



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 30, 2017**

AT OR AFTER 9:00 A.M.

Pima County Administration Building
Board of Supervisors Hearing Room
130 W. Congress St., 1st 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
Rezoning - 2
Comprehensive Plan Amendments - 2
Code Text Amendments - 3
Initiation of Code Text Amendment - 1
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.

REGULAR HEARING AGENDA

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

ROLL CALL:

- | | |
|--|--|
| <input type="checkbox"/> Brad Johns, Chair (District 1) | <input type="checkbox"/> Bruce Gungle (District 5) |
| <input type="checkbox"/> Barbara Becker, Vice-Chair (District 2) | <input type="checkbox"/> Lynne Mangold (District 3) |
| <input type="checkbox"/> Jodi Bain (District 1) | <input type="checkbox"/> William Matter (District 4) |
| <input type="checkbox"/> Bob Cook (District 5) | <input type="checkbox"/> Armando Membrila (District 2) |
| <input type="checkbox"/> Peter Gavin (District 3) | <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 JULY 26, 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**

REZONING

5) **P16RZ00012 TUCSON LINDA-VISTA 20 LTD PARTNERSHIP, ET AL – N. SHANNON ROAD REZONING**

Request of Tucson Linda-Vista 20 Ltd Partnership, Et al, represented by The WLB Group, for a **rezoning** of approximately 78.6 acres from SR (Suburban Ranch) to the CR-2 (CL) (Single Residence – Cluster) zone, parcel codes 225-02-001B, 225-02-002E, and 225-04-014G located at the southeast and southwest corners of the Linda Vista Boulevard alignment and Shannon Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Low Intensity Urban 0.3 designation.

(District 1)

- a) [Staff Report](#)
[Site Analysis](#)
[Additional Material](#)
[Additional Material #2](#)
- b) Public Hearing
- c) Action

REZONING

6) **P17RZ00004 MICHAEL E & LINDA A ARNOLD FAMILY TR - N. LA CHOLLA BOULEVARD REZONING**

Request of Michael E and Linda A Arnold Family TR, represented by The Planning Center, for a **rezoning** of approximately 6.5 acres from SR (Suburban Ranch) (3.58 acres) and CR-1 (Single Residence) (2.92 acres) to the CR-5 (Multiple Residence) zone, parcel codes 225-21-0080, 225-21-0090, and 225-21-0100, located approximately 700 feet north of the intersection of N. La Cholla Boulevard and W. Old Magee Trail on the east side of N. La Cholla Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Urban.

(District 1)

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

COMPREHENSIVE PLAN AMENDMENT

7) **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](#)
- b) Public Hearing
- c) Action

COMPREHENSIVE PLAN AMENDMENT

8) **P17CA00002 PIMA COUNTY – SOUTH HOUGHTON ROAD MAJOR PLAN AMENDMENT**

Request of Pima County to amend the Pima County Comprehensive Plan from Resource Sensitive (RS) and Resource Conservation (RC) to Industrial (I) for approximately 1817 acres located northwest, southwest and southeast of the intersection of S. Harrison Road and E. Dawn Road, in Sections 15, 22 and 23, Township 16 South, Range 15 East, in the Southeast Planning Area.

(District 4)

- d) [Staff Report](#)
- e) Public Hearing
- f) Action

CODE TEXT AMENDMENT

9) **P17TA00001 FOOD ACCESS – RAISING CHICKENS AND RATITES**

PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY ZONING CODE CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), SECTION 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS), TO PROVIDE REGULATIONS FOR KEEPING FEMALE CHICKENS TO SUPPLY EGGS FOR PERSONAL FOOD PRODUCTION IN CERTAIN RESIDENTIAL ZONES, INCLUDING NUMBERS OF FEMALE CHICKENS PERMITTED AND LOCATING OF STRUCTURES USED TO SHELTER CHICKENS; CHAPTER 18.11 (TH TRAILER HOMESITE ZONE), SECTIONS 18.11.020 (PERMITTED USES) AND 18.11.050 (DEVELOPMENT STANDARDS – ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES); CHAPTER 18.27 (CR-4 MIXED-DWELLING TYPE ZONE), SECTIONS 18.27.010 (PERMITTED USES) AND 18.27.040 (DEVELOPMENT STANDARDS – ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES); CHAPTER 18.29 (CR-5 MULTIPLE RESIDENCE ZONE), SECTION 18.29.040 (DEVELOPMENT STANDARDS – ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES); CHAPTER 18.33 (CMH-1 COUNTY MANUFACTURED AND MOBILE HOME–1 ZONE), SECTIONS 18.33.020

(PERMITTED USES) AND 18.33.050 (DEVELOPMENT STANDARDS – ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES); CHAPTER 18.35 (CMH-2 COUNTY MANUFACTURED AND MOBILE HOME–2 ZONE), SECTIONS 18.35.020 (PERMITTED USES) AND 18.35.050 (DEVELOPMENT STANDARDS – DETACHED ACCESSORY BUILDINGS AND USES); AND, CHAPTER 18.37 (MU MULTIPLE USE ZONE), SECTIONS 18.37.010 (PERMITTED USES) AND 18.37.050 (DEVELOPMENT STANDARDS – ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES), TO PERMIT THE KEEPING OF FEMALE CHICKENS AND TO PROVIDE SETBACKS FOR ACCESSORY STRUCTURES USED TO SHELTER CHICKENS IN EACH ZONE; CHAPTER 18.12 (IR INSTITUTIONAL RESERVE ZONE), SECTION 18.12.020 (PERMITTED USES); CHAPTER 18.13 (RH RURAL HOMESTEAD ZONE), SECTION 18.13.020 (PERMITTED USES); CHAPTER 18.14 (GR-1 RURAL RESIDENTIAL ZONE), SECTION 18.14.020 (PERMITTED USES); CHAPTER 18.17 (SR SUBURBAN RANCH ZONE), SECTION 18.17.020 (PERMITTED USES); CHAPTER 18.18 (SR-2 SUBURBAN RANCH ESTATE ZONE), SECTION 18.18.020 (PERMITTED USES); CHAPTER 18.19 (SH SUBURBAN HOMESTEAD ZONE), SECTION 18.19.010 (PERMITTED USES); CHAPTER 18.21 (CR-1 SINGLE RESIDENCE ZONE), SECTIONS 18.21.010 (PERMITTED USES) AND 18.21.020 (CONDITIONAL USES); AND, CHAPTER 18.23 (CR-2 SINGLE RESIDENCE ZONE), SECTIONS 18.23.010 (PERMITTED USES) AND 18.23.020 (CONDITIONAL USES), TO REMOVE SEPARATE SECTIONS OF THE ZONING CODE REGARDING THE RAISING OF RATITES AND TO COMBINE RAISING OF RATITES WITH REQUIREMENTS FOR RAISING LIVESTOCK IN EACH ZONE; AND CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS), SECTION 18.07.030 (LAND USE REGULATIONS), TO REQUIRE MINIMUM SIX-FOOT-HIGH, STOCK-TIGHT FENCES FOR THE RAISING OF RATITES; AND, TO RENUMBER SUBSEQUENT SECTIONS ACCORDINGLY.
(ALL DISTRICTS)

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

CODE TEXT AMENDMENT

- 10) **P17TA00002 CR-4, CR-5, TR, CB-1, CB-2 DEVELOPMENT STANDARDS**
AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS) SECTION 18.09.080 (SMALL LOT SUBDIVISION OPTION) TO REPEAL THE SMALL LOT SUBDIVISION OPTION; AMENDING CHAPTER 18.27 (CR-4 MIXED-DWELLING TYPE ZONE) SECTION 18.27.030 (DEVELOPMENT STANDARDS - GENERAL) TO REDUCE THE AVERAGE AREA PER DWELLING UNIT FOR SINGLE DETACHED DWELLINGS, TO INCREASE THE MAXIMUM LOT COVERAGE FOR MAIN BUILDINGS, AND TO CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AMENDING SECTION 18.27.050 (SMALL LOT SUBDIVISION OPTION) TO REPEAL SMALL LOT SUBDIVISION OPTION; AMENDING CHAPTER 18.29 (CR-5 MULTIPLE RESIDENCE ZONE) SECTION 18.29.030

(DEVELOPMENT STANDARDS - GENERAL) TO REDUCE THE AVERAGE AREA PER DWELLING UNIT FOR SINGLE DETACHED DWELLINGS, TO INCREASE THE MAXIMUM LOT COVERAGE FOR MAIN BUILDINGS, AND TO CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AMENDING SECTION 18.29.050 (SMALL LOT SUBDIVISION OPTION) TO REPEAL THE SMALL LOT SUBDIVISION OPTION; AMENDING CHAPTER 18.31 (TR TRANSITIONAL ZONE) SECTION 18.31.030 (DEVELOPMENT STANDARDS – RESIDENTIAL) TO REPEAL THE MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM AREA PER DWELLING UNIT FOR MULTIPLE DWELLINGS, ADD AN AVERAGE AREA PER DWELLING UNIT, REPEAL THE MINIMUM LOT WIDTH AND ADD A MINIMUM SITE WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE WIDTH FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM LOT SETBACK REQUIREMENTS, AND ADD THE MINIMUM SITE SETBACK REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM REAR SITE SETBACK FOR MULTIPLE DWELLINGS, AND CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AMENDING CHAPTER 18.43 (CB-1 LOCAL BUSINESS ZONE) SECTION 18.43.060 (DEVELOPMENT STANDARDS – RESIDENTIAL) TO REPEAL THE MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM AREA PER DWELLING UNIT FOR MULTIPLE DWELLINGS, ADD AN AVERAGE AREA PER DWELLING UNIT, REPEAL THE MINIMUM LOT WIDTH, AND ADD A MINIMUM SITE WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE WIDTH FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM LOT SETBACK REQUIREMENTS, AND ADD THE MINIMUM SITE SETBACK REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM REAR SITE SETBACK REQUIREMENT FOR MULTIPLE DWELLINGS, AND, CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES; AND, AMENDING CHAPTER 18.45 (CB-2 GENERAL BUSINESS ZONE) SECTION 18.45.060 (DEVELOPMENT STANDARDS – RESIDENTIAL) TO REPEAL THE MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM AREA PER DWELLING UNIT FOR MULTIPLE DWELLINGS, ADD AN AVERAGE AREA PER DWELLING UNIT, REPEAL THE MINIMUM LOT WIDTH AND ADD MINIMUM SITE WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM SITE AREA FOR MULTIPLE DWELLINGS, REPEAL THE MINIMUM LOT SETBACK REQUIREMENTS AND ADD THE MINIMUM SITE SETBACK REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING UNITS, REDUCE THE MINIMUM REAR SITE SETBACK REQUIREMENT FOR MULTIPLE DWELLINGS, AND CONFORM THE MINIMUM DISTANCE BETWEEN MAIN MULTIPLE DWELLING BUILDINGS TO THE DISTANCE ALLOWED BY THE PIMA COUNTY BUILDING CODES.

(ALL DISTRICTS)

- a) [Staff Report](#)
[Additional Material](#)

- b) Public Hearing
- c) Action

CODE TEXT AMENDMENT

11) P17TA00003 PRELIMINARY INTEGRATED WATER MANAGEMENT PLAN SITE ANALYSIS REQUIREMENTS

PROPOSAL TO AMEND PIMA COUNTY'S "SITE ANALYSIS REQUIREMENTS," SPECIFICALLY FOR "ATTACHMENT A: PRELIMINARY INTEGRATED WATER MANAGEMENT PLAN," REVISING SUBMITTAL REQUIREMENTS AND REVIEW PROCEDURES FOR ALL REZONING APPLICATIONS THAT REQUIRE THE SUBMITTAL OF A SITE ANALYSIS IN ORDER TO BE IN CONFORMANCE WITH THE PIMA COUNTY COMPREHENSIVE PLAN WATER RESOURCES ELEMENT ADOPTED ON AUGUST 17, 2015 (C07-13-10; RESOLUTION 2015-062), AS PART OF THE COMPREHENSIVE PLAN UPDATE KNOWN AS PIMA PROSPERS.
(ALL DISTRICTS)

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

CODE TEXT AMENDMENT FOR INITIATION

12) INITIATION OF ZONING CODE TEXT AMENDMENT – CHAPTER 18.63 HISTORIC ZONE

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE REVISIONS TO THE PIMA COUNTY ZONING CODE CHAPTER 18.63 HISTORIC ZONE TO ADD PROVISIONS FOR "INDIVIDUAL HISTORIC ZONE" FOR A SINGLE PROPERTY OR COMBINATION OF LIMITED ADJACENT PROPERTIES THAT ARE HISTORICALLY CONNECTED WHICH CONTAIN A HISTORIC BUILDING(S), SITE(S), STRUCTURE(S), OBJECT(S), LANDSCAPE(S), OR SPACE(S) IN THEIR ORIGINAL SETTING. SECTION 18.01.070(B)(1) OF THE PIMA COUNTY ZONING CODE STATES THE BOARD OF SUPERVISORS OR THE PLANNING AND ZONING COMMISSION IS RESPONSIBLE FOR THE INITIATION OF CODE AMENDMENTS.

- a) [Staff Report](#)
- b) Discussion/Action

13) NEW BUSINESS

- A) Board of Supervisors disposition of cases.

14) **ADJOURNMENT**