Pima County
Meeting Agenda
Planning and Zoning Commission

Wednesday, August 7, 2019
Board of Supervisor’s Hearing Room
8:30 AM for a Pre-Meeting to discuss Agenda Items
9:00 AM for Scheduled Hearings

Planning and Zoning Commissioners

District 1: Jodi Bain
Brad Johns, Chair
District 2: Barbara Becker, Vice-Chair
Armando Membrila
District 3: Ryan Maese
Tom Tronsdal
District 4: David Hook
William Matter
District 5: Bob Cook
Bruce Gungle

Executive Secretary
Chris Poirier, Planning Official

Agenda
At least 24 hours before each scheduled meeting, the agenda/addendum is available online at
http://pima.gov/DSDBCC/ or at Development Services, Planning Division 2nd floor, 201 N. Stone Ave,
Tucson, AZ 85701, Mon-Fri, 8am to 5pm.

Public Participation Speakers are Limited to 3 Minutes
For anyone interested in speaking, please complete a Speaker’s Card available in the Hearing Room
and include agenda item number and other requested information. Speaker Cards are required for
each item of interest including Call to the Public. Place the completed Speaker Card(s) in the labeled
baskets located on the dais. When the Chairman announces your name, step forward to the podium
and state your name and affiliation (if applicable) for the record. The Chairman reserves the right
and non-repetitive so the matter will be handled fairly and expeditiously, and that all speakers
abide by rules of civility. Any questions pertaining to the meeting can be directed to the Coordinator
for the Commission.

Accessibility
The Board Hearing Room is wheelchair and handicapped accessible. Any person who is in need
of special services (e.g., assistive listening device, Braille or large print agenda material, signer for
hearing impaired, accessible parking, etc.) due to any disability will be accommodated. Please contact
the Commission Coordinator, Angie Rangel at (520) 724-8800 for these services at least three (3)
business days prior to the Planning and Zoning Commission Meeting.

1. PRE-MEETING: Procedural clarifications and administrative agenda item updates related to any
item on this agenda.
2. ROLL CALL 9:00 AM

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
   A. Approval of June 26, 2019 Summary
   B. Monthly Reports
      Development Services Department report for enterprise fund, total fees collected, services activity and number of permits issued and a total fees collected and services activity report from the Planning Division.

5. CALL TO THE PUBLIC

   NEW HEARINGS

   REZONING

6. P19RZ00006 PIMA COUNTY - W. RIVER ROAD REZONING
   Pima County requests a rezoning of approximately 8.64 acres from the SH (Suburban Homestead) to the TR (Transitional) zone located at the northeast corner of W. River Road and N. Shannon Road, addressed as 5678 N. Shannon Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Urban. (District 1)

   Attachments: Staff Report
                Site Analysis
                Comment Letter

   CONDITIONAL USE

7. P19CU00009 CRAYCROFT RIVER HOLDINGS LLC – S. WADE ROAD
   Request of Craycroft River Holdings LLC, represented by Eric Hurley, for a Type III Conditional Use Permit for a 65’ communication tower and facility in the SP (Specific Plan) zone, located at 7038 S. Wade Rd. (District 3)

   Attachments: Staff Report
                Comment Letters

   NON-PUBLIC HEARING

   SPRING 2019 COMPREHENSIVE PLAN AMENDMENT STUDY SESSION

8. P19CA00001 PIMA COUNTY – N. TRICO ROAD PLAN AMENDMENT
   Pima County requests a comprehensive plan amendment of approximately 296.3 acres from Resource Conservation (RC) to Industrial (I), parcel 208-07-0040, located immediately south of the Pinal County boundary and 1 mile west of N. Trico Road, in Section 4, Township 11 South, Range 10 East, in the Avra Valley Planning Area. (District 3)

   P19CA00002 4535 N. CAMINO DE OESTE LLC – N. CAMINO DE OESTE PLAN AMENDMENT
   4535 N. Camino de Oeste LLC requests a comprehensive plan amendment of approximately 4.17 acres from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 1.2 (LIU 1.2), located south of W. El Camino del Cerro and addressed as 4535 N. Camino de Oeste, in Section 24, Township 13 South, Range 12 East, in the Tucson Mountains Planning Area. (District 3)
P19CA00003 GEORGELOS REVOCABLE TRUST – S. SAN JOAQUIN ROAD PLAN AMENDMENT
Georgelos Revocable Trust, represented by The Planning Center, requests a comprehensive plan amendment of approximately 1.34 acres from Medium Intensity Rural (MIR) to Rural Crossroads (RX), parcel 212-34-1720, located immediately northwest of the intersection of S. San Joaquin Road and W. Bopp Road, in Section 29, Township 14 South, Range 12 East, in the Southwest Planning Area. (District 3)

P19CA00004 HIGINIO – N. CAMINO DE OESTE PLAN AMENDMENT
Avilez Higinio, represented by Projects International, Inc., requests a comprehensive plan amendment of approximately 9.77 acres from Low Intensity Urban 3.0 (LIU 3.0) to Medium Intensity Urban (MIU), located north of W. Massingale Road and addressed as 7701 N. Camino de Oeste, in Section 36, Township 12 South, Range 12 East, in the Tortolita Planning Area. (District 1)

Attachments: Staff Report

9. BOARD OF SUPERVISORS DISPOSITION OF CASES

10. ADJOURNMENT

The meeting summary will be posted on the website at http://pima.gov/DSDBCC/