



AGENDA

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

Call to the Audience

Zoning Code Text Amendment - 3

Rezoning – 3

Concurrent Plan Amendment and Rezoning - 1

Comprehensive Plan Amendment - 2

Initiation of a 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.

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 SEPTEMBER 26, 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

ZONING CODE TEXT AMENDMENTS

5) **P18TA00007 INDUSTRIAL ZONES HEIGHT AND VARIANCE NOTIFICATION AREA**

An ordinance of the Pima County Board of Supervisors; amending Chapter 18.37 (MU Multiple Use Zone), Section 18.37.030 and Section 18.37.040 (Development Standards – Residential and Development standards – Nonresidential, respectively) to increase building heights to 80 feet subject to a minimum setback distance from any abutting, existing residence of double the height of the proposed building; amending Chapter 18.51 (CI-1 Light Industrial/Warehousing Zone), Section 18.51.050 (Development standards – General) to increase the maximum building heights to 90 feet; amending Chapter 18.53 (CI-2 General Industrial Zone), Section 18.53.040 (Development standards – General) to increase the maximum building heights to 90 feet; amending Chapter 18.93 (Board of Adjustment Variances, Temporary Use Permits, and Interpretations), Section 18.93.030 (Variances) to increase the mailing notice to property owners within 300 feet to 1000 feet from the subject property if the existing zoning of the subject property is: IR, RH, GR-1, ML, SR, SR-2, SH, CR-1, MR, CPI, or CI-3.
(ALL DISTRICTS)

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

6) **P18TA00008 FOOD ACCESS #3 - COMMUNITY FOOD PANTRY IN RH RURAL HOMESTEAD, GR-1 RURAL RESIDENTIAL, SH SUBURBAN HOMESTEAD, TR TRANSITIONAL AND MU MULTIPLE USE 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 community food pantry; Chapter 18.09 (General Residential and Rural Zoning Provisions), Section 18.09.020 (General Requirements and Exceptions), to provide the zones which would permit a community food pantry; Chapter 18.13 (RH Rural Homestead Zone), Section 18.13.030 (Conditional Uses), Chapter 18.14 (GR-1 Rural Residential Zone), Section 18.14.030 (Conditional Uses), and Chapter 18.19 (SH Suburban Homestead Zone), Section 18.19.020 (Conditional Uses), to add community food pantry as a conditionally permitted use; Chapter 18.31 (TR Transitional Zone), Section 18.31.010 (Permitted Uses), to add community food pantry as a permitted use; and, Chapter 18.37 (MU Multiple Use Zone), Section 18.37.020 (MU Special Uses) to add community food pantry as a conditionally permitted MU special use.
(ALL DISTRICTS)

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

7) **P18TA00009 2018 INTERNATIONAL RESIDENTIAL CODE UPDATE**

Proposal to adopt an ordinance of Pima County, Arizona; relating to building and construction; adopting Appendix T of the 2018 International Residential Code with local amendments; and amending Chapter 15.04, Section 15.04.020 of the Pima County Building Code to reflect the code adopted by reference in this Ordinance.

(ALL DISTRICTS)

a) [Staff Report](#)

[Comment Letters](#)

b) Public Hearing

c) Action

REZONINGS

8) **P18RZ00007 FIMBRES – S. VICTOR DRIVE REZONING**

Request of Francisco Fimbres, represented by Ken Perry, for a **rezoning** of approximately 4.35 acres from the RH (Rural Homestead) zone to the GR-1 (Rural Residential) zone, on property located at the southwest corner of the intersection of S. Victor Drive and W. Los Reales Road (alignment). The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Rural.

(District 3)

a) [Staff Report](#)

b) Public Hearing

c) Action

9) **P18RZ00009 VENTANA CANYON CAR WASH, LLC – N. SABINO CANYON ROAD REZONING**

Request of Ventana Canyon Car Wash, LLC, represented by The Planning Center, for a **rezoning** of approximately 0.60 acres from the CB-1 (BZ) (Local Business – Buffer Overlay) zone to the CB-2 (BZ) (General Business – Buffer Overlay) zone, on property located on the east side of N. Sabino Canyon Road, approximately 500 feet north of the intersection of N. Sabino Canyon Road and E. Snyder Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Community Activity Center.

(District 1)

a) [Staff Report](#)

b) Public Hearing

c) Action

10) **P18RZ00010 JACOME – E. OLD SPANISH TRAIL REZONING**

Request of Federico Jacome, represented by The Planning Center, for a **rezoning** of approximately 1.65 acres from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone, on parcel 136-10-020A located at the southwest corner of the intersection of E. Old Spanish Trail and S. Avenida Los Reyes. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2.

(District 4)

a) [Staff Report](#)

[Comment Letters](#)

[Staff Memo](#)

b) Public Hearing

c) Action

CONCURRENT PLAN AMENDMENT AND REZONING

11) **P18CR00001 BOB CAMINO PRINCIPAL LLC – W. RIVER ROAD CONCURRENT PLAN AMENDMENT AND REZONING**

Request of Bob Camino Principal LLC, represented by Bob Zhang, for a concurrent plan amendment and rezoning to amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Low Intensity Urban (MLIU) and to rezone from SH (Suburban Homestead) to CR-3 (Single Residence) zone on approximately 1.28 acres. The property is located on the north side of W. River Road, approximately 1,300 feet west of the intersection of W. River Road and N. Oracle Road in Section 14, Township 13 South, Range 13 East, in the Catalina Foothills Subregion.

(District 3)

a) [Staff Report](#)

[*Memo for Clarification*](#)

[**Amended Staff Report**](#)

b) Public Hearing

c) Action

COMPREHENSIVE PLAN AMENDMENTS

12) P18CA00007 PIMA COUNTY - WEST RIVER ROAD PLAN AMENDMENT

Request of Pima County to amend the Pima County Comprehensive Plan from Resource Sensitive (RS) to Multiple Use (MU) land use designation for approx. 8.64 acres located at the northeast corner of the intersection of W. River Road and N. Shannon Road, in Sections 9 and 16, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area.

(District 1)

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

13) P18CA00008 KANN - WEST JEFFREY ROAD PLAN AMENDMENT

Request of Karl Kann, represented by JAS Engineering, to amend the Pima County Comprehensive Plan from Low Intensity Urban 3.0 (LIU 3.0) to Neighborhood Activity Center (NAC) land use designation for approx. 4.67 acres located on the north side of W. Jeffrey Road, approx. 400 feet east of the intersection of S. Camino de Oeste and W. Jeffrey Road in Section 18, Township 15 South, Range 13 East, GSRBM, in the Southwest Planning Area.

(District 5)

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

CODE TEXT AMENDMENT FOR INITIATION

14) INITIATION OF ZONING CODE TEXT AMENDMENT – CHAPTER 18.79 SIGN STANDARDS

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE REVISIONS TO THE PIMA COUNTY ZONING CODE CHAPTER 18.79 SIGN STANDARDS TO UPDATE THE CHAPTER TO ALIGN WITH A SUPREME COURT RULING, TO IMPROVE THE CLARITY OF THE STANDARDS, TO REFLECT CURRENT SIGN TECHNOLOGY AND TRENDS, TO ENCOURAGE GOOD SIGN DESIGN, AND TO PROTECT DARK SKIES AND SCENIC VALUES. 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) Action

15) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

16) **ADJOURNMENT**