REQUIREMENTS FOR SHADE STRUCTURES WITHIN CORRALS; AND SECTION 18.09.030 (HOME OCCUPATIONS) TO EXPAND HOME OCCUPATIONS; AMENDING CHAPTER 18.69 (SUBDIVISION STANDARDS) SECTION 18.69.020 (DEFINITIONS) TO ELIMINATE THE PLAT REQUIREMENT FOR NON-RESIDENTIAL SUBDIVISIONS; AMENDING CHAPTER 18.97 (CONDITIONAL USE PROCEDURES) SECTION 18.97.030 (PROCEDURES AND REQUIREMENTS) BY REVISING THE DEVELOPMENT PLAN REQUIREMENTS (ALL DISTRICTS).

ON MOTION, it was

Voted: To **APPROVE** the text code amendment as presented by staff.

The motion **PASSED** (9 – 0; Commissioners Matter was absent).

7) **NEW BUSINESS**

- A) Chris Poirier, Assistant Planning Director, gave the Board of Supervisors disposition of cases.

8) CALL TO THE AUDIENCE

No one from the audience spoke.

9) ADJOURNMENT

Meeting was adjourned at 11:50 a.m. on motion by Commissioners Neeley and Mangold.