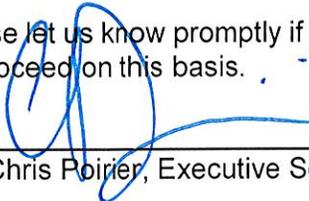


MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Chairman and Members, Pima County Planning and Zoning Commission
FROM: Chris Poirier, Executive Secretary
RE: Pima County Planning and Zoning Commission Hearing of **MAY 30, 2018**
DATE: June 5, 2018

This abstract is subject to editing and amending. Please let us know promptly if you believe there are any omissions or corrections; otherwise, we will proceed on this basis.


Chris Poirier, Executive Secretary

The meeting was called to order at 9:00 a.m. at Pima County Administration Building Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ

1) **ROLL CALL:**

PRESENT

- D1 Brad Johns, Chair
- D2 Barbara Becker, Vice-Chair
- D1 Jodi Bain
- D4 David Hook
- D3 Ryan Maese
- D2 Armando Membrita
- D3 Tom Tronsdal

ABSENT

- D5 Bob Cook
- D5 Bruce Gungle
- D4 William Matter

SEVEN MEMBERS PRESENT

ALSO PRESENT

- Chris Poirier, Planning Official
- Tom Drzazgowski, Chief Zoning Official
- Mark Holden, Principal Planner

- Jim Portner
- Angie Rangel, Commission Coordinator

2) **PLEDGE OF ALLEGIANCE**

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

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.

ON MOTION, it was

Voted to: **APPROVE** the APRIL 25, 2017 Meeting Summary as presented by staff.

The motion **PASSED** (7 – 0; Commissioners Cook, Gungle and Matter were absent)

4) **CALL TO THE AUDIENCE**

No one spoke.

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)

ON MOTION, it was

Voted to **ACCEPT THE WITHDRAWAL**

The motion **PASSED** (7 – 0; Commissioners Cook, Gungle and Matter were absent).

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)

ON MOTION, it was moved by Commissioner Maese, second by Commissioner Bain, to recommend **APPROVAL** of staff's recommendation of hearing schedule and notification areas for spring 2018 Comprehensive Plan amendments

Voted to recommend: **APPROVAL**.

(Staff amended acreage for P18CA00005 from 21.12 acres to 19.3 acres, Commissioner Bain corrected date for all cases except P18CA00001 to August 2018 P&Z Commission hearing)

The motion **PASSED** (7 – 0; Commissioners Cook, Gungle and Matter were absent).

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)

ON MOTION, it was moved by Commissioner Bain, second by Commissioner Maese, to recommend **APPROVAL** of Comprehensive Plan amendment to repeal Special Area Policy S-35

Voted to recommend: **APPROVAL**.

The motion **PASSED** (7 – 0; Commissioners Cook, Gungle and Matter were absent).

8) NEW BUSINESS

A) Board of Supervisors disposition of cases.
Tom Drzazgowski, Chief Zoning Official

9) ADJOURNMENT

Meeting was adjourned at 9:50 a.m.