



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 31, 2018**

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

Continued Case

Rezoning – 1

Rezoning – 2

Comprehensive Plan Amendments – 2

Zoning Code Text Amendment – 1

Initiation of Zoning Code Text Amendment -

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:

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

2) **PLEDGE OF ALLEGIANCE**

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

MONTHLY REPORTS TO THE P/Z COMMISSION

A) APPROVAL OF NOVEMBER 29, 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 NOVEMBER 29, 2017

REZONING

5) **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

[Continuance Request](#) – 01-26-18

b) Public Hearing

c) Action

REZONINGS

6) **P17RZ00009 - VANDER-HAYDEN, ET AL. – S. SAN JOAQUIN AVENUE REZONING**

Request of Gerald and Kristi Vander-Hayden, representing Debra Gowin and Shelly Gowin, for a **rezoning** of approximately 2.17 acres from the SH (Suburban Homestead) zone to the CMH-1 (County Manufactured and Mobile Home-1) zone, on property located on the east side of S. San Joaquin Avenue, approximately 800 feet south of W. Irvington Road and approximately 150 feet north of W. Nebraska Street. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 3.0.
(District 5)

a) [Staff Report](#)

b) Public Hearing

c) Action

7) **P17RZ00010 - HAYMORE – W. SUNKIST ROAD REZONING**

Request of David and Barbara Haymore for a **rezoning** of approximately 2.90 acres from the SR (Suburban Ranch) zone to the SR-2 (Suburban Estate) zone, on property located approximately 336 feet south of W. Sunkist Drive and approximately 2,840 feet east of N. La Cholla Boulevard and approximately 2,000 feet west of N. La Canada Drive. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 0.3.

(District 1)

a) [Staff Report](#)

[Comment Letters](#)

[Comment Letters 2](#)

b) Public Hearing

c) Action

COMPREHESIVE PLAN AMENDMENTS

8) **P17CA00003 - ELIOPOULOS – WEST INA ROAD #3 AMENDMENT**

Request of **Frank and Constantina Eliopoulos**, to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU) to Community Activity Center (CAC)** for approximately 1.64 acres located at the south side of West Ina Road approximately 1/4 mile east of North Oracle Road in Section 1, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area.

(District 1)

a) [Staff Report](#)

[Comment Letters](#)

[Comment Letters 2 & Petition](#)

[Comment Letters 3 & Petition 2](#)

b) Public Hearing

c) Action

9) **P17CA00004 - CAMPBELL FOOTHILLS INVESTORS LP - N. CAMPBELL AVENUE PLAN AMENDMENT**

Request of **Campbell Foothills Investors LP**, represented by **The Planning Center.**, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU-1.2) 0.5 Acres, Low Intensity Urban 3.0 (LIU-3.0) 5.5 Acres, Medium Intensity Urban (MIU) 1.0 Acres, and Higher Intensity Urban (HIU) 0.2 acres to Medium Intensity Urban (MIU) 7.2 Acres and, to rescind Rezoning Policy RP-50 North Campbell Avenue (max. residential density = 16 dwellings)** located at the east side of North Campbell Road approximately .5 miles north of East. River Road in Section 20, Township 13 South, Range 14 East, in the Catalina Foothills Planning Area.

(District 1)

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

ZONING CODE TEXT AMENDMENT

10) P17TA00007 - COMMUNICATION TOWER – UTILITY POLES

Proposal to amend by ordinance the Pima County Zoning Code Chapter 18.07.030(H) (Communication Towers), to amend the regulations to align with state law, including providing an administrative waiver process for sites per state law; Chapter 18.07.030(H) (Communication Towers), to add a neighbor notice process to permit certain types of towers without a conditional use permit; Chapter 18.77.040 (Scenic Routes), to provide regulations for new utility poles along scenic routes.
(All Districts)

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

INITIATION OF ZONING CODE TEXT AMENDMENTS

11) PRE-1976 MOBILE HOMES

Staff requests that the Planning and Zoning Commission authorize and initiate revisions to the Pima County Zoning Code address pre-1976 mobile homes in Pima County. The 2015 Pima County Comprehensive Plan Update, Pima Prospers, includes a section on Housing and Community Design that includes goals to address the importation and installation of pre-1976 mobile homes in the county, and to support strategies that preserve and subsidize affordable housing. 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.
(All Districts)

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

12) **CHANGES TO MAXIMUM HEIGHT IN INDUSTRIAL ZONES**

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE REVISIONS TO THE PIMA COUNTY ZONING CODE FOR INDUSTRIAL ZONES TO INCREASE MAXIMUM HEIGHTS. STAFF EXPECTS TO PROPOSE CHANGES TO HEIGHT LIMITS IN MULTIPLE USE (MU – SECTION 18.37), LIGHT INDUSTRIAL/WAREHOUSE (CI-1 – SECTION 18.51), GENERAL INDUSTRIAL (CI-2 – SECTION 18.53) AND HEAVY INDUSTRIAL (CI-3 SECTION 18.55).

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

13) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

14) **ADJOURNMENT**