



Pima County

Meeting Agenda

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

Planning and Zoning Commission

**REVISED – 06-21-19**

Wednesday, June 26, 2019

9:00 AM

Board of Supervisor’s Hearing Room

**Planning and Zoning Commissioners**

- District 1*      *Jodi Bain*  
*Brad Johns, Chair*
- District 2*      *Barbara Becker, Vice-Chair*  
*Armando Membrilla*
- 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 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.      ROLL CALL 9:00 AM
2.      PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA
  - A. Approval of [January 30, 2019](#) & [February 27, 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.*
4. CALL TO THE PUBLIC

**HEARINGS**  
**Continued from May 29, 2019**

**REZONINGS**

5. **P18RZ00011 ROBERT AND MICHELLE HARBOUR LIVING TRUST, ET. AL. - N. LA CHOLLA BOULEVARD REZONING**  
Request of Robert and Michelle Harbour Living Trust, et. al. represented by Projects International, Inc., for a **rezoning** of approximately 50.7 acres from SR (Suburban Ranch) to the CR-5 (Multiple Residence) zone, parcel codes 225-04-002A, 225-04-002C, 225-04-003P and 225-04-008B, located at the northwest intersection of W. Overton Road and N. La Cholla Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2 and Medium Low Intensity Urban. (District 1)

**Attachments:** [Withdrawal Request](#)

6. **P19RZ00002 WICK – W. CAMINO DESIERTO REZONING #2**  
Brian and Catherine Wick, represented by Shea 130, LLC, request a **rezoning** of approximately 2.40 acres from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone on the property located on the south side of W. Camino Desierto, approximately 930 feet west of N. Paseo del Norte and approximately 1,600 feet south of W. Magee Road, **addressed as 811 W. Camino Desierto**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. (District 1)

**Attachments:** [Staff Report](#)  
[Additional Material](#)  
[Comment Letters](#)

**CONCURRENT PLAN AMENDMENT AND REZONINGS**

7. **P19CR00001 HESSER LCP LLC – N. LA CANADA DRIVE PLAN AMENDMENT AND REZONING**  
Hesser LCP LLC, represented by Jeff Stewart, for a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) and to rezone from SH (Suburban Homestead) to CB-2 (General Business) zone on approximately .89 acres. The property is located on the west side of N. La Canada Drive, approximately 60 feet north of the T-intersection of N. La Canada Drive and W. Kimberly Street **addressed as 5131 N. La Canada Drive**, in Section 15, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area. (District 1)

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

8. **P19CR00002 615 W. ROLLER COASTER RD LLC – W. ROLLER COASTER ROAD PLAN AMENDMENT AND REZONING**  
Roller Coaster Rd LLC, represented by Randel Jacob, for a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from High Intensity Urban (HIU) to Neighborhood Activity Center (NAC) and to rezone from TR (Transitional) to the CB-1 (Local Business) zone on approximately .81 acres. The property is located at the southwest corner of W. Roller Coaster Road and N. Oracle Road, **addressed as 615 W. Roller Coaster Road** in Section 11, Township 13 South, Range 13 East in the Catalina Foothills Planning Area. (District 1)

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

## NEW HEARINGS

### REZONING

9. **P19RZ00003 LUMINEX LLC, ET AL. – E. OLD VAIL ROAD REZONING**  
Luminex LLC, et al., represented by The Planning Center, requests a **rezoning** of approximately 33.78 acres from the RH (Rural Homestead) and the GR-1 (Rural Residential) zones to the CR-4 (Mixed-Dwelling Type) zone, located approximately 300 feet north of the intersection of E. Old Vail Road and S. Freeman Drive alignment, north of the Union Pacific Railroad Track. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban and Medium Intensity Urban. (District 4)

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

### MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

10. **Co9-00-39 SMITH – LA CRESTA ROAD REZONING**  
Clarence R. & Helen E. Roman request a **modification (substantial change)** of rezoning conditions #6 and #11 to allow for one additional lot for a single-family residence. Condition #6 does not allow for additional lot splitting without Board of Supervisors' approval and condition #11 limits the number of lots and single-family residences to three. The applicant proposes to increase the number of lots and single-family residences to four. The approximately 2.26 acre subject property is zoned CR-1 (Single Residence) and located at **2322 W. La Cresta Road**. (District 1)

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

## NON PUBLIC HEARING

### SPRING 2019 COMPREHENSIVE PLAN AMENDMENT STUDY SESSION

11. **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](#)

**INITIATION OF ZONING CODE TEXT AMENDMENT (Added 06/21/19)**

12. **INITIATION OF ZONING CODE TEXT AMENDMENT – ECONOMIC OPPORTUNITY EXPANSION OMNIBUS**

Staff requests that the Planning and Zoning Commission authorize and initiate a revision to the Pima County Zoning Code, to revise various sections in the code that will facilitate and further encourage development in Pima County. Proposed amendments include increasing the structure square footage allowance on Conditional Use Permits; expanding the allowable uses in the TR zone; revisions to the CR-3 development standards; revision to the scope of Temporary use permits; and allowing residential uses in the CB-2 zone.

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

13. BOARD OF SUPERVISORS DISPOSITION OF CASES

14. ADJOURNMENT

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