



Pima County  
Meeting Agenda

MEETING LOCATION  
Administration Bldg. - East  
130 W. Congress Street  
1st Floor  
Tucson, AZ 85701

Planning and Zoning Commission

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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

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**Planning and Zoning Commissioners**

**Executive Secretary**

*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*

*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 2<sup>nd</sup> 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 to ensure all testimony is pertinent or 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.*

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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/>