



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 30, 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
Presentation of Philibaums

9:00 A.M. REGULAR SESSION

Board of Supervisors Hearing Room (Unless otherwise noted)

Consent Agenda
Call to the Audience
Rezoning – 1
Comprehensive Plan Amendment – 1
Comprehensive Plan Amendment Study Session – 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"/> 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 [APRIL 25, 2018 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) **P17RZ00013 - ALTA VISTA COMMUNITIES CASAS ADOBES LLC – W. ORANGE GROVE RD. REZONING**

Request of Alta Vista Communities Casas Adobes LLC, represented by The Planning Center, to rezone an approximately 5.7-acre portion of parcel 102-07-060A, from the CR-1 (Single Residence) to the CR-4 (Mixed-Dwelling Type) zone located at 750 West Orange Grove Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Medium Intensity Urban designation.

(District 1)

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

6) **2018 COMPREHENSIVE PLAN AMENDMENT STUDY SESSION (NOT A PUBLIC HEARING)**

P18CA00001 PIMA COUNTY – REPEAL OF SPECIAL AREA POLICY S-35 PLAN AMENDMENT

Request of Pima County to amend the Pima County Comprehensive Plan to repeal Special Area Policy S-35, Retail Enhancement Contribution Areas. The policy covers an area within a 4-mile radius of the intersection of W. Ajo Highway and S. Kinney Road, in the Southwest and Tucson Mountains Planning Areas.

(Districts 3 and 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)

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)

**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)

**P18CA00005 ORANGE TREE PARTNERS LLC, ET AL. – W. ORANGE GROVE ROAD
PLAN AMENDMENT**

Request of Orange Tree Partners LLC, Dixon-WN LLC and Greg V. and Beatrice A. Parker Trust, represented by the Planning Center, 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 21.12 acres located at the northeast and northwest corners of the intersection of W. Orange Grove Road and N. Pomelo Drive, in Section 2, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area.
(District 1)

**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) Action

COMPREHENSIVE PLAN AMENDMENT

7) **P18CA00001 - PIMA COUNTY – REPEAL OF SPECIAL AREA POLICY S-35 PLAN
AMENDMENT**

Request of Pima County to amend the Pima County Comprehensive Plan to repeal Special Area Policy S-35, Retail Enhancement Contribution Areas. The policy covers an area within a 4-mile radius of the intersection of W. Ajo Highway and S. Kinney Road, in the Southwest and Tucson Mountains Planning Areas.
(Districts 3 and 5)

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

8) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

9) **ADJOURNMENT**