



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 29, 2017**

**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 (Unless otherwise noted)

Consent Agenda

Call to the Audience

Continued Case

    Comprehensive Plan Amendment – 1

    Conditional Use Permit – 1

Rezoning - 3

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.

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**REGULAR HEARING AGENDA**

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

**ROLL CALL:**

- |  |  |
|--|--|
| <input type="checkbox"/> Jodi Bain (District 1)                  | <input type="checkbox"/> Lynne Mangold (District 3)    |
| <input type="checkbox"/> Barbara Becker, Vice-Chair (District 2) | <input type="checkbox"/> William Matter (District 4)   |
| <input type="checkbox"/> Bob Cook (District 5)                   | <input type="checkbox"/> Armando Membrila (District 2) |
| <input type="checkbox"/> Bruce Gungle (District 5)               | <input type="checkbox"/> Tom Tronsdal (District 3)     |
| <input type="checkbox"/> Brad Johns, Chair (District 1)          | <input type="checkbox"/> Vacant (District 4)           |

**2) PLEDGE OF ALLEGIANCE**

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

**MONTHLY REPORTS TO THE P/Z COMMISSION**

**A) APPROVAL OF October 25, 2017 SUMMARY**

**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**

**CONTINUED FROM AUGUST 30, 2017 & SEPTEMBER 27, 2017**

**COMPREHENSIVE PLAN AMENDMENT**

5) **P17CA00001 BIRENBAUM, ET AL. – SOUTH KINNEY ROAD #2 PLAN AMENDMENT**

Request of Marianne Birenbaum, Michael Norvelle and Norville TR, represented by D’Co’Sine, Inc., to amend the Pima County Comprehensive Plan from Resource Sensitive (RS) and Medium Intensity Urban (MIU) to Multifunctional Corridor (MFC) for approximately 4.3 acres located south of the ‘T’ intersection of S. Kinney Road and S. Donald Avenue, in Sections 26 and 27, Township 14 South, Range 12 East, in the Southwest Planning Area.

(District 3)

- a) [Staff Report](#)  
[Additional Material](#)  
[Continuance Request](#)  
[Additional Comments – 09-21-17](#)  
[Continuance Request – 09-25-17](#)  
[Withdrawal](#)
- b) Public Hearing
- c) Action

**REZONINGS**

6) **P17RZ00006 WONG FAMILY LP - W. SUMTER DRIVE REZONING**

Request of Wong Family LP, represented by MJM Consulting, Inc., for a rezoning of approximately 77.95 acres from SR (Suburban Ranch) to the CR-4 (Mixed-Dwelling Type) zone, parcel codes 224-44-060A and 224-44-0710 on the south side of W. Sumter Drive, between N. Thornydale Road and N. Shannon Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Medium Low Intensity Urban designation.

(District 1)

- a) [Staff Report](#)  
[Site Analysis](#)  
[Additional Comment](#)
- b) Public Hearing
- c) Action

7) **P17RZ00007 STEWART TITLE & TRUST TR 1580 – S. KINNEY ROAD REZONING**

Request of Stewart Title & Trust TR 1580, represented by The WLB Group, for a rezoning of approximately 64.8 acres from GR-1(BZ & GZ-1) (Rural Residential - Buffer Overlay and Gateway Overlay-Urban) to the TR (BZ & GZ-1) (Transitional - Buffer Overlay and Gateway Overlay-Urban) zone, a portion of parcel code 212-50-001H located on the east side of S. Kinney Road approximately 1000 feet north of the intersection of S. Kinney Road and W. Ajo Highway. The proposed rezoning conforms to the Pima County Comprehensive Plan Community Activity Center designation.  
(District 5)

- a) [Continuance Request](#) – 11-27-17
- b) Public Hearing
- c) Action

8) **P17RZ00008 LANDMARK TITLE TR 7792-T – S. NOGALES HIGHWAY REZONING**

Request of Landmark Title TR 7792-T, represented by JAS Engineering, for a rezoning of approximately 1.64 acres from GR-1 (Rural Residential) to the CB-1(Local Business) zone, parcel code 304-32-4640 located on the west side of the T-Intersection of W. Arivaca Road and S. Nogales Highway. The proposed rezoning conforms to the Pima County Comprehensive Plan Neighborhood Activity Center designation.  
(District 3)

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

**CONTINUED FROM OCTOBER 25, 2017**

**TYPE III CONDITIONAL USE PERMIT**  
**SAND & GRAVEL OPERATION;**  
**CONSTRUCTION & DEMOLITION LANDFILL;**  
**AND COMPOSTING & RECYCLING**

9) **P17CU00011 FAIRFAX COMPANIES LLC – S. WILMOT ROAD**

Request of the Planning Center, representing Fairfax Companies LLC, on property located at 11505 S. Wilmot Road, in the RH (Rural Homestead) Zone, for a conditional use permit for a sand and gravel operation; construction and demolition landfill; and composting and recycling, in accordance with Section 18.13.030.B.23 and 35 of the Pima County Zoning Code as a Type III conditional use permit.  
(District 4)

- a) [Staff Report](#)  
[Continuance Request](#) (from the October Meeting)  
[Letters of Support](#)  
[Additional Comment](#)
- b) Public Hearing
- c) Action

10) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

11) **ADJOURNMENT**