



# **AGENDA**

## **PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, AUGUST 29, 2018**

**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  
Comprehensive Plan Amendments – 4  
Initiation of Zoning Code Text Amendment - 1  
Zoning Code Text Amendments – 2  
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"/> Brad Johns, Chair (District 1)          | <input type="checkbox"/> David Hook (District 4)       |
| <input type="checkbox"/> Barbara Becker, Vice-Chair (District 2) | <input type="checkbox"/> Ryan Maese (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"/> Bruce Gungle (District 5)               | <input type="checkbox"/> Tom Tronsdal (District 3)     |

2) **PLEDGE OF ALLEGIANCE**

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

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

**A) APPROVAL OF [AUGUST 8, 2018 \(Special Meeting\) 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**

**COMPREHENSIVE PLAN AMENDMENTS**

**5) P18CA00002 - LUMINEX LLC – E. OLD VAIL ROAD PLAN AMENDMENT**

Request of Luminex LLC, represented by the Planning Center, to amend the Pima County Comprehensive Plan from Medium Intensity Rural (MIR) to Medium Low Intensity Urban (MLIU) land use designation for approximately 24.16 acres located northeast of E. Old Vail Road and west of the S. Freeman Road alignment, in Section 6, Township 16 South, Range 16 East, in the Central Planning Area.  
(District 4)

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

**6) P18CA00003 - HARBOUR TRUST, ET AL. – N. LA CHOLLA BOULEVARD PLAN AMENDMENT**

Request of Harbour Trust, Robert G. and Michelle K. Harbour Trust, Buck Family Revocable Trust and Linn Harbour, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) land use designation for approximately 22.5 acres located at the northwest corner of the intersection of N. La Cholla Boulevard and W. Overton Road, in Section 21, Township 12 South, Range 13 East, in the Tortolita Planning Area.  
(District 1)

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

**7) P18CA00004 - QUEST LAND GROUP LLC, ET AL. – N. LA CHOLLA BOULEVARD PLAN AMENDMENT**

Request of Quest Land Group LLC and Northwest Bible Church, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 1.2 (LIU 1.2) land use designation for approximately 29.5 acres located west of N. La Cholla Boulevard, 1400 feet north of the intersection of N. La Cholla Boulevard and W. Overton Road, in Section 21, Township 12 South, Range 13 East, in the Tortolita Planning Area.  
(District 1)

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

8) **P18CA00006 - DYNACARE PROPERTIES LLC – W. DESERT HARBOR CIRCLE PLAN AMENDMENT**

Request of Dynacare Properties LLC, represented by ISL Development and Construction LLC, to amend the Pima County Comprehensive Plan land use designation from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) for approximately 17.76 acres located 350 feet west of the intersection of N. La Canada Drive and W. Desert Harbor Circle, in Section 3, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area.

(District 1)

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

**ZONING CODE TEXT AMENDMENT FOR INITIATION**

9) **INITIATION OF ZONING CODE TEXT AMENDMENT – CHAPTER 18.68 INFILL OVERLAY ZONE (#2)**

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE THE ADDITION OF CHAPTER 18.68 INFILL OVERLAY ZONE TO THE PIMA COUNTY ZONING CODE TO ADD THE “INFILL OVERLAY ZONE”; TO ESTABLISH SECTION 18.68.010 (PURPOSE) TO STATE THE PURPOSE OF THE INFILL OVERLAY ZONE; ESTABLISH SECTION 18.68.020 (APPLICABILITY) TO ADD HOW THE INFILL OVERLAY ZONE APPLIES TO PROPERTY; ESTABLISH SECTION 18.68.030 (DESIGNATION) TO SPECIFY THE CRITERIA AND PROCESS FOR DESIGNATING A NEW INFILL OVERLAY ZONE; AND ESTABLISH SECTION 18.68.040 (KLEINDALE/DODGE INFILL OVERLAY ZONE) TO IDENTIFY THE KLEINDALE/DODGE INFILL OVERLAY ZONE MAP AND DEVELOPMENT STANDARDS.

(ALL DISTRICTS)

- a) [Initiation Memo](#)
- b) Discussion / Action

## ZONING CODE TEXT AMENDMENTS

**10) P18TA00002 - INFILL OVERLAY ZONE (#2)**

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE THE ADDITION OF CHAPTER 18.68 INFILL OVERLAY ZONE TO THE PIMA COUNTY ZONING CODE TO ADD THE “INFILL OVERLAY ZONE”; TO ESTABLISH SECTION 18.68.010 (PURPOSE) TO STATE THE PURPOSE OF THE INFILL OVERLAY ZONE; ESTABLISH SECTION 18.68.020 (APPLICABILITY) TO ADD HOW THE INFILL OVERLAY ZONE APPLIES TO PROPERTY; ESTABLISH SECTION 18.68.030 (DESIGNATION) TO SPECIFY THE CRITERIA AND PROCESS FOR DESIGNATING A NEW INFILL OVERLAY ZONE; AND ESTABLISH SECTION 18.68.040 (KLEINDALE/DODGE INFILL OVERLAY ZONE) TO IDENTIFY THE KLEINDALE/DODGE INFILL OVERLAY ZONE MAP AND DEVELOPMENT STANDARDS.

(ALL DISTRICTS)

- a) [Staff Report](#)  
[Comment Letter](#)  
[Comment Letter - 2](#)
- b) Public Hearing
- c) Action

**11) P18TA00004 - FOOD ACCESS #2 – NEIGHBORHOOD MARKET IN RH RURAL HOMESTEAD AND GR-1 RURAL RESIDENTIAL ZONES**

PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY ZONING CODE CHAPTER 18.03 (GENERAL DEFINITIONS), SECTION 18.03.20 (DEFINITIONS), TO PROVIDE A DEFINITION FOR A NEIGHBORHOOD MARKET; AND CHAPTER 18.13 (RH RURAL HOMESTEAD ZONE), SECTION 18.13.030 (CONDITIONAL USES) AND CHAPTER 18.14 (GR-1 RURAL RESIDENTIAL ZONE), SECTION 18.14.030 (CONDITIONAL USES), TO PROVIDE CONDITIONAL USE PERMIT STANDARDS FOR THE NEIGHBORHOOD MARKET TO INCREASE ACCESS TO FRESH FOOD IN RURAL AREAS.

(ALL DISTRICTS)

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

12) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

13) **ADJOURNMENT**