



Pima County

Meeting Agenda

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

Planning and Zoning Commission

Wednesday, September 25, 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**

**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.

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. SUMMARY - [August 28, 2019](#)
5. CALL TO THE PUBLIC

## CONTINUED HEARINGS

### CONDITIONAL USE

6. **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](#)  
[Additional Comment Letters](#)  
[Continuance Request](#)

### COMPREHENSIVE PLAN AMENDMENT

7. **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)

**Attachments:**

[Staff Report](#)  
[Comment Letters](#)  
[Withdrawal Request](#)

## HEARINGS

### COMPREHENSIVE PLAN AMENDMENT

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) land use designation, 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)

**Attachments:**

[Staff Report](#)  
[Continuance Request](#)

## MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

9. **Co9-97-41 WESTERN CONTINENTAL LIMITED PARTNERSHIP/SHINER – ORACLE ROAD REZONING**

Request of Mildred D. Clemovitz Family Trust, represented by The Planning Center, for a **modification (substantial change) of rezoning condition #10** which states, “Adherence to the preliminary development plan as approved at public hearing. CB-2 uses are restricted to a bar, lawnmower repair, motorcycle repair, refrigeration service, sign painting and an automatic car wash, and nonresidential CB-1 uses. There shall be no outdoor storage, display, or sale of goods or merchandise.” The applicant proposed waiver of the restrictions for uses and outdoor storage, display, or sale of goods or merchandise and allowance of options for adherence to the original approved preliminary development plan for commercial building space or to a proposed preliminary development plan for outdoor RV and boat storage and rental office/retail building space. The subject site is approximately 2.34 acres zoned CB-2 (GZ-1) (General Business) (Urban Gateway Overlay Zone) and is located on the west side of Oracle Road, approximately one-fourth mile north of Pinal Street. (District 1)

**Attachments:**      [Staff Report](#)

## ZONING CODE TEXT AMENDMENT

10. **P19TA00003 ECONOMIC OPPORTUNITY EXPANSION OMNIBUS**

Proposal to amend by ordinance the Pima County Zoning Code Chapter 18.13 (RH Rural Homestead) Section 18.13.030 (Conditional Uses), and Chapter 18.14 (GR-1 Rural Residential Zone), Section 18.14.030 (Conditional Uses), to increase the maximum floor area allowed for various uses; Chapter 18.25 (CR-3 Single Residence Zone), Section 18.25.030 (Development Standards - General), to decrease the minimum side and rear yard requirements; Chapter 18.31 (TR Transitional Zone), Section 18.31.010 (Permitted Uses), to add retail and bank as permitted uses and to renumber subsequent sections accordingly; Chapter 18.45 (CB-2 General Business Zone), Section 18.45.030 (Permitted Uses) to add single family detached dwelling units as a permitted use; Chapter 18.93 (Board of Adjustment Variances, Temporary Use Permits and Interpretations) Section 18.93.040 (Temporary Use Permits) to expand the scope of a temporary use permit. (All Districts)

**Attachments:**      [Staff Report](#)

11. BOARD OF SUPERVISORS DISPOSITION OF CASES

12. PLANNING AND ZONING COMMISSION MEMBER ATTENDANCE - OCTOBER 30  
Discussion with members and staff about availability and potential conflicts with attendance at the next Planning and Zoning Commission meeting on October 30, 2019.

13. ADJOURNMENT

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