



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, FEBRUARY 28, 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

Modification (Substantial Change) of Rezoning Conditions – 1

Rezoning – 2

Initiation of Zoning Code Text Amendment - 1

Zoning 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.

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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 JANUARY 31, 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**

**MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS**

5) **Co9-00-63 - LA CHOLLA INVESTMENTS, LLC – LA CHOLLA BOULEVARD REZONING**

Request of Tucson Federal Credit Union, represented by The Planning Center, for a **modification (substantial change) of rezoning condition #11** which requires adherence to the approved preliminary development plan for a proposed commercial/office building use and prohibits auto related uses and drive-through restaurants. The applicant proposes a convenience store with a gasoline station. The subject property is 4.21 acres zoned CB-1 and is located at the southwest corner of W. Magee Road and N. La Cholla Boulevard.

(District 1)

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

**REZONINGS**

6) **P17RZ00011 - TUCSON MOUNTAIN RANCH LLC – W. VALENCIA ROAD REZONING**

Request of the Tucson Mountain Ranch LLC, represented by The WLB Group, to rezone an approximately 15.3-acre portion of parcel 210-15-1990 from the CMH-1 (County Manufactured and Mobile Home-1) to the CB-1 (Local Business) zone, located on the north side of W. Valencia Road approximately 260 feet west of the T-Intersection of W. Valencia Road and S. Wade Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Neighborhood Activity Center designation.

(District 3)

- a) [Staff Report](#)  
[Site Analysis – Part 1](#)  
[Site Analysis – Part 2](#)  
[Site Analysis – Part 3](#)  
[Site Analysis – Part 4](#)
- b) Public Hearing
- c) Action

7) **P17RZ00012 - FIDELITY NATIONAL TITLE AGENCY, INC. TRUST 60,477 – S. CAMINO DE OESTE REZONING**

Request of Fidelity National Title Agency, Inc. Trust 60,477, represented by

Projects International, Inc., for a rezoning of approximately 19.99 acres from the SR (Suburban Ranch) to the CR-3 (Single Residence) zone on property located at the northeast corner of S. Camino de Oeste and W. Irvington Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Medium Low Intensity Urban designation.  
(District 5)

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

### **ZONING CODE TEXT AMENDMENT FOR INITIATION**

8) **INITIATION OF ZONING CODE TEXT AMENDMENT – CHAPTER 18.63 HISTORIC ZONE (#2)**

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 THE “HISTORIC LANDMARK ZONE”; TO REVISE THE PURPOSE AND INTENT STATEMENTS APPLICABLE TO BOTH THE “HISTORIC DISTRICT ZONE” AND THE “HISTORIC LANDMARK ZONE”; TO ADD THE “HISTORIC LANDMARK ZONE” AS A NEW ZONE TO CHAPTER 18.05 ZONES, MAPS, AND BOUNDARIES; TO RENAME THE “HISTORIC ZONE” TO “HISTORIC DISTRICT ZONE”; TO ADD THE PROCESSES, INCLUDING CRITERIA, FOR REQUESTING TO DESIGNATE, ALTER, OR DEMOLISH WITHIN A “HISTORIC LANDMARK ZONE”; TO REORGANIZE THE CHAPTER AND RENUMBER AS NECESSARY; TO SPECIFY THE EXISTING ADVISORY BOARD PROCESS APPLIES ONLY TO THE “HISTORIC DISTRICT ZONE”; TO SPECIFY THE EXISTING DEVELOPMENT ZONE EFFECTIVELY APPLIES ONLY TO THE “HISTORIC DISTRICT ZONE”; AND TO AMEND THE RELATED CHAPTER 18.101 ADMINISTRATORS TO ADD THE REVIEW AND DESIGNATION OF A “HISTORIC LANDMARK ZONE” TO THE DUTIES OF THE PLANNING AND ZONING COMMISSION. 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) [Initiation Memo](#)
- b) Discussion / Action

### **ZONING CODE TEXT AMENDMENT**

9) **P17TA00006 HISTORIC LANDMARK ZONE/HISTORIC ZONE**

An ordinance of the Pima County Board of Supervisors relating to zoning; amending Chapter 18.05 (Zones, Maps, and Boundaries) Section 18.05.010 (Zones) to add the Historic Landmark Zone (HL) and to rename “Historic Zone H-1” and “Historic Zone H-2” to “Historic District Zone H-1” and “Historic District Zone H-2”; amending Chapter 18.63 (Historic Zone) Section 18.63.010 (Purpose and intent) to clarify the purpose and intent of the chapter and to encourage the preservation and rehabilitation of designated historic resources; amending Section 18.63.020 (Use and special exception) to add the “Historic Landmark Zone” as a new overlay zone to protect individual historic sites; amending Section 18.63.030 (Definitions) to define “Historic Zone” and “Historic Landmark Zone (HL)” and amend the definition of “Historic District Zone (H)”; amending Section 18.63.040 (Criteria) to add criteria for the designation of a “Historic Landmark Zone”; amending Section 18.63.050 (Establishment) to add the process for applying for, initiating and establishing a “Historic Landmark Zone” and renumbering the existing “Historic District Zone” establishment process; amending Section 18.63.060 (Historic district advisory boards) to specify the existing advisory board process applies only to the “Historic District Zone”; amending Section 18.63.070 (Development zone/criteria for new construction or alterations) to specify that the existing “development zone” requirements apply to the “Historic District Zone”; amending 18.63.070(B) to state that there is no separate “development zone” for the “Historic Landmark Zone”, and moving Historic District Zone criteria for “new construction or alterations” from Section 18.63.070(B) to Section 18.63.080(A), and renumbering accordingly; amending Section 18.63.080 (Design plan requirements and review procedures) to combine the criteria, submittal, and review processes for “new construction or alterations” for both the “Historic District Zone” and the “Historic Landmark Zone” into one section by moving Historic District Zone criteria for “new construction or alterations” to Section 18.63.080(A) and renumbering accordingly, and adding criteria for Historic Landmark Zone for “new construction and alterations”; amending Section 18.63.090 (Demolition of historic structures) to add a new application and review process for the demolition of designated “Historic Landmark Zone” historic resources and renumbering accordingly; and, amending Chapter 18.101 (Administrators) Section 18.101.030 (Planning and zoning commission) to add the establishment, alteration, and demolition processes for the “Historic Landmark Zone” to the powers and duties of the commission.

(ALL DISTRICTS)

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

10) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

11) **ADJOURNMENT**